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# Design Strategies

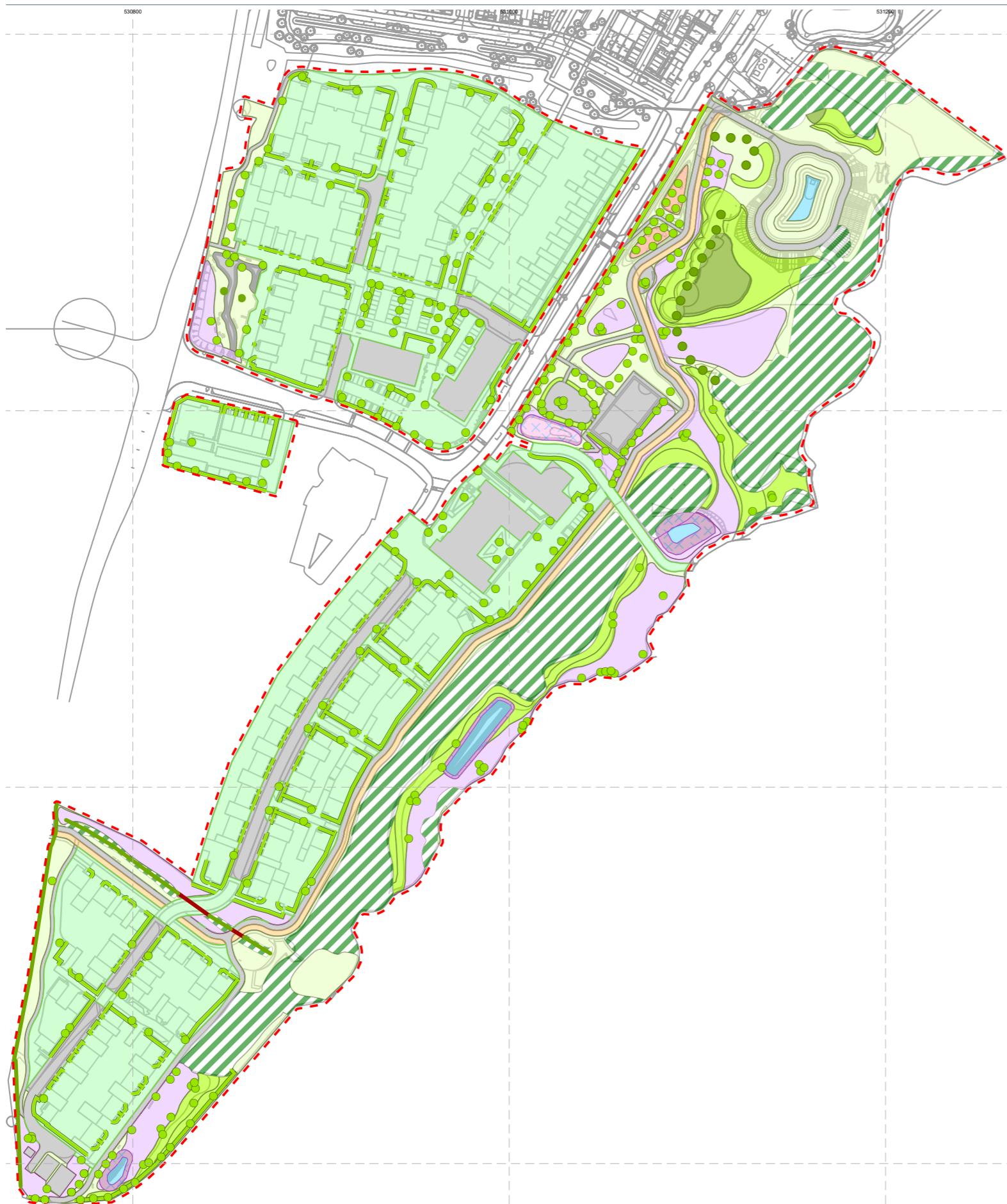
# Green Infrastructure Strategy

This section provides the design rationale behind the Green Infrastructure (GI) Strategy and explains about the different elements across the site.

The development is set within a network of existing and proposed GI. The proposed development is informed by the existing landscape resources located within and adjacent to the Site, that will be enhanced with new GI. The landscape structure is a key driving principle of Phase 1c, with existing site features such as areas of existing trees and woodland across the Site providing a strong framework of GI for the proposed development. The existing GI along with new GI proposed across the development will contribute to the character of the Site's natural green spaces as illustrated on the Landscape Strategy Plan opposite.



# Ecology Strategy



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.

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.

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.

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).

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.

As outlined in the Biodiversity Statement and Metric Assessment prepared by Middlemarch the scheme as designed achieves a 17.07% gain in habitat creation and a 57.82% gain in delivery of linear habitats. This meets and exceeds the requirements under the approved Biodiversity Net Gain strategy, prepared by AECOM.

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.