PHASE 2 NEIGHBOURHOOD EQUIPPED AREA OF PLAY AND OPEN ACCESS BALL COURT

Planning and Compliance Statement

On behalf of **Legal & General (Strategic Land North Horsham) Limited**

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For and on behalf of Stantec UK Limited				

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1 INTRODUCTION AND OVERVIEW

1.1 This Planning Statement has been prepared by Stantec UK Limited on behalf of Legal & General (Strategic Land North Horsham) Limited ('**L&G**') in support of this application seeking approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the provision of a Neighbourhood Equipped Area of Play ('**NEAP**') and Open Access Ball Court ('**OABC**') within Phase 2, and associated landscaping, drainage and infrastructure.

1.2 L&G acquired majority control of the strategic site known as 'Mowbray', formerly known as 'Land North of Horsham', from Liberty Property Trust UK Limited in December 2018. The Site is allocated within the Horsham District Planning Framework (2015) to provide, inter alia, at least 2,500 new homes alongside a new business park, local centre, sports and recreation facilities and schools (Policy SD1).

1.3 An application for outline planning permission was submitted on behalf of Liberty in August 2016 and approved subject to conditions on 1 March 2018 (LPA reference DC/16/1677; the '**OPP**') for a mixed-use strategic development as follows:

> ***'Outline planning application with all matters reserved except access for a mixed-use strategic development to include housing (up to 2,750 dwellings), a business park (up to 46,450 m2), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure.'***

1.4 This application for the approval of Reserved Matters is made pursuant to Condition 5 of the OPP, which requires:

> ***5. Details relating to the layout, scale, appearance, means of access and landscaping associated therewith (hereafter called the Reserved Matters) for each Area of the site as shown on the Reserved Matters Area Plan approved pursuant to condition 7 of this permission shall be submitted to and approved by the Local Planning Authority before development of that Reserved Matters Area is commenced.***

1.5 Condition 2 of the OPP requires development proposals to demonstrate "broad" accordance with the approved parameters. This Planning Statement sets out the relevant parameters against which this application is to be considered, and how the Development demonstrates complete accordance with them.

Content of Submission

1.6 This application is accompanied by a comprehensive suite of technical, environmental and design documents which confirm that the Development is acceptable in planning terms, and accord with the relevant conditions and parameters of the OPP. These comprise the following:

Table 1: Submission Documents *(numbering consistent with Covering Letter)*

No.	Report Title	Author
04	Planning and Compliance Statement	Stantec
06	Landscape Statement	David Jarvis Associates
07	Landscape Specification	David Jarvis Associates
09	Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan	David Jarvis Associates
10	Drainage Statement	Glanville
11	Ecological Mitigation and Management Plan	CSA Environmental

1.7 Detailed plans are also submitted in support of this application, which can be found listed in the accompanying Covering Letter.

1.8 This Planning Statement is written in support of this Reserved Matters Application ('**RMA**'). Its purpose is to explain the form and content of the proposed Development against adopted and emerging policy and guidance, and to assess the planning merits of the application against any other material considerations. This includes demonstrating compliance with the relevant documents listed in Condition 48 of the OPP through the Compliance Design Document contained in Section 8 of this Planning Statement.

2 SITE DESCRIPTION AND PLANNING HISTORY

Site and Surrounding Area

2.1 Mowbray is situated on the northern side of the A264 and comprises a new neighbourhood extending from Wimland Road in the east to Langhurstwood Road in the west with Rusper Road providing the central and principal vehicular access.

2.2 The site subject of this application (as illustrated on the submitted Redline Boundary Plan 2898-5-2-34 DR-2001 S5-P2; the '**Site**') is situated around 650 metres north of the A264, and around 750 metres east of the Bohunt School.

2.3 The Site as shown within the submitted Site Location Plan for this application comprises 2,388m^2 of open agricultural land. There is no existing built form within the Site.

2.4 An established row of trees encloses the Site along the length of its western boundary, though it otherwise consists of undeveloped open field.

Strategic Allocation

2.5 The Site is the subject of a strategic allocation within the Council's adopted local plan: the Horsham District Planning Framework (2015; '**HDPF**'). Policy SD1 (Strategic Policy: Land North of Horsham) allocates the Site for a 'mixed use strategic development to accommodate at least 2,500 homes and associated infrastructure'. In addition to new homes, Policy SD1 clarifies that the 'associated infrastructure' would include a business park, local centre, land for new schools, land safeguarded for a new railway station adjacent to the business park and open space, sport and recreation facilities.

Outline Planning Permission

2.6 Following the allocation of the Site through the HDPF, Liberty promoted an application for outline planning permission for the strategic development of the Site having regard to the principles outlined in Policy SD1. The application was submitted to the Council in August 2016 and approved on 1 March 2018 (LPA reference DC/16/1677) for the following:

> ***'Outline planning application with all matters reserved except access for a mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m2), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure'***

2.7 The approved Phasing Plan (2153-507 E) split the Mowbray site into three phases, with sub-phases within. The Site falls within the northern-most section of Sub-Phase 2C.

3 THE DEVELOPMENT

3.1 Pursuant to Condition 5 of the OPP, this is a Reserved Matters Application ('RMA') seeking approval for development of the following description (the '**Development**');

> ***Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the provision of a Neighbourhood Equipped Area of Play and Open Access Ball Court within Phase 2, and associated landscaping, drainage and infrastructure.***

3.2 The OPP was accompanied by a Section 106 agreement dated 1 March 2018 (the '**S106**'). Schedule 4, Parts 5 and 6 requires a plan specifying the location and layout of the OABC and NEAP respectively, to be submitted and approved by HDC prior to the commencement of any housing units within each phase. An application to discharge these obligations was approved under S106 discharge application reference S106/26/0020 (dated 30 June 2026).

3.3 The Development is separated into two distinct areas. The OABC is provided within the southern half of the Site, with the NEAP within the northern half.

3.4 14 separate pieces of play equipment within two distinct areas of the NEAP are proposed to the benefit of younger and older children respectively, which exceeds the requirements of the S106.

3.5 This RMA is accompanied by a comprehensive scheme of soft and hard landscaping, which seeks to ensure that the Development complies with the S106. Fencing is provided along the northern, eastern, and southern boundaries, with self-closing timber-gates ensuring the safety of children is maintained. Moreover, extensive soft landscaping is proposed around the entire perimeter of the Site to provide additional enclosure and ensure that the Development integrates successfully into its surroundings.

3.6 Benches and table-tennis tables, again an additional benefit above the requirements of the S106, are provided along the Site's western boundary to provide accommodation for parents and older children. This area benefits from dense canopy cover that existing, established trees and vegetation on the Site's western boundary provide.

4 SCOPE OF APPLICATION AND SUBMISSION

4.1 Reserved Matters approval is required for the proposals. There are several conditions of the OPP that set out the information required for each Reserved Matters application. **Table 2** summarises the relevant conditions.

Condition No.	Condition Title
RM Requirements	
5	Reserved Matters
47	RM Roads, Footpaths and Cycleways
48	RM Compliance Document
49	RM Ecological Mitigation and Management Plan
50	RM Landscape Scheme
52	RM Tree Survey and Arboricultural Implications Assessment
54	RM Surface Water Drainage Strategy
55	RM Foul Water Drainage Strategy

Table 2: Conditions to be Discharged

5 PLANNING POLICY

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that where the Development Plan contains relevant policies, applications for development which are in accordance with these policies should be allowed unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) are material considerations.

5.2 This section sets out the relevant policy and material considerations, demonstrating how the Proposed Development complies with relevant national, regional and local planning policy.

5.3 The Development Plan comprises:

- Horsham District Planning Framework (2015) ('**HDPF**')
- Site Specific Allocation of Land Document (2007)

5.4 Material considerations include:

- National Planning Policy Framework (2024) (as amended) ('**NPPF**')
- Planning Practice Guidance (2024) (as updated) ('**PPG**')
- Local Supplementary Planning Documents

Adopted Planning Policy

5.5 Land North of Horsham is identified as a strategic allocation in the HDPF to deliver a mixed-use development (Policy S1). The key development principles outlined in Policy SD1 can be summarised as:

1. High quality, sustainable, mixed-use community with its own identity and character but connected to Horsham
2. Locally distinctive and unique through its architecture, urban and landscape design
3. Legible layout that facilitates modes of sustainable travel
4. Minimal impact on existing transport network with new crossings of the A264 Business Park
5. Safeguarded land adjacent to the business park for a new parkway railway station
6. Local centre including shops, healthcare and community facilities
7. Homes of different sizes, types and tenure to meet local needs
8. Two primary schools and a site for a secondary school together with provision for Special Education Needs
9. Open space, sport and recreation facilities

10. Strong landscape buffer

11. Sequential approach to flood risk

5.6 Additional policies that specifically relate to the Land North of Horsham are SD2 to SD9. These policies set out more detailed provisions for the Site in respect of, inter alia, employment, the local centre, housing, sports, landscape, design, education and transport.

5.7 This application seeking approval of Reserved Matters would provide community facilities in the NEAP and OABC, drainage, landscaping and associated infrastructure. The following adopted policies, in addition to Strategic Policy SD1 outlined above, are central to the assessment of the proposal:

Policy SD6: Landscape Buffer, Landscape Character, Biodiversity and Green Infrastructure

Strategic landscape proposals are to be provided to mitigate the appearance of development along the A264. The landscape proposals are to be delivered in accordance with an agreed phasing plan, and be subject to appropriate long-term management.

Policy SD7: Design

Designs are required to demonstrate best practice design and sustainability and construction approaches from the UK and Europe.

Policy 24: Environmental Protection

The environmental quality of the district is to be protected from development impacts through, inter alia, the minimisation of air pollution and greenhouse gas emissions, and the prevention of contaminated run-off to surface water sewers.

Policy 25: The Natural Environment and Landscape Character

Protects the landscape and natural environment from inappropriate development and seeks to protect, conserve and enhance the landscape, maintain and enhance the Green Infrastructure Network, ensure no net loss of biodiversity, delivering net gains where possible, and maintains and enhances the existing network of geological sites.

Policy 31: Green Infrastructure and Biodiversity

Requires development proposals to contribute to the enhancement of existing biodiversity and the creation of new habitats where possible. Any trees lost as a result of the development are to be replaced.

Policy 32: The Quality of New Development

Development is expected to reflect an understanding of local, physical, social, economic, environmental and policy context for development.

Policy 33: Design Principles

Several principles are set out within this policy. Relevant to this application, the appearance of development is required to respond to built surroundings and landscape features, offer a high

standard of landscaping, and presume in favour of retaining existing landscape and natural features.

Policy 35: Climate Change

Supports development which makes a clear contribution in adapting to climate change, including measures which reduce energy use in construction (1), provide appropriate flood storage capacity (1), support the use of sustainable transport methods (4) inter alia.

