
Planning Statement

Phase 1c, Brookleigh, Burgess Hill.

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On behalf of Homes England & Hill Group Ltd

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1. Introduction

- 1.1 This Statement has been prepared on behalf of Homes England and Hill Group Ltd ('the Joint Applicant') in support of an application for reserved matters approval for the redevelopment of Phase 1C of the Brookleigh development.
- 1.2 In October 2019, Mid Sussex District Council resolved to grant outline planning permission for a master plan led development of land to the northwest of Burgess Hill for the following:

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 (18/5114) had been amended by a minor material amendment application (S73) (LPA ref. DM/21/3279) in December 2022, for the following. Post grant of outline permission reserved matters approval has been secured for elements of the sitewide infrastructure servicing the development alongside detailed approval for the first residential phases that had been brought online by Bellway Homes, Countryside and Places for People.
- 1.4 This application relates to Phase 1c of the committed development that is being brought forward by Homes England and the Hill Group. Phase 1C is situated on the eastern site 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.
- 1.5 This application for reserved matters approval seeks permission for the Eastern Neighbourhood Centre which comprises the following:
 - Eastern Neighbourhood Centre comprised of the following:
 - Apartment Block A – Arranged over ground and three upper storeys
 - Apartment Block B - Arranged over ground and three upper storeys
 - Apartment Block C Arranged over ground and two upper storeys
 - Extra Care Block Arranged over ground and two upper storeys
 - Serviced parcel for the Community Building
 - Public square
 - Primary school drop off parking
 - Up to 270 dwellings including:
 - 210 residential dwellings of mixed tenure as follows:

- Private dwellings
 - 36 no. private 1 & 2 bed flats
 - 153 no. private 2, 3 & 4 bed houses
- Shared Ownership Units
 - 12 no. shared ownership 1 & 2 bed flats
 - 9 no. shared ownership 2 & 3 bed houses
- Affordable Rent Extra Care units
 - 60 no. 1 & 2 bed units

■ 1117 sq.m of flexible commercial and leisure floorspace.

■ Eastern Parkland comprising the Multi-Use Games Area, Public Art, child play facilities and other natural green space.

■ The Green Circle, Green Super Highway, pedestrian and cycle connections, resident and visitor parking, drainage and associated infrastructure.

Reserved Matters Application

1.6 The planning conditions attached to the outline permission stipulate that planning permission is subject to conditions requiring additional information covering the following: *“detailed particulars of the layout, scale and appearance of the buildings to which this permission relates, the means of access thereto and the landscaping of the site before any development is commenced, such matters being reserved from the permission”*.

1.7 In addition, Condition 2 (a) states: *“Application for approval of the matters reserved for subsequent approval must be made to the Local Planning Authority no later than the expiration of three years beginning with the date of the grant of this outline permission;”*

1.8 This Reserved Matters application is therefore submitted pursuant to the Outline permission and seeks to address the above conditions. The Reserved Matters application deals with matters of layout, appearance, scale and landscaping and is submitted pursuant to the parameter plans approved in the Outline Planning Permission.

1.9 This application seeks approval of Reserved Matters with the following description:

“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:

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.*

The Applicant

1.10 The application is submitted in Joint by Homes England and Hill Group. Homes England act as the master developer for the Brookleigh development and are responsible for delivery of the site wide infrastructure, community facilities and serviced parcels. Hill Group have been appointed as the development partner for Phase 1c and will be responsible for delivery of the Eastern Neighbourhood Centre, the residential land and Eastern Parkland.

Homes England

1.11 Homes England is a UK government agency focused on housing and regeneration. It aims to accelerate house building and regeneration projects, particularly in areas facing challenges. They work with local authorities, housing associations, and developers to unlock land, provide funding, and ensure quality and sustainability in new developments.

1.12 Since 2018, Homes England's mission has been to increase the supply of quality homes, improve affordability and help create stronger, more vibrant places and communities.

Hill Group

1.13 The Hill Group is a large housebuilder in the UK. As a national housebuilder, Hill Group has considerable experience and expertise in delivering sustainable residential schemes that people want to live in. The company has extensive experience of construction and property development, and of working in partnership with local authorities and affordable housing providers.

1.14 The Hill Group runs its regional businesses as local homebuilders and has significant in-depth knowledge and experience of the local market. It aims to develop vibrant communities with a true sense of place that fit into their surrounding area and meet the needs of local people. The company is committed to innovation in both construction and design and is keen to ensure that the schemes brought forward create sustainable, attractive and desirable places for people to live and work.

Accompanying Reports

1.15 This planning statement sets out the proposals in detail and examines them against relevant national and local policies, guidance and other material considerations. This statement should be read in conjunction with the drawings submitted as part of the application, in addition to the following accompanying documents:

- Application Forms, Certificates and Notices, prepared by Savills;
- Full Suite of Architectural Plans and Drawings, prepared by JTP Architecture;
- Landscape Strategy plan, prepared by FCPR;
- Design Principles Statement, prepared by JTP Architecture;
- Transport Statement, prepared by GTA;
- Ecology Update note, prepared by Middlemarch;
- Biodiversity Net Gain Report, prepared by Middlemarch;
- Drainage Statement, prepared by Walkers;
- Energy and Sustainability Statement, prepared by Abbey Consultants;

- Arboricultural Impact Assessment, prepared by SJA;
- Environmental Noise Impact Assessment, prepared by Iansharland;
- Site Levels (Existing / Proposed), prepared by Walkers;
- Heritage Statement, prepared by Savills Heritage; and
- Statement of Conformity with EIA, prepared by Savills EIA.

1.16 In addition, a number of documents are submitted with this RMA, which cover certain planning conditions on the OPP that apply to each reserved matters area, and which, in agreement with MSDC it was considered would support the determination of the reserved matters application itself. These documents are listed below together with the specific conditions that the reports refer to within the OPP:

- Noise Assessment (Condition 9)
- Sustainability Statement (C16)
- Drainage Technical Note (C22/23/24/26/27/29)
- Drainage Strategy (C22/23/24/26/27/29)

1.17 It has been agreed with MSDC that these reports will also be submitted under separate condition clearance applications to ensure their formal discharge under the requirements of the OPP.

Structure of the Planning Statement

1.18 The structure of this Planning Statement is as follows.

- **Section 2** (Site and Surrounding Area) provides an overview of the site and surrounding area as well as the relevant planning designations.
- **Section 3** (Pre-Application Advice) sets out an overview of the pre-application engagement undertaken with Guildford BC, Surrey County Council and local stakeholders.
- **Section 4** (The Proposed Development) sets out details of the development proposals.
- **Section 5** (Planning Policy Framework) sets out the relevant planning policy framework that the proposals are to be considered against.
- **Section 6** (Planning Assessment) provides a discussion of the material planning considerations arising from the application proposals.
- **Section 7** (Conclusions) presents our conclusions

2. The Brookleigh Masterplan & Previous Phases

2.1 This section of the Planning Statement provides an overview of the wider masterplan alongside commentary on the committed phases of the development. This is followed by an

The wider masterplan

2.2 The site forms a parcel of the wider Northern Arc strategic site 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 comprises mainly arable and grassland with areas of woodland in parcel OS 1.2.

2.3 The site benefits from Outline Planning Permission (OPP) granted in October 2019 under reference DM/18/5114, and was amended in December 2022 via S.73. The description of the approved development 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.

2.4 The original outline permission has been varied by minor material amendment applications in 2022 and in 2023 which sought the following variations to the consented scheme:

- 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 (DM/23/0747).
- 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 (DM/21/3279)

2.5 Reserved matters approval has been secured for the following stages of the development:

Phase 1 (a) DM/19/3845 – Countryside Homes

2.6 Rydon Homes submitted a separate outline application for landholdings within the wider Northern Arc masterplan in July 2018 for the delivery of a Residential development comprising up to 460 dwellings, public open space, recreation areas, play areas, associated infrastructure.

2.7 This application was cojoined to the Homes England scheme for comprehensive redevelopment through the legal agreement ('land at Freek's Lane'). The application was approved in July 2019 (DM/18/0509). Countryside Homes secured approval of reserved Matters pursuant to Condition 1 of DM/18/0509 for the erection of 460 dwellings, including public open space, play areas, associated infrastructure including roads, surface water attenuation and associated demolition. This permission was approved in December 2019 (DM/19/3845). Construction operations have commenced on site with Phase 1 and Phase 2 progressing. It is anticipated that residual phases will be delivered by 2027.



Figure 1 – Approved landscape masterplan for the Freeks Farm development.

2.8 The Freeks farm site bounds the eastern edge of Phase 1c and wraps the northern and eastern edge of the Fairbridge Way site.

Fairbridge Way – LPA ref. DM/19/1895 – Places for People / Homes Land Ltd

2.9 In June 2021, Mid Sussex District Council resolved to grant outline planning permission for the redevelopment of the former sewage treatment works site off Fairbridge Way for up to 325 residential dwellings (DM19/1895). In March 2022, reserved matters approval had been secured for delivery of up to 307 residential dwellings and associated infrastructure (DM/21/2627).

2.10 Construction operations have commenced on site it is anticipated that this parcel will be delivered by 2027.

Figure 2 – Approved landscape masterplan for Fairbridge Way development



Phase 1 (b) DM21/3870 – Bellway Homes

2.11 In May 2022, Bellway Homes secured reserved matters approval for Phase 1b comprising net. 247 residential dwellings across sub phase P1.3, P1.5, P1.6, OS1.5, OS1.6 and OS1.1a, OS1.1 and OS1.2n alongside open space and green infrastructure including an extension to the Bedelands Nature Reserve and the provision of a section of the Green Circle route.

2.12 The Burgess Hill Green Circle is a ring of green spaces around and within the town, connected to one another and protected from development. It provides a continuous habitat for wildlife and forms part of the walking, cycling and bridleway network through Brookleigh.

2.13 In late 2024, Bellway submitted a reserved matters planning application to Mid Sussex District Council (MSDC) which outlined plans to upgrade the green circle walking and cycling route at Freeks Lane. Construction operations have commenced on site it is anticipated that this parcel will be delivered by 2027.

Figure 3 – Approved landscape masterplan for Phase 1b



2.14 Phase 1b, lies immediately to the north of Phase 1c. The Eastern Bridge Link Road which comprises a single carriageway link road from Isaacs Lane to Freeks Farm runs through the heart of this Phase.

Eastern Bridge Link Road ('EBLR')

2.15 The Eastern Bridge Link Road comprises a 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.

2.16 Detailed approval for the Eastern Link Road had been secured in October 2019 (DM/19/3313). The Eastern Bridge Link Road has been delivered on site and provides the key vehicular movement corridor servicing Phase 1c.

2.17 An extract of the approved layout drawings, depicting the connection between Isaacs Lane which forms the Western Boundary to the site and the Freeks Farm development is set out below.

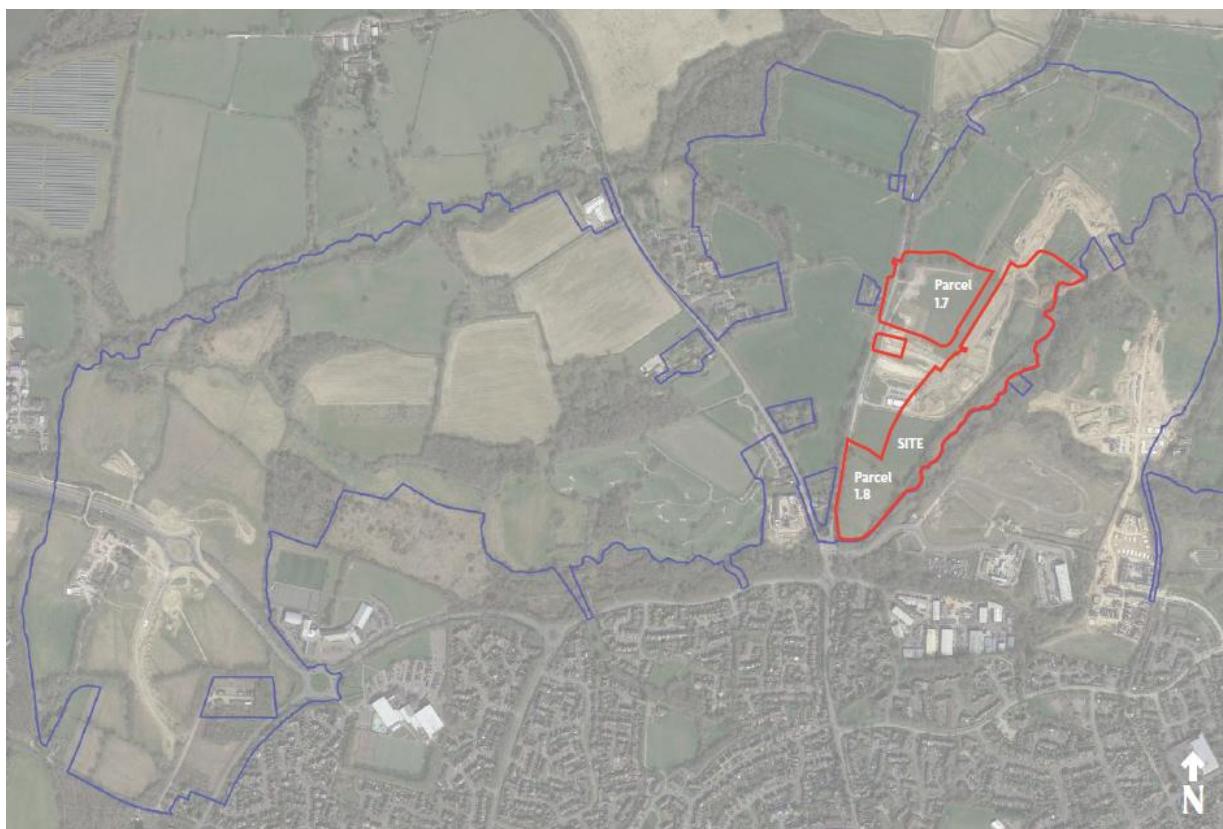
3. The Site - Parcel 1.7, 1.8 and EP / OS1.2

3.1 This section of the Planning Statement provides an overview to the Parcels that make up Phase 1c, their surroundings, key environmental designations alongside the key provisions from the Outline permission that have informed the proposals submitted for planning approval.

Site Description

3.2 Phase 1C is situated on the eastern site of the wider strategic site, to the north east of the A273 as depicted on the Extract below.

Figure 4 – Phase 1c, in relation to the wider Brookleigh development



3.3 This sub-phase of the Brookleigh Development is comprised of five parcels of land, totalling 18 hectares.

Parcel 1.7a

3.4 This parcel forms the core of the ENC it comprises a square shaped parcel currently covered by grassland, with interspersed tree coverage. The northwestern edge of the parcel fronting Isaacs Lane contains an existing tree belt which provides a natural break between this phase and the Bellway parcel to the north. The parcel is bounded to the south and east by the EBLR which has been laid out and currently provides construction access servicing Phase 1b.

3.5 Part of Parcel 1.7a has been used as a construction compound in association with the infrastructure works to Isaacs Lane and ongoing operations on Phase 1b.

Parcel 1.7b

3.6 This parcel forms the southern edge of the ENC and comprises a rectangular parcel of land. The parcel is largely covered by grassland with interspersed trees and shrub coverage along the western edge of the parcel. Isaacs lane forms the western boundary of this parcel, with the EBLR wrapping the northern edge and Parcel 1.8a and 1.8b wrapping the eastern and southern edges of this parcel. The parcel has been used as a works compound and parking area for construction operatives delivering the EBLR. The majority of habitat present on the central and northern portion of this site has been sterilised through the laying out of the haul road, construction compound and surfaced parking facilities.

3.7 The majority of this parcel has been allocated for delivery of the primary school land, which is being brought forward by Homes England as a separate application.

Parcel 1.8a & Eastern Parkland

3.8 This parcel forms the eastern edge of Phase 1c, it comprises a linear parcel of grassland bounded by the EBLR to the west, the River Adur corridor and dense woodland and scrubland to the east and Parcel 1.8b to the south. As with Parcel 1.7a and 1.7b significant tracts of existing habitat present on this parcel have been sterilised as a result of construction operations associated with the formation of the EBLR.

3.9 The northern edge of this parcel adjoins the linear parcel that will make up the Eastern Parkland ('EP'). This parcel is bounded by the EBLR to the west, the River Adur corridor to the east and Phase 1b to the north. Further to the east lies the northern arm of the Freeks Farm development. This parcel is characterised by grassland and scrub along with existing woodland on its northern and eastern edge. As with Parcel 1.8 an element of habitat present on site has been sterilised as a result of construction works associated with delivery of the EBLR.

Parcel 1.8b

3.10 This parcel forms the southern edge of Phase 1c, it comprises a triangular parcel of grassland with woodland enclosing it on all sides, with the River Adur corridor forming the eastern boundary. Further to the east lies the Fairbridge Way development. Isaacs Lane and Fairbridge Way wrap around the southern and western edge of the site. Adjacent to the parcel, on the western side of Isaacs Lane is Firlands a two storey dwelling house which is Grade II.

3.11 The southern corner of the site adjoins an existing footpath linking into Fairbridge Way.

3.12 Homes England have progressed a standalone application for the delivery of a foul water pumping station on the southern corner of Parcel 1.8b. This application is currently being considered by officers at Mid Sussex District Council.

