



Mowbray – RM Area 13 Reserved Matters Application

Compliance Design Document (C48)

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

Project Ref: 35277 | Date: June 2026

Registered Office: Stantec House Kelburn Court, Birchwood, Warrington, England, WA3 6UT
Office Address: 2 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4AQ
T: +44 (0)1732 792428

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	Name	Position	Signature	Date
Prepared by:	Sarah Cross	Planning Associate	SC	April 2026
Reviewed by:	Alex Jones	Planning Director	AJ	June 2026
Approved by:	Alex Jones	Planning Director	AJ	June 2026
For and on behalf of Stantec UK Limited				

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1 Introduction & Overview

- 1.1 The Site is subject a strategic allocation within the Council's adopted local plan (Horsham District Planning Framework, 2015). 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'.
- 1.2 An Outline Application was submitted to the Council in August 2016 (ref. DC/16/1677) and approved on 01 March 2018 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.'**
- 1.3 The Reserved Matters ('RM') Area 13 parcel sits within Sub Phase 2A of the Outline Planning Permission ('OPP') and proposes 156 dwellings, parking, landscaping, drainage, internal roads and associated infrastructure.
- 1.4 This Compliance Design Document intends to demonstrate compliance with the requirements set out within Condition 48 of the OPP in respect of RM Area 13.

2 Description of Development

2.1 Reserved Matters approval is sought for residential development on RM Area 13, as follows:

‘Application for approval of Reserved Matters (layout, scale, appearance, means of access and landscaping) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 13 comprising 156 (C3 Use) residential units, car and cycle parking, drainage, internal roads, and associated infrastructure.’

2.2 The detail of the proposals includes:

- Construction of 156 Use Class C3 residential dwellings consisting of one-bed and two-bed apartments, two-bed, three-bed, four-bed house and five-bed houses.
- The scheme will provide:
 - 34 affordable homes (affordable rent and shared ownership)
 - 122 market homes
- Homes to be provided as the following mix and tenure (with exact affordable mix to be discussed further with officers):

TABLE 1: Proposed Mix by Tenure

	1 Bed Apart	2 Bed Apart	2 Bed House	3 Bed House	4 Bed House	5 Bed House	TOTAL
S106 Affordable	5	9	12	5	3	0	34
Market	0	0	21	50	43	8	122
Total	5	9	33	55	46	8	156

- All homes continue to meet minimum internal space standards as per the Nationally Described Space Standards.
- Carbon reduction through fabric specification, energy efficient controls, water efficiency, low energy lighting and appliances, space heating and hot water from Air Source Heat Pumps
- Provision of 389 residential parking spaces comprising allocated on plot, garage and on-street parking bays as well as 4 wheelchair parking spaces and 31 visitor spaces.
- One electrical vehicle charging point per house and dual charging points for apartments, greater than the 49% required under WSCC guidance.
- Footways provided on tertiary streets. Other streets provided with a shared surface.

- Cycle parking provided in dedicated cycle storage within rear gardens for the houses and secure communal stores for the apartments.
- Bins to be stored in communal stores for the apartment blocks and within rear gardens for the houses.
- Drainage infrastructure including two basins.
- Landscape proposals including tree planting along main secondary street and to break up parking, provision of open space around the basins and within the centre of the parcel and Ancient Woodland buffer planting to the east.
- Biodiversity enhancements including the provision of bird and bat boxes.

3 Compliance Design Document

- 3.1 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).

- 3.2 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; 'DAS')
- OPP Landscape and Visual Impact Assessment (contained within the Environmental Statement Addendum, March 2017; 'LVIA')
- Phase 2 Design and Landscape Strategy (OPP Condition 8; April 2026)
- Phase-Wide Construction Environment Management Plan (OPP Condition 9; March 2024)
- Site-Wide Cycling Strategy (OPP Condition 19; March 2021)
- Site-Wide Surface Water Drainage Strategy (OPP Condition 17; June 2019); and
- Phase-Wide Ecological Management and Mitigation Plan (OPP Condition 12; May 2026).

- 3.3 The tables below set out the key principles of each of the documents relevant to the proposed works and how / why they are compliant with reference to other documents / drawings submitted with this Reserved Matters application.

OPP Design and Access Statement (2017)

- 3.4 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):

‘[C]reate 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.’

- 3.5 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: DAS Compliance Schedule

