

An aerial architectural rendering of Brookleigh Eastern Primary School. The school is a modern, two-story building with a curved, tiered roof and large windows. It is surrounded by greenery, including trees and a grassy area. A parking lot with several cars is visible to the right. In the foreground, there is a paved area with some people walking and a small car. The overall scene is bright and sunny.

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

Reserved Matters Application

**Environmental Impact Assessment -
Statement of Conformity**

Client



**Homes
England**

Project No

DARTS-OTH-88

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Brookleigh Eastern Primary School

Environmental Impact Assessment - Statement of Conformity

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Contents

1.0	Introduction	3
2.0	Assessment Overview	5
3.0	Conclusion	15

Tables

Table 1	Parameter Plans.....	5
Table 2	Strategy Compliance	6
Table 3	EIA Mitigation/ Enhancement Measures (see ES Chapter 16, Table 16.1 and ES Addendum Chapter 16 for mitigation details)	6

1.0 Introduction

- 1.1 This Environmental Impact Assessment Statement of Conformity has been prepared to accompany a reserved matters application to consider access, appearance, landscaping, layout and scale pursuant to application DM/21/3279 (original reference DM/18/5114) for parcel P1.2 comprising of the construction of a Primary School with nursery and special support centre, car parking, multi-use games area, playing fields, landscaping and associated infrastructure. The Primary School would sit within the wider Brookleigh (formerly Northern Arc) development to the north of Burgess Hill, Sussex.
- 1.2 The Primary School would be adjacent to the eastern neighbourhood centre and surrounded by new housing. It would be two-storeys up to 10m with a roof which extends over the main entrance, creating a sheltered canopy and large pedestrian only safe space; the school building would be in the north-eastern corner of the Site, creating an active frontage. Secure external play spaces are proposed to the side and rear of the building, behind a secure wall, with tarmacked areas in earthy colours. There would be a staff car park to the west. Soft landscaping would comprise larger tree species adjacent to Isaac's Lane lining the car park access road and a combination of larger and medium sized trees along the boundaries of the playing field.
- 1.3 This reserved matters application follows outline planning permission (Ref: DM/18/5114) which was granted on 4th October 2019 for a mixed-use development of around 3,000 homes, local centres, community uses, employment development, schools, open space and associated infrastructure:
- 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.*
- 1.4 The above outline planning application (DM/18/5114) was subject to Environmental Impact Assessment (EIA), which was reported in an Environmental Statement (ES) and a subsequent ES Addendum. This EIA Statement of Conformity presents a

review of the Primary School reserved matters application against the parameters which were assessed in the ES for the outline application.

- 1.5 Outline application DM/18/5114 has since been superseded by a Section 73 application to vary conditions (DM/21/3279) which sought changes to parameter plans, amongst other alterations. This application was supported by an EIA statement of conformity, which concluded that *"the planning condition amendments result in no additional environmental effects and therefore the residual effects and conclusions of the 2018 ES and 2019 ES Addendum remain valid."*
- 1.6 The Statement of Conformity aims to demonstrate how the reserved matters application, supported by several technical documents, complies with the findings of the ES for the outline application and that the conclusions presented in the ES and ES Addendum remain valid.

2.0 Assessment Overview

Assessment Against the ES

- 2.1 The below tables (Tables 1-3) set out how the Proposed Development would comply with plans, strategies and mitigation measures set out in the Environmental Statement for the Brookleigh outline application.

Table 1 Parameter Plans

Parameter Plans	Compliance
Access and Movement Plan - Drawing Number 004 RV04	Yes - No access details were defined for the Primary School on this plan, the Proposed Development is compliant.
Building Heights Plan - Drawing Number 006 RV03	Yes - Predominantly 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). The proposed school building is within this limit at 10m.
Demolition and Retention Plan - Drawing Number 007 RV01	Yes - There is no demolition or retention at the Primary School Site, consistent with the approved outline parameters.
Density Plan - Drawing Number 005 RV03	N/A - Not Applicable to Primary School.
Green Infrastructure Parameter Plan - Drawing Number 003 RV05	Yes - The Primary School site does not encroach on any green infrastructure proposed across the wider site. The plan does not show green infrastructure within the school site. The school would provide outdoor play space and a playing pitch, landscaping also includes tree planting.
Land Use Plan - Drawing Number 002 RV02	Yes - Primary School is proposed in area for 'Eastern Neighbourhood Centre (south)', which is to include a Primary School.
Phasing Plan - Drawing Number 008 RV01	Yes - Primary School is within the Phase 1 area and is consistent with the phasing plan.