Policy 37: Sustainable Construction

Requires proposals to seek sustainable improvements by introducing design features to minimise vulnerability to flooding and heatwave events (3), encourage walking, cycling and other forms of sustainable transport (5), and incorporate measures to improve biodiversity value (8).

Policy 38: Flooding

Sets out how development which could result in increased flood risk should incorporate the use of SuDS features to mitigate that risk (3), and in doing so, should consider the importance of local ecological resources such as water quality and biodiversity (4). Drainage techniques that mimic natural drainage patterns and manage surface water close to source should also be adopted (5).

Policy 39: Infrastructure Provision

This policy highlights that in the event of need for additional capacity, the infrastructure will need to be provided in time to serve the development (or relevant phase) to ensure the existing environment or amenities are not adversely affected (2).

Policy 40: Sustainable Transport

Supports developments which maintain and improve the existing transport system by road, rail and cycle (2), are integrated into the wider network of routes (3), include opportunities for sustainable transport to cut emissions (4), are located where there are a range of transport options available (5), minimise conflict between traffic, cyclists and pedestrians (6), and provide safe and suitable access for vehicles, pedestrians and cyclists (9).

Emerging Development Plan

5.8 Horsham District Council commenced a review of its local plan in 2018. Regulation 18 consultation took place in February/ March 2020. Regulation 19 consultation took place between January 2024 and March 2024 and the Submission Version Local Plan was submitted to the Secretary of State for Examination in August 2024. The initial hearing sessions were held in December 2024, and the

5.9 However, the Written Ministerial Statement on Reforming Plan Making and the Minister of State's letter to the Planning Inspectorate of 27 November 2025 sets out that the Government's intention is to abolish the Duty to Cooperate in the plan-making system.

5.10 Considering this, and Natural England's withdrawal of their water neutrality position statement, the Planning Inspectorate recommenced examination of the Submission Local Plan with higher growth targets which took place in April 2026.

5.11 The Inspectorate has recommended a number of Main Modifications which are currently being consulted on. There are several more steps for HDC to take prior to being able to adopt the Emerging Local Plan, though adoption is provisionally targeted for January 2027.

5.12 NPPF paragraph 49 states increased weight can be attributed to the emerging policies as they progress towards adoption depending on the extent of unresolved objections. Whilst discussions between HDC and the Planning Inspectorate may continue, the examination remains at very early stages, and it is not entirely clear how previous objections will be overcome. Very limited weight can currently be attributed to its policies.

Draft NPPF

5.13 The Ministry of Housing Communities and Local Government published a draft National Planning Policy Framework on 16 December 2025. The document contains proposed reforms and changes to the English planning system.

5.14 The draft NPPF and the policies contained therein are a material consideration in the context of decision making. However, given that the document remains in draft, is subject to consultation and possible amendments, it attracts only very limited weight at this time.

Biodiversity Net Gain

5.15 As of 12th February 2024, all new major development is mandated to achieve a minimum 10% Biodiversity Net Gain, as set out within the Environment Act 2021 and Schedule 7A of the Town and Country Planning Act 1990. However, the submission of the OPP predates the BNG regulations so there is no statutory requirement for 10% BNG to be delivered by this RMA.

6 CASE FOR DEVELOPMENT

Principle of Development

6.1 The principle of the strategic development of the Site is established through the allocation and subsequent OPP. As such, only matters of detail are to be considered.

6.2 As noted above in this Statement, the S106 requires the submission of an application specifying the location and layout of the OABC and NEAP prior to the commencement of any housing units within each phase. An application to discharge these obligations was approved under S106 discharge application reference S106/26/0020 (dated 30 June 2026). The location and layout of the NEAP and OABC has therefore been assessed and deemed acceptable.

6.3 Nonetheless, consultee comments were received on the S106 discharge application from North Horsham Parish and HDC Landscape. The Parish did not provide any objections, though HDC Landscape did. L&G have sought to proactively address the comments raised by HDC Landscape when providing this final submission for the NEAP / OABC under this RMA. These include;

- Provision of a detailed landscape and planting scheme to integrate the Site into its surroundings
- Amendments to proposed play equipment which allow for gliding, swinging, climbing and rocking, thereby providing a wider range of playing opportunities over and above the S106 requirements for the Site
- Amendments to the proposed castle design, which is now bespoke to the Development
- Provision of a standalone, simple-access slide for inclusive play, as requested
- No amendments to seating have been made as the detailed tree survey has demonstrated substantial trees along the Site's eastern boundary, which offers cover for those seating areas. These are nonetheless a benefit over and above the requirements of the S106
- Clearer delineation between areas for younger (northeast) and older children (central)

Consistency with OPP Parameters

6.4 Condition 2 of the OPP requires that the detailed design of the development proposed through Reserved Matters applications 'shall have regard to, and broadly accord with, the principles set out in the following parameter plans and supporting documents'. The Parameter Plans have been amended since the OPP was approved through S96A submissions. The relevant Parameters are therefore set by the S96A application of LPA reference DC/24/0876, dated 27 June 2024, and are as follows:

- Land Use Parameter Plan (2153A-100Q)
- Density Parameter Plan (drawing reference 2153A-101P)
- Building Heights Parameter Plan (drawing reference 2153A-102S)

- Movement and Access Parameter Plan (drawing reference 2153A-103S)
- Green Infrastructure Parameter Plan (drawing reference 2153A-105R)

6.5 Both the Land Use Parameter Plan and the Green Infrastructure Parameter Plan identify the Site as reserved for Neighbourhood Play Areas. The Development would be in complete accordance with these parameters.

6.6 The Density Parameter Plan and Building Heights Parameter Plan do not apply to this Development, with the Site having been cut out. Similarly, no movement or access routes illustrated on the Movement and Access Parameter Plan cross through the Site.

Matters of Detail

6.7 The matters of detail which remain to be assessed are:

- Landscaping
- Arboriculture
- Ecology
- Flooding and Drainage
- Archaeology and Heritage

Landscaping and Arboriculture

6.8 Policy 33 of the HDPF provides a presumption in favour of retaining existing landscape and natural features such as trees and hedgerows and that any losses are justified and mitigated. Further, the Policy highlights the need for high standards of finishes and landscaping, and provision of street furniture and public art where appropriate. This aligns with Paragraph 135 of the NPPF, which seeks to ensure developments provide effective landscaping.

Planting and Enclosure

6.9 This RMA is accompanied by a detailed landscaping scheme which provides specifications of soft and hard landscaping.

6.10 Cleft post and rail fencing, which is consistent with fencing used across wider Mowbray, is proposed to enclose the Site on its northern, eastern and southern sides in accordance with the requirements of the S106. The enclosure would be reinforced by dense soft landscaping between the play areas and the fencing to provide additional screening and enclosure. The Site benefits from existing dense landscaping along its western boundary, though additional planting is nonetheless proposed.

Furniture and Play Equipment

6.11 As noted above, careful consideration has been given to the proposed play equipment and general furniture which the Development would provide following comments received under the earlier S106 submission.

6.12 Six additional pieces of play equipment are proposed under this RMA compared to the S106 submission to ensure opportunities for varied play are available, and to make the most effective use of the Site in terms of providing amenity value for children.

6.13 The play equipment proposed is high quality, with some pieces designed bespoke to the Development.

6.14 Accessible play equipment has been provided (illustrated on the phase 2 NEAP/OABC - Play Equipment plan) to ensure that the Development can be used by all, regardless of physical ability. In addition, the steepest gradient within the Site is 1:40 around the OABC, though is generally 1:70 and below, as shown in Appendix D of the Drainage Statement, and is therefore entirely accessible.

6.15 The Development would therefore be of high-quality, both in terms of the landscape integration, and the quality of the play equipment and furniture that would be used. The Development is therefore in compliance with Policy 33 of the HDPF, Paragraph 135 of the NPPF, and the requirements of the S106.

Arboriculture

6.16 The application is supported by an **Arboricultural Impact Assessment & Method Statement** ('**AIA**') and an associated **Tree Protection Plan** ('**TPP**').

6.17 No existing trees or hedges are proposed to be removed or cut back to facilitate the Development, though an additional 21 trees are to be planted within the Site. There is therefore a clear presumption in favour of retaining the existing features. The additional planting ensures that the amenity of the space will be suitably and meaningfully enhanced.

Ecology

6.18 Condition 49 of the OPP requires any application seeking approval of Reserved Matters pursuant to the OPP to be accompanied by a detailed Ecological Mitigation and Management Plan that accords with the relevant Phase-Wide EMMP. The condition requires that the Reserved Matters EMMP includes details for the protection of retained habitats, avoidance measures for protected and notable species, and mitigation, management and monitoring measures to be implemented before, during and after construction, together with ongoing management and maintenance arrangements to ensure their effectiveness. To satisfy these requirements, this application is accompanied by an **RMA 2C NEAP & Ball Court: Ecological Mitigation and Management Plan** (July 2026; the '**RM EMMP**') which is based on up-to-date ecological surveys carried out across Phase 2.

6.19 Updated ecological surveys have been, and continue to be, carried out across 2026 (see 3.3 of the RM EMMP) to accord with Condition 14 of the OPP.

6.20 Detailed avoidance and mitigation measures are proposed to ensure that disturbance and harm to protected species during the construction phase of the development is minimised, and that long-term management measures are put in place to ensure that existing habitat features within the Site can be retained long-term without detriment to their ecological function.

6.21 Where harm may arise through the loss of habitat, enhancement and long-term management measures are proposed to ensure any harm is mitigated effectively. This ensures that the Development accords with the OPP Environmental Statement.

6.22 The RM EMMP provides a long-term ecological monitoring programme which seeks to ensure that the proposed mitigation and enhancement measures provided therein are effective. Reporting and remedial actions are provided within the RM EMMP, identifying steps that may be taken should the enacted mitigation and enhancement measures be underperforming and therefore require intervention.

6.23 It can therefore be demonstrated that the mitigation hierarchy has been appropriately applied to the Development, through avoidance, mitigation and enhancement measures proposed by the RM EMMP. The RM EMMP satisfies the requirements of Conditions 14 and 49 of the OPP, and aligns with the OPP Environmental Statement.

Flooding and Drainage

6.24 Condition 17 of the OPP required the submission of a Site-Wide Surface Water Drainage Strategy. This was discharged pursuant to application ref. DISC/19/0214. Condition 54 then requires all Reserved Matters applications made pursuant to the OPP to be accompanied by a Detailed Surface Water Strategy for that Reserved Matters Area. Condition 55 follows by providing a requirement for a Foul Water Drainage Scheme to be provided for each Reserved Matters Area.

6.25 Policies 35 and 39 of the HDPF require new development to be designed so that it can adapt to climate change and reduce vulnerability to, inter alia, flood risk through the provision of appropriate flood storage capacity and use of green infrastructure and SuDS to reduce run-off and provide wildlife habitat.