Figure 4 – Sub-phases within Phase 1c



Heritage context

- 3.13 The Site is not located within or part of any locally or nationally designated heritage assets. However, it is located within the setting of the Grade II listed building of Firlands Court (NHLE: 1194002), situated immediately south-west of the Site. The proposals therefore have the potential to impact the setting of the listed building.
- 3.14 The Grade II listed building of Hook House Farmhouse is situated approximately 700m north of the Site. Due to distance and lack of intervisibility with the Site, this heritage has been scoped out of this assessment.
- 3.15 Within the wider vicinity there are several listed buildings between 500m and 1km west and north-west of the Site. However, due to distance and intervening vegetation / built form there is no-intervisibility between these heritage assets and the Site, and these assets have therefore been scoped out of this assessment. The same can also be said for the conservation areas of Fairfield and St Johns, over 850m to the south of the Site. No further heritage assets have been identified as having the potential to be impacted by the proposals.

Approved Plans

3.16 Condition 2 of the Outline permission ('OPA') requires the development 'to be carried out in accordance with the approved plans'. The 'approved plans' of the extant permission across the wider site includes the following parameter plans. Each of these is summarised below in the context of the site along with an assessment against the proposals for the site:

- Boundary – 001. Rev 02
- Land Use – 002. Rev 02
- Green Infrastructure – 003. Rev 06
- Access and Movement – 004. Rev 03
- Density – 005. Rev 03
- Building Heights – 006. Rev 03
- Demolition – 007. Rev 02
- Phasing Plan – 008. Rev 08

3.17 Alongside the Parameter Plans listed above proposals for reserved matters are required to pay consideration to the following documentation:

- Development Specification and Framework
- Design Guide
- Street Design and Adoption Manual

Land Use

3.18 The landholdings within Phase 1c comprise residential parcels alongside the Eastern Neighbourhood north (blue cross hatching) and neighbourhood south (blue diagonal hatch) Across the eastern neighbourhood centres the following uses will be supported from a planning perspective:

- Eastern Neighbourhood (North) – "Residential use (Class C3), Retail, food and drink (Class A1 – A5), community centre (Class D1), primary healthcare centre (Class D1)"
- Eastern Neighbourhood (South) – "Residential use (Class C3), Retail, food and drink (Class A1 – A5), community centre (Class D1), primary school (Class D1), employment floorspace (Class B1)"

Building Heights

3.19 The landholdings within Phase 1c is transected by the site wide distributor road. The land holdings adjacent to the neighbourhood centre have a permitted building height threshold of 'Predominately 3 to 5 residential storeys (18.0m maximum building height to ridge line)', across the remainder of the phase building heights are predominately to 2/2.5 to 3 residential storeys (13.0m maximum building height to ridge line) with discrete elements at 4 storeys (15.0m maximum building heights).

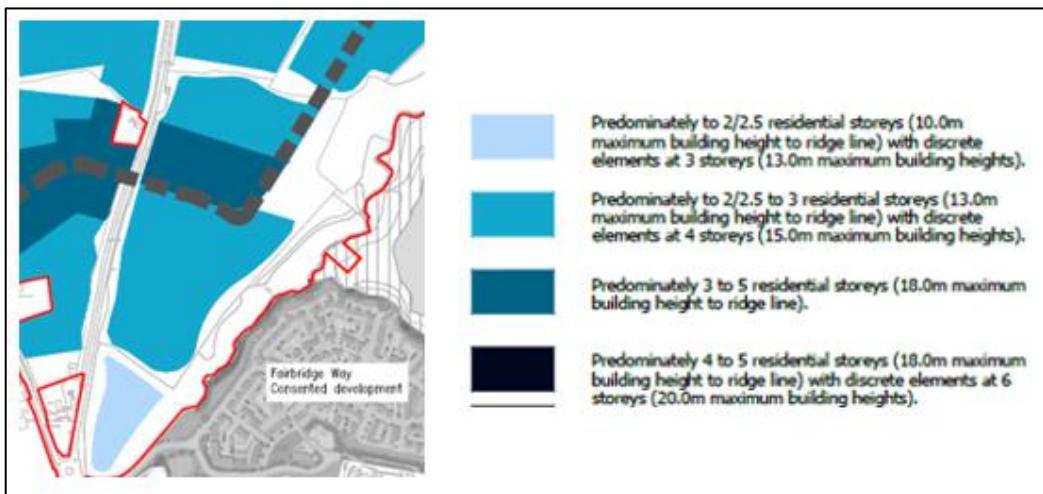


Figure 5 – Extract of the approved Building Heights Parameter Plan

Density

3.20 The landholdings within phase 1c are covered by a range of residential density bandings as depicted on the extract below. Parcel 1.7a is covered by two density bandings with the northern half falling within a density range of 35-50 dpa, the southern half of the parcel which forms the core of the Eastern Neighbourhood Centre (ENC) is covered by a density range of 65-100 dpa. Parcel 1.8 is largely covered by the 35-50 dpa banding, with the northern edge which forms the southern boundary of the ENC falling in the higher band of 65-100 dpa

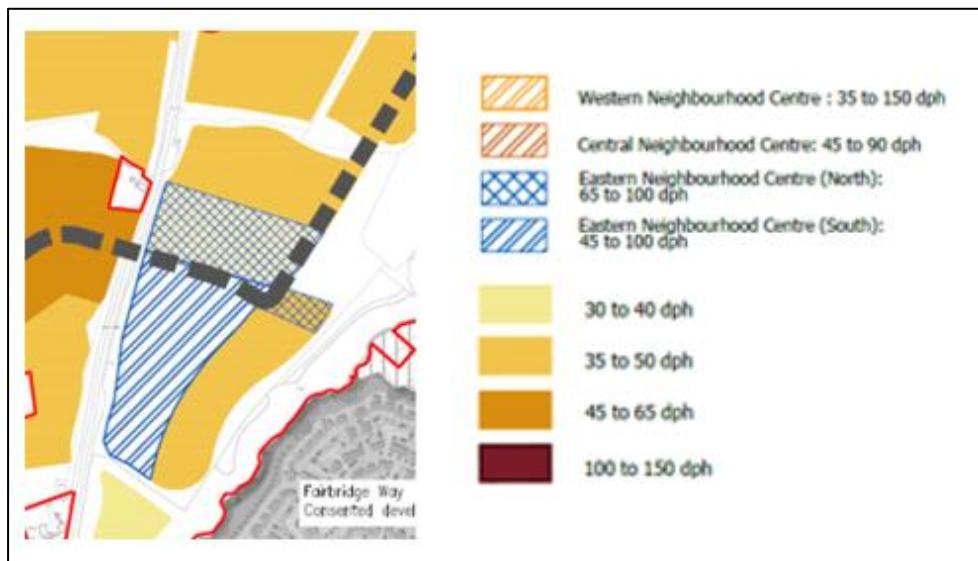


Figure 6 – Extract of the approved Density Parameter Plan

Green Infrastructure

3.21 The parameter plan indicates that the eastern edge of the phase classified as the Eastern Park comprises an area of new woodland alongside new semi natural green space. This phase of development is required to make provision for the delivery of the Multi Use Games Area (MUGA) and the Locally Equipped Area of Play (LEAP) as part of the overarching provision within the Eastern Parklands.



Figure 7 – Extract of the approved Green Infrastructure Parameter Plan

Access and Movement

3.22 A key priority for the Brookleigh Masterplan has been centred upon delivery of 10 minute walkable neighbourhoods with delivery of mobility corridors to incentivise pedestrian and cycle based journeys.

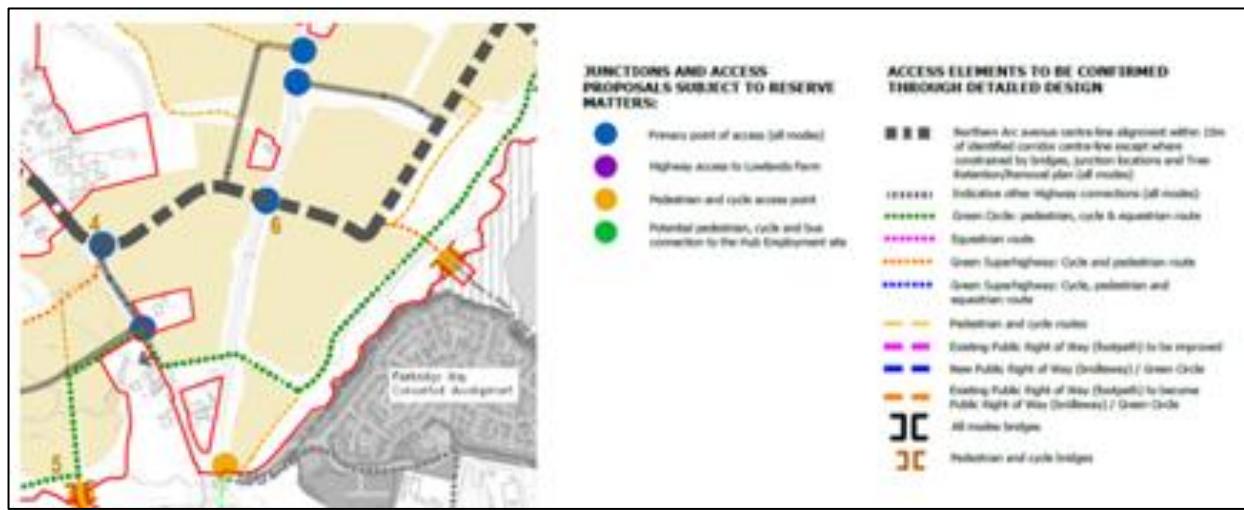


Figure 8 – Extract of the approved Access & Movement Parameter Plan

3.23 The Outline Planning Permission for Brookleigh included a commitment to deliver a total of four mobility corridors to link Brookleigh with Burgess Hill town centre, Wivelsfield Station and Burgess Hill Station. These, plus three other Mobility Corridors, required under a separate planning consent for the Freeks Farm/ Oakhurst development, are being delivered by Homes England and will connect to pedestrian and cycle routes within Brookleigh.

3.24 The EBLR transects Phase 1c, linking with the Bellway Phase to the North. The Green Circle and Green superhighway a pedestrian and cycle network cross parcel OS1.2 and EP wrap around the eastern and southern portion of Parcel 1.7 and Parcel 1.8 with connections to existing pedestrian routes off Fairbridge Way to the south of Parcel 1.8b.

Conformity with parameter plans

3.25 The conditions attached to the outline permission require that detailed design at reserved matters stage achieves broad compliance with the approved parameter plans and broad requirement with the technical and design standards contained within the following:

- Revised Development Specification and Framework, August 2019
- Revised Design Guide, August 2019
- Street Design and Adoption Manual, June 2022

3.26 The reference to broad compliance opposed to strict compliance provides a degree of flexibility for deliverability at reserved matters stage.

Northern Arc Design Guide

3.27 The Northern Arc Design Guide outlines that the Eastern Neighbourhood Centre forms the heart of the community of the Eastern Neighbourhood. The Eastern Neighbourhood Centre covers the area between Isaac's Lane and the River Adur. The Northern Arc Avenue passes through the area connecting the neighbourhood centre and the secondary school before turning east linking to the settlement on Freeks Farm. The design guide outlines that the Eastern Neighbourhood Centre is envisaged as a "*lively and a dynamic civic square. The square should offer a high-level of flexibility that can be used for street markets and community events*". The Design Guide had been supported by an indicative sketch plan that provided a high level vision for how the centre and the constituent elements within it could be brought forward.

3.28 The Design Guide prescribes the key design principles to be applied to the ENC character area. Section 7 covers guidance on Access, Movement and Street Layout design. On Page 88, the Design Guide sets out a requirement for delivery of a continuous run of three storey built form along Northern Arc Avenue to provide enclosure to this key route as it approaches the Eastern Bridge Link. The supporting text acknowledges that on the southern portion of Northern Arc Avenue the Eastern Parkland on the eastern side of Northern Arc Avenue compromises the ability to deliver enclosure to this section of the route. Instead, the emphasis is on maintaining a continuous run of three storey built form on the western side of NAA.

3.29 Figure 9 and 10 below provides a visualisation of the key principles to be delivered across the ENC and the residual elements that make up Phase 1c.



Figure 9 – Extract of the approved Northern Arc Design Guide (Page 51)

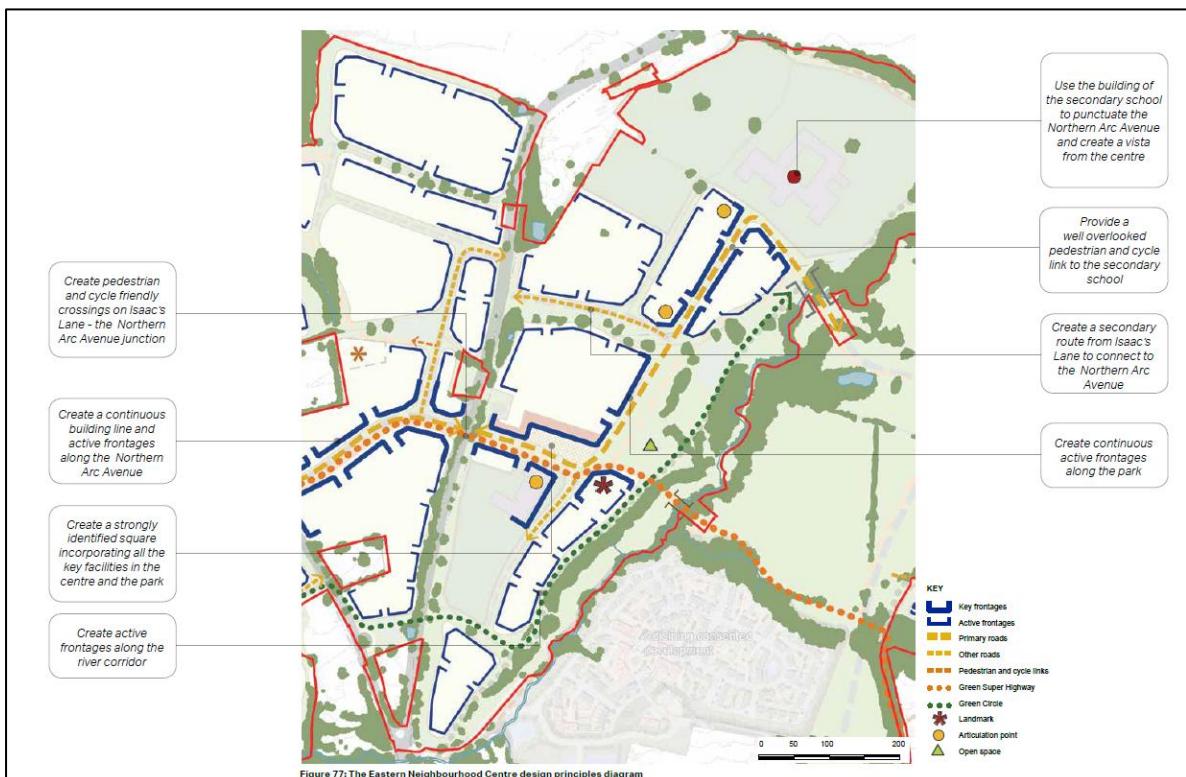


Figure 10 – Extract from the approved Northern Arc Design Guide (Page 50)

3.30 Section 7 of this statement provides an assessment of the proposed masterplan against the key placemaking criteria referenced in the Northern Arc Design Guide.

Timeframes for Reserved Matters Submissions

3.31 The outline permission as varied by its successors outlines a requirement for the first reserved matters application for phase 1 of the development to be submitted by October 2020. This requirement had been satisfied through the submission of the reserved matters application for delivery of the Phase 1a known as Freeks Farm.

3.32 The requirement of Condition 2 has been satisfied and there arent any restrictive timescales for delivery of the remainder of phase 1.

Reserved Matters

3.33 The outline permission details a number of conditions which will need to be addressed through the reserved matters submission, or in parallel to the reserved matters application. Section 8 of this Statement outlines how the relevant conditions have been satisfied by the material provided as part of this application or as part of a separate but linked application for discharge of conditions (DOC).

4. Pre-application Discussions

4.1 This section of the Planning Statement provides an overview of the discussions that had been held with officers at Mid Sussex District Council and outlines how the proposals have informed the detailed proposals set forth for approval as part of this detailed application.

Pre-Application Discussions

4.2 The applicant has sought pre-application advice from the District Council prior to submission of this Reserved Matters application for Phase 1c of the Masterplan. A total of eight pre-application meetings have been undertaken with MSDC, alongside engagement with the Mid Sussex Design Review Panel.