Table 2 Strategy Compliance

Strategy	Compliance
Biodiversity Strategy (Northern Arc Allocation: Biodiversity Scheme – Planning Obligation Discharge)	The Biodiversity Scheme includes measures to protect retained habitats during construction and operation, proposed habitat creation and enhancement, and requirements for further surveys. The Proposed Development complies with this, as demonstrated in the Ecological Impact Assessment (EclA).
Drainage Strategy (SuDS Masterplan – Condition 21 Discharge)	The SuDS Masterplan for the wider site shows the Primary School site providing surface water storage. SuDS measures have been incorporated into the site to address surface water flood risk, including rainwater harvesting, permeable paving and attenuation tanks. Further information provided in the Proposed Drainage Strategy.
Foul Water Drainage Strategy (Foul Water Drainage Masterplan – Condition 23 Discharge)	The foul water strategy has been coordinated with the wider masterplan and reflects the approved discharge arrangements for Brookleigh. Further information provided in the Proposed Drainage Strategy.

Table 3 EIA Mitigation/ Enhancement Measures (see ES Chapter 16, Table 16.1 and ES Addendum Chapter 16 for mitigation details)

Theme	Design Mitigation/ Compliance Requirement	Compliance
Ecology	Ecological Surveys	Yes - Appropriate ecological surveys have been undertaken, results are presented in the EclA. No significant effects are predicted.
	Green Infrastructure	Yes - The Proposed Development would not impact areas of green infrastructure identified in the ES.
	Proposed Development Design	Yes - The design has minimised impacts on existing trees and woodland.

Theme	Design Mitigation/ Compliance Requirement	Compliance
	Sustainable Drainage Systems	Yes - SuDS measures have been incorporated into the site design, in accordance with the wider site strategy.
	Landscaping	Yes - A comprehensive landscaping scheme has been presented which would help to maximise ecological benefits on Site.
	Animex Wildlife Bridge	N/A - Wildlife bridge is not relevant to this site.
	External Lighting	Yes - Implementation of the Sensitive Lighting Scheme would limit operational impacts.
	Additional Mitigation from the August 2019 ES Addendum (bat house, semi-natural green space and grassland)	Yes - Landscaping seeks to maximise ecological benefits.
Water Resources, Flood Risk and Drainage	Drainage Strategy	Yes - The proposals are in line with the wider site drainage strategy. It is proposed that SuDS would be used to reduce runoff and surface water flood risk. The foul water strategy has been coordinated with the wider masterplan and reflects the approved discharge arrangements for Brookleigh.
	Flood Risk Assessment	Yes - The Site is in Flood Zone 1. SuDS would manage surface water flood risk. The Proposed Development would not increase flood risk on or off site and is resilient to future climate scenarios.

Theme	Design Mitigation/ Compliance Requirement	Compliance
	Wastewater Generation	Yes - The foul water strategy has been coordinated with the wider masterplan and reflects the approved discharge arrangements for Brookleigh.
Ground Conditions	Asbestos and Contamination Removal	N/A - There are no significant contamination concentrations on site.
	Phase II Site Investigation and Risk Assessment	N/A - Phase II site investigations and risk assessment would be completed post-consent.
	Minerals Resource Assessment	N/A
Landscape and Visual	Green Infrastructure	Yes - Green infrastructure would be provided by the Proposed Development. Open space is provided and landscape planting would provide screening to adjacent properties.
	Land Use	Yes - The Proposed Development is compliant with the proposed land use shown in the parameter plan.
	LEMP mitigation set out in Design Guide	Yes - Landscape planting and ecological protection measures presented in the EclA would ensure compliance with the LEMP mitigation.
Culture and Heritage	Green Infrastructure	N/A
	Retention of Structures of Value	N/A
	Design Guide	N/A

Theme	Design Mitigation/ Compliance Requirement	Compliance
	Archaeological Investigation	N/A - Archaeological works would be subject to an agreed Written Scheme of Investigation, in accordance with the pre-commencement planning condition.
Traffic and Transport	Street Hierarchy	Yes - The school has been designed to integrate into the proposed street hierarchy of the wider development.
	Public Transport Strategy	Yes - The Travel Plan suggests measures to encourage and support the use of public transport.
	Pedestrian and Cycle Promotion (including August 2019 ES Addendum)	Yes - The application includes a Travel Plan which lists a range of measures to encourage walking and cycling.
Noise and Vibration	Design Guide Glazing	Yes - The façade, glazing, roof and rooflight performance are predicted to ensure that internal noise limits are met.
	Design Guide Building Service Plants	Yes - Plant noise would be controlled to 5 dB below background levels at the nearest receptors.
	Outdoor Spaces	Yes - Predicted use of the sports pitch is expected to increase existing ambient levels by no more than +2 dB at the worst-affected receptor, which is below the relevant threshold and not expected to result in significant adverse impacts.