Surface Water Drainage

6.26 The approved Site-Wide Surface Water Drainage Strategy established a drainage hierarchy whereby all discharges from development would be directed into local watercourses which run through the Mowbray site. The proposed drainage strategy follows this principle.

6.27 A SuDS drainage basin is proposed under the Reserved Matters Application for the 2C Road to the Site's south, currently pending consideration under application reference DC/26/0731. This SuDS basin was designed to accommodate the surface water run-off of the 2C Road (and its associated infrastructure), the proposed Development, and future residential parcels nearby. The use of this attenuation basin would ensure that surface water discharge rates do not exceed the current greenfield run-off rate that the Site currently provides, including up to a 1 in 100-year storm + 40% climate change event.

6.28 The Development does not present an increased risk of flooding either on or off-site and otherwise accords with the principles of the approved Site-Wide Surface Water Drainage Strategy.

Foul Drainage

6.29 The Development would not generate foul water. A Foul Water Drainage Strategy is therefore not necessary and has not been provided.

Archaeology and Heritage

6.30 Condition 22 of the OPP (as amended by S96A ref. DC/19/0984) precludes commencement of development within a Reserved Matters Area until a programme of archaeological work which follows the principles set out in Chapter 13 of the OPP Environmental Statement within that Reserved Matters Area is approved by the LPA.

6.31 Previous works carried out across the OPP have indicated that the Site contains only modest quantities of below ground archaeological remains which likely relate to post-medieval agriculture. This assessment is consistent with findings from trenching undertaken in other areas of the OPP where minor artefacts have been found but none that required retention in situ.

6.32 A Project Specification for a Magnetic Geophysical Survey was then subsequently approved under application reference DISC/23/0124 (dated 20 February 2024). Following the findings of the Geophysical Survey, a Written Scheme of Investigation, which detailed the methodology and location of proposed trenching, was approved under application reference DISC/26/0159 (dated 19 June 2026).

6.33 The results and findings of the trenching works will be submitted to HDC once complete. It should however be noted that these matters are being considered separate to this application and should not preclude a positive determination of this RMA.

6.34 There are no heritage assets near the Site whose significance would be diminished by the Development.

7 CONCLUSION

7.1 This Planning Statement demonstrates that the development proposals would accord with the relevant policies within the Development Plan and the NPPF, and is in broad accordance with the approved Parameters of the OPP.

7.2 Moreover, the L&G have sought to deliver a scheme that is over and above what is required of it in the S106, delivering a high-quality scheme with significant additional benefits through their proposed delivery of additional and bespoke play-equipment.

7.3 We therefore respectfully request that this application seeking approval of Reserved Matters should be approved without delay.

8 COMPLIANCE DESIGN STATEMENT

8.1 Condition 48 of the OPP requires a 'Compliance Design Document' to be submitted with each application for Reserved Matters approval. The wording of the condition is as follows:

> ***48. Each Reserved Matters application submitted pursuant to this planning permission shall be accompanied by a design document which demonstrates how the Reserved Matters application is in compliance with the approved Design & Access Statement, Landscape & Visual Impact Assessment, Phase Wide Design and Landscape Strategy, Phase-Wide CEMP, Site-Wide Cycling Strategy, Site-Wide Surface Water Drainage Strategy, Phase-Wide Ecological Management and Mitigation Plan (hereafter called the Compliance Design Document).***

8.2 In short, the Compliance Design Document is to show compliance for each Reserved Matters proposal with the following key documents:

- OPP Design and Access Statement (March 2017; '**OPP DAS**')
- OPP Landscape and Visual Impact Assessment (contained within the Environmental Statement Addendum, March 2017; '**OPP LVIA**')
- Site-Wide Cycling Strategy (OPP Condition 19; March 2021)
- Site-Wide Surface Water Drainage Strategy (OPP Condition 12; July 2020)
- Phase-Wide Design and Landscape Strategy (April 2026; '**Phase 2 DLS**')
- Phase-Wide Construction Environmental Management Plan (April 2026; '**Phase 2 CEMP**')
- Phase-Wide Ecological Management and Mitigation Plan (March 2026; '**Phase 2 EMMP**')

OPP DAS

8.3 The original DAS submitted in support of the OPP was dated March 2016 and was subsequently amended in March 2017. The DAS (2017) identifies the 'vision' for Land North of Horsham as (page 7):

> ***'Create a new and vibrant community where people will live, work and play, underpinned by the concept of 'placemaking' which will shape the design and masterplan. Quality will be at the heart of the development – from building design and landscaping, to public art and high quality sports facilities.***
>
> ***The vision will deliver an exemplar development comprising a sustainable development providing up to 2,750 private and local needs homes, with its own employment areas, schools, shops, health services, leisure and recreation areas, transport links and community centres.***

In this unique masterplan, open space and landscape will work together with contemporary construction to create a distinctive place with all the positive characteristics associated with traditional market towns.'

8.4 The principles set out in **Table 3** below are identified in the DAS (2017) as 'Key Design Principles' (pages 28 and 29) which are stated as having 'influenced and informed the preparation of the masterplan and the information presented in the Design and Access Statement' (page 28). Given the limited scope of works for which Reserved Matters approval is sought, not all of the principles are relevant. However, for completeness all are included and, where appropriate, are identified as not relevant to this current Reserved Matters application.

Table 3: OPP DAS Compliance Schedule

KEY PRINCIPLES		COMPLIANCE	SUBMISSION
OPP DAS			
1.	*Relationship to Horsham*: provide a range of facilities, commercial space and residential accommodation at Land North of Horsham that complements the existing provision within Horsham and support the economic prosperity of the town as a whole.	The Development aligns with the approved Land Use Parameter Plan of the OPP, which was intended to ensure that adequate services are provided across the OPP site.	-
2.	*Relationship to Horsham*: promote a shift towards more sustainable transport modes for travel between Land North of Horsham and Horsham.	The Site connects into a network of footpaths and cycle paths which ensures sustainable modes of transport are available.	Transport Statement
3.	*Mixed Uses & Forms*: build a range of homes to different types, sizes and tenures to meet the needs of different sections of the community and distribute them widely across the site.	Not relevant – no homes provided.	-
4.	*Mixed Uses & Forms*: provide a range of non-housing uses to service the needs of the residential community and create a varied and stimulating environment.	The Site is reserved for "Neighbourhood Play Areas (including buffers)" on the approved Land Use Parameter Plan.	-
5.	*Mixed Uses & Forms*: provides connected neighbourhoods that cater for most daily needs of residents within easy walking distance of their homes.	The Development will provide play space for Phase 2 of Mowbray. A NEAP / OABC has been provided in Phase 1, and another would be required in Phase 3 per the terms of the S106. The Development would therefore meet the needs of local residents within walking distance.	-
6.	*Mixed Uses & Forms*: create a vibrant and viable Local Centre	Not relevant.	-

KEY PRINCIPLES		COMPLIANCE	SUBMISSION
OPP DAS			
	as a focus for the community life of the development.		
7.	*Sustainable Community*: consider the social, economic and environmental impacts of proposals on existing and future residents and also the wider area.	The provision of play space would provide significant social benefits.	-
8.	*Sustainable Community*: facilitate the creation of a safe, comfortable, varied and attractive place.	Comments received on a S106 discharge application relevant to this RMA have been considered, with stated aims being to provide a safe and inclusive environment.	Planning and Compliance Statement
9.	*Sustainable Community*: explore phasing options to provide an appropriate level of services and facilities to support residents as the scheme is built over time.	The S106 provides triggers for the delivery of the NEAP and OABC in respect of the number of occupations within a Sub-Phase to ensure adequate service provision.	-
10.	*Landscape & Place*: work with the existing site characteristics and landscape features to create a scheme which sits comfortably within the natural environment.	The Development is subject to extensive soft and hard landscaping around its perimeter, which is consistent with similar schemes and materials used across Mowbray.	Landscape Statement Landscape Plans
11.	*Landscape & Place*: take advantage of existing site features and orientation to maximise energy conservation and amenity.	Not relevant to this application.	-
12.	*Landscape & Place*: create a series of green fingers linking to the countryside and towards the town centre.	Not relevant to this application.	-
13.	*Landscape & Place*: avoid Ancient Woodland and important hedgerows and aim to keep as much existing vegetation as possible.	No existing trees or hedges would be removed to facilitate the Development.	Landscape Statement AIA / AMS
14.	*Connectivity*: provide good connections both within the new development and to important destinations outside to facilitate access to jobs, schools, health and other important services.	The Development would integrate into active travel routes that are forming across Mowbray, in accordance with the approved Movement and Access Parameter Plan.	-
15.	*Connectivity*: consider the differing needs of pedestrians, cyclists, public transport users and car owners, with a focus on the creation of attractive streets rather than efficient highways.	Not relevant to this application.	-
16.	*Connectivity*: retain existing rural lanes where possible encouraging pedestrian, cycle	The Development would integrate into active travel routes that are forming across	-

KEY PRINCIPLES		COMPLIANCE	SUBMISSION
OPP DAS			
	and equestrian use through providing new routes better suited to vehicles.	Mowbray, in accordance with the approved Movement and Access Parameter Plan.	
17.	*Urban Form*: create a clear hierarchy of streets and spaces to define a legible and varied urban environment.	Not relevant to this application.	-
18.	*Urban Form*: design high quality buildings to enclose spaces and form important landmarks within the street scene.	Not relevant to this application – no buildings proposed.	-
19.	*Urban Form*: respect existing development by designing new development to avoid sunlight/ daylight impact.	Not relevant to this application.	-
20.	*Character & Identity*: create buildings and spaces which have a strong and distinct character.	Careful consideration has been given to the landscaping scheme which would be consistent with other development across Mowbray ensuring legibility.	-
21.	*Character & Identity*: take inspiration from local building styles and urban forms.	Not relevant to this application.	-
22.	*Character & Identity*: ensure that development complements and enhances the quality of the surrounding area.	The Development has been designed to integrate into the surrounding area through thoughtful soft and hard landscaping that is consistent with wider Mowbray.	Landscape Statement Landscape Plans
23.	*Character & Identity*: create an attractive setting for buildings of heritage value within the site.	Not relevant to this application – no heritage setting affected.	-
24.	*Community Safety*: create spaces with appropriate levels of activity, which are well observed by residents, attractive and well lit.	The Site is situated adjacent to forthcoming residential parcels which, notwithstanding the necessary buffer, would provide natural overlook. In addition, it adjoins a highly trafficked route through Mowbray, providing further surveillance.	-
25.	*Community Safety*: ensure that the definitions between public and private spaces is clear and unambiguous and that different uses do not conflict with each other.	The Development is all publicly accessible.	-
26.	*Community Safety*: aim to achieve Secured by Design accreditation from the local constabulary.	Not relevant to this application.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	OPP DAS		
27.	*Inclusive Design*: provides homes which are of a reasonable size to allow adaptation and flexible use by owners throughout their lifetime regardless of physical ability.	Not relevant to this application.	-
28.	*Inclusive Design*: create an external environment that is accessible and appealing to all regardless of physical ability, age, gender or circumstance.	Paved surfaces and accessible play equipment to ensure the Development is of benefit to all users irrespective of physical ability.	Phase 2 NEAP/OABC Play Equipment plan.
29.	*Car & Cycle Parking*: provide an appropriate amount of parking for the surrounding homes without allowing it to dominate the environment of the street.	Not relevant to this application.	-
30.	*Car & Cycle Parking*: provide parking which is clearly defined and integral to the design of streets and spaces.	Not relevant to this application.	-
31.	*Car & Cycle Parking*: provide ample, convenient and secure cycle parking to encourage reduced use of the car.	Seven cycle stands are provided within the Development.	Phase 2 NEAP/OABC - Hard Surface & Boundary Treatment Proposals
32.	*Sustainable Construction*: specify construction materials carefully and avoid those which have poor sustainability credentials.	The proposed materials palette has been chosen to accord with the Design and Landscape Strategy and ensure sustainability credentials are considered.	Phase 2 NEAP/OABC - Hard Surface & Boundary Treatment Proposals
33.	*Sustainable Construction*: minimise the requirement for landfill and make use of in-situ remediation and decontamination technology to reduce the amount of waste material leaving the site.	This is embedded within L&G construction practices and will be passed on to the appointed contractor who will have regard to this as well as the measures contained within the Phase 2 CEMP relating to sustainability.	-
34.	*Deliverability & Long Term Management*: design buildings and external environments that are robust and easily maintained.	Planting which has been chosen for the soft-landscaping scheme has been selected, in part, to ensure resilience.	Phase 2 NEAP/OABC Planting Plans
35.	*Deliverability & Long Term Management*: ensure that quality can be sustained over time through the development of long term management strategies.	The management company will ensure that the quality of the development is sustained over time and will follow the requirements set out within the various management documents, such as the Landscape and Ecological Management Plan	-