- Meeting 1: March 2023
- Meeting 2: November 2023
- Meeting 3: 5th April 2024
- Meeting 4: May 2024
- Meeting 5: June 2024
- Meeting 6: July 2024
- Meeting 7: September 2024
- Meeting 8: November 2024
- Meeting 9: May 2025

4.3 The main themes from the pre-application engagement are summarised in the section below:

Theme	Summary of key themes raised in the pre-application discussions
Western Gateway	<p>A key theme that had arisen during the initial pre-application meetings had been centred around the achievement of a high quality gateway frontage onto Isaacs Lane, bookending the western edge of the Eastern Neighbourhood Centre. This character area comprises two parcels on the northern and southern side of Northern Arc Avenue. On the northern side, revisions to the layout to provide a ring of three storey town houses wrapping around the northern and eastern edge of the gateway green open space.</p> <p>The revised layout achieves a transition in scale between the taller buildings within the core of the neighbourhood centre and the lower rise context to the north. Officers at MSDC had been minded to consider that the revised solution was acceptable in planning terms.</p> <p>On the southern side of Northern Arc Avenue modifications have been made to the layout to deliver a three storey apartment building framing the corner and approach from Isaacs Lane. The apartment block adjoins a terrace of three storey dwellinghouses and the primary school land which lies further to the east. Refinements have been made to the form and materiality of Apartment building C namely, refinement of roof line and balcony treatment to the apartment blocks. Refinements have been made to the remainder of this parcel to accommodate access requirements for the primary school land.</p>

Northern Arc Avenue Townhouses	<p>At Bid stage Hill Group and Homes England had explored a design solution on the eastern edge of Parcel 1.7 fronting Northern Arc Avenue comprised of three storey town houses with parking to the rear in the form of parking courtyards. As detailed in the Design Principles Statement prepared by JTP architects there were a number of complications to this solution not least a stepping of site levels on the rear garden and rear private drives, requiring retaining significant engineering works and retaining wall structures. Additionally this solution would compromise the quality of amenity space provided for the residential occupiers of these plots; and would fail to satisfy key criteria contained within BFHL guidance.</p> <p>Other solutions had been tested to explore the feasibility of a rear parking solution. The Design Principles Statement provides an overview to the various scenarios that had been tested between November 2023 and May 2024. In parallel, refinements have been made to the layout of the dwellings fronting the EBLR, with a tightening of built form and introduction of car ports linking the dwellings. With regards to the private drive, this has been reduced in depth, to accommodate the dwellings being shifted eastward to maintain a strong building line between the apartment buildings in the neighbourhood centre and the Bellway Phase to the north.</p> <p>Alongside this, opportunities for the refinement and enclosure of the private drive with the inclusion of estate railing and planting fronting onto the EBLR cycle path have been integrated into the design of the scheme. In Mid 2024 Design South East had been engaged by Homes England to undertake a review of the various options for the EBLR dwellings. This review indicated that on balance the private drive solution was the best solution.</p> <p>Whilst officers preference remains for a rear parking solution, it had been conceded that there is a balance on what is achievable and deliverable. In that regard, it has been advised that the solution to the EBLR properties could be supported on balance.</p>
Green Link to Bellway Phase	<p>A key priority for officers at MSDC had been centred on the creation of a vista from the Bellway Phase to the north and the core of the neighbourhood centre buildings. The intention would be to deliver a tree lined pedestrian route linking into existing connection to the secondary school land. During the pre-application discussions the orientation and siting of the 'Green Link' has been shifted to deliver a strong vista linking into the ENC. Adjustments have been made to the pedestrian and cycle route and orientation of dwellings / parking strategies along this route to strengthen this key vista. The changes made to the layout on this portion of the site had been positively received by officers at MSDC.</p>

Neighbourhood Centre and Public Square	<p>During the design process the applicant team have made revisions to the siting, form and articulation of the mixed use blocks which comprise the core of the Eastern Neighbourhood Centre to address comments from officers concerning prominence and architectural quality of these key landmark buildings within the ENC. Notable refinements to the blocks relate to the siting and the creation of a vista running through the parking court to the rear leading to the public square and the primary school land beyond. Refinements have been made to the appearance and articulation of Apartment Block A and B to break down the massing of the buildings and achieve greater vertical articulation. Similarly, modifications have been made to the roofscape and balcony treatment to achieve a higher quality built form that is reflective of the location within the ENC.</p> <p>At the ground level, due consideration has been paid to the aspiration to avoid areas of dead frontage on the apartment buildings. As depicted in the Design Principles Statement, activation has been achieved on three sides of the buildings with indicative locations identified for back of house requirements for the commercial units. The scheme as submitted achieves a high standard of activation to all key frontages of the neighbourhood square.</p> <p>A key focus for officers had been centred on the rear parking court and the enclosure and wrapping of this space by built form to achieve a strong sense of presence, with low level planters and areas of soft landscaping throughout. The dwellings wrapping the rear parking court on the western, northern and eastern edges have been designed to be three storey, linked by garage ports to create a continuous built frontage.</p> <p>Another key priority had been the function of the public square and the aspiration to deliver a high quality area of public realm that is adaptable to meet the day to day needs of residents and serve as an event space at the heart of the development on specific days. Concerns had been raised over the inclusion of parking serving the primary school and commercial elements of the scheme. The Design Principles Statement outlines the key modifications that have been made to the scheme to overcome the comments that had been received from officers.</p>
Community Heart and Eastern Parkland	<p>During the process of pre-application discussions with officers at MSDC comments had been received concerning detailed designs for the community building, with a request for refinement to the configuration and material treatment to the building and how this ties in with the wider buildings in the Eastern Neighbourhood Centre. The layout, massing and materiality of the community building has been redesigned and resited to occupy a more prominent location within the ENC and an enhanced relationship to the neighbouring Extra Care building. The Design Principles Statement, prepared by JTP architects provides an overview to the proposals for Phase 1c of the Northern Arc masterplan.</p>

Residential Gateway and Green Circle	During pre-application process officers have indicated that they are broadly content with the overarching layout principles. However, it had been noted that there was a need for refinement of elevational treatment on properties fronting onto the green circle on the middle parcel; and to corner plots across the middle parcel. Additionally, concern had been raised over the relationship of the dwellings bookending the northern edge of the ENC, with a need for refinement to the façade treatment to better frame the approach to the neighbourhood uses beyond. A request had been made for inclusion of side windows on the dwellings fronting the green circle and key routes across the site.
Burgess Hill approach	During pre-application process comments had been raised concerning the relationship of Parcel 1.8b to Isaacs Lane and Fairbridge Way to the south. Officers had requested greater degree of activation onto Isaacs Lane. Modifications had been requested to the layout to accommodate the delivery of a segregated cycle and pedestrian connection from Fairbridge Way.

Design Review Panel

4.4 In line with the requirements of the MSDC Local Plan and the Outline Permission, the applicant engaged with the Mid Sussex Design Review Panel in November 2024, to seek feedback on the emerging designs for this phase of the development. This session was held on the 5th November 2024. Informal feedback received from the Design Review Panel session are summarised below:

- General comments on the overarching principles established by the outline permission and the configuration of the neighbourhood square. The layout of the neighbourhood centre and key green spaces across the phase had been developed in line with the provisions of the outline permission, the design guide and in consultation with MSDC.
- Comments on the prominence and form of the community hub within the neighbourhood centre. It was noted that further refinement was required to elevate this building as a key part of the NC.
- The design review panel were broadly content with the design intent for the mixed use buildings in the NC. However further refinement is needed to the material treatment to the shopfronts.
- Further detail required on the activation of the ground floor frontages onto the public realm.
- Parcel 1.8 refinement of the architecture of the two gateway dwelling houses to provide more prominent 'gateway' buildings.
- Layout of the southern parcel centred on a straight section of road which provides a rigid form to the parcel. The overarching landscaping strategy was broadly supported but concerns had been raised on the management strategy for on plot planting.

4.5 Feedback from the design review panel have been taken into consideration with changes made to the detailed design of the scheme to positively respond to comments from the panel. The Design Principles Statement includes commentary on the changes made to the scheme post DRP and following the final wrap up meeting with officers at MSDC in May 2025.

Public consultation

- 4.6 In line with the Applicant's commitment to community engagement, a hybrid approach to consultation was proposed. This included offering one-to-one meetings offered to stakeholders alongside the wider community engagement, to enable them to view the proposals, provide their feedback to the team and ask questions.
- 4.7 The Applicant also carried out a wider virtual and in-person public consultation so the Applicant's proposals could be showcased to the community and other stakeholders, and to enable the gathering of feedback.
- 4.8 A consultation invitation was distributed to over **3,000 addresses** surrounding the Site, which landed on doorsteps on **Friday 16 May 2025**. This included information regarding the in-person public exhibition event, as well as the virtual consultation and how they could provide feedback.
- 4.9 A consultation notification email was drafted and issued to the identified stakeholders on Thursday 15 May 2025, where they were invited to take part in the consultation and attend the in-person event. The project team also offered separate meetings to stakeholders, to discuss the proposals individually should they be interested. The virtual public consultation was held from **Friday 16 May 2025 until 2 June 2025** This was hosted on the Applicant's website
- 4.10 The in-person exhibition events were held on 22 May from 4pm until 8pm and on 28 May from 3.30pm until 8pm at the Tringle Leisure Centre in Burgess Hill. The exhibitions were attended by 132 people. Key consultation feedback received from the public consultation included the details set out below.
- 4.11 Overall, 29 pieces of feedback were submitted to the project team. Respondents provided a mixed response regarding the redevelopment of the site, ranging from outright support to strong opposition. Within this there were concerns about the principle of development, the number of new homes proposed and fears about the knock-on effect on existing local public services, and the local road network's ability to handle additional traffic movements.
- 4.12 A Statement of Community Involvement (Cavendish October 2025) has been submitted with this application to set out the feedback received in more detail, and outline the scheme modifications which have informed the detailed design of the scheme.
- 4.13 The proposal has evolved accordingly through pre-application discussions and consultation as per the recommendations of the National Planning Policy Framework (NPPF).

5. The Proposed Development

5.1 This application seeks approval for the Eastern Neighbourhood Centre for delivery of up to 270 residential and extra care units, commercial floorspace, landscaping enhancements, parking and associated development.

5.2 This application seeks approval of Reserved Matters with the following description:

"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:

- c) *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.*
- d) *Eastern Parkland comprising open space, multi-use games areas (MUGA), public art, green circle cycle link and associated infrastructure.*

The Eastern Neighbourhood Centre

5.3 This application seeks approval for the delivering of the following within the Eastern Neighbourhood Centre:

- Eastern Neighbourhood Centre comprised of the following:
 - Apartment Block A – Arranged over ground and three upper storeys
 - Apartment Block B - Arranged over ground and three upper storeys
 - Apartment Block C Arranged over ground and two upper storeys
 - Extra Care Block Arranged over ground and two upper storeys
 - Serviced parcel for the Community Building
 - Public square
 - Primary school drop off parking
- Up to 270 dwellings including:
 - 210 residential dwellings of mixed tenure as follows:
 - Private dwellings
 - 36 no. private 1 & 2 bed flats
 - 153 no. private 2, 3 & 4 bed houses
 - Shared Ownership Units
 - 12 no. shared ownership 1 & 2 bed flats
 - 9 no. shared ownership 2 & 3 bed houses
 - Affordable Rent Extra Care units
 - 60 no. 1 & 2 bed units
 - 1117 sq.m of flexible commercial and leisure floorspace
 - Eastern Parkland comprising the Multi-Use Games Area, Public Art, child play facilities and other natural green space

- The Green Circle, Green Super Highway, pedestrian and cycle connections, resident and visitor parking, drainage and associated infrastructure

5.4 Figure 11 below contains an extract of the proposed masterplan. Full details of the proposed scheme are set out in the accompanying Design Principles Statement.



Figure 11 – Extract of the proposed Eastern Neighbourhood Centre

Layout Considerations

5.5 The Land Use Parameter Plan, the Design Guide and illustrative masterplan provides a broad outline for delivery of the ENC and remainder of Phase 1c. The site layout has been designed to respond to both the site's constraints, approved drawings attached to the extant permission, key design principles contained within the Design Guide along with emerging context.

5.6 In line with the requirement of the outline permission, communal amenity space and open space has been distributed across the site with distribution of child play space. All dwellings have been sited and oriented to minimise overlooking and loss of privacy to neighbouring properties.

- 5.7 All of the buildings delivered within the Eastern Neighbourhood Centre ('ENC') comply with building heights thresholds established under the outline permission. The design intent has been centred around the creation of a high quality urban environment which positively achieves the aspirations of the Design Guide.
- 5.8 The scheme includes delivery of a mix of flatted units, terraced, semi-detached and detached dwelling houses. All dwellings on site align with the established parameters of the outline permission.
- 5.9 As outlined in the Design Principles Statement, the scheme has been designed to achieve broad conformity with the 'parameters' assessed under the outline permission. In places, and in response to constraints identified on site, there are minor deviations from established parameters for 'residential development area'. These deviations are discrete and only affect a small portion of the site, fall within the tolerances built into the parameter plans and will not fundamentally alter the consented development.
- 5.10 The Design Principles Statement prepared by JTP Architects provides a detailed overview to the design evolution for the layout for the ENC. The section below summarises the key elements delivered within the ENC.

Western Gateway

- 5.11 This parcel bookends the western end of the Eastern Neighbourhood Centre and forms a key gateway vista framing the public square, the mixed use buildings, the extra care block, community building and approach to the Eastern Parkland. The Western Gateway is split by the EBLR which enters from Isaacs Lane which immediately adjoins this phase. On the northern side of the parcel are a number of mature trees which have been retained as part of the development. These have been integrated into an area of public open space fronting Isaacs Lane with three storey town houses wrapping the northern and eastern side of the square.
- 5.12 The southern portion of the western gateway is characterised by a three storey apartment block (Block C) with gables and variation in the roof form to provide activation and presence onto Isaacs Lane to the west and the EBLR which straddles the northern edge. To the east of Block C are a terrace of three storey dwelling houses, with parking to the rear. Beyond this lies the primary school land. Whilst the primary school is to be delivered as a separate application close coordination has been held with the design team to deliver a cohesive design.

Neighbourhood Centre & Public Square

- 5.13 The Eastern Neighbourhood Centre forms the heart of the Eastern Neighbourhood. The proposals for this element of the masterplan have been carefully designed in close liaison with officers at MSDC to deliver a cohesive and inclusive urban environment which reflects the aspirations from MSDC, Homes England and Hill Group for delivery of high standard of placemaking.
- 5.14 In line with the aspirations of the Northern Arc Design Guide the scheme delivers two apartment blocks set back from the northern edge of the EBLR with a large area of public realm fronting the EBLR and the approach to the primary school land and the community building. Building A and B are separated via a pedestrian route which runs through the parking courtyard to the north and connects with the Green link to the north. The layout of the neighbourhood centre buildings maximises connectivity and accessibility.

Apartment Building A

- 5.15 Apartment A immediately frames the western edge of the Neighbourhood Centre lying adjacent to built form on the Western Gateway. This block is arranged over ground and three upper storeys with commercial uses at ground floor level and residential above. The upper storeys of the building are sat on the first floor plinth.
- 5.16 The form of the building on the upper levels is staggered, with insets to the building line providing balconies to the dwellings. For the corner units free standing balconies are proposed which are wrapped by a masonry column terminating at roof level. The building is oriented horizontally, fronting directly onto the public square and the primary school land to the south.
- 5.17 The proposed building delivers net. 655 sq.m commercial floorspace at ground floor level, which is intended to be occupied as a nursery. An enclosed external play area has been delivered to the rear of Block A, servicing the commercial unit.
- 5.18 The upper floors of the building are occupied by residential units comprised of a mix of 1 and 2 bedroom units. All of the dwellings have been designed to meet the nationally described space standards (NDSS).

Apartment Building B

- 5.19 This block frames the north eastern edge of the neighbourhood centre wrapping the EBLR as this moves northwards to connect with Phase 1b (Bellway Phase). This block is oriented vertically and is arranged over ground and three upper storeys with commercial uses at ground floor level and residential above. The upper storeys of the building are sat on the first floor plinth.
- 5.20 The form of the building on the upper levels is staggered, with insets to the building line providing balconies to the dwellings. For the corner units free standing balconies are proposed which are wrapped by a masonry column terminating at roof level, with gables of varying pitch and height providing variety to the roof line of this block which compliments the architectural form of Building C and the Extra Care block.
- 5.21 The proposed building delivers net. 462 sq.m commercial floorspace at ground floor level, which is intended to be occupied as a nursery. An enclosed external play area has been delivered to the rear of Block A, servicing the commercial unit.
- 5.22 The upper floors of the building are occupied by residential units comprised of a mix of 1 bed and 2 bedroom units. All of the dwellings have been designed to meet the nationally described space standards (NDSS).

Public square

- 5.23 A central part of the neighbourhood centre is the public square which has been designed to serve as a multi-functional space servicing the community, providing informal event space and a high quality public realm.

5.24 As outlined in the Design Guide, there is an aspiration for the public square to include an element of parking provision servicing the primary school as a 'drop off' location for parents which doubles up as parking serving the commercial units within the neighbourhood centre. In line with dialogue with Homes England the scheme has been designed to make provision for delivery of 18 parking spaces, servicing the primary school and the commercial units. Parking has been limited to the western edge of the public square with material treatment and landscaping treatment to the parking areas designed to enable dispensation of these bays on event days to create a larger and more cohesive event space.

5.25 As outlined on the extract below careful consideration has been paid to the interface between the commercial units and the public square with opportunities considered for the integration of external seating areas servicing any café / restaurant operators who may take on the premises within Apartment Block B.

Northern Arc Avenue & the Green Link

5.26 The northern portion of Parcel 1.7 is characterised by two and three storey dwelling houses with a range of parking solutions including on plot and frontage parking.

5.27 A key section of the masterplan and parcel 1.7 has been centred around the linkage between the core of the neighbourhood centre and the Bellway Phase to the north and attainment of a continuous building line fronting onto Northern Arc Avenue. As depicted on the extract below, the scheme has been designed to deliver a terrace of three storey town houses linking in to Apartment Block B to the south and the Bellway Phase and secondary school to the north.