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
OPP Design and Access Statement (2017)			
1.	<i>Relationship to Horsham:</i> 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 Land Use of each parcel was set out in the Parameter Plan (2153A-100O) approved as part of the OPP (and subsequently amended) to ensure the development site as a whole provides a range of facilities that complements existing Horsham. The parcel is approved for residential development and green infrastructure which this RMA seeks detailed permission for.	-
2.	<i>Relationship to Horsham:</i> promote a shift towards more sustainable transport modes for travel between Land North of Horsham and Horsham.	The proposals include provision for footpaths alongside the roads which continue along the secondary road through RM Area 12 and then onto the primary road by Bohunt School and southwards into Horsham (either by foot, cycle or public transport). There are no dedicated cycle paths within the RM area itself.	DAS (June 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
		but the road to the south will provide future connection to the cycle path proposed through the remainder of Phase 2 to the east and south towards Horsham. However, the proposals have been developed in a cycle-friendly manner in accordance with the WSCC Cycle Design Guide and the approved Site-Wide Cycling Strategy to provide a safe environment that encourages and promotes cycling.	
3.	<i>Mixed Uses & Forms:</i> 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.	The proposals are for a range of homes, including various sizes, types and tenures, including market and affordable homes.	DAS (June 2026)
4.	<i>Mixed Uses & Forms:</i> provide a range of non-housing uses to service the needs of the residential community and create a varied and stimulating environment.	The parcel is identified for residential development as shown within the Parameter Plan (2153A-1000). The proposals are therefore in accordance with this.	-
5.	<i>Mixed Uses & Forms:</i> provides connected neighbourhoods that cater for most daily needs of residents within easy walking distance of their homes.	The proposals include provision of a secondary road, tertiary streets as well as footpaths which will ensure good connectivity to the surrounding parcels which will provide a mix of uses.	DAS (June 2026)
6.	<i>Mixed Uses & Forms:</i> create a vibrant and viable Local Centre as a focus for the community life of the development.	Not relevant – the Local Centre is not proposed within this parcel.	-
7.	<i>Sustainable Community:</i> consider the social, economic and environmental impacts of proposals on existing and future residents and also the wider area.	Delivery of new homes will create notable social and economic benefit. The retention of existing environmental and ecological features also has benefit, plus the enhancement of these through the proposed high-quality landscaping will further add to this.	-
8.	<i>Sustainable Community:</i> facilitate the creation of a safe, comfortable, varied and attractive place.	The proposals have been designed to create an attractive, comfortable and safe residential environment for residents of the parcel and visitors.	DAS (June 2026)
9.	<i>Sustainable Community:</i> explore phasing options to provide an appropriate level of services and facilities to support residents as the scheme is built over time.	Phase 1 has been progressed on site which will include the local centre as well as a supermarket. This parcel will connect into Phase 1 via RM Area 12 to provide residents access to these	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
		facilities. In addition, the Bohunt School is now operational, and there are bus stops here and on Rusper Road which further enhances access to services and facilities.	
10.	<i>Landscape & Place:</i> work with the existing site characteristics and landscape features to create a scheme which sits comfortably within the natural environment.	The proposals work within the existing landscape and ecological features, with retention and strengthening of hedgerows and green buffers, with a landscaping scheme that compliments the existing natural environment.	DAS (June 2026), Landscape and Ecological Management Plan (June 2026), landscape drawings
11.	<i>Landscape & Place:</i> take advantage of existing site features and orientation to maximise energy conservation and amenity.	The housing layout has been designed to optimise the outlook of properties towards existing and proposed landscape features, providing optimum visual amenity. The layout encourages connectivity to enjoy on site and off site amenity. Also the homes have been designed to prioritise energy conservation.	DAS (June 2026), landscape drawings
12.	<i>Landscape & Place:</i> create a series of green fingers linking to the countryside and towards the town centre.	The main secondary road through the parcel will have tree lined verges to provide green links through the development to the surrounding landscape, with the development set back from the northern, eastern and western edges to create green buffers.	DAS (June 2026), Landscape and Ecological Management Plan (June 2026), landscape drawings
13.	<i>Landscape & Place:</i> avoid Ancient Woodland and important hedgerows and aim to keep as much existing vegetation as possible.	There are no important hedgerows within RM Area 13. The existing Ancient Woodland to the east will be respected with a buffer.	-
14.	<i>Connectivity:</i> 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 proposals include provision of connecting secondary and tertiary roads and footpaths which will ensure good connectivity to the surrounding services. Within the parcel there will be good legibility, with connections N-S and E-W.	DAS (June 2026)
15.	<i>Connectivity:</i> 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.	The proposed roads have been designed to create an attractive environment for all, including cyclists in accordance with the WSCC Cycle Design Guide. The proposals will create an environment that encourages walking and cycling within a tree lined attractive environment, but also one that is safe with appropriate street lighting and legibility.	DAS (June 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
16.	<i>Connectivity</i> : retain existing rural lanes where possible encouraging pedestrian, cycle and equestrian use through providing new routes better suited to vehicles.	Not relevant – there are no existing rural lanes within the RM Area land.	-
17.	<i>Urban Form</i> : create a clear hierarchy of streets and spaces to define a legible and varied urban environment.	The proposals include a clear hierarchy of streets, with the secondary road seeing a distinct street frontage which then softens toward the rural edges where the layout is less uniform. The use of different materials will assist in legibility, as will the orientation of buildings, and the provision of a central amenity space within the parcel which will add variety within the environment.	DAS (June 2026), street scenes
18.	<i>Urban Form</i> : design high quality buildings to enclose spaces and form important landmarks within the street scene.	The homes will be high quality, with landmarks such as elevations that turn the corners and the central amenity space. The proposals have had regard to the layout of the other dwellings, with active frontages on corner plots and plots angled to create interest in the street scene.	DAS (June 2026), street scenes, elevations
19.	<i>Urban Form</i> : respect existing development by designing new development to avoid sunlight/daylight impact.	Not relevant – No existing development within the parcel.	-
20.	<i>Character & Identity</i> : create buildings and spaces which have a strong and distinct character.	As above the proposals have been developed to follow the principles within the Design and Landscape Strategy and the character areas to create a distinctive residential neighbourhood that will reflect the landscaped character of the parcel while reflecting the previous phase on the wider site.	DAS (June 2026)
21.	<i>Character & Identity</i> : take inspiration from local building styles and urban forms.	The proposals have been informed by a study of buildings and urban form within the local area, including Warnham, Slinfold, Rusper and Rudgwick. The materials such as darker red brick and roof tiles, tile hanging and timber boarding have been used as inspiration for the proposals, alongside the way the buildings interface with the street such as through soft landscaping, timber fencing and railings.	DAS (June 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
22.	<i>Character & Identity:</i> ensure that development complements and enhances the quality of the surrounding area.	The density and general form of the development has been carefully considered to ensure that it enhances the quality of the surrounding area (as noted above), while also according with the approved Parameter Plan (2153A-1010).	DAS (June 2026)
23.	<i>Character & Identity:</i> create an attractive setting for buildings of heritage value within the site.	The parcel lies to the north-west of the Scheduled Monument (the 'Castle' moated site). The layout has been designed to be set back from this area, creating a landscaped area to the south of RM Area 13 which will connect into the wider open space of RM Area 12, so as to not negatively impact its setting.	DAS (June 2026), Heritage Statement
24.	<i>Community Safety:</i> create spaces with appropriate levels of activity, which are well observed by residents, attractive and well lit.	The proposals have been designed to create attractive areas for residents, incorporating active frontages and overlooked parking areas to ensure high levels of natural surveillance within the scheme and the proposed open space and play area to the north of the parcel. The proposed street lighting strategy will create the right balance between safeguarding future residents while being sensitive to ecological receptors.	DAS (June 2026)
25.	<i>Community Safety:</i> ensure that the definitions between public and private spaces is clear and unambiguous and that different uses do not conflict with each other.	There will be a clear differentiation between public and private spaces, with dwellings provided with a defensible boundary and set back and separated from public open spaces	DAS (June 2026), drawings
26.	<i>Community Safety:</i> aim to achieve Secured by Design accreditation from the local constabulary.	The scheme has been designed on the basis of Secure by Design principles.	DAS (June 2026)
27.	<i>Inclusive Design:</i> provides homes which are of a reasonable size to allow adaptation and flexible use by owners throughout their lifetime regardless of physical ability.	The proposals include a range of homes of various sizes that accord with the Nationally Described Space Standards	DAS (June 2026)
28.	<i>Inclusive Design:</i> create an external environment that is accessible and appealing to all regardless of physical ability, age, gender or circumstance.	The proposals have had regard to accessibility for all, including ensuring site levels on the pavements are appropriate for all users and dropped kerbs are conveniently located.	DAS (June 2026)
29.	<i>Car & Cycle Parking:</i> provide an appropriate amount of parking for the surrounding homes without allowing it	The level of parking proposed has been designed in compliance with WSCC guidance. The layout	DAS (June 2026). Transport