KEY PRINCIPLES		COMPLIANCE	SUBMISSION
OPP DAS			
36.	*Community Engagement*: work with local people and community stakeholders throughout the development process to ensure that proposals respond to their needs and reflect local aspirations.	There has been on-going liaison with Horsham District Council, West Sussex County Council and Parish Liaison Group to ensure this can be progressed	-
37.	*Community Engagement*: enable local people to continue to be involved in the running of their community after development has been completed.	Legal and General (Strategic Land North Horsham) Limited are committed to ensuring that residents feel a sense of ownership over the development following completion	

OPP LVIA

8.5 The Landscape and Visual Impact Assessment is provided at Chapter 11 of the Environmental Statement Addendum (2017). The LVIA states (see paragraphs 11.1.1 and 11.1.2) that it provides a baseline landscape and visual appraisal for the Site which underpins the subsequent assessment of the potential effects of the Development during the construction stage and on completion. Where adverse effects are identified, mitigation measures are highlighted with the aim of avoiding, reducing or compensating for such effects. Residual landscape and visual effects are also considered and are defined as those 15 years post completion (paragraph 11.5.3).

8.6 **Table 4** below sets out the key mitigation measures which the LVIA identifies as forming 'the design principles behind the open space and landscape strategy' (paragraph 11.6.4) and how these have been incorporated within the Reserved Matters elements of the proposals (where relevant) to demonstrate compliance.

Table 4: OPP LVIA Compliance Schedule

KEY PRINCIPLES		COMPLIANCE	SUBMISSION
OPP Landscape and Visual Impact Assessment (2017)			
1.	*Construction Mitigation*: locate contractor's compound and material stockpiles away from nearby sensitive receptors.	Where needed, compounds will be suitably located away from sensitive receptors and will be detailed within the CEMP specific to this RM Area.	Phase 2 CEMP (ref DISC/24/0030) Site specific CEMP to be submitted prior to commencement
2.	*Construction Mitigation*: minimise length of construction time required for scaffolding, and use of designated routes within and around the site.	Construction traffic will utilise main roads only to reach the site and will then follow construction routing agreed through the CEMP.	CEMP (2024)
3.	*Construction Mitigation*: reduce the visual effects of mobile cranes by minimising the length of time required for crane activity.	Not relevant to this application - mobile cranes will not be needed.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
OPP Landscape and Visual Impact Assessment (2017)			
4.	*Existing Landscape Features*: retention and protection of existing boundary trees and shrubs within the application site which are worthy of retention.	All existing trees and shrubs will be retained.	AIA / AMS
5.	*Existing Landscape Features*: retaining and strengthening with new planting, where possible, the majority of existing hedgerows, shaws within the application site area, as well as retaining areas of woodlands, both within the application site and adjoining it, including the provision of appropriate 'buffers' to the woodlands.	Existing landscaping along the Site's western boundary will be strengthened through additional infill planting.	Phase 2 NEAP/OABC Planting Plans
6.	*Ecological Habitats/ Enhancements*: retention and enhancement of existing high quality wildlife habitats within the application site, where possible.	Existing habitats will be retained and enhanced through the proposed Development, and maintained and managed long-term in accordance with the RM EMMP.	RM EMMP
7.	*Ecological Habitats/ Enhancements*: creation of new habitats to enhance the biodiversity value within the application site, and complement the surrounding habitats including the introduction/ creation of a new dormouse crossing point within the eastern parts of the application site to ensure that this species does not become isolated from section of habitat along and adjoining the Chennells Brook.	Existing habitats will be retained and enhanced through the proposed Development, and maintained and managed long-term in accordance with the RM EMMP.	RM EMMP
8.	*Ecological Habitats/ Enhancements*: provision of new bird and bat roosting habitat.	No bird or bat boxes are proposed for this Development as a result of the proposed use, however bird and bat boxes will be delivered across Phase 2 where suitable.	-
9.	*Ecological Habitats/ Enhancements*: retention and enhancement of the existing great crested newt (GCN) and reptile populations within the application site.	Surveys do not indicate the presence of GCN nearby, though a small area of the Site provides general suitability. Precautionary working method statements will be implemented during the construction phase of the Development.	RM EMMP

KEY PRINCIPLES		COMPLIANCE	SUBMISSION
OPP Landscape and Visual Impact Assessment (2017)			
[redacted]	[redacted]	[redacted]	[redacted]
11.	*Landscape/ Open Space Provision*: provision of substantial areas of multifunctional greenspace, natural and semi-natural greenspace, parks and amenity space, youth and children's play spaces, sports and recreational areas and community facilities including cemetery and allotment(s) which exceed the requirements of Policy SD1, SD5, and SD7 of the HDPF.	The Development is for a park, which exceeds the requirements of the S106 obligations.	Planning and Compliance Statement
12.	*Elevated Parts of the Site*: avoiding, where possible, the more visible, open elevated parts of the application site located on (and adjoining) the wooded ridge (Hurst Hill – between Graylands and Wimland Rd). These areas would be retained in open uses with the central northern part of the application site proposed as a Natural Greenspace including parts of a recreational route around the development; whilst the western elevated parts of the application site are proposed for cemetery and allotment uses. It is envisaged that the central northern area would be predominantly open grassland habitat with appropriate landscape planting and 'buffers' along the edge of housing parcels whilst within the cemetery the landscape approach would be more formal with a parkland character. Within the development parcels adjoining these areas carefully consideration is to be given to building heights and building densities in order to create a transition from built development to open countryside. This would also assist in creating a natural	The Development is low-level and would be screened by landscaping.	-

KEY PRINCIPLES		COMPLIANCE	SUBMISSION
OPP Landscape and Visual Impact Assessment (2017)			
	northern boundary to the development.		
13.	*Structural Landscape 'Buffers'*: provision of a wide landscape 'buffers', up to 30 metres in width, along the western, eastern and southern edges of the development comprising of the following: • Design and uses within the buffers is to include predominantly open uses, such as youth and children's play areas, sustainable urban drainage (SUDS), noise reduction measures, earth mounding, recreational areas [footpaths, cycle ways, seating areas, exercise trail(s), educational signage and other facilities], allotments and areas of new landscape planting; ….. • The primary objective of the design of the buffer along the southern edge of the application site adjoining the A264 is to provide physical and visual separation from the road. The buffer would include noise reduction measures such as earth mounding and noise barrier fencing (design to be agreed) which would be heavily planted as well as SUDS as this is the lowest lying parts of the application site. It is envisaged that some of the SUDS are to be permanent ponds with the pond sides to be carefully designed with appropriate safe gradients and slopes allowing the public access to the water's edge as well as for pond dipping etc, whilst other SUDS are to be dry attenuation areas apart from during peak periods of rainfall. Areas of existing vegetation adjoining the A264 would be retained, where possible, with additional	The S106 requires a 30m buffer between the activity area and any adjacent residential uses. Care has been taken to ensure this will be maintained in forthcoming residential Reserved Matters applications.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	OPP Landscape and Visual Impact Assessment (2017)		
	screen planting and landscape planting provided to supplement and maintain the existing belt of trees/ hedgerow along this edge with areas of open space created including parts of a recreational route around the development.		
14.	*Key Views*: retention of long distance, panoramic views southwards from the wooded ridge looking over the Low Weald to the AONB and to the South Downs, although it is appreciated that these views would change and be experienced in the context of increased urban development on the lower land in the foreground within the application site.	The Development is low-level and would not interfere with any long-distance views.	-
15.	*Listed Buildings*: provision of appropriate buffers to listed buildings within and adjoining the application site to safeguard / protect their rural landscape settings and minimize impacts where possible, albeit the context of the buildings will change due the proposed development.	Not relevant to this application.	-
16.	*East – West 'Green' Link and New 'Greenways'*: creation of a strong east-west 'Green' link between Wimland Road and Langhurstwood Rd through the development. This would include retention of the existing east to west bridleway and footpath (Bridleway No.1585 and Footpath No.1575) between Wimland Road and Old Holbrook, and extension of the 'Green' link westwards to connect to Graylands Copse and Langhurstwood Road. The existing routes and new section of footpath / cycleway would be located within a wide corridor of open space including retaining existing hedgerows, trees and wooded adjoining existing routes and new areas of tree, shrub, and hedgerow planting provided to enhance the routes together with incidental seating areas, play areas and open spaces. It is envisaged that Bridleway No.1585 would remain	Not relevant to this application.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	OPP Landscape and Visual Impact Assessment (2017)		
	essentially unchanged and form part of an extended section of the Horsham Riverside Walk between Wimland Road and Rusper Road (with a new footbridge provided over the A264) whilst the complete east – west 'Green' link would form an integral part of a Heritage trail and Wildlife trail around and through the application site connect places / points of interest.		
17.	*East – West 'Green' Link and New 'Greenways'*: a number of new 'greenways' will be created along the principal access routes, bus routes and cycle paths and through development parcels which take the form of planted corridors of varying width depending on the location of the pedestrian / cycle route. It is envisaged that these routes would be aligned adjoin to existing hedgerows and hedgerow trees, where possible, new areas of tree, shrub, and hedgerow planting provided to enhance and create attractive routes and places for residents to use and enjoy.	The proposed landscaping scheme continues around the perimeter of the Site, which abuts a primary road to the north, enhancing its amenity.	-
18.	*East – West 'Green' Link and New 'Greenways'*: provision of new tree and shrub 'buffer' planting adjoining the new east – west link road (within the northern central parts of the application site) to soften the effects of the road, integrate with adjoining areas of ancient woodland and to create a further wildlife corridor within this part of the application site.	Not relevant to this application.	-
19.	*Sports/ Recreation Provision*: provision of a 'Sport Hub' including formal sport pitches and other facilities together with area of 'Natural Greenspace' within the central eastern parts of the application site including vegetation adjoining Chennells Brook and its tributary streams and Bush Copse. It is envisaged that the sports hub will include sport changing facilities and car parking areas, an enclosed 3G artificial sport pitch with floodlighting, number of sports pitches (senior	Not relevant to this application.	-

KEY PRINCIPLES		COMPLIANCE	SUBMISSION
OPP Landscape and Visual Impact Assessment (2017)			
	and junior pitches), multi-use games areas (MUGAs) and youth facilities and children's play area whilst the area of natural greenspace will use the existing habitats along the Chennells Brook as a starting point with these being improved and new habitats created to provide an area of informal recreational and educational interest for use by existing and new residents to experience and enjoy. The exact design for the 'natural Greenspace' has yet finalised but it is anticipated that this area would be relatively low key and designed in conjunction with the District Council and interested stakeholders.		