5.28 The dwellings are accessed from a private drive to the front, with a single access point taken from the EBLR. All dwellings benefit from on plot parking provision of 2 spaces to the side of the dwelling, covered by a car port. A temporary refuse / recycling holding location has been demarcated on the verge to the private drive. On collection day, residents will be responsible for the transfer of bins from the rear gardens to the refuse collection point. The private drive will be screened from views along the EBLR and the cycle route via an estate railing fence and hedge with small trees interspersed at locations.

5.29 As outlined on the masterplan a secondary route to the west of the EBLR properties has been delivered linking the Bellway Phase to the neighbourhood centre. The dwellings along this route consist of a range of two and three storey detached and semi detached dwelling houses with side parking, with a green pedestrian and cycle link delivered on the eastern side of this route.

5.30 As outlined on the masterplan, and the Design Principles Statement the route has been oriented to achieve a strong vista leading to the neighbourhood centre.

Community Heart & Eastern Parkland

5.31 The eastern portion of the neighbourhood centre comprises the community building and the extra care block. The extra care building comprises a brick block arranged over ground and three upper floors with gables of varying scale and pitch providing visual interest to the roofscape. Resident amenities and parking facilities are located to the rear of the block. The extra care block occupies the southern portion of the neighbourhood centre with the community building located immediately to the north, framing the gateway to the eastern parkland.

5.32 The community building sits at the end of the vista from Isaacs Lane and holds a prominent location within the neighbourhood centre. The design of the community building has been informed by the specification prepared by Homes England which calls for a two storey building. It is noted that the final specification for the community building is yet to be agreed by MSDC. As such, the current proposals for the community building are reflective of the design intent and are only included with the RMA at this stage to provide a visualisation on how the various components of the neighbourhood centre could come forward together.

Residential Gateway & Green Circle

5.33 Parcel 1.8a forms the gateway between the southern edge of the ENC and the wider Eastern Neighbourhood. It comprises a linear residential parcel with the shared drive splitting the parcel. Along the shared route there is a stronger character comprised of three storey semidetached dwelling houses with on plot parking. The eastern portion of the parcel fronting onto the Green Circle holds a looser more organic character, which is reflective of the location adjacent to the River Adur Corridor.

5.34 As outlined in the Design Principles Statement prepared by JTP dwellings in key locations including corner plots and those fronting onto the public routes have been designed to achieve visual and physical activation with windows and doors fronting onto key routes.

5.35 Parcel 1.8a will deliver 44 no. dwellings comprised of a mix of family sized units.

Burgess Hill Approach

5.36 Parcel 1.8b forms the southern edge of Phase 1c and forms the southern gateway to the Brookleigh development and comprises 34 no. residential dwellings. The parcel is split by the road linking into Parcel 1.8a to the north and the layout of the parcel has been informed by the operational requirements for the maintenance of the foul water pumping station located on the southern corner of this parcel. A new pedestrian and cycle connection is delivered which wraps around the eastern edge of the site tying in with the green super highway and Fairbridge way to the south.

Material treatment

5.37 The Design Principles Statement prepared for the Outline Permission included the formation of character area studies for the key zones within the ENC. These include: Arrival, Neighbourhood Centre, Streets and the Green Edge as depicted on the extract below.

5.38 The Character Area section of the Design Principles Statement provides greater detail on the variation in material treatment and typical architectural styles which are prevalent within each of the character areas, which is secured by an indicative material strategy plan and the design code compliance section of the Design Principles Statement.

5.39 The layout provides a legible and interesting street scene, forming a strong, formal frontage along the primary route and loosening up to a more informal setting along the secondary and tertiary routes to achieve a high quality sense of space. Buildings are oriented to front onto the public realm to maximise overlooking.

5.40 All corner buildings located at the intersection of public routes will have both elevations addressing the street in order to create visual interest, enliven the street and provide natural surveillance.

5.41 For further detail on the design and layout please refer to the Design Principles Statement prepared by JTP Architects. In developing detailed proposals for the site careful consideration had been paid to achieving a scale, form and appearance for proposed units which positively responds to local context. The proposed dwellings have been designed in a manner which reflects traditional architectural vernacular locally. Indicative detail on materiality has been included on the illustrative streetscenes included within the formal submission.

Housing & Extra Care provision

5.42 The Illustrative masterplan and outline secured permission for the delivery of net. 3,500 residential units on across the masterplan site with a minimum of 30% of all units to be delivered as affordable housing. The scale and form of masterplan necessitates delivery in a phased manner.

5.43 Detailed approval has been secured for the delivery of the first stages of the development by Countryside Homes (Now Vistry), Places for People and Bellway Homes. This application seeks detailed approval for phase 1c of the development comprising up to 270 residential dwellings and extra care units comprised of a mix of apartments, terraced, semidetached and detached dwelling houses.

5.44 Whilst this application seeks approval for Phase 1c in its entirety as outlined in Section 3 of this statement, the phase is broken down into a number of sub phases. The table below summarises the quantum of housing to be delivered as part of each subphase of the consented development.

Table 2 – Breakdown of housing provision by parcel

Phase	Dwellings
1.7a	115
1.7b	17
1.8a	104
1.8b	34
Total	270

5.45 The scheme includes a range of unit typologies and sizes, across a variety of tenure types. This includes the provision of family sized units, as well as smaller units. The mix provides a balanced response to local housing needs and all of the proposed new dwellings have been designed to be of a high standard of design. All of the residential units comply with the Nationally Described Space Standards (NDSS). Amenity space for the residential units is provided in the form of private gardens for the houses and maisonettes which is augmented by provision of communal amenity space, child play space and strategic open space.

5.46 The residential densities align with the parameters modelled in the Design Principles Statement secured under the Outline Permission. In line with the requirements of the Outline permission 20% of the units on site have been designed to meet Part M4 (2) 'Accessible and Adaptable' wheelchair user dwellings. This meets the requirement of condition 46. All of the extra care units have been designed to satisfy the requirements of Building Regs Part M4(2), with 8% as M4 (3) 'wheelchair user dwellings'.

5.47 The scheme has been designed to achieve a balanced mix of housing typologies with a mix of 1-2 bed flatted units delivered within Apartment buildings A, B and C within the neighbourhood centre and a mix of family sized terraced, semidetached and detached dwelling houses on the northern portion of Parcel 1.7a, 1.8a and 1.8b.

5.48 In line with the aspirations for delivery of taller buildings enclosing Northern Arc Avenue the scheme includes provision of three storey town houses in key locations along the EBLR, the western gateway and enclosing the parking courtyard to the rear of Apartment block A and B.

5.49 The legal agreement attached to the outline permission outlines a requirement for 30% of all residential units to be provided as affordable housing with a 75/25 split between the rented and shared ownership tenures.

5.50 The extra care product as defined under Schedule 8 Clause 2 is to be delivered as an affordable housing product with a 75/25 split between rented and shared ownership units. The Applicant has liaised with operators for the extra care element during the design process, this has identified a demand for the block to be delivered as a single tenure offering. Accordingly, the scheme as submitted provides the extra care offering as a 100% rented unit.

5.51 The table below provides a breakdown of the housing mix for the private and affordable elements of the scheme:

Conventional housing mix

Table 3 – Breakdown of housing mix

Type	Private	Shared Ownership	Total	%
1 bed	12	6	18	8.5%
2 bed	45	10	55	26%
3 bed	101	5	106	50%
4 bed	31	0	31	14%
5 bed	0	0	0	0
Total	189	21	210	0

Affordable rent extra care

Table 4 – Unit mix within the Extra Care element

Type	Affordable Rent	Total	%
1 bed	53	53	88%
2 bed	7	7	12%

5.52 The scheme as designed will deliver a broad balanced mix of housing typologies across all tenures to satisfy market demand. The layout will ensure that the amenities of future and existing residents are protected and include a range of private and public amenity spaces. The proposed layout has been designed to respond positively to the existing character of the area, so that it integrates seamlessly with the surrounding context of Burgess Hill and the previous phases of the development.

Commercial floorspace

5.53 In line with the aspirations of the outline permission that across the three local centres the development will provide a mixture of retail and commercial uses. The Outline permission envisaged that the Eastern Neighbourhood Centre could deliver approximately 1400-1800 sq.m of commercial floorspace and 250 sq.m employment floorspace, albeit final details will be secured at reserved matters stage.

5.54 Through the design process, due consideration had been paid to attainment of a commercial offering that is proportionate and will be viable. The scheme as designed will deliver three commercial units on the ground floor of Apartment A and B which will deliver net. 1117 sq.m of commercial floorspace.

Table 5 – Breakdown of commercial floorspace within the ENC

Block	Unit	Internal floorspace (sq.m)
Block A	Unit 1	409
Block A	Unit 2	246
Block B	Unit 3	462
Total		1117

5.55 At this stage, an end user has not been lined up. The units have been designed to accommodate a single occupier alongside subdivision to accommodate a range of smaller occupiers. It is envisaged that the units could be occupied for retail, café / restaurant, financial and professional services, and potentially nursery floorspace. Unit 1 has been designed to be occupied as a nursery unit, with an external play area to the rear of the unit.

Community Building

5.56 As detailed on the site masterplan the scheme has made provision for delivery of a two storey community building, with parking to the rear. The community building is located to the north of the Extra Care block and immediately fronts onto the southern edge of the Eastern Parkland. The final details of the layout and configuration of the Community Building have been included as part of the detailed submission.

Sitewide Landscaping

5.57 The scheme includes delivery of the Eastern Parklands which comprises 4.33 ha of new open space to be delivered as communal amenity, dedicated child play provision and strategic open space. The offering delivered within the Multi Use Games Area (MUGA) alongside areas of informal and formal child play provision. The scheme includes the provision of significant landscaping enhancements across the wider site. In line with the priorities established under the outline permission the scheme delivers a mix of areas of functional child play and communal amenity provision.

5.58 The scheme includes delivery of a significant package of environmental enhancements to compensate for any harm generated from development of the site. The Biodiversity Net Gain assessment outlines the measures to be implemented during the construction, development and post development stages to mitigate harm to sensitive species and receptors. It is considered that the proposals will deliver a tangible enhancement on existing site conditions

Sustainability

5.59 In line with the requirements of the Outline Permission and the priorities contained within the adopted Local Plan the applicant has sought to maximise the use of low energy/ renewable energy sources as part of the development. An energy and sustainability statement has been prepared by Abbey Consultants. This outlines how the proposals meet or exceed building regulations and will deliver homes that reduce a residents water and power consumption.

5.60 The National Planning Policy Framework and planning policy guidance at all levels outlines the need for new development to optimise carbon savings on all development in line with energy hierarchy set out in national planning policy guidance.

5.61 The scheme has been designed to optimise carbon savings generated through the fabric first approach ('Be Lean') with the utilisation of renewable energy sources and clean energy infrastructure to achieve savings in line with the building regulations.

5.62 The section below outlines the key design metrics which have been implemented on the site to achieve a highly sustainable form of development:

- Energy-efficient building fabric and insulation to all heat loss floors, walls and roofs.
- High-efficiency double-glazed windows throughout
- Quality of build will be confirmed by achieving good airtightness results throughout.
- Efficient-building services including high-efficiency heating systems.
- Low-energy lighting throughout the building.
- Implementation of water efficiency measures in the design of the proposed dwellings to achieve the enhanced standard of 110 litres per person per day.
- Layout and orientation of residential units informed to maximise solar gain to dwellings.
- Provision of Electric Vehicle charging points to dwellings and communal parking spots
- Delivery of communal amenity space, child play and areas of open space.
- Delivery of surface water drainage scheme in the form of drainage basin to achieve net improvement in run-off rates beyond existing conditions
- Delivery of shared pedestrian and cycle connections

Parking and Servicing

5.63 As outlined in the Transport Statement prepared by GTA, the scheme has been designed to deliver parking standards in line with the West Sussex County Council parking standards. The scheme as designed will deliver the following:

Residential car parking

5.64 The scheme proposes a total of 386 no. resident parking spaces, including allocated and non-allocated parking. The proposed car parking which will be allocated to the residential units has been located so that it is convenient for the prospective occupiers of the dwellings. Of the 386 no. parking spaces delivered on site all are delivered as allocated spaces.

5.65 In line with the standards contained in the WSCC guidance a further 42 visitor bays are delivered on site which meets the 0.2 visitor space requirement. The level of parking facilities delivered on site has been developed in discussion with officers at West Sussex County Council. Visitor parking spaces are provided on street in defined bays and in courtyards and in bays along the local distributor road which have been earmarked to service this phase of the development.

5.66 The scheme includes provision of electric charging points servicing the dwellings delivered in this phase of the development. Houses provided with garages benefit from active charging points. Other typologies will benefit from passive provision for Electric Vehicle charging with ducting provided to communal courtyards and on plot parking to allow for future adaptation and installation.

Extra Care, Commercial and Community provision

5.67 The scheme as designed delivers the following offering servicing the Extra Care, Commercial and Community Building present on site:

- 19 spaces servicing the commercial units
- 31 spaces servicing the extra care units
- 5 spaces servicing the community building

5.68 Additional on street parking is provided adjacent to the sub stations to be used for servicing and informal parking. The scheme also includes provision of a car club bay within the neighbourhood centre.

Cycle Parking

5.69 In line with the requirements of the West Sussex County Council the scheme is required to make provision for the following cycle parking offering:

- 109 x 1 & 2 bed flats: 0.5 spaces per unit = 55 spaces
- 24 x 2 bed houses: 1 space per unit = 24 spaces
- 137 x 3 & 4-bed house: 2 spaces per unit = 274 spaces

5.70 The scheme delivers net. 353 cycle parking spaces. The cycle parking facilities are delivered within a dedicated cycle store for the apartment buildings and in a shed within the garden for each dwelling.

5.71 In line with the masterplan, any property without a garage will be provided with a sheltered cycle storage area in the rear garden. Apartment blocks will include secure cycle storage facilities. Any garage provision has been designed accordingly to accommodate cycle parking as required.

Servicing and Emergency Vehicle Access

5.72 Bins will be accommodated within the property boundary of each dwelling or within communal stores. Bin storage facilities for all other land uses on the development site will be provided in accordance with the design principles of Manual for Streets (MfS1).

5.73 The site layout has been designed to ensure suitable access for refuse collection and other service vehicles. Vehicle tracking plans have been provided which demonstrate a refuse vehicle could easily travel through the site without conflict or overrunning of kerbs. A swept path analysis for a 12m long refuse vehicle has been undertaken and is included in Appendix C.

5.74 The site is designed in accordance with MfS1 standards which states within paragraph 6.8.9 that 'residents should not be required to carry waste more than 30m to the storage point' and 'waste collection vehicles should be able to get within 25m of the storage point and the gradient between the two should not exceed 1:12'. Suitable refuse collection points have been identified where required to ensure this is achievable access the development site.

5.75 Based on the site layout, a fire appliance is able to reach within 45metres of all points of each dwelling, and all other uses, in accordance with Approved Document B Volume 1 Building Regulations 2010, with fire tender vehicles permitted to reverse up to 20 metres if required. Vehicle tracking plans are provided at Appendix D for a fire tender vehicle.

6. Planning Policy Framework

6.1 The National Planning Policy Framework (“NPPF”), Section 38(6) of the Planning and Compulsory Purchase Act 2004 directs local planning authorities to determine planning applications in line with the policies of the Development Plan unless material considerations indicate otherwise.”. The adopted statutory Development Plan for GBC comprises:

- The Mid Sussex District Plan 2014-2031 (March 2018)

National Planning Policy

6.2 The National Planning Policy Framework (2024) and the National Planning Practice Guidance (2014) (with further updates) represent material considerations that should be taken into account in the determination of all planning applications.

6.3 At the heart of the NPPF is a presumption in favour of sustainable development which is outlined in paragraph 11. Criteria C specifies that any development proposals in accordance with an up-to-date development plan are to be approved without delay.

6.4 The NPPF sets out that the Government expects the planning system to deliver homes, businesses, and infrastructure and improve local places whilst at the same time protecting and enhancing the natural and historic environment.

6.5 The NPPF outlines the three overarching objectives for achieving sustainable development. These include:

- An 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;
- A 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
- An 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.’

6.6 Section 12 sets out the great importance that the Government places on design of the built environment but is clear that decisions should not stifle innovation or originality and that Councils should not impose architectural styles or particular tastes.

6.7 Paragraph 110 requires development to promote sustainable transport modes, provide safe and suitable access, design streets in compliance with National Design Code and any impacts from the development on the existing road network are effectively mitigated.

6.8 In terms of highways, Paragraph 111 states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Paragraph 105 states that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.

6.9 Para 124 of the NPPF outlines that planning policies and decisions should “promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions” with a priority on the use of brownfield land. Further, Para 125 outlines that policies and decisions should:

c) *substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;*

6.10 Paragraph 131 of the NPPF incorporates good design as a key aspect of sustainable development in order to create successful places to live and work.

6.11 Paragraph 161 of the NPPF requires new development to incorporate measures and infrastructure to be resilient to the impact of climate change, and assist with the aspiration of achieving net zero by 2050. This includes physical protection measures; encouraging the reuse of existing resources and reductions in greenhouse gas emissions.

6.12 In terms of energy and sustainable development, Section 14, paragraph 166 notes that:

“In determining planning applications, local planning authorities should expect new development to: comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption”

6.13 Section 15 requires decisions to protect and enhance valued landscapes, recognise the intrinsic character and beauty of the countryside, provide net gains in biodiversity and prevent new development from having an adverse effect on quality of soil, air, water or noise.