Theme	Design Mitigation/ Compliance Requirement	Compliance
Air Quality	Additional Mitigation from the August 2019 ES Addendum (electric vehicle charging points; the green circle extension pedestrian/ cycle provision; green superhighway pedestrian/ cycle provision; the A2300 walking and cycle improvements; the A273 Jane Murray Way walking/ cycling improvements; and alternatives to private car use)	Yes - Travel plan suggests measures to encourage use of public transport and active travel. The Air Quality Assessment identifies that no significant traffic would be associated with the Proposed Development and new receptors would not be exposed to poor air quality.
Socio-Economic	Provision of Healthcare and Education Facilities	Yes - Proposed Development is for a two-form-entry Primary School with a nursery and special support centre.
	Play Space, Open Space, Retail, Employment Space and Community Space	Yes - The Primary School provides open space and play space for pupils.
	Affordable Housing	N/A
Climate Change	Energy Strategy / Sustainability and Sustainability Statement	Yes - The building would be designed to BREEAM 'Excellent' standard, ensuring high levels of energy efficiency and sustainability. An Energy and Sustainability Statement has also been produced, which demonstrates the approach to ensuring high levels of sustainability.

Theme	Design Mitigation/ Compliance Requirement	Compliance
Other Mitigation Measures	Outline Lighting Strategy	Yes - A lighting assessment has been produced which ensures that external lighting would meet luminous intensity levels, reduce sky glow, reduce visual impact and automatically dim after a prescribed time. This is in line with the lighting strategy for the ES.
	Arboricultural Impact Assessment	Yes - No tree, hedgerow or woodland removal or other form of tree works is required to facilitate the Proposed Development.

Technical Assessment

Ecology

- 2.2 An Ecological Impact Assessment (EclA) was completed for the Proposed Development. This identified modified grassland, unvegetated areas and sparsely vegetated urban land; the Site was assessed to be of low ecological value. Construction phase effects are limited to the risk of killing or injury during construction or temporary reversible disturbance. Operational phase effects are limited to temporary reversible disturbance (habitat fragmentation or species exclusion). Ecological impacts are therefore limited and not at a significant level. Mitigation would be delivered through the implementation of Ecological Precautionary Working Methods and an operational phase Sensitive Lighting Scheme; there would be a neutral residual impact on ecological features.
- 2.3 The primary residual ecological effect from the wider Brookleigh development identified in the ES is relating to loss of woodland habitat, which would be mitigated in the long-term by landscape planting. The Proposed Development would not affect woodland habitat and would not lead to any other significant ecological impacts, it is therefore compliant with the ES in ecological terms.

Land Quality

- 2.4 A Land Quality Statement has been provided for the Proposed Development. This identified that the Site has a very low hydrogeological sensitivity, a medium-high

hydrological sensitivity, exposure to a small number of minor geotechnical hazards, and very low risk of contamination.

- 2.5 The ES identifies that, following the implementation of all mitigation measures, residual effects on ground conditions would be negligible. The findings of the Land Quality Statement for the Primary School Site are in line with the ground conditions findings and therefore compliant with the ES. No significant effects on ground conditions or land quality are anticipated.

Transport

- 2.6 A Transport Statement has been completed for the Proposed Development. It is expected to generate 28 two-way vehicle movements in the AM Peak, and 25 two-way movements in the PM Peak; this equates to one additional vehicle on the highway network every two minutes at each peak. This level of traffic was included as part of the strategic transport modelling from the approved outline application. Transport impacts are therefore in line with those from the ES and, in transport terms, the Proposed Development is compliant with the ES.

Air Quality

- 2.7 An Air Quality Assessment has been conducted to assess the construction and operational impacts of the Proposed Development. Limited releases of dust and particulate matter are likely to be generated from on-site activities during construction, although this can be suitably managed through standard good practice. There is no significant traffic associated with the Proposed Development. A review of baseline air quality indicates that NO₂ PM₁₀ and PM_{2.5} concentrations in the Site vicinity are well below the relevant air quality objectives; new receptors would not be exposed to poor air quality. Air quality does not pose a constraint to the Proposed Development.
- 2.8 This is in line with the findings of the outline application ES, which concludes that there would be no significant residual effects on air quality resulting from the Brookleigh development and no additional mitigation is required. The limited air quality impacts arising from the Proposed Development demonstrate compliance with the ES.