Site-Wide Surface Water Drainage Strategy

8.7 A Site-Wide Surface Water Drainage Strategy (July 2019) was prepared to discharge the requirements of Condition 17 of the OPP in full and was approved in September 2019 (HDC reference DISC/19/0214).

8.8 The aim of the Site-Wide Surface Water Drainage Strategy is to manage surface water arising from the developed area in a sustainable manner, attenuating surface water flows arising to below the level prior to the development taking place, thus reducing flood risk on the Site and elsewhere, taking account of climate change (paragraph 3.1.1). To achieve this aim, the Strategy outlines how Sustainable Drainage Systems ('SUDS') will be used to minimise changes in the volume and rate of surface water run-off from the development (section 3.2). Based on topography and on the masterplan, the Site has been split for the purposes of the Strategy into catchments.

8.9 The approved Site-Wide Surface Water Drainage Strategy shows RM Area 13 as falling within Catchment CC (see drawing reference 25216/2007/SK03 Rev E). Catchment CC is shown as draining south to the SuDS basin R44 which is to attenuate surface water discharge into the adjacent existing watercourse. It should be noted that the SuDS Basin R44 is subject to a separate Reserved Matters Application which seeks approval for the Sub-Phase 2C Road (LPA reference DC/26/0731).

8.10 To support this RMA, a Drainage Strategy pursuant to Condition 54 and 55 has been submitted to demonstrate compliance with the Site-Wide Drainage Strategy.

8.11 **Table 5** below sets out the principles of the Site-Wide Drainage Strategy (July 2019) and demonstrates how the proposals are compliant.

Table 5: Site-Wide Surface Water Drainage Strategy Compliance Schedule

KEY PRINCIPLES		COMPLIANCE	SUBMISSION
Site-Wide Surface Water Drainage Strategy			
1.	Pond R44 to be provided to attenuate for drainage.	The Site will drain into the adjacent SuDS basin as envisaged in the strategy.	Drainage Statement
2.	SUDS Water Treatment possible solutions: • Roof water will pass through leaf / debris filters within the downpipes then via water butts for harvesting. • The private parking areas will be paved by porous blocks where necessary with a high voids sub-base to gain water quality improvements. • Tarmac paved access roads will drain via trapped road gullies to wetlands and / or ponds. Both routes would pass through an oil separator or a vortex type separators such as Hydro Research's 'Downstream Defender', where necessary. • Soakaway systems, if appropriate, will include a sand filter layer or Bio matting as appropriate to ensure minimum treatment train components as appropriate in compliance with the SUDS Manual.	These are not largely relevant to the proposed development, given the lack of tarmac surfaces or built form. No soakaway system is proposed.	-
3.	Potential Residential surface water disposal methods: Roof water – to piped network via water butts. Private drives and communal parking – via porous paving or adjacent swales or wetlands to piped systems.	Not relevant to this application.	-
4.	The drainage systems that serve each sub-catchment will drain into the local network of watercourses. These will contribute to a series of ponds	Surface water run-off will be stored in the SuDS basin and discharged into the adjacent	Drainage Statement

KEY PRINCIPLES		COMPLIANCE	SUBMISSION
Site-Wide Surface Water Drainage Strategy			
	created and retained across the site associated with the local watercourse corridors enabling Green Infrastructure and Linear Parks through the development site. These will provide significant areas of open space and enhance the ecology and biodiversity of the development.	existing watercourse at greenfield rates, as is the existing situation.	

Site-Wide Cycle Strategy

8.12 A Site-Wide Cycle Strategy (July 2022) was approved pursuant to Condition 19 on 3 November 2022 (HDC reference: DISC/22/0232).

KEY PRINCIPLES		COMPLIANCE	SUBMISSION
Site Wide Cycling Strategy			
a)	*Movement and Access Parameter Plan* The parameter plan contains details of pedestrian and cycle principles. It indicates the broad alignment of existing cycle routes; bridleways, and proposed cycle paths. The proposals should be in general accordance with the Parameter Plan.	The Development connects into the site-wide transport network.	-
b)	*Links to off-site Cycle Network* Proposed cycle connections beyond the site to be provided in accordance with the approved Movement and Access Parameter Plan. Including links across the A264.	Not relevant to this application	-
c)	*Cycle Route Hierarchy* Cycle routes to be either segregated, dedicated or residential.	Not relevant to this application.	-
d)	*Cycleway Design* <u>Segregated</u> Two-way cycle tracks between 2.5m and 5.0m or shared paths between 2.5m and 4.0m. <u>Dedicated</u> Mandatory between 1.5m-2.0m wide. Advisory between 1.5m-2.0m wide.	Not relevant to this application.	-

KEY PRINCIPLES		COMPLIANCE	SUBMISSION
Site Wide Cycling Strategy			
	One-way cycle track (including stepped cycle track) between 1.5m-2.0m wide. Shared cycle/pedestrian path, between 2.5m-4.0m. <u>Residential</u> Residential streets within the site should be designed to minimise traffic speed and promote cycling on the carriageway.		
e)	*Cycle Parking* Cycle parking should be provided for each type of use on the site. Where multiple uses are proposed in a single parcel/phase the opportunity to share visitor cycle facilities should be investigated. All cycle parking facilities should be secure, easy to use and located in convenient, sheltered positions. The exception is where it is to be conveniently located next to mixed use development for visitors, in which case it should be in visible, well-lit areas with natural surveillance. The level of cycle parking for each use should be provided in line with WSCC standards as set out in WSCC Guidance on Parking at New Developments (August 2019).	7 cycle stands are provided within the Development.	General Arrangement Landscape Plan

Phase 2 DLS

8.13 To discharge Condition 8 (Design and Landscape Strategy) in relation to Phase 2, a Design and Landscape Strategy (April 2026) has been submitted to HDC following detailed pre-application feedback. The following sets out how these have been incorporated within the Reserved Matters elements of the proposals (where relevant) to demonstrate compliance.