6.14 In this regard, the applicant has paid special attention to the Site constraints and opportunities to maximise the Site and layout to meet both design standards set by Government.

6.15 The proposed development is entirely compliant with the thrust of the principles of the NPPF and will deliver a sustainable form of development.

Mid Sussex District Plan 2014-2031

6.16 The Mid Sussex District Plan 2014-2031 was adopted on 28 March 2018.

6.17 Strategic Policy DP9 of District Plan allocates the land to the north and north-west of Burgess Hill for mixed-use development (on the basis of conformity to the general principles in Policy DP7) for the phased development of (summarised):

- *Approximately 3,500 additional homes and associated new neighbourhood centres, including retail, education, health, employment, leisure, recreation and community uses;*
- *25 hectares of land for use as a high quality business park south of the A2300 and served by public transport;*
- *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 in the vicinity of the Triangle Leisure Centre and St Paul's Catholic College;*
- *Provision of permanent pitches for settled Gypsies and Travellers; and*
- *A new Northern Link Road connecting through the Strategic Allocation Area from the A2300 to the A273 Isaacs Lane. New junctions will be provided on the A2300, B2036 Cuckfield Road and A273 Isaacs Lane. A road link across the river corridor will be required to facilitate a public transport route to Maple Drive.*



6.18 Policy DP7 sets out the general principles for strategic development at Burgess Hill (as referenced in Policy DP9). All strategic development at Burgess Hill is required to support the general principles set out in this policy. Strategic development will:

- *Be designed in a way that integrates it into the existing town providing connectivity with all relevant services and facilities;*
- *Provide additional, high quality employment opportunities including suitably located Business Park developments accessible by public transport*
- *Improve public transport, walking and cycling infrastructure and access to Burgess Hill and Wivelsfield railway stations and Burgess Hill town centre.*
- *Provide necessary transport improvements that take account of the wider impact of the development in the surrounding area;*
- *Provide highway improvements in and around Burgess Hill, including addressing the limitations of the A230 link road and its junction with the A23 and east-west traffic movements across Burgess Hill*
- *Provide new and/or improved and well-connected sports, recreation and open space in and around Burgess Hill, including the continuation of the existing 'Green Circle' of linked areas of informal open space*
- *Support the delivery of a multi-functional route between Burgess Hill and Haywards Heath;*
- *Provide a Centre for Community Sports in the vicinity of the Triangle Leisure Centre*
- *Provide a range of housing including affordable housing (in accordance with policy DP31)*
- *Identify and respond to environmental, landscape and ecological constraints and deliver opportunities to enhance local biodiversity and contribute to the delivery of green infrastructure in and around the town*
- *Where possible, incorporate on-site 'community energy systems', such as Combined Heat and Power or other appropriate low carbon technologies to meet energy needs and create a sustainable development*

Northern Arc Masterplan

6.19 The Northern Arc Masterplan was approved by Mid Sussex District Council in September 2018 as a material consideration in the determination of subsequent planning applications within the Northern Arc Strategic Allocation area.

6.20 The Masterplan includes an overarching vision for the Northern Arc as follows:

"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".

6.21 The Masterplan includes 24 Strategic Development Principles (SDPs) which underpin the Masterplan. These have been referenced within this document.

Northern Arc Approved Infrastructure Delivery Plan and Phasing Strategy

- 6.22 The Northern Arc Infrastructure Delivery Plan (IDP) was approved by Mid Sussex District Council in September 2018 as a material consideration in the determination of subsequent planning applications within the Northern Arc Strategic Allocation area. The IDP identifies the infrastructure necessary to facilitate and support the development of the Northern Arc.
- 6.23 The IDP includes a phasing strategy, demonstrating how the development and delivery of supporting infrastructure would be phased over the lifetime of the development.

Mid Sussex District Plan 2021-2039

- 6.24 The council have commenced work on the preparation of the replacement Local Plan 2021-2039 which supersedes the policies contained within the adopted version of the district plan. In October 2024, the inspectorate commenced stage 1 examination sessions on the Draft Local Plan. In April 2025, the inspectorate had written to Mid Sussex District Council to outline concerns that the authority have failed to meet the duty to cooperate in respect of the delivery of housing to meet unmet housing need from neighbouring authorities of Crawley, Horsham and Brighton and Hove. The inspector has recommended that the draft Local Plan is withdrawn. It is noted that MSDC are currently considering the recommendations from the inspector and are seeking to progress a legal challenge against the inspectors decision. At this stage, the draft Local Plan holds no weight in the determination of the reserved matters application.
- 6.25 The report does not provide an exhaustive overview to the planning policies contained within the Mid-Sussex District Plan and the associated planning policy guidance.

Other Material considerations

- 6.26 Another material consideration is additional guidance produced by the Council in the form of Supplementary Planning Documents ("SPDs").

7. Planning Considerations

7.1 This section provides an assessment of the proposed development having regard to the Development Plan policies outlined above.

7.2 From our analysis of the statutory development plan, national policy and the statutory tests it is considered that the following planning considerations represent the key policy issues against which the planning application should be considered

Principle of Development

7.3 National, regional and local planning policy seeks to secure sustainable patterns of development and regeneration through the efficient re-use of previously developed land, and through concentrating development in accessible locations. This is encapsulated in the presumption in favour of sustainable development set out in the NPPF, which states that proposals which accord with the development plan should be approved without delay (paragraph 11).

7.4 The planning permission (18/5114) had been amended by a minor material amendment application (S73) (LPA ref. DM/21/3279) in December 2022 established the principle of development on the site for up to 3,500 dwellings. This Reserved Matters application is in accordance with the outline planning permission and therefore the principle of development at the site remains acceptable.

7.5 It should also be noted that the Local Plan and the Core Strategy are significantly out of date, with the Local Plan being 7 years old. The authority had sought to progress a replacement Local Plan (2021-2039) which outlines an aspiration for delivery of net. 20,783 dwellings, which represents an overprovision against identified housing need of net. 19,741 dwellings. The housing land supply and trajectory topic paper published in July 2024 as part of the evidence base for the Draft Local Plan indicated that the borough had a deliverable housing land supply of net. 5.86 years supply. Notwithstanding the uncertainty over the delivery of the new Local Plan, the Northern Arc Masterplan is a strategic housing site with delivery on site contributing to approximately 14% of the identified housing need for the borough.

7.6 With an established and continued need for market and affordable housing, and the outline permission already in place, Reserved Matters approval on this site should be granted without delay. Furthermore, when considering that the site is included in the current housing land supply calculations, it must be noted that Hill Group are a national housebuilder who will seek to progress the build process as soon as practical after a Reserved Matters permission is granted. This will ensure that dwellings are brought forward in good time and make a significant contribution to MSDC's housing supply position.

7.7 Development of the Site for up to 270 units and up to 1,117 sq.m of commercial floorspace will deliver a range of positive social, economic and environmental benefits which should be afforded significant weight in the planning balance. These demonstrate that the three dimensions of sustainable development as set out in the NPPF are achieved and include the following:

- **Economic objective** – Delivery of this reserved matters application for up to 270 residential units will contribute towards reinforcing a strong, responsive and competitive economy through the delivery of mix of high quality new housing accommodation (affordable and open market housing

units) to satisfy established local demand. Further, delivery of c. 1,117 sq.m commercial floorspace will contribute towards reinforcing a strong, responsive and competitive economy through the delivery of mix of high quality adaptable floorspace to satisfy established local demand representing the right type of uses in the right place at the right time to support growth (NPPF paragraph 8). The Proposed Development will lead to an increase in both direct and indirect job creation, and associated increases in footfall, activity and local expenditure which will in turn help support local businesses in the vicinity, with wider consequential benefits on businesses and supply chains. As such, the proposals are consistent with the NPPF and the Development Plan policies.

- **Social role** – The Proposed Development will directly support strong communities health, social and cultural well-being through the introduction of a mix of housing types and sizes designed to satisfy local market demand, including early delivery of affordable housing which represents a tangible benefit to the local community. The design of the residential masterplan has been carefully considered with the desire to achieve a high quality urban environment which positively relates and integrates with its surroundings and foster creation of a successful community. Further, the introduction of new employment floorspace which will deliver new employment opportunities dependent on the exact final use, with the prospect for an element of these to be secured from local community. Delivery of this site will contribute to the delivery of a new business park which will positively contribute to enhancing the vitality and viability of the wider town centre. The areas of public realm have been designed to be inclusive and accessible to all users. This accords with the NPPF and the Development Plan.
- **Environmental Role:** the Proposed Development comprises of a sustainable development with limited environmental impact and a large emphasis on sustainability and enhancements to ecology. In line with priorities outlined at national and local level, careful consideration has been paid to integration of passive (fabric first) measures and active renewable energy generation sources within the design of the residential units to satisfy the councils carbon reduction and sustainability targets. The scheme delivers enhancements to ecology and biodiversity through delivery of landscaping and replacement habitats. Further, a key priority for the development has been centred upon promoting active modes of travel for future residents, and local community. Delivery of site wide pedestrian / cycle connection early in the process represents a tangible contribution to achieving this goal. The Proposed Development is consistent with Chapters 15 and 16 of the NPPF and the Development Plan. The proposals have also been rigorously tested to demonstrate their consistency with design policies set out in the Development Plan and the NPPF.

Housing, Affordable Housing & Extra Care provision

7.8 The application delivers up to 210 residential dwellings and 60 extra care units. The table below summarises the quantum of housing to be delivered as part of each subphase of the consented development.

Table 6 – Breakdown of residential dwellings per sub-phase within Phase 1c

Phase	Dwellings
1.7a	115
1.7b	17
1.8a	104
1.8b	34
Total	270

7.9 The scheme includes a range of unit typologies and sizes, across a variety of tenure types. This includes the provision of family sized units, as well as smaller units. The mix provides a balanced response to local housing needs and all of the proposed new dwellings have been designed to be of a high standard of design. All of the residential units comply with the Nationally Described Space Standards (NDSS). Amenity space for the residential units is provided in the form of private gardens for the houses and balconies for the flatted units which is augmented by provision of communal amenity space, child play space and strategic open space.

7.10 The scheme has been designed to achieve a balanced mix of housing typologies with a mix of 1-2 bed flatted units delivered within Apartment buildings A, B and C within the neighbourhood centre and a mix of family sized terraced, semidetached and detached dwelling houses on the northern portion of Parcel 1.7a, 1.8a and 1.8b. In line with the aspirations for delivery of taller buildings enclosing Northern Arc Avenue the scheme includes provision of three storey town houses in key locations along the EBLR, the western gateway and enclosing the parking courtyard to the rear of Apartment block A and B.

7.11 The legal agreement attached to the outline permission outlines a requirement for 30% of all residential units to be provided as affordable housing with a 75/25 split between affordable / social rented and shared ownership tenures. The extra care product as defined under Schedule 8 Clause 2 is to be delivered as an affordable housing product with a 75/25 split between affordable / social rented and shared ownership units. The Applicant has liaised with operators for the extra care element during the design process, this has identified a demand for the block to be delivered as a single tenure offering. The scheme as submitted provides the extra care offering as a 100% rented unit.

7.12 The scheme as designed will deliver a broad balanced mix of housing typologies across all tenures to satisfy market demand. The layout will ensure that the amenities of future and existing residents are protected and include a range of private and public amenity spaces. The proposed layout has been designed to respond positively to the existing character of the area, so that it integrates seamlessly with the surrounding context of Burgess Hill and the previous phases of the development.

Open Market – Housing mix

7.13 The scheme has achieved provision of a balanced mix of housing typologies to satisfy local market demand. The legal agreement does not specify a prescriptive housing mix to be achieved for the private market element of the scheme. However, the Strategic Housing Market Assessment (SHMA) which forms part of the basis for the emerging, now withdrawn Local Plan had outlined an aspiration for private market housing to achieve a mix which broadly aligns with the following standards.

Table 7 – Comparison of the Housing mix within the RMA against the standards within the SHMA.

Summary	SHMA requirement	Unit	%
1 bed	5-10%	12	6%
2 bed	20-25%	45	23%
3 bed	40-45%	101	53%
4 bed	25-30%	31	16%
5 bed		0	
Total		189	

7.14 The guidance contained within the SHMA (2021) does not comprise prescriptive standards to be adhered to strictly. It is noted that there is scope for deviation from the standards contained within, where it can be demonstrated that the proposed would achieve a broad mix of housing types to cater to local market demand. The scheme as submitted broadly aligns with the standards contained in the SHMA. Over provision of three bed typologies is considered to be appropriate in planning terms as the offering will deliver a broad range of family sized dwellinghouses that meet market demand.

Affordable Housing & Affordable Extra Care Units

7.15 As outlined in Para 7.11 of this statement the affordable housing offering for this phase of the development comprises 21 no. shared ownership units and 60 no. extra care units. The section below addresses the requirements from the legal agreement pertaining to the requirements for the affordable housing units delivered as part of this phase of the development.

7.16 Schedule 8 Clause 4 of the legal agreement outlines that affordable housing units will need to adhere to the occupancy requirement; and shall be constructed to a standard to meet the following:

- a) *The mandatory standards applicable in relation to design, construction and accessibility required by Homes England*
- b) *The standards set out in the Affordable Housing SPG*
- c) *The National Space standard*
- d) *Wheelchair requirements set out in part 2 of this schedule (Affordable Housing specification)*

7.17 The key criteria referenced in Schedule 8 Clause 4 are dealt with in turn in the section below:

Housing mix within the affordable element

7.18 Schedule 8 Part 9 of the legal agreement outlines a requirement for the affordable housing offering to broadly align with the housing specification contained on Page 68.

Shared Ownership housing mix

7.19 As outlined in Table 8 below, the scheme as designed will deliver **21 no.** shared ownership units, with a housing split which broadly aligns with the indicative housing specification.

Table 8 - Shared Ownership housing mix and compliance with affordable housing specification

Type	Requirement	Affordable offering	(%) Provision
1 bed two person flat	30%	6	29%
2 bed four person flat	20%	10	48%
2 bed four person house	37%		
3 bed five person houses	10%	5	23%
3 bed six person houses	2%		
4 bed 6 person houses	1%	0	0%
Total	100%	21	100%

7.20 Whilst the housing mix within the affordable housing offer marginally deviates from the affordable housing specification, it is considered that the delivery of a greater proportion of family sized housing units would represent a significant tangible benefit that should be weighed in favour of the proposed development.

7.21 The legal agreement defines that for the affordable housing component the space standards / occupancy standards as prescribed in the standards set out in the table below:

Table 9 – Housing space standards and occupancy standards secured under the legal agreement

No. bedrooms per AH unit	Occupancy (No. persons)	Minimum floor area (1 storey)	Minimum floor area (2 storey)	Minimum floor area (3 storey)
1	2	50 sq.m	58 sq.m	
2	4	70 sq.m	79 sq.m	
3	5	86 sq.m	93 sq.m	99 sq.m
3	6	95 sq.m	102 sq.m	108 sq.m
4	6	99 sq.m	106 sq.m	112 sq.m

7.22 The schedule of accommodation provided as part of the application demonstrates that the affordable housing offering delivered on site will accord with the Occupancy specifications outlined in Schedule 8 of the legal agreement.

Affordable Extra Care - Unit Mix

7.23 The Extra Care offering has been developed in partnership with Housing 21 whom will be the operator of the Extra Care block post planning. As outlined in Section 5, a minor change is proposed to the tenure split within the Extra Care offering from a 75/25 split to be delivered as a single tenure offering of 100% affordable / social rented.

7.24 Within the affordable extra care offering there is a requirement under the legal agreement for a 67% / 33% split between the provision of one and two bedroom units. As outlined in table 10 below, the scheme will deliver the following split:

Table 10 – Unit mix within the Extra Care Block in Phase 1c

Type	Requirement	Affordable offering	(%) Provision
1 bed two person flat	67%	53	88%
2 bed four person flat	33%	7	12%

7.25 Whilst the offering within the extra care element marginally deviates from the housing mix within the specification in the legal agreement it is noted that the offering delivered within Phase 1c will satisfy the requirements of the registered provider and as such the offering should be acceptable in planning terms.

Wheelchair Requirements for Open Market / Affordable Housing

7.26 Under Schedule 7, Part 1, Para 1.1 outlines that within the affordable housing element sub-phase not less than four per cent (4%) of the affordable housing units within the sub-phase shall be provided as Wheelchair user dwellings.

7.27 55 no. Extra Care units have been designed to be compliant with Part M42, with a further 5 no. units achieving compliance with Part M4 (3) which represents 6% provision across the wider offering onsite and achieves compliance with the requirements under the legal agreement.

7.28 In line with the requirements of Condition 46 on the Outline Permission 55 no. units (20%) have been designed to achieve compliance with Part M42 and as such the scheme is compliant with the requirements of the outline permission.

Affordable Housing Clustering

7.29 Schedule 7 Part 1, Para 1.1 outlines a requirement for the reserved matters application to be supported by a tenure distribution plan that demarcates the location of the affordable housing units across the phase. The legal agreement requires that the affordable housing units are not delivered in clusters of more than 10 dwellings.

7.30 As outlined on the tenure strategy plan prepared by JTP the scheme as submitted delivers the affordable housing offering in three groupings across Phase 1c, as summarised below:

- **Apartment Building C** – 12 no shared ownership units comprised of a mix of 1 bed and 2bed units
- **Extra Care Block** – comprised of 60 no. affordable extra care units
- **Parcel 1.8b** – 9no. 2 bed and 3 bed family sized dwelling houses

7.31 Whilst the scheme marginally deviates from the requirements under Schedule 7 Part 1, it is noted that the affordable housing requirement for this phase of the development includes provision of the Extra Care Block and a higher proportion of flatbed units. It is therefore considered that minor deviation from this requirement can be acceptable in this instance.