Arboriculture

- 2.9 The Arboricultural Impact Assessment (AIA) completed for the Proposed Development identifies that no trees are proposed to be removed as a result of the development. A total of five individual trees and two hedgerows were surveyed. No buildings are proposed within the root protection areas of retained trees.

- 2.10 The primary residual ecological effect from the wider Brookleigh development identified in the ES is relating to loss of woodland habitat, which would be mitigated in the long-term by landscape planting. The Proposed Development would not affect woodland habitat and would not lead to any loss of trees; it is therefore compliant with the ES.

Noise and Vibration

- 2.11 A Noise Impact Assessment has been carried out for the Proposed Development. The assessment found that with the inclusion of a 2.4m brick wall along the northern boundary and acoustic fencing along the western boundary, external noise levels across teaching and recreational areas are predicted to comply with guidance. Internally, using the proposed façade, glazing, roof, and rooflight performance specifications, SEN and non-SEN teaching spaces are predicted to meet the BB93 internal noise limits, accounting for the chosen ventilation strategy.
- 2.12 Plant noise would be controlled to 5 dB below background levels at the nearest receptors. Predicted use of the sports pitch is expected to increase existing ambient levels by no more than +2 dB at the worst-affected receptor, which is below the relevant threshold and not expected to result in significant adverse impacts.
- 2.13 The assessment finds that the Proposed Development would be acoustically suitable and would comply with planning policy. No significant impacts are predicted and the Proposed Development would comply with the findings of the ES; the ES found that there would be no significant noise and vibration effects from the wider development during construction or operation.

Flood Risk and Drainage

- 2.14 A Flood Risk Assessment and Drainage Strategy has been produced for the Proposed Development. The FRA found that this was a greenfield site in Flood Zone 1 and is therefore at low risk of flooding from rivers and the sea. Groundwater flood risk is also low, there is low to medium surface water flood risk, with two discrete ponding zones (these have been addressed through regrading and strategic placement of infrastructure).
- 2.15 Sustainable Drainage Systems (SuDS) have been incorporated into the Proposed Development to manage surface water runoff. Measures include permeable paving, attenuation tanks, green roof and rainwater harvesting. Runoff would be attenuated and discharged at a controlled rate. The drainage strategy can accommodate storm events up to the 1-in-100-year return period, with a 45% climate change allowance.
- 2.16 The FRA and Drainage Strategy finds that the Proposed Development would not increase flood risk on or off site and is resilient to future climate scenarios. No significant impacts are anticipated.

- 2.17 The ES finds that there are no likely significant residual effects on water resources, drainage and flood risk as a result of the enabling works, demolition and construction of the wider development or once it is complete and occupied. The impact of the Proposed Development is not significant and therefore complies with the findings of the ES.

Technical Aspects Scoped Out

- 2.18 Some topics which were addressed in the ES have not been subject to additional technical assessment as part of this Reserved Matters Application.

Landscape and Visual Impact Assessment

- 2.19 The ES for the outline application included a chapter on Landscape and Visual Impact Assessment (LVIA), this identified several moderate adverse landscape and visual effects of the Proposed Development on a range of receptors. Further Landscape and Visual Assessment has not been necessary for this reserved matters application as the school is within the parameters which were used as the basis for the assessment of effects. Being within these parameters, the Proposed Development would not lead to a greater level of effect than that described in the ES and it remains compliant with the ES.

Culture and Heritage

- 2.20 The reserved matters application also did not include assessment of impacts on Culture and Heritage, as these were adequately addressed in the ES for the outline application. The ES concluded that the Brookleigh development would not have a significant effect on any built heritage asset within the Site or study area during demolition, construction or operation. There are no known heritage assets within the Primary School Site which could be affected or would warrant further assessment. Given that there are no heritage assets on Site, the Site is within the wider site assessed in the ES and the Proposed Development would be within the assessed parameters, additional impacts on culture and heritage are not expected and this aspect is compliant with the ES.

3.0 Conclusion

- 3.1 As set out in Tables 1 to 3, the Proposed Development complies with the Outline Planning Permission DM/18/5114 and the conclusions presented in the ES and ES Addendum remain valid.
- 3.2 Technical assessment has been undertaken for the Proposed Development which supplements the information provided in the outline application's ES and ES Addendum. This further technical assessment demonstrates that there would be no significant effects arising from the Proposed Development beyond those already identified in the ES.
- 3.3 No further EIA information is required for the determination of the application.



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