Table 6: Phase 2 DLS Compliance Schedule

KEY PRINCIPLES		COMPLIANCE	SUBMISSION
Phase 2 DLS			
1.	*Masterplan Design Principles* Responding to the site's natural form – The existing site's natural	The Development merges into the Site's existing character,	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	Phase 2 DLS		
	form guided the design, setting the development zones and primary connections, and shaping the overall structure and character of Phase 2.	making use of existing landscaping on its western boundary and extending the landscaping around its perimeter.	
2.	*Masterplan Design Principles* A Landscape-driven design – Using the existing natural assets as a basis, an extensive network of landscaped green infrastructure has been created to provide a high quality visual and recreational amenity and an attractive setting: • Landscaped corridors - existing watercourses, woodland and hedgerows are retained and shape landscaped corridors throughout the site, shaping the extent of development. • Focal spaces - focal landscaped spaces are found at key locations, often incorporating play and recreation elements. • Woodland, trees and hedgerows - Areas of woodland and woodland corridors have grown up along and around many of the watercourses. These naturally subdivide the site. In the eastern part of the site, these create a sense of enclosure, whereas the northern part of the site enjoys more distant views southwards. • Blue infrastructure - sustainable drainage features such as basins and ditches are incorporated into landscaped corridors and focal spaces. Sensitive edges - landscaping and planting respond to sensitive neighbours through the provision of buffer zones at site edges, offsets from ancient woodland, and respecting the setting of heritage assets.	The Development merges into the Site's existing character, making use of existing landscaping on its western boundary and extending the landscaping around its perimeter.	-
3.	*Masterplan Design Principles*	Not relevant to this application.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	Phase 2 DLS		
	Well-connected neighbourhoods and destinations – Links have been created to different types of destinations via pedestrian, cycle, public transport and vehicular modes: • Convenient connections are provided to local community assets close by within the wider development such as Bohunt School adjoining to the west, the Phase 1 local centre, the Sports Hub and Employment Area immediately to the south. • Connections to wider destinations are created via all modes, in particular into Horsham over the A264 and via public transport. An extensive network of recreational routes are created through the site, into the wider development and extending out to the wider countryside, integrating both existing public rights of way and establishing new routes and connections.		
4.	*Masterplan Design Principles* Creating strong local identities – Within the wider development, a number of strategies at a range of scales enable the creation of local identity within every part of Phase 2: • Two development areas to the North and East are defined, each with their own identity, responding to their differing settings, topography and locations within the wider Phase 2. • Within these areas, character areas are identified, naturally defined by the existing landscape structure of the site and the green infrastructure network. Within each character area, high quality urban design creates attractive streetscapes, spaces and buildings which relate richly to their individual settings while	The Development has been designed around the existing landscaping structure.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	Phase 2 DLS		
	reinforcing the wider sense of character and identity.		
5.	*Landscape and Public Realm: Sustainability Principles* Key Commitments – Enable sustainable living through the layout of the scheme in terms of transport, energy use, water use and materials.	The proposed planting scheme has been designed to minimise water usage.	-
6.	*Landscape and Public Realm: Sustainability Principles* Key Commitments – To enhance the overall value of the development and create positive social, economic and environmental benefits.	The Development by its nature provides only social and environmental benefits to residents.	-
7.	*Landscape and Public Realm: Sustainability Principles* Key Commitments – To improve biodiversity across the development area through the creation of a variety of habitats, and protection of existing protected species	Avoidance, protection and enhancement measures for protected species are provided in the RM EMMP. The project ecologist has provided input into the landscape scheme to ensure maximum biodiversity value can be derived from additional planting.	RM EMMP
8.	*Landscape and Public Realm: Sustainability Principles* Key Commitments – To provide a connection between the local community and the wider landscape.	Not relevant to this application.	-
9.	*Landscape and Public Realm: Sustainability Principles* Key Commitments – To ensure connectivity between the Phase 2 development area, Phase 1 to the west, Horsham to the south and the wider landscape to the east.	Not relevant to this application.	-
10.	*Landscape and Public Realm: Sustainability Principles* Natural Habitats and Wildlife – Existing habitats will be protected and enhanced, wherever possible.	Existing habitats will be improved with infill planting. The site specific CEMP will provide precautionary protection measures to ensure existing habitats will not suffer detriment.	RM EMMP
11.	*Landscape and Public Realm: Sustainability Principles* Natural Habitats and Wildlife – Provide a buffer zone adjacent to existing watercourses.	Not relevant to this application.	-
12.	*Landscape and Public Realm: Sustainability Principles*	Not relevant to this application.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	Phase 2 DLS		
	Natural Habitats and Wildlife – Provide a buffer of at least 15m adjacent to Ancient Woodland areas.		
13.	*Landscape and Public Realm: Sustainability Principles* Natural Habitats and Wildlife – Provide a landscape buffer of at least 30m along the eastern boundary.	Not relevant to this application.	-
14.	*Landscape and Public Realm: Sustainability Principles* Natural Habitats and Wildlife – A network of green corridors and nature parks to be provided to promote nature and biodiversity within the development to supplement existing habitats.	Not relevant to this application.	-
15.	*Landscape and Public Realm: Sustainability Principles* Natural Habitats and Wildlife – Native plant species to be used wherever possible, based on existing species compositions on the site.	The proposals include native planting where appropriate.	Landscape drawings
16.	*Landscape and Public Realm: Sustainability Principles* Natural Habitats and Wildlife – Provide bat and bird boxes in park areas as appropriate	Bird and bat boxes are not appropriate for this Development, though will be provided across wider Phase 2.	-
17.	*Landscape and Public Realm: Sustainability Principles* Natural Habitats and Wildlife – Use of local provenance plants	The proposals include native planting where appropriate.	Landscape drawings
18.	*Landscape and Public Realm: Sustainability Principles* Natural Habitats and Wildlife – Create a range of habitats to promote diversity with reference to Priority habitats and species	The proposals have had regard to Priority Habitats and species, with the new planting enhancing and creating new habitats.	RM EMMP
19.	*Landscape and Public Realm: Sustainability Principles* Natural Habitats and Wildlife – Install log pile stacks in suitable areas	These are not suitable for the Development, however will be provided across wider Phase 2.	-
20.	*Landscape and Public Realm: Sustainability Principles* • Natural Habitats and Wildlife – Wetland areas to be created in suitable locations providing habitats for newts and foraging bats.	Not relevant to this application.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	Phase 2 DLS		
21.	*Landscape and Public Realm: Sustainability Principles* Natural Habitats and Wildlife – Biosecurity - tree procurement to be of native stock wherever possible, and latest biodiversity guidance on procurement of tree and plant stock to be followed.	The proposals include native planting where appropriate.	Landscape drawings
22.	*Landscape and Public Realm: Sustainability Principles* Culture and Heritage – Proposals for planting, and materials strategies should build on the natural characteristics, history and culture of the development area and surrounding communities to promote a strong sense of place and identity.	The landscaping scheme seeks to follow the established landscaping scheme used across Mowbray, ensuring cohesiveness and helping to establish a sense of place.	-
23.	*Landscape and Public Realm: Sustainability Principles* Culture and Heritage – Creation of new community spaces and parks where different cultures can meet and share in community activity and recreation.	This RMA is for a park.	-
24.	*Landscape and Public Realm: Sustainability Principles* Culture and Heritage – Spatial arrangements and material choices should reference the surrounding landscape, historic features and reinforce new habitat creation where possible.	The project ecologist has provided input to ensure maximum biodiversity gains can be derived from the Development's landscaping scheme.	-
25.	*Landscape and Public Realm: Sustainability Principles* Equity and Fair Trade – Installation and maintenance of public realm and open space would provide opportunities for job creation. All sectors of the community should be considered during this time to ensure opportunities are open to all.	The Development would require long-term maintenance, providing employment opportunities.	-
26.	*Landscape and Public Realm: Sustainability Principles* Equity and Fair Trade – Creation of attractive public realm for use by all sectors of society where new and existing communities can meet.	The Development proposes attractive public realm.	-

KEY PRINCIPLES		COMPLIANCE	SUBMISSION
Phase 2 DLS			
27.	*Landscape and Public Realm: Sustainability Principles* Health and Happiness – Provision of comprehensive and attractive cycle and pedestrian routes throughout the development and provision of new links to areas beyond development to minimise the need for car travel, promoting a healthier lifestyle.	The Development would integrate into the wider movement and access arrangement within Mowbray.	-
28.	*Landscape and Public Realm: Sustainability Principles* Health and Happiness – Provision of recreational foot, cycle and bridle routes throughout the development.	Not relevant to this application.	-
29.	*Landscape and Public Realm: Sustainability Principles* Health and Happiness – Provision of a network of open spaces including parks, play areas, and natural green spaces to provide an attractive setting to the development.	This Development comprises a park providing amenity value to Mowbray residents.	-
30.	*Landscape and Public Realm: Sustainability Principles* Health and Happiness – Promote the benefits of nature and a 'green' and attractive environment.	The Development would bring the local community into the space to benefit from the play equipment and attractive landscaping.	-
31.	*Landscape and Public Realm: Sustainability Principles* Health and Happiness – Provision of play facilities that satisfy HDC's requirements for NEAPs and LLAPs.	Play equipment is provided in accordance with HDCs requirements for NEAPs set out in the S106.	-
32.	*Landscape and Public Realm: Sustainability Principles* Health and Happiness – Minimise light pollution through the use of low light fittings as necessary.	Not relevant to this application.	-
33.	*Landscape and Public Realm: Sustainability Principles* Health and Happiness – Minimise noise pollution through sensitive environmental master planning and mounding, and planting	A 30-metre buffer is provided between the play area and adjacent residential parcels.	-
34.	*Landscape and Public Realm: Sustainability Principles*	The proposals include a careful consideration of	RM LEMP

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	Phase 2 DLS		
	Health and Happiness – Create healthy and comfortable micro-climate by using planting where appropriate to reduce the effects of adverse weather	species that will withstand climate change and have good lifespans. The LEMP also ensures any loss of landscaping is appropriately replaced.	
35.	*Landscape and Public Realm: Sustainability Principles* Local and Sustainable Food – Promote community allotments in the eastern part of the site.	Not relevant to this application.	-
36.	*Landscape and Public Realm: Sustainability Principles* Local and Sustainable Food – Provide foraging habitats where space allows within natural green areas.	Not relevant to this application – space is limited and the Development has sought to maximise the size of the Site through provision of play equipment.	-
37.	*Landscape and Public Realm: Sustainability Principles* Inclusive Access – Where possible space should be designed to ensure it can be used safely, easily and with dignity by all, regardless of ability, age, gender, ethnicity or economic circumstances.	Accessibility has been designed into the scheme through the adoption of shallow gradients and accessible play equipment.	Phase 2 NEAP/OABC - Play Equipment plan
38.	*Landscape and Public Realm: Sustainability Principles* Inclusive Access – Where possible space should be designed to ensure it can be convenient and welcoming with no disabling barriers so everyone can use it independently without undue effort, separation or special treatment.		
39.	*Landscape and Public Realm: Sustainability Principles* Inclusive Access – Where possible space should be designed to ensure it can be flexible and responsive, taking into account what different people need and want.		
40.	*Landscape and Public Realm: Sustainability Principles* Inclusive Access – Where possible space should be designed to ensure it can be realistic, offering more than one solution to help balance everyone's needs.		

KEY PRINCIPLES		COMPLIANCE	SUBMISSION
Phase 2 DLS			
41.	*Landscape and Public Realm: Sustainability Principles* Security and Safety – Public realm and amenity spaces should be designed to ensure there is good passive surveillance from public routes, overlooking properties, and active frontages, to ensure the development is a safe and softly policed neighbourhood.	The Site would be adjoining highly trafficked routes through Mowbray, ensuring constant passive surveillance.	-
42.	*Landscape and Public Realm: Sustainability Principles* Waste – Use of recycled materials wherever possible.	Recycled materials will be used wherever possible.	-
43.	*Landscape and Public Realm: Sustainability Principles* Waste – Re-use or compost site arisings from landscape maintenance wherever possible.	Where possible this will be carried out through the landscape maintenance.	LEMP
44.	*Landscape and Public Realm: Sustainability Principles* Waste – Felled trees and vegetation to be chipped and reused as mulch.	Where possible this will be carried out through the landscape maintenance.	LEMP
45.	*Landscape and Public Realm: Sustainability Principles* Log piles – Creation of log pile stacks in natural green spaces.	No natural green space provided.	-
46.	*Landscape and Public Realm: Sustainability Principles* Waste – Reuse and protection of existing site soils.	This will be carried out where possible.	-
47.	*Landscape and Public Realm: Sustainability Principles* Sustainable Water – Conserve and enhance visual and ecological character of existing water courses	Not relevant to this application.	-
48.	*Landscape and Public Realm: Sustainability Principles* Sustainable Water – Provide a buffer of at least 3m adjacent to existing watercourses to enhance visual appearance and protect and enhance existing wildlife habitats.	Not relevant to this application.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	Phase 2 DLS		
49.	*Landscape and Public Realm: Sustainability Principles* Sustainable Water – Manage the flow through the use of SuDS to control the quantity and quality of the discharged water, including swales/ditches, attenuation basins, and appropriate engineered solutions such as crates if required	SuDS will be adopted to attenuate additional surface water run-off.	Drainage Statement
50.	*Landscape and Public Realm: Bailey Fields Landscape Principles* • Retain the Channells Brook corridor and existing trees and woodland where possible. • Provide vehicular, pedestrian and cycle connections from the Phase 1 development into the Phase 2 northern and eastern parcels. • Provision of attenuation features include areas of shrub and wetland. • Roads to the north to be tree lined avenues. • Roads to the east to be tree and hedge lined avenues. • Pedestrian and cycle connections to the south. • Propose design responses to the site which connect with the surrounding rural aspect and existing ecological features. • Create clear links to adjacent public spaces.	Not generally relevant to this application, however the Development does respond to the Sites existing character and ecological features.	-
51.	*Landscape and Public Realm: Castle Park Greenway and LLAP Landscape Principles* • Existing trees to become focal features. • Existing trees and vegetation to be retained where possible. • Streets to be tree lined to ensure visual continuity. • Attenuation features to manage surface water. • Shrub and wetland planting to break up grassed expanse. • Informal play and recreation.	Existing landscaping will be retained and enhanced.	-