Residential quality

7.32 The proposed layout ensures that a suitable level of residential amenity will be enjoyed by all future residents. As has been stated previously, all homes will meet or exceed the NDSS, thereby ensuring that a suitable amount of space is provided for each resident. In addition, all houses will benefit from private amenity space in the form of rear and in some instances additional front gardens. Further to the private amenity space, residents will have easy access to public outdoor amenity space, with an integrated offering of public open space and childrens play space provision delivered within the Eastern Parkland on the northeastern edge of the site.

7.33 The proposed development would provide a suitable level of residential amenity for future residents and would not negatively impinge upon any nearby existing residents. Accordingly the proposals are considered acceptable when considering residential amenity.

Residential Density

7.34 The NPPF requires planning decisions to optimise the potential of every site to accommodate development. In the determination of the outline permission it had been adjudged that development within the Eastern Neighbourhood Centre would be covered by the following density ranges:

Table 11 – Residential density in Phase 1c

Parcel	Density Range
Phase 1.7a	Parts 35-50 dpha / Parts 65-100 dpha
Phase 1.7b	
Phase 1.8a	35-40 dpha
Phase 1.8b	30-40 dpha

7.35 The quantum and broad location of development within the site remains as considered at the outline planning permission stage and the pre-application stage. The proposed layout and design approach demonstrates that all of the required standards have been met and the scheme proposed in this reserved matters application has been developed to accord with the established parameters of the outline permission.

Commercial floorspace

7.36 The outline permission sought approval for the delivery of up to 3,880 sq.m of retail and food/ drinks floorspace and small scale employment (Use Class B1) across the three local centres.

7.37 The eastern neighbourhood centre could comprise a range of 1,400 - 1,850m² of retail and food/drink floorspace (Use Class A1-A5) with up to 250m² of small-scale employment (Use Class B1).

7.38 During the preparation of the application advice had been sought from SHW on the quantum of commercial floorspace that would be palatable in this location. In SHW's professional opinion the achievement of 1400-1800 sq.m of commercial floorspace would not be achievable in this location. Market demand for the commercial units will be predicated on delivery of sufficient parking to meet requirements of future occupiers. Based on the parking offering within the neighbourhood centre, it had been indicated that an offering of 1100 sq.m would be at the upper end of what is achievable in this location. This position had been discussed with officers at pre-application stage and had been deemed to be acceptable.

7.39 The scheme as designed will deliver three commercial units on the ground floor of Apartment A and B which will deliver net. 1,117 sq.m of commercial floorspace. At this stage, an end user has not been lined up. The units have been designed to accommodate a single occupier alongside subdivision to accommodate a range of smaller occupiers. It is envisaged that the units could be occupied for retail, café / restaurant, financial and professional services, and potentially nursery floorspace. Unit 1 has been designed to be occupied as a nursery unit, with an external play area to the rear of the unit.

Community Facilities

7.40 The outline permission included a requirement to deliver two community buildings across the Brookleigh masterplan site with one to be located in the eastern neighbourhood centre and one within the western neighbourhood centre.

7.41 The legal agreement requires that Community Building will be delivered within the Eastern Neighbourhood Centre and will comprise the following:

- A standalone multi use flexible community building of not less than 1000 sq.m GEA
- Associated car parking and outdoor amenity space.

7.42 As detailed on the site masterplan the scheme has made provision for delivery of a two storey community building, with parking to the rear. The community building is located to the north of the Extra Care block and immediately fronts onto the southern edge of the Eastern Parkland. The final details of the layout and configuration of the Community Building have been included as part of the detailed submission.

Design & Layout Considerations

7.43 Paragraph 130 of the NPPF then sets out where the design of a development accords with clear expectations in plan policies, design should not be used by the decision maker as a valid reason to object to development.

7.44 Paragraph 131 of the NPPF sets out that “Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change.

7.45 Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.

7.46 Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users”.

7.47 The National Model Design Code was published in July 2021 (updated October 2021). It provided detailed guidance on the production of design codes by local authorities and also provide guidance and policies that promote successful design of new places.

7.48 An indicative layout was submitted for consideration at the outline application stage in order to demonstrate that the proposed quantum of development could be accommodated on site. The layout now proposed has evolved from the indicative layout submitted at outline stage, as a result of input from pre-application discussions with Officers, technical consultants' advice, and overall design development.

7.49 Whilst the layout has evolved, the design principles set out in the Design Principles Statement submitted at outline stage have been retained. The proposed layout responds to the constraints and characteristics of the site, most notably the existing trees and sloping topography, and has resulted in key landscape features being retained and enhanced to provide a mature landscape setting. Dwelling location and orientation has been carefully considered in the formulation of the layout, so that the relationship between the dwellings and the landscape features ensure that appropriate space is given for each to flourish.

7.50 The scheme has also been designed to be outward facing, ensuring natural surveillance and the retention of a feeling of safety and security at all times. The range of dwelling types within the layout have been considered so that they are located within the natural features of the landscape, but still create a varied and interesting streetscene and are not homogenous and repetitive.

Scale and composition

7.51 The scheme comprises the delivery of a series of apartment blocks, semi-detached, detached, terraced houses and town houses arranged over two to four storeys. The scale of the proposed dwellings fully accords with the approved parameter plans. All of the buildings on Subphase 1.7 and 1.8 have been designed to accord with the height threshold established under the outline permission.

7.52 The scale and massing of the proposed layout have been developed to respond to the parameters established through the outline permission. Wayfinding / landmark buildings located at key points within the Eastern Neighbourhood Centre and within key gateway locations. Buildings are oriented to front onto the public realm to maximise overlooking. All corner buildings located at the intersection of public routes will have both elevations addressing the street in order to create visual interest, enliven the street and provide natural surveillance.

7.53 The proposed scheme wholly accords with the parameters established under the outline permission as secured by the approved parameter plans. As with layout, an indication of scale was included in the Design Principles Statement and the land use / building heights parameter plans which had been secured under the outline permission. Overall, the scale of proposed scheme is considered acceptable and in keeping with both the existing context and previous stages of the committed development.

Compliance with the Northern Arc Design Guide

7.54 The section below outlines how the proposed scheme achieves compliance with the key priorities within the Northern Arc Design Guide referenced in Section 2 of this Statement. The table below addresses performance against all of the key criteria as summarised below:

- Placemaking criteria
- Landscaping
- Connections and movements
- Building heights and typologies

1. Placemaking Criteria

Table 12 – Assessment of compliance with key criteria in the Northern Arc Design Guide

Key Criteria	Detailed commentary on compliance with the criteria contained in the Design Guide	Compliance

<p>a) <i>Create a strongly defined gateway to the Eastern Neighbourhood Centre.</i></p>	<p>The Layout of the scheme has been refined in line with comments received from officers at Mid Sussex to provide a strong frontage onto Isaacs Lane on the western side of the ENC. In line with the aspirations for retention of existing mature trees, the group of trees on the western corner of Parcel 1.7a has been retained and integrated into an area of open space referred to as a the 'Entrance Green' which is wrapped on the northern and eastern side by three storey dwellinghouses linked by car ports and garage at ground floor level to achieve a continuous building line. On the southern edge of Northern Arc Avenue, the scheme includes provision of a three storey apartment building alongside a terrace of three storey dwelling houses.</p> <p>As outlined on the CGI's and visualisations contained within the Design Principles Statement it is contended that the scheme achieves a high standard of design quality, serving this key gateway location.</p>	<p>Fully compliant with the aspirations of the Design Guide</p>
<p>b) <i>Create a high-quality multi-functional square with distinctive buildings and public realm design creating an important transition townscape between Isaac's Lane and the river corridor.</i></p>	<p>As outlined in the Design Principles Statement prepared by JTP due consideration has been paid to the design and composition of the buildings within the ENC and the layout of the public square to achieve a high quality urban environment for occupants of the Eastern Neighbourhood Centre.</p> <p>The scheme delivers two apartment high quality apartment buildings of varied architectural form and materiality that act as landmark buildings at the heart of the ENC. The form and architecture and materiality of the proposed buildings has been carefully considered to achieve a high standard of 'place making' in line with the aspirations of the Northern Arc Design Guide. The public square has been designed to maximise usability by occupants of the Eastern Neighbourhood Centre with adaptability for event space, with consideration paid for inclusion of external seating areas servicing the commercial units at ground floor.</p> <p>The Design Principles Statement includes visualisations and CGI's.</p>	<p>Fully compliant with the aspirations of the Design Guide</p>
<p>c) <i>Create an urban park that integrates the Northern Arc Avenue and the neighbourhood centre and has a strong, regular built edge to emphasise its focus of activity for the Character Area as a whole.</i></p>	<p>The proposals for the ENC include delivery of the Eastern Parkland on the northeastern edge of the neighbourhood centre. The Eastern Parkland (EP) wraps the eastern edge of Northern Arc Avenue and lies immediately adjacent to the three storey town houses on Parcel 1.7a. The offering within the Eastern Parkland comprises an integrated offering of open space, a multi-use games area (MUGA), locally equipped areas of play and informal play spaces and play trails scattered across the wider site. The integrated offering within the Eastern Parkland will deliver a broad range of open space and child play space opportunities servicing the development.</p> <p>The Eastern Parkland lies directly adjacent to the Eastern Neighbourhood Centre, the community building and the public square. There are existing crossing points on the EBLR that link the area of parkland within the remainder of the neighbourhood centre. The proposals for the EP will deliver the aspirations of the Northern Ard Design Guide.</p>	<p>Fully compliant with the aspirations of the Design Guide</p>

<p>d) <i>Create sufficient visibility into the Centre from Isaac's Lane.</i></p>	<p>Please refer to the Design Principles Statement, prepared by JTP. A range of viewpoints have been modelled. As outlined in the CGI's within the vista from Isaacs Lane, the proposed scheme will achieve a high quality vista with the Community Building, public square and the Extra Care buildings forming the key focal elements within the ENC, with the primary school buildings and the apartment buildings framing the edges of the views within the ENC.</p>	<p>Fully compliant with the aspirations of the Design Guide</p>
<p>e) <i>Define streets and spaces with strong and consistent building lines.</i></p>	<p>As outlined in the Design Principles Statement a key focus within the scheme has been centred around the creation of strong building lines to the key focal spaces within the ENC, including Northern Arc Avenue, the neighbourhood centre, the Green Link to the north and key frontages along Isaacs Lane and on the middle and southern parcel. The proposed scheme will satisfy this requirement under Design Guide.</p>	<p>Fully compliant with the aspirations of the Design Guide</p>
<p>f) <i>Provide active frontages along the square, streets and public spaces.</i></p>	<p>As outlined on the site wide masterplan due consideration has been paid to the delivery of active frontages onto the public square and key routes including pedestrian and cycle infrastructure routes. A plan has been included in the Design Principles Statement outlining measures undertaken to maximise activation from dwellinghouses onto key routes within Phase 1c.</p>	<p>Fully compliant with the aspirations of the Design Guide</p>
<p>g) <i>Retain existing trees and significant hedgerows and integrate these within the urban layout and parks.</i></p>	<p>The scheme has sought to retain as much of the existing vegetation present on site. Phase 1.7 and 1.8 are largely comprised of grassland with interspersed woodland, hedgerow and scrub habitats. The habitat present on space have been degraded by works associated with the formation of the EBLR and associated construction operations. The scheme has been designed to retain the existing woodland on the western edge of the site fronting onto Isaacs Lane and the woodland buffer between the middle (P1.8a) and southern parcel (P1.8b). The proposed scheme will deliver an integrated network of tree lined and hedge lined streets across Phase 1c which will tangibly contribute to the satisfaction of this aspiration.</p>	<p>Fully compliant with the aspirations of the Design Guide.</p>
<p>h) <i>Create a car-free zone within the square focusing on leisure use which can also accommodate street markets and community events.</i></p>	<p>The Northern Arc Design Guide included an element of parking provision on the western edge of the public square serving as the drop off location for the primary school and doubling up as short stay parking servicing the commercial units. The scheme as designed includes provision of 18 parking spaces on the western edge of the public square. This will service the requirements of the primary school and commercial units. As outlined in the Design Principles Statement through the areas of surface parking have been designed to integrate with the remainder of the public square to the east. On event days, measures will be implemented to dispense the parking bays allowing for this area to be reintegrated within the wider public square offering. It is considered that this arrangement achieves the aspiration for delivery of a functional and usable public realm at the heart of the development.</p>	<p>Fully compliant with the aspirations of the Design Guide.</p>

<p>i) <i>Provide residential car parking for the mixed-use building at the rear.</i></p>	<p>The Design Guide includes an illustration depicting the inclusion of a parking court to the rear of the mixed use apartment buildings, providing residential parking. In line with the aspirations of the Design Guide, the scheme has delivered an enclosed parking court providing 49 no. residential parking spaces (1 space per unit) which represents a balanced offering. The rear parking court has been broken up by soft landscaping in the form of low level planters, tree planting and low level vegetation. Inspiration for the design of the rear courtyard car park has been taken from the Kings Weald development.</p> <p>The car park is wrapped by continuous built form on three sides, in the form of a run of three storey town houses linked at ground floor by car ports on the northern and western edge and by apartment block A on the eastern edge. It is considered that the arrangement proposed as part of the scheme will achieve the aspirations of the Northern Arc Design Guide.</p>	<p>Fully compliant with the aspirations of the Design Guide.</p>
<p>j) <i>Provide car parking for visitors, workers and school drop-offs at a part of the square and on street within and around the neighbourhood centre combined with trees.</i></p>	<p>The Northern Arc Design Guide included an element of parking provision on the western edge of the public square serving as the drop off location for the primary school and doubling up as short stay parking servicing the commercial units. The scheme as designed includes provision of 19 parking spaces on the western edge of the public square. This will service the requirements of the primary school and commercial units. The applicant has sought to reduce the parking offering in this location as far as is practicable.</p> <p>However, advice from SHW has indicated that to attract commercial occupiers including but not limited to a small food retailer, there is a requirement to deliver an element of patron parking within the public square. It has been determined that the minimum provision that could be palatable to the market would be 18 spaces. The provision of a lesser offering could impact leasing and deliverability of commercial units, thereby impacting the vitality and viability of the ENC.</p> <p>Additional provision has been made within the carriageway of Northern Arc Avenue and the surrounding streets in the form of on street visitor bays.</p>	<p>Fully compliant with the aspirations of the Design Guide.</p>
<p>k) <i>Promote a single type of pavement material along the neighbourhood centre in order to slow the vehicular movement.</i></p>	<p>As outlined on the landscape masterplan and the coloured site layout plan it is proposed that the material treatment to the key routes will tie in with the material palette used for the EBLR and the pedestrian and cycle super highway delivered by Homes England.</p>	<p>Fully compliant with the aspirations of the Design Guide.</p>
<p>l) <i>Create a high degree of enclosure along Isaac's Lane and the Northern Arc Avenue junction by using 4-5 storey buildings with strong building lines and active frontages</i></p>	<p>As outlined in Section 5 of this statement and the Design Principles Statement the proposed scheme will deliver a series of 3 and 4 storey buildings fronting onto Northern Arc Avenue. This arrangement is fully compliant with the requirements of the Design Guide.</p>	<p>Fully compliant with the aspirations of the Design Guide.</p>

2. Landscape

Key Criteria	Detailed commentary on compliance with the criteria contained in the Design Guide	Compliance
<p>a) <i>Provide a bosque of trees to enclose and differentiate the visitors, workers and school drop-offs parking area from the surrounding features</i></p>	<p>As outlined on the Landscape masterplan and the coloured site layout the scheme will deliver a range of new planting to the edge of the public square to provide a visual delineation between the areas of parking and the remainder of the public square.</p>	<p>Fully compliant with the aspirations of the Design Guide.</p>
<p>b) <i>Use tree species with differing appearance, size and form to distinguish the public square from the surrounding spaces. The trees will be located to the edges of the square helping to restrict vehicular access and creating an open central space for community activities on the square.</i></p>	<p>In previous iterations of the scheme a linear run of trees had been delivered on the western edge of the parking area to enclose the neighbourhood centre parking facilities. In line with dialogue with officers refinements have been made to the treatment to omit this strip of planting to widen the usable space within the ENC. As outlined on the extract of the site layout plan, the proposed scheme will deliver tree planting and hedging framing the edge of the public square with demountable barriers preventing vehicular access from the western parking areas into the wider public square. The landscaping scheme, alongside material palette to the western extent of the public square will deliver an integrated surface treatment strategy that will maximise the utility and usability of the public square on non-events and event days.</p>	
<p>c) <i>Provide and replace street trees which reflect existing trees on Isaac's Lane.</i></p>	<p>As outlined on the landscape masterplan the scheme seeks to retain existing trees on the western edge of the site and includes a host of street trees along key routes within the central portion of the site.</p>	<p>Fully compliant with the aspirations of the Design Guide</p>
<p>d) <i>Create a green verge with tree planting between the Green Super Highway and vehicular movement</i></p>	<p>The detailed design and setting out of Northern Arc Avenue within the site includes a green verge between the carriageway of the EBLR and the Green superhighway. The detail of this has been replicated within the details submitted for approval as part of this application.</p>	<p>Fully compliant with the aspirations of the Design Guide</p>