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	to dominate the environment of the street.	predominately includes on plot parking at the side of dwellings to reduce impact on the streetscene. Where parking is provided to the front of dwellings, or on the street as visitor parking, it is appropriately softened with landscaping, including trees at regular intervals. As such, the proposals successfully integrate parking without dominating the street scene.	Statement (June 2026), Parking Plan
30.	<i>Car & Cycle Parking</i> : provide parking which is clearly defined and integral to the design of streets and spaces.	The proposed parking will be clearly defined, including where this is for visitors, and has been carefully considered as part of the design of the streets and spaces, as discussed above.	DAS (June 2026), Transport Statement (XX), Parking Plan
31.	<i>Car & Cycle Parking</i> : provide ample, convenient and secure cycle parking to encourage reduced use of the car.	The level of cycle parking proposed has been designed in compliance with WSCC guidance. It will be easily accessible to help encourage its use.	DAS (June 2026), Transport Statement (XX)
32.	<i>Sustainable Construction</i> : 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.	DAS (June 2026), and Materials Strategy Plan
33.	<i>Sustainable Construction</i> : 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.	<i>Deliverability & Long Term Management</i> : design buildings and external environments that are robust and easily maintained.	The buildings and external environment have been designed to ensure minimal long term management is required. The buildings will comprise hardy, long lasting materials to ensure the proposals have longevity.	-
35.	<i>Deliverability & Long Term Management</i> : 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	-
36.	<i>Community Engagement</i> : 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	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
37.	<i>Community Engagement:</i> enable local people to continue to be involved in the running of their community after development has been completed.	L&GAH and L&GSBtR are committed to ensuring that residents feel a sense of ownership over the development following completion	-

OPP Landscape