KEY PRINCIPLES		COMPLIANCE	SUBMISSION
Phase 2 DLS			
	• Gathering places • Pedestrian and cycle connections to the south. • Create clear links to adjacent areas • Green links connecting to the wider site		
52.	*The Built Form: Layout Principles* Clear Movement Hierarchy – The neighbourhoods will be structured through spine streets, slightly shifting in alignment, referencing the urban design structure of local villages.	Not relevant to this application.	-
53.	*The Built Form: Layout Principles* Legibility – With the undulating spine street organizing the layout, small local loops will branch off and connect to this main route. From these loops, smaller streets and lanes will extend, enhancing wayfinding and spatial clarity.	Not relevant to this application.	-
54.	*The Built Form: Layout Principles* Create Streets – Strong street frontages will be a fundamental principle of the layout, ensuring all building types, including flats, create a street edge. Streets will be well-defined, contained and as narrow as practicable, featuring both aligned and staggered arrangements to reflect the character of each area. This will enhance the potential for residents' social interaction and facilitate maintenance and sense of ownership of the public realm.	Not relevant to this application.	-
55.	*The Built Form: Layout Principles* Edges to Landscape Spaces – The layout will respect and emphasise the frontage to landscape spaces, whether they are existing natural elements or newly designed key spaces. These edges will be treated with a sense of formality, such as symmetrical block elevations or radial arrangements of similar building types to celebrate and enhance views to and from the landscape.	Not relevant to this application.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	Phase 2 DLS		
56.	*The Built Form: Layout Principles* Arrival, Gateway and Focal Points – Key arrival points will be accentuated to form identifiable gateways Where views terminate, focal points will be carefully designed, using features such as a gable house, a significant tree, or another distinctive element.	Not relevant to this application.	-
57.	*The Built Form: Layout Principles* Concealed Parking – The layout will prioritize people and landscape, minimizing the visual impact of vehicles in public spaces where practical. Parking will be concealed behind the buildings' curtilage or arranged on-street in small clusters, separated by trees.	Not relevant to this application.	-
58.	*The Built Form: Layout Principles* Active Frontages – Development blocks should be designed with front doors facing the streets, creating a strong street edge and ensuring active frontages facing onto and helping to animate the public realm, spaces, streets and routes.	Not relevant to this application.	-
59.	*The Built Form: Layout Principles* Street Scene Principles – Opportunities to configure dwellings in identifiable groupings that define spaces of a certain character or function should be identified and taken.	Not relevant to this application.	-
60.	*The Built Form: Layout Principles* Roof Principles – Each character area should have its own unique expression, using building and landscape features to provide a distinct identity. Frontages on both sides of main streets should have a consistent palette with common materials to create a cohesive streetscape. A key component of character is the treatment and profiles of roofs along a street. Bland and repetitive forms should be avoided	Not relevant to this application.	-
61.	*The Built Form: Layout Principles*	Not relevant to this application.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	Phase 2 DLS		
	Marker Buildings – Buildings at significant locations within the layout, for example the ends of vistas or long views, prominent corners, and buildings that frame key views, should be considered as feature buildings.		
62.	*The Built Form: Layout Principles* Building Relationships – Building locations and elevations should be designed to avoid overlooking between dwellings and ensure appropriate private amenity space for dwellings with good daylighting.	Not relevant to this application.	-
63.	*The Built Form: Layout Principles* Building Design – Regardless of architectural style, the design of buildings, should draw inspiration and reference the local villages. The design approach will ensure that new structures respect and reflect the area's heritage and context. The buildings will be designed to strengthen the local identity by incorporating materials and forms rooted in the local vernacular. This includes careful consideration of elements such as openings, façades, and roof forms, using traditional or locally appropriate materials to create a sense of place and continuity with the surrounding built environment.	Not relevant to this application.	-
64.	*The Built Form: Northern Neighbourhood* Density – Higher densities will create a sense of arrival within the Northern Neighbourhood, framing the pond and extending north along the secondary street. Typologies here will be predominantly link detached, semi-detached, terraced and apartments, helping to create the strong frontages. Dwelling mix will be wide ranging, with an emphasis on smaller apartments and medium sized houses. An	Not relevant to this application.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	Phase 2 DLS		
	element of Built To Rent provision will be included here, enhancing the diversity of tenure within Phase 2. Key landscape spaces will be lined with strong frontages, allowing for a ring of medium-high density to define these focal areas.		
65.	*The Built Form: Northern Neighbourhood* Density – Medium densities will characterise the majority of development parcels. Typologies here will be varied, predominantly semi-detached, terraced and detached houses, with occasional apartment buildings, for example at key corners. The dwelling mix here will be wide ranging, with an emphasis on smaller and medium sized houses, although with some apartments and some larger houses at key locations, in particular fronting onto landscaped corridors.	Not relevant to this application.	-
66.	*The Built Form: Northern Neighbourhood* Density – The outer edges of the Northern Neighbourhood will be lower density where these are located towards the edge of Phase 2. Typologies here will be predominantly detached houses with some semi-detached houses. The dwelling mix will have an emphasis on medium and larger houses, enabling the creation of frontages facing adjoining landscaping which are attractive and informal, characterised by landscape and built elements in combination.	Not relevant to this application.	-
67.	*The Built Form: Northern Neighbourhood – Hurst Hill Slopes Character Area* Key Design Elements – Southern frontage onto landscaped corridor opening out into green adjoining the scheduled monument.	Not relevant to this application.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	Phase 2 DLS		
68.	*The Built Form: Northern Neighbourhood – Hurst Hill Slopes Character Area* Key Design Elements – Secondary street connecting with Castle Copse Lanes to the south and leading north via the central linear green providing north-south connection and structuring the character area.	Not relevant to this application.	-
69.	*The Built Form: Northern Neighbourhood – Hurst Hill Slopes Character Area* Key Design Elements – Central linear green provides focal element within heart of character area.	Not relevant to this application.	-
70.	*The Built Form: Northern Neighbourhood – Hurst Hill Slopes Character Area* Key Design Elements – Eastern edge set back from existing woodland with frontages facing woodland.	Not relevant to this application.	-
71.	*The Built Form: Northern Neighbourhood – Hurst Hill Slopes Character Area* Key Design Elements – Northern and western frontages set back from retained hedgerows with occasional trees.	Not relevant to this application.	-
72.	*The Built Form: Northern Neighbourhood – Hurst Hill Slopes Character Area* Key Design Elements – Straight streets and lanes.	Not relevant to this application.	-
73.	*The Built Form: Northern Neighbourhood – Hurst Hill Slopes Character Area* Key Design Elements – Frontages facing outwards to adjoining landscaping.	Not relevant to this application.	-
74.	*The Built Form: Northern Neighbourhood – Hurst Hill Slopes Character Area* Building Typologies – Range of house sizes arranged as terraces, semi-detached and detached along the streets and spaces.	Not relevant to this application.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	Phase 2 DLS		
75.	*The Built Form: Northern Neighbourhood – Hurst Hill Slopes Character Area* Community amenities – Recreational routes through landscaped corridors around edges.	Not relevant to this application.	-
76.	*The Built Form: Northern Neighbourhood – Hurst Hill Slopes Character Area* Formality / Informality – Block layout more organic, responding to overall parcel shape. East/west streets roughly follow contours; frontages to north/south streets will step up and down creating interest.	Not relevant to this application.	-
77.	*The Built Form: Northern Neighbourhood – Hurst Hill Slopes Character Area* Formality / Informality – Marker buildings at key locations, in particular at gateways along edges, central green and secondary street.	Not relevant to this application.	-
78.	*The Built Form: Northern Neighbourhood – Hurst Hill Slopes Character Area Formality / Informality* – Local groupings to create local identity at key junctions and responding to retained features such as focal trees.	Not relevant to this application.	-
79.	*The Built Form: Northern Neighbourhood – Hurst Hill Slopes Character Area Formality / Informality* – Generally greater variety of materials etc. than adjoining character area to south to create differentiation.	Not relevant to this application.	-
80.	*The Built Form: Car Parking Principles* Reserved Matters Applications should generally follow the principles set out within each parking typology. Provision of spaces should accord with WSCC guidance with electric vehicle charging incorporated where appropriate.	Not relevant to this application.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	Phase 2 DLS		
	Parking within the development should be designed so as not to dominate the street scene or obstruct movement of pedestrians and cyclists. As part of this, a variety of parking solutions should be used throughout Phase 2 *(as below)*		
81.	*The Built Form: Car Parking Principles* On street • A maximum of 3 parallel spaces before landscaping occurs. • Medium sized tree species to be planted no closer than 7m to the dwelling. • Designed and located to prevent unauthorised parking.	Not relevant to this application.	-
82.	*The Built Form: Car Parking Principles* – On plot between buildings • Parking spaces should be set behind the building line. • Spaces will be designed where practicable so as not to allow for tandem parking projecting beyond the building line and/or plot boundary. • Windows can be provided on flank elevations from habitable rooms overlooking parking/driveways. • Generally two tandem spaces to be provided for each dwelling. For minimum garage dimensions refer to local policy guidance.	Not relevant to this application.	-
83.	*The Built Form: Car Parking Principles* – On plot front access drive through • Similar to on plot between buildings, with the following additional elements: • An openable screen or gate with visual permeability should be used to access parking spaces to ensure that gardens are not open to the street.	Not relevant to this application.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	Phase 2 DLS		
	Solid garage doors must not be used for drive through parking spaces (except for a flat over garage where this will be permitted).		
84.	*The Built Form* On plot integral garage • Spaces will be designed where practicable so as not to allow for tandem parking space projecting beyond the building line and/or plot boundary. • Windows can be provided on flank elevations from habitable rooms overlooking parking/driveways. • Generally one tandem space to be provided for each dwelling. An additional space can be provided adjoining the tandem space. For minimum garage dimensions refer to local policy guidance.	Not relevant to this application.	-
85.	*The Built Form* On plot forecourt Applies where appropriate to large detached dwellings only.	Not relevant to this application.	-
86.	*The Built Form* On plot corner • A maximum of five spaces (10 with garages). • Enclosure will be provided through the use of brick walls / fence enclosing parking bays. For minimum garage dimensions refer to local policy guidance.	Not relevant to this application.	-
87.	*The Built Form* Adjoining plot frontage • Parking spaces should be set behind the building line. • Spaces will be designed where practicable so as not to allow for tandem parking projecting beyond the building line and/or plot boundary. • Windows can be provided on flank elevations from habitable rooms overlooking parking/driveways.	Not relevant to this application.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	Phase 2 DLS		
	• Generally two tandem spaces to be provided for each dwelling. For minimum garage dimensions refer to local policy guidance.		
88.	*The Built Form* Parking court • To generally serve no more than 8 dwellings / 16 parking spaces. For apartment blocks this may be increased, but courts must be sensitively designed as a whole to create a coherent space with a strong framework of landscape planting. • Tandem parking within parking courts should be discouraged unless adequate manoeuvring space can be demonstrated. • Enclosure will be provided to define the access into the court. • To include where practicable an area of space where a medium or large tree species can be located in view from the streetscene (and planted no closer than 7 or 10m to the nearest building respectively). • Where storage of bins and bicycles for the host dwelling is located within the court, this will be within a building (which could be a FOG or a coach house). Garages including within FOGs / coach houses to adhere to the minimum garage dimensions set out local policy guidance.	Not relevant to this application.	-
89.	*The Built Form: Facing Materials* Facing materials should be carefully selected to reinforce historic local patterns of tone and texture. This approach should be followed whatever architectural language and approach to detailing is used, whether traditional or contemporary.	Not relevant to this application.	-
90.	*The Built Form: Facing Materials*	Not relevant to this application.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	Phase 2 DLS		
	Each character area should demonstrate a considered approach to the range and distribution of facing materials used. This approach should reinforce the overall level of formality or informality within the character area.		
91.	*The Built Form: Facing Materials* The proposed distribution of facing materials within each character area should also reinforce the sense of place and legibility within the proposed layout, in particular through enhancing the identity of particular groupings of buildings or individual streets.	Not relevant to this application.	-
92.	*The Built Form: Facing Materials* Where marker buildings are defined by their difference in facing material in relation to their neighbours, the distribution of facing materials within a character area should facilitate this.	Not relevant to this application.	-
93.	*The Built Form: Facing Materials* In general, materials should be consistent along a row of terraced dwellings or linked dwellings, including dwellings linked by garages.	Not relevant to this application.	-
94.	*The Built Form: Facing Materials* Proposals should demonstrate consistency of material selection for buildings on both sides of streets, either where a street passes through the parcel itself, or where the parcel faces another completed / consented parcel across a street.	Not relevant to this application.	-
95.	*The Built Form: Facing Materials* No more than two materials where possible should be used across walls of any given dwelling or block.	Not relevant to this application.	-
96.	*The Built Form: Facing Materials* The colour of fascias, rainwater goods, window frames, cills, porches, balustrades and external doors (including garage doors) should be matching and	Not relevant to this application.	-

KEY PRINCIPLES		COMPLIANCE	SUBMISSION
Phase 2 DLS			
	complementary to the materials specified in the materials palette.		
97.	*The Built Form: Facing Materials* Marker buildings may feature other materials providing there is a design justification for moving away from the suggested material palette.	Not relevant to this application.	-

Phase 2 CEMP

8.14 Condition 9 attached to the OPP requires the submission and approval of Construction Environment Management Plans ('CEMP') in relation to works within a Phase. A Phase 2 CEMP was approved by HDC in April 2024 (ref. DISC/24/0030) and contains the main principles for the wider Phase 2 area. This provides an overarching framework for the construction works within Phase 2 to which RM Area developers are required to comply, and it is these overarching principles that the proposals for the NEAP and OABC are to be considered against, as set out below.

Table 7: Phase 2 CEMP Compliance Schedule

KEY PRINCIPLES		COMPLIANCE	SUBMISSION
Phase 2 CEMP			
1.	Vehicle Routing (Section 4) Will ensure that access from the north on Rusper Road is not permitted.	Vehicle routing and deliveries to the Site will ensure access is not from the north on Rusper Road.	CEMP (2024)
2.	Access and Compound (Section 5) Details of the site compound is reported in the appendix relevant to that works parcel. Provision will be made for a full 360-degree turnaround of vehicles to discourage the use of reverse gear while on site. Banksman will be provided to marshal vehicles so that they can enter and leave the site safely.	Compound location to be determined by contractor (once appointed) and then appended to the CEMP. Compounds will need to accord with the requirements set out within the CEMP, including ensuring space for vehicles to turn fully and banksmen to ensure vehicles safely enter and exit the site.	-
3.	Hours of Construction (Section 6) 07.00-18.00 Monday to Friday, 08.00-13.00 Saturday (when required) with no construction on Sundays or Public Holidays except in emergencies.	Hours of construction will be adhered to as per the approved CEMP.	CEMP (2024)
4.	Mitigation Measures (Section 7) Includes mitigation measures relating to mud, dust and air	The proposals will need to accord with the mitigation measures set out within Section 7 and include the	-

KEY PRINCIPLES		COMPLIANCE	SUBMISSION
Phase 2 CEMP			
	quality, noise, vibration, waste and fuel storage.	use of a vacuum sweeping rod brush, wheel washing, dust suppression via mobile bowsers, all equipment conforming to required noise and vibration legislation, sensitive placement of plant to reduce noise, segregation of waste where possible and suitably secured fuel storage areas.	

Phase 2 EMMP

8.15 An Ecological Mitigation and Management Plan ('EMMP') has been prepared, and submitted to HDC, that covers Phase 2 (May 2026) and addresses the requirements of Condition 12. The EMMP also addresses the requirements of Condition 49 which requires that an EMMP is submitted with each application for Reserved Matters approval.

8.16 **Table 8** below sets out the key mitigation and management measures within the Phase-Wide EMMP (March 2026) and demonstrates how the proposals are compliant.

Table 8: Phase 2 EMMP Compliance Schedule

KEY PRINCIPLES		COMPLIANCE	SUBMISSION
Phase 2 EMMP			
1.	*General Recommendations* Wildlife underpasses under roads are to be included in the scheme to assist in retaining existing commuting routes for great crested newts (and small mammals) through the application site	Not relevant to this application.	-
2.	*General Recommendations* SuDS features, which will include open swales, are to be incorporated into the scheme in order to increase the quality of surface water discharge, and to provide additional features for great crested newts and for foraging bats	Additional surface water run-off will be attenuated through the SuDS basin provided to the south.	Drainage Statement
3.	*General Recommendations* The Green Infrastructure is to be managed for a range of species including for reptiles, [redacted] great crested newts and bats	The proposals will ensure the existing and new habitats created will be managed to ensure these are retained for all relevant species.	RM EMMP RM LEMP
4.	*General Recommendations* An ecological management plan will be produced; this will include the mowing regimes for	The submission includes a Landscape and Ecological Management Plan which	RM LEMP

	areas of semi-natural grassland for the benefit of reptiles and cutting regimes for the hedgerows	secures appropriate mowing and cutting regimes.	
5.	*General Recommendations* Bat and bird boxes are to be mounted on retained trees	Bird and bat boxes are not appropriate for this Development given its intense use, however they will be provided across the rest of Phase 2 where appropriate.	-
6.	*General Recommendations* The tree and scrub species for the creation of the landscape buffers will comprise native species of a composition present within the existing woodland and hedgerows	Not relevant to this application – no formal landscape buffers (per the Strategic Landscape Buffers plan) proposed.	-
7.	*General Recommendations* The landscape plan will include fruit/berry bushes to provide an additional foraging resource for [redacted] birds	Apple and pear producing trees are proposed.	Planting Plans
8.	*General Recommendations* Dormouse compensation areas should be established and managed appropriately	Not relevant to this application, though dormouse compensation areas are provided elsewhere across Mowbray.	-
9.	*Dormouse* The masterplan has been designed to retain as much of the woodland and hedgerow resource as possible, minimising the potential impact upon any potential dormouse. Where any suitable dormouse habitat has been identified for removal, it will be replaced with suitable alternative new planting at a ratio of 1:1.25.	All existing landscaping is to be retained.	-
10.	*Great Crested Newts* No additional ponds known to contain great crested newts will be lost as a result of Phase 2 works. The scheme has sought to avoid area that are perceived to be good terrestrial habitat for newts. Extensive newt habitat has been created within the Hillside which will offset the loss of any habitats within Phase 2.	GCN are not known to be present within the Site, nor within any ponds within 500m	RM EMMP.
11.	*Bats* Any trees proposed to be removed as part of the development will be subject to a pre-works inspection (by climbing if required) to check potential roost features for evidence of bats. In respect of the buildings, if these are to be demolished or modified then they	No trees are proposed to be removed.	-

	will be re-inspected for evidence of bats prior to works commencing.		
12.	*Bats and Lighting* The lighting strategies for each reserved matters area (pursuant to Condition 62) will be designed so as to minimise the impact of lighting on species such as bats, with this mainly taking the form of preventing light spillage onto retained and new hedgerows, mature trees, and the proposed SuDS features.	Not relevant to this application – no lighting proposed.	-
13.	*Bats* To compensate for the loss of sections of hedgerows within Phase 2, proposals will incorporate new hedgerows wherever possible, connecting to retained hedgerows and woodland. Where hedgerows are unavoidably breached by new roads, strategic tree planting will be included wherever possible and appropriate.	No hedgerows are to be removed to facilitate the development. Compensation measures are provided within other development areas across Phase 2.	-
14.	*Bats* 34 bat boxes will be installed in suitable locations across Phase 2 in retained tree belts and woodlands.	The Development would not be appropriate for bat boxes, which are instead to be provided elsewhere within Phase 2.	-
15.	*Birds* A total of 80 bird boxes will be provided within the Phase 2 development. These boxes will be sited in accordance with the requirements of the particular species, with a particular focus on the green edges of the Phase, near to the woodlands.	The Development would not be appropriate for bird boxes, which are instead to be provided elsewhere within Phase 2.	-
16.	*Birds* Building-mounted bird boxes will be installed at the time of construction on each sub-phase; the number and style will be determined with the subsequent EMMP for the particular sub-phase.	The Development would not be appropriate for bird boxes, which are instead to be provided elsewhere within Phase 2.	-
17.	*General Enhancements* Arboreal Connections – The masterplan design has sought to keep the width of the hedgerow breaks to a minimum wherever possible.	No hedgerows are affected by this Development.	-
18.	*General Enhancements* Log Piles – Small log piles (with approximate dimensions of 0.5m long x 0.5m	Dead wood will be kept on site to form log piles within the woodlands and thicket areas to form habitat that can be used by	RM EMMP

	wide x 0.3m high) will aim to be provided approximately every five to ten metres within the retained hedgerows.	saprophytic organisms and hibernating fauna	
19.	*General Enhancements* Wet attenuation (SuDS) Ponds – Where possible, the attenuation ponds within the scheme will be constructed in accordance with the following specification: • Ponds to incorporate a range of depths (including shallow shelves) and scalloped edges in places to produce diverse wildlife habitat. • A fringe of marginal planting will encircle each pond. The planting list contains only UK native species, and is primarily based on species known to occur locally. Addition of a log pile (approximate dimensions of 1m length x 1m width x 0.5m height) in proximity to each pond to provide habitat for invertebrates and amphibians.	The Development would make use of a SuDS basin for drainage purposes; however this is subject to a separate application.	-
20.	*General Enhancements* New habitats will incorporate native species wherever possible which will reflect the species found in the local area.	The proposals include native species where appropriate to reflect the nearby woodland and other habitats	RM EMMP Landscape plans