3. Connections and movement

Key Criteria	Detailed commentary on compliance with the criteria contained in the Design Guide	
<p>a) <i>Create a coherent and clearly defined pattern of streets and spaces with a high degree of legibility and permeability.</i></p>	<p>The Eastern Neighbourhood Centre is served by the Eastern Bridge Link Road (Northern Arc Avenue) which is a local distributor road, with the residential parcels accessed via a series of secondary roads, shared surface and private drive solutions. As outlined in the Transport Statement prepared by GTA all of the highways infrastructure has been designed in line with the standards contained in West Sussex County Council guidance.</p>	<p>Fully compliant with the aspirations of the Design Guide.</p>
<p>b) <i>Create streets that provide direct, safe and attractive routes for pedestrians, cyclists and drivers.</i></p>		

	<p>In line with the requirements of the Outline Permission and the approved parameter plans the scheme includes provision of enhanced cycling and pedestrian routes which run from the southern edge of Phase 1c, linking into site wide connections.</p>	
<p>c) <i>Create a variety of routes within the Character Area including well overlooked pedestrian and cycle connections through the park and more intimate links through the residential areas between the centre and the secondary school</i></p> <p>d) <i>Ensure that the neighbourhood centre is highly accessible by all modes of transport by providing good pedestrian and cycle links to Wivelsfield Railway Station and Burgess Hill town centre</i></p>	<p>The wider Brookleigh development has been designed as a ten-minute neighbourhood. With three neighbourhood centres, every home in the development will be within a ten-minute walking radius from local shops and facilities so people can pick up what they need easily and quickly within the local area.</p> <p>Strategic green links - The Green Circle and Green Superhighway are the main routes connecting commercial centres, parks and transport links with a series of Green Spokes extending out into the surrounding open spaces. The strategic green links connect directly into the extensive network of footpaths, byways and bridleways beyond Brookleigh. The network is helping to create a circular route around Burgess Hill and provides access from Burgess Hill to Brookleigh and out into the countryside.</p> <p>Bus Service - Brookleigh has been designed to facilitate car-free journeys, and Homes England, in our role as master developer, is committed to the provision of infrastructure to make this possible. As the development grows, our commitments include new bus services, active travel routes throughout the development, and an extension to the Burgess Hill Green Circle network.</p> <p>Active travel - Safe active travel routes are being delivered throughout Brookleigh to ensure pedestrians can walk and cycle around Brookleigh and beyond into the wider local area. Homes England will provide a network of over 16km of new footpaths and cycle paths, so residents can access local amenities within ten minutes of their homes, without needing to use a car. The development at Brookleigh will deliver significant improvements to the public transport, cycle and pedestrian networks.</p> <p>Green Superhighway - The Green Superhighway – running east-west across Brookleigh but segregated from motor traffic - will act as the main active travel route connecting the neighbourhood centres. The Green Superhighway is a dedicated walking and cycling east-west route through the centre of the community. The route is the main sustainable movement corridor with footways and cycleways connecting green spaces, community facilities, neighbourhoods and the employment area in the west. –The proposals for Phase 1c tie into and deliver enhancements to sections of the Green Superhighway.</p>	<p>Fully compliant with the aspirations of the Design Guide.</p>

e) <i>Create safe and convenient pedestrian and cycle crossings on the Northern Arc Avenue and Isaac's Lane.</i>	The approved works to the Eastern Bridge Link Road (Northern Arc Avenue) provide detail on the setting out of crossing points between the various parcels within the ENC.	Fully compliant with the aspirations of the Design Guide.
f) <i>Provide servicing for the retail units along the square to be used out of peak hours.</i>	As detailed in the Design Principles Statement, servicing of the development will take place from delivery bays located on secondary routes that wrap and enclose the neighbourhood centre.	Fully compliant with the aspirations of the Design Guide.
g) <i>Provide the staff parking for the primary school along its south-eastern boundary to be accessed from the tertiary road.</i>	As detailed on the site wide layout provision has been made for delivery of a servicing access to the primary school via the rear parking area to the south of Apartment Block C.	Fully compliant with the aspirations of the Design Guide.

4. Building heights and typologies

Key Criteria	Detailed commentary on compliance with the criteria contained in the Design Guide	
a) <i>Create a high-quality residential environment that attracts a wide range of residents and provides a range of tenures and housing typologies</i>	The scheme as designed delivers a balanced mix of flatted units and dwelling houses. The scheme delivers 30% affordable housing with a mix of social rented extra care units and a mix of shared ownership house units. The housing mix is addressed at Para XX of this statement.	Fully compliant with the aspirations of the Design Guide.
b) <i>Provide 4 -5 storey mixed-use buildings with retail units at the ground floor and residential above.</i>	As outlined in Section 5 of this statement, Apartment Block A and B are arranged over ground and three upper storeys with commercial floorspace at ground and residential on the upper levels. The scheme as designed accords with the requirements of the Outline Permission and the NADG.	Fully compliant with the aspirations of the Design Guide.
c) <i>Use articulation elements on the buildings especially along Isaac's Lane to announce the centre and to create a space hierarchy</i>	As outlined in Section 5 of this statement careful consideration has been paid to the architecture and material treatment to buildings particularly those fronting key spaces within the site to achieve a high standard of architectural quality.	Fully compliant with the aspirations of the Design Guide.
d) <i>Provide a high-quality primary school building with a distinct architectural element responding to the character of the centre and contributing to the enclosure of the square.</i>	The primary school building will be delivered independent to the remainder of Phase 1c. Designs for the primary school land have been developed in close coordination with the proposals for the remainder of the ENC. Indicative details on the appearance, materiality and setting out of the primary school land is included on the masterplan / landscape masterplan.	Fully compliant with the aspirations of the Design Guide.

Appearance and materiality

7.55 The Design Principles Statement prepared for the Outline Permission included the formation of character area studies for the key zones within the ENC. These include: Arrival, Neighbourhood Centre, Streets and the Green Edge as depicted on the extract below.

7.56 The Character Area section of the Design Principles Statement provides greater detail on the variation in material treatment and typical architectural styles which are prevalent within each of the character areas, which is secured by an indicative material strategy plan and compliance section of the Design Principles Statement.

7.57 The layout provides a legible and interesting street scene, forming a strong, formal frontage along the primary route and loosening up to a more informal setting along the secondary and tertiary routes to achieve a high quality sense of space. Buildings are oriented to front onto the public realm to maximise overlooking. All corner buildings located at the intersection of public routes will have both elevations addressing the street in order to create visual interest, enliven the street and provide natural surveillance.

7.58 For further detail on the design and layout please refer to the Design Principles Statement prepared by JTP Architects. In developing detailed proposals for the site careful consideration had been paid to achieving a scale, form and appearance for proposed units which positively responds to local context.

7.59 The proposed dwellings have been designed in a manner which reflects traditional architectural vernacular locally. Indicative detail on materiality has been included on the illustrative streetscenes included within the formal submission.

Heritage Considerations

7.60 The outline permission includes a condition (C.18) which requires the reserved matters application to demonstrate how the impact on heritage assets has been adequately mitigated. A heritage technical note has been prepared in support of the application by Savills.

7.61 A full assessment of the proposed development on existing heritage assets is contained in the heritage note. The section below contains a summary of the key considerations pertaining to heritage assets.

7.62 The Site is not located within or part of any locally or nationally designated heritage assets. However, it is located within the setting of the Grade II listed building of Firlands Court (NHLE: 1194002), situated immediately south-west of the Site. The proposals therefore have the potential to impact the setting of the listed building.

7.63 The Site is considered to make a negligible contribution to the setting of the listed building. The proposals are in keeping with the wider emerging development within the setting, including Riddiford Drive on the western side of the building.

7.64 The proposals will not reduce the ability to appreciate the significance of the listed building, principally experienced within its heavily vegetated boundaries. This results in limited inter-visibility with the Site, with anticipated limited visibility of the proposed development from the listed building due to retained and proposed planting along the western side of the Site. The proposed parkland is also in keeping with the wider rural context.

7.65 Overall, the proposed development will therefore not adversely affect the setting of the listed building, causing no harm to its significance.

Arboricultural Considerations

7.66 The Outline Permission which had been supported by the arboricultural impact assessment, prepared by AECOM established the level of tree clearance which had been deemed necessary to facilitate redevelopment of the site for a residential led mixed use development. The proposals have sought to retain existing trees wherever possible as part of the detailed designs for the residential and employment land.

7.67 The application has been supported by an updated tree survey, arboricultural method statement, tree constraints plan and tree protection plan prepared by SJA which outlines how the recommendations of the approved arboriculture impact assessment have been integrated into the scheme submitted for reserved matters approval.

7.68 The assessment has been used to shape the development proposals, and to ensure that impacts are minimised. The Method statement outlines the methods to be implemented during the construction and operational phases of the development to mitigate impact to the root protection areas for the retained trees.

7.69 Care has been taken to ensure that sufficient space has been allowed to permit the trees to flourish, with full canopies encouraged. All development has been positioned within the site so that it will not result in future pressure on existing trees, and the location of new trees has been considered so that similar pressures do not result as they mature. In summary, the implementation of the mitigation measures has found that the proposal is acceptable from an arboricultural perspective, with a low potential negative impacts on retained trees.

Open Space and Landscaping

7.70 The green infrastructure parameter plan under the outline permission established the quantum and composition of soft landscape space to be delivered necessary to meet the needs of the occupants of the development. Full details of hard and soft landscaping have been set out in the accompanying landscape plans produced by FCPR. The Landscape Masterplan have been prepared in conjunction with JTP.

7.71 The scheme includes delivery of the Eastern Parklands which comprises 4.3 ha of new open space to be delivered as communal amenity, dedicated child play provision and strategic open space. The offering include the Multi Use Games Area (MUGA) alongside areas of informal and formal child play provision. The scheme includes the provision of significant landscaping enhancements / open space across the wider site. In line with the priorities established under the outline permission the scheme delivers a mix of areas of functional child play and communal amenity provision.

7.72 The scheme includes delivery of a significant package of environmental enhancements to compensate for loss of habitat necessary to facilitate delivery of the site. The Biodiversity Net Gain assessment outlines the measures to be implemented during the construction, development and post development stages to mitigate harm to sensitive species and receptors.

7.73 The attenuation basins and drainage ponds will be subject to soft landscaping and planting in order to create a natural appearance that is appropriate to the site, but also one that allows views out of the site to the wider open space and areas of open woodland, further enhancing the visual connection to the sites surroundings.

7.74 The basins are designed to accommodate all storm events, with some of the drainage basins designed to hold water in perpetuity, to provide an ecological benefit with others on site designed to hold water during storm events and seasonal events, but dry for the remainder.

7.75 The hard and soft landscaping strategy, and landscape management plan therefore accord with the principles established in the outline planning permission. Further details can be found in the accompanying landscape plans and landscape management plan.

Ecology & Biodiversity Net Gain

7.76 The Outline Permission dated 2019 established the ecological baseline for the Brookleigh Masterplan. The original permission had been supported by an Environmental Impact Assessment, prepared by AECOM modelled the baseline conditions present within Phase 1c.

7.77 In line with the requirements of the Outline Permission an updated walkover survey had been undertaken by Middlemarch in October 2024. This updated walkover survey provided finer detail on the protected species that could be present on site. In line with the requirements of Condition 20 on the Outline a suite of protected species survey work will be undertaken prior to construction operations commencing on site.

7.78 In line with recent dialogue with officers at Mid Sussex District Council and Place Services, it had been agreed that a full suite of updated ecology survey work was not required at planning stage. An ecological mitigation strategy for the affected habitats present within Phase 1c has been included in the Biodiversity Impact Assessment and Net Gain Assessment.

7.79 Whilst the Northern Arc Masterplan preceded introduction of the Environment Act and mandatory Biodiversity Net Gain, there had been an aspiration for the development to achieve a gain in ecological conditions present on site post development. In line with Schedule 7 Clause 1.2 Homes England submitted a Baseline Biodiversity Assessment to MSDC which comprised an assessment of the scheme under Metric 2.0 and an accompanying Biodiversity Net Gain Assessment report. This had been approved in July 2020 (LPA ref. DM/20/1118).

7.80 Separately, in January 2021 permission was granted for the discharge of Schedule 7, Paragraph 1.2 which required approval of a detailed Biodiversity Scheme. This outlined an approach to the measurement and attainment of a 'net gain' on each subphase of the development. The overarching BNG strategy indicated that attainment of a 'net gain' score in the region of 23% should be achievable on the wider masterplan. The Biodiversity strategy outlined a requirement for the subphases that make up Phase 1c to achieve the following standards:

Table 12 – Biodiversity Net Gain requirements for Phase 1c from the approved Biodiversity Net Gain Strategy prepared by AECOM

Phase	Performance
OS1.2	10%
OS1.7	
EP	
P1.7	
P1.8	

7.81 The overarching BNG strategy provides commentary on the baseline characteristics for each of the subphases within the overarching strategy, as summarised below:

Table 13 – Baseline conditions assessment from the approved Biodiversity Net Gain strategy document

Sub Phase	Habitat present on site	Assumptions within the Biodiversity Net Gain Strategy
Sub Phase 1.7	Habitats within P1.17 have an existing biodiversity value of 7.71 biodiversity units. Hedgerows within P1.7 have an existing value of 0.09 biodiversity units.	<p>Based on the concept masterplan, the Biodiversity Net Gain Assessment assumed that all existing habitats within P1.7 will be lost to facilitate the Proposed Development.</p> <p>Following the completion of the Proposed Development, habitat biodiversity units are forecasted to have increased to 10.85 biodiversity units (an increase of 3.14 units) based on the recommendations above for the creation of a suburban mosaic of developed and natural surface. Hedgerow biodiversity units are forecasted to have increased to 1.16 (an increase of 1.07 biodiversity units) due to the planting of two lines of trees totalling 0.6km in length.</p> <p>No habitats require enhancement within P1.7. However, a mosaic of developed and natural surface (such as gardens) will be required in order to achieve a 10% gain in biodiversity units across the overall Burgess Hill Northern Arc development.</p>
Sub Phase 1.8	Habitats within P1.8 have an existing biodiversity value of 4.36 biodiversity units, predominantly due to the grassland habitats present. The hedgerow with trees within P1.8 has an existing biodiversity value of 0.25 hedgerow biodiversity units.	Based on the concept masterplan, the Biodiversity Net Gain assessment assumed that the habitats within P1.8 will be lost within the Proposed Development, with the exception of approximately 0.03km of hedgerow with trees. The timeframe for the construction and delivery of this plot is October 2022 to September 2024 in conjunction with OS1.7.

		<p>Following the completion of the Proposed Development, habitat biodiversity units are forecasted to have increased to 7.84 habitat biodiversity units (an increase of 3.48 biodiversity units) based on the creation of a suburban mosaic of developed and natural surface (2.18ha). Due to the retention and enhancement of the hedgerow with trees, and the creation of 0.35km of tree lines associated with a tertiary road, following the completion of the Proposed Development the hedgerow biodiversity units are forecasted to have increased to 0.97 biodiversity units (an increase of 0.72 biodiversity units).</p>
Sub OS1.2	Phase	<p>Habitats within OS 1.2 have an existing biodiversity value of 33.71 biodiversity units predominantly due to the broadleaved woodland. Hedgerows within OS1.2 have an existing biodiversity value of 6.36 biodiversity units.</p> <p>Based on the concept masterplan, the Biodiversity Net Gain assessment assumed that the habitats within OS1.2 will be retained and enhanced within the Proposed Development. The timeframe for the construction and delivery of this plot is October 2022 to October 2023.</p> <p>Following the completion of the Proposed Development, habitat biodiversity units and hedgerow biodiversity units are forecasted to have risen to 36.50 units (an increase of 2.79 units) and 7.65 units (an increase of 1.29 units), based on the recommendations above for mitigation and habitat enhancement.</p>
Sub OS1.7	Phase	<p>Habitats within OS1.7 have an existing biodiversity value of 1.46 biodiversity units predominantly due to the species-poor semi-improved grassland within the Plot. The hedgerows within OS1.7 has an existing biodiversity value of 2.48 biodiversity units which comprises 0.02 units of species-poor hedgerow and 2.46 units of native species-rich hedgerow with trees.</p> <p>Based on the concept masterplan, the Biodiversity Net Gain assessment assumed that the habitats within OS1.7 will be retained and enhanced within the Proposed Development. The timeframe for the construction and delivery of this plot is October 2022 and September 2024 (inclusive of the pre-construction phase) in conjunction with the construction and delivery of P1.8 and the installation of a multi-use games area.</p> <p>Following the completion of the Proposed Development, habitat biodiversity units are forecasted to have increased to 2.44 (an increase of 0.98 biodiversity units). Hedgerow biodiversity units are forecasted to increase to 2.89 (an increase of 0.45 biodiversity units) due to the retention and enhancement of the species poor and species rich hedgerow with trees.</p>
Eastern Parkland		<p>Habitats within the Eastern Park have an existing biodiversity value of 2.78 biodiversity units. The existing hedgerow within the Eastern Park has an existing</p> <p>Based on the concept masterplan, the Biodiversity Net Gain assessment assumed that some habitats within Eastern Park will be retained and enhanced, some new habitats will be created, and some habitats will be lost.</p>

	biodiversity value of 1.16 biodiversity units	Following the completion of the Proposed Development, habitat biodiversity units and hedgerow biodiversity units are forecasted to have risen to 3.56 biodiversity units (an increase of 0.78 units) and 1.41 biodiversity units (an increase of 0.25 units) respectively, based on the recommendations above for mitigation and habitat enhancement.
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7.82 A Biodiversity Net Gain Assessment and Gain Plan had been prepared by Middlemarch in support of this application. This statement provides an overview of the performance of each of the sub phases within Phase 1c against the key criteria contained in the overarching BNG strategy as outlined in Table 14 above.

Table 14 – Biodiversity Net Gain results for Phase 1c

Unit Type	Baseline Unit	Units required	Net change in Units	Total	Performance
Habitats	49.41	54.35	8.30	57.71	+3.36 units beyond requirement
Hedgerow units	10.34	10.34	5.44	15.79	+5.45 units beyond requirement
Watercourse units	0.00	0.00	0.0	0.0	

7.83 As outlined in the Biodiversity Statement and Metric Assessment prepared by Middlemarch the scheme as designed achieves a 16.81% gain in habitat creation and a 52.62% gain in delivery of linear habitats. This meets and exceeds the requirements under the approved Biodiversity Net Gain strategy, prepared by AECOM.

7.84 The scheme includes delivery of a significant package of environmental enhancements to compensate for any harm generated from development of the site. The Biodiversity Net Gain Assessment and Gain Plan outlines the measures to be implemented during the construction, development and post development stages to mitigate harm to sensitive species and receptors. The ecological enhancements delivered on site will be subject to periodic maintenance and management as part of the landscape maintenance strategy.

Sustainability

7.85 In line with the requirements of the Outline Permission and the priorities contained within the adopted Local Plan the applicant has sought to maximise the use of low energy/ renewable energy sources as part of the development. An energy and sustainability statement has been prepared by Abbey Consultants. This outlines how the proposals meet or exceed building regulations and will deliver homes that reduce a residents water and power consumption.

7.86 The National Planning Policy Framework and planning policy guidance at all levels outlines the need for new development to optimise carbon savings on all development in line with energy hierarchy set out in national planning policy guidance. The scheme has been designed to optimise carbon savings generated through the fabric first approach ('Be Lean') with the utilisation of renewable energy sources and clean energy infrastructure to achieve savings in line with the building regulations. Heating and hot water will still be provided by air source heat pumps and solar photovoltaic panels.

7.87 The Energy and Sustainability Statement prepared by Abbey Consultants outlines the measures that have been implemented in the emerging proposals for Phase 1c. Overall, the scheme will achieve a 67% reduction in carbon emissions. This represents a significant betterment of the standards contained in Building regulations.

Transport, Servicing and Parking

7.88 As set out in the Transport Technical Note submitted with this application, the outline application was supported by a full detailed Transport Assessment.

7.89 The overarching highways principles covering access strategy had been established through the Outline Permission, with appropriate mitigation measures identified and secured by conditions and legal agreements. Site wide infrastructure servicing Phase 1c had been delivered by Homes England, as part of the application for the Eastern Bridge Link Road (EBLR). The Transport Technical Note prepared by GTA outlines how the proposed scheme will accord with all relevant policies and obligations related to the Outline Planning Permission.

7.90 The section below covers off the key topics that have been discussed in the Transport technical note prepared by GTA.

Car Parking

7.91 WSCC's guidance on parking provision has been strictly adhered to, with parking bays sizes and locations positioned to reflect the guidance, and further adapted to reflect officer input. The site is located within Parking Behaviour Zone 4 as defined under the West Sussex County Council Parking Guidance. This outlines a requirement for the proposed scheme to deliver net. 326 parking spaces as set out in the table below.

Standards	Requirement	Units	Space required
1 Bed	0.9 spaces per unit	18	16.2
2 Bed	1.1 spaces per unit	55	60.5
3 Bed	1.7 spaces per unit	104	176.8
4 Bed	2.2 spaces per unit	33	72.6

7.92 The scheme as designed makes provision for net. 386 allocated parking spaces and net. 42 visitor parking spaces (0.2) spaces. The scheme as designed meets and exceeds requirements of WSCC Parking Guidance.

7.93 The scheme as designed delivers the following offering servicing the Extra Care, Commercial and Community Building present on site:

- 19 spaces servicing the commercial units
- 31 spaces servicing the extra care units
- 5 spaces servicing the community building

7.94 Additional on street parking is provided adjacent to the sub stations to be used for servicing and informal parking. The scheme also includes provision of a car club bay within the neighbourhood centre.

Cycle Parking

7.95 In line with the requirements of the West Sussex County Council the scheme is required to make provision for the following cycle parking offering:

- 109 x 1 & 2 bed flats: 0.5 spaces per unit = 55 spaces
- 24 x 2 bed houses: 1 space per unit = 24 spaces
- 137 x 3 & 4-bed house: 2 spaces per unit = 274 spaces

7.96 The scheme delivers net. 353 cycle parking spaces. The cycle parking facilities are delivered within a dedicated cycle store for the apartment buildings and in a shed within the garden for each dwelling.

7.97 In line with the masterplan, any property without a garage will be provided with a sheltered cycle storage area in the rear garden. Apartment blocks will include secure cycle storage facilities. Any garage provision has been designed accordingly to accommodate cycle parking as required.

7.98 Swept path analysis has been conducted in order to demonstrate that all units can be suitably accessed by refuse vehicles. This is contained within the Transport Technical Note. Provision of EV charging points is not set out in policy or in the S106, but has been discussed with WSCC. Accordingly each residential unit will have access to its own EV charging point, either directly from the house or from the garage (in instances where the dwelling has a garage in place), or where that is not possible through a charging stand located at the end of the parking bay.

7.99 Secure cycle storage has been provided at all houses with garages, as the garages (and parking bays in front of them) have been designed with appropriate space to enable cycles to pass by parked cars, and be stored in the garage. For houses that do not have garages, secure cycle storage will be provided in the rear garden that can store two bicycles and is approximately 1.3m in height and 70 cm in depth.

7.100 When viewed as a whole, including the movement strategy and access connections, the development incorporates choices for the future residents, promoting opportunities to walk, cycle and take public transport.

Drainage strategy

7.101 The outline permission includes a condition (C.22, 24, 26, 27 and 29) which requires the reserved matters application to demonstrate how the drainage and foul drainage strategy ties in with the overarching drainage strategy secured as part of the Outline Permission. A Drainage Strategy report has been prepared in support of the application by Walkers.

7.102 The Drainage Strategy for the site is in line with the approved outline strategy developed by AECOM. 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.

7.103 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.

7.104 The Drainage Strategy report outlines that the proposed scheme aligns with the overarching principles contained in the overarching drainage strategy.

Environmental Noise

7.105 The outline permission includes a condition (C.9) which requires the reserved matters application to demonstrate how the layout and design of the residential dwellings have been designed to achieve a suitable internal noise environment for occupants. An environmental noise report has been prepared by Ian Sharland.

7.106 In order to establish the baseline noise conditions present in the locality acoustic monitoring was undertaken at three locations along Isaacs Lane in May 2025. The locations of monitors are depicted on page 7 of the report.

7.107 The assessment reviewed background noise data against the proposed masterplan for Phase 1c. It has been concluded that, by specifying appropriate glazing and facade construction along with acoustically treated means of ventilation, it will be possible to ensure that an acceptable internal environment can be provided within new dwellings.

7.108 It has been shown that noise levels within amenity areas can meet the WHOs guideline figure of 55 dB LAeq. Given that these spaces are transitional and serve as amenity space it is acknowledged that minor transgressions can in instances be acceptable. In this instance it is considered that conditions present along Isaacs Lane are not so significant that these can not be mitigated. It is therefore considered that the proposed development could be acceptable in planning terms.

8. Compliance with the Outline Permission

8.1. This section of the Planning Statement comments on the matters concerning compliance with the Outline Permission, Design Code and conditions attached to the various permissions.

Reserved Matters

8.2. Condition 1 requires the submission and approval of Reserved Matters before development granted by the outline planning permission is commenced, to include details of layout, scale, appearance, internal access and landscaping. This Reserved Matters application provides full details of layout, scale, appearance, internal access and landscaping.

8.3. The specific Reserved Matters required under Condition 1 are considered in further detail below

- **Layout** – The developable area, heights and frontages, development principles, built form and density parameter plans establish a broad outline for delivery of the residential parcels. The site layout has been designed to respond to both the site's constraints, parameters plans attached to the OPP and the local context. The scheme comprises delivery of a series of three-four storey apartment blocks, two to three storey dwelling houses, a four storey extra care block and a two storey community centre building all arranged off minor access road and shared surface. All dwellings have been sited and oriented to minimise overlooking and loss of privacy to neighbouring properties. All of the buildings delivered comply with building heights threshold. In key landmark positions wayfinding buildings have been introduced to add variety to the built form and perform a legibility function. The scheme complies with the parameters established under the outline permission.
- **Scale** – The scheme comprises delivery of a series of apartment units, semi-detached, detached and terraced dwellings arranged over two to four storeys, with tallest buildings in the Eastern Neighbourhood Centre and in key locations. All of the buildings delivered as part of phase 1c are compliant with the parameters established under the outline permission.
- **Appearance** – At the outset of the design process JTP architects undertook an extensive review of local building form, materiality and character of the area surrounding the masterplan site. This initial stage of character analysis has informed the design intent to be applied in the 'character area' sections outlined on the materials plan prepared by JTP as set out in the Design Principles Statement.
- **Access** – The key access points to the residential land were established under the outline permission. Access is taken from Northern Arc Avenue with the residential parcels serviced by a series of routes including, minor access road, shared surface and pedestrian / cycle route. All matters of access align with parameters established under the Outline Permission.
- **Landscaping** – The masterplan vision for residential land comprises delivery of 4.3 hectares of open space, communal amenity and child play space. The scheme includes provision of the Multi Use Games Area (MUGA) as part of the Eastern Parkland, alongside communal amenity space and open space servicing the occupants of Phase 1c of the committed development. The scheme includes extensive landscaping and planting works.

8.4. The design of the scheme contained within this reserved matters application has been designed to achieve full conformity with the parameters established on the approved parameter plans of the outline permission and will not generate impacts beyond the established conditions modelled under the outline.

8.5. The Design Principles Statement prepared by JTP Architects provides a comparison of the reserved matters layout against the approved parameter plans to demonstrate that the scheme as designed accords with the principles established under the outline permission.

8.6. An extract of the parameter plan overlay comparison have been included in the Design Principles Statement.

Planning Conditions

8.7. There are a number of planning conditions attached to the outline permission that are of relevance to the proposals for Phase 1c. The table below outlines the approach that has been taken to secure approval of the relevant conditions.

Condition	Condition requirement	Summary on how the scheme has addressed this requirement.
No. 7	Design Principles Statement (Outlining compliance with Design Guide, Street Design and Adoption Manual)	The Design Principles Statement prepared by JTP Architects outlines how the proposals for Phase 1c of the Brookleigh Masterplan aligns with the key requirements outlined in the Design Guide and Street Design Adoption Manual.
No. 9	Submission of a scheme for protecting the residential and other noise sensitive units within the reserved matters area, from noise generated by road traffic or other external sources. The scheme shall include an Acoustic Design Statement in line with the recommendations of ProPG: Planning & Noise Professional Practice Guidance on Planning & Noise 2017.	An environmental noise assessment has been prepared by Ian Sharland in support of the proposed development. The report has outlined that with implementation of mitigation measures (in the form of glazing specification and acoustic measures) built into the design of residential dwellings, a suitable level of amenity can be achieved.
No. 20	No development until submission of an ecological impact assessment report on the detailed proposals for that reserved matters area to be prepared in accordance with current with Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines and supported by up-to-date ecological survey data.	As outlined in Section 7 of this Statement, in line with dialogue with Place Services it has been agreed that an updated walkover survey will be submitted as part of the reserved matters application. This will provide an update on conditions present on site. Prior to construction works commencing on site a suite of updated protected species surveys will be undertaken and submitted for approval by MSDC. The landscaping scheme as submitted has been designed to accommodate the recommendations from the updated PEA and walkover survey.

No. 22	Prior to the commencement of development within each reserved matters area, the proposed method of surface water drainage and means of disposal for that reserved matters area shall be submitted to and agreed in writing by the LPA.	The requirements of Condition 22, 23, 24, 26 and 27 have been satisfied through the drainage strategy drawings and strategy report prepared by Walkers Engineers. The detailed drawings have been included within this submission and will be submitted for formal discharge under a linked application.
No. 23	Prior to the commencement of development an overall foul water drainage masterplan scheme shall be submitted to and agreed in writing by the LPA in conjunction with the relevant sewerage authority.	
No. 24	Prior to the commencement of development within each reserved matters area, the proposed method of foul drainage and means of disposal for that reserved matters area shall be submitted to and agreed in writing by the LPA in conjunction with the relevant sewerage authority.	
No. 26	Surface water drainage strategy plans demonstrating compliance with fluvial flood modelling approved under DM/20/3936	
No. 27	Prior to the development of each reserved matters area, details of watercourses, ponds and any other natural water bodies (existing and proposed) for that reserved matters area shall be submitted to and approved in writing by the LPA in conjunction with the Environment Agency.	
No. 40	No external lighting within each reserved matters area shall be brought into use until a lighting scheme for that reserved matters area has been submitted to and approved in writing by the Local Planning Authority.	This condition is not required to be satisfied at reserved matters stage. It is required to be addressed prior to installation. A detailed lighting strategy will be developed post reserved matters approval with final details secured prior to installation.
No. 46	Each RMA to deliver 20% M4 (2) dwellings within each phase of the development.	The scheme as designed will deliver 60 no. M4(2) units alongside 8% of the extra care units have been designed to achieve compliance with the requirements of Part M4 (3).

No. 51	Public art delivery plan (required for RMA's to deliver neighbourhood centre)	In line with the requirements of the approved sitewide public art strategy secured under Condition 50, details have been included within the submission detailing the potential locations for public artwork within the ENC. A public art delivery plan is being prepared in parallel to the Reserved Matters application and is being submitted for discharge of Condition 51.
No. 53	Each reserved matters area shall demonstrate and include the following: <ul style="list-style-type: none"> ○ Provision of at least 1 EV rapid charge point per 10 residential dwellings and / or 1000m² of commercial floor space. Where on-site parking is provided for residential dwellings, EV charging points for each parking space should be made. ○ All gas-fired boilers to meet a minimum standard of <40 mgNOx/kWh 	The reserved matters scheme has been designed to accord with Building Regs Part S. Provision within the proposed scheme meet and exceed the requirements secured under the outline permission. <p>As outlined in the energy and sustainability strategy prepared by Abbey Consultants outlines that the energy strategy for the residential, commercial and community elements will be served by air source heat pumps, with other low carbon measures being integrated into the design of the scheme. This approach meets and exceeds the requirements of Condition 53.</p>
No. 56	Limitation on size of commercial units in neighbourhood centre (No single retail unit within the Neighbourhood Centres shall exceed 450 m ² in gross size or 315 m ² in respect of net sales area unless otherwise agreed in writing by the local planning authority.	The proposals for Phase 1c include provision of three commercial units. The largest unit is 426 sq.m GIA. Full details of the requirement of Condition 56 is therefore satisfied.

Statement of Conformity

8.8. The masterplan site is classified as development to be assessed by an Environmental Impact Assessment (EIA) liable development.

8.9. The original environmental impact assessment ('EIA') was prepared by AECOM, for the outline permission, net. 189 hectares. The EIA was drafted based on the 2011 regulations and updated during the determination period. In line with the EIA regulations a 'Statement of Conformity' has been included within this formal submission, prepared by Savills. The statement confirms that material contained within this reserved matters application aligns with the parameters established under the outline permission.

9. Conclusion

9.1. This Planning Statement has been prepared in support of an application for reserved matters approval submitted to Mid Sussex District Council (MSDC) by Homes England and Hill Group Ltd (the “Joint Applicants”) following the grant of outline permission for the comprehensive redevelopment for a master plan led development of land to the northwest of Burgess Hill for the following:

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.

9.2. The proposals have evolved through pre-application discussions with planning, design and landscape officers at MSDC, along with feedback informed by WSCC Highways and the MSDC Design Review Panel.

9.3. By way of a summary, the proposals will provide a wide range of planning benefits for the site and surrounding area.

- a) Significant amount of high quality new homes on a site with extant outline planning permission, including the provision of affordable homes
- b) Each house will include private amenity space, as well as access to high quality landscaped communal amenity space.
- c) Provision of a range of dwelling types and sizes to satisfy local housing demand.
- d) A policy compliant (30%) on-site affordable homes.
- e) Provision of M4(2) dwellings exceeding the requirement set out in the outline planning permission.
- f) Provision of public open space across the site, including communal amenities and child play provision for use by existing residents and new residents.
- g) The development will encourage sustainable modes of transport with the provision of secure cycle parking for all residents
- h) Sustainable design and construction measures will be utilised to achieve a 67% reduction in carbon emissions which is significantly in excess of requirements under Building regulations.

- 9.4. The Joint Applicants have engaged in extensive pre-application consultation with Mid Sussex District Council and, wherever possible, the scheme reflects the comments that have been received. This Reserved Matters application is supported by assessments and reports addressing technical issues.
- 9.5. This Planning Statement has assessed the material considerations arising from the proposals against the prevailing planning policy framework and has demonstrated that the scheme complies with the relevant national, regional and local planning policy guidance and represents sustainable development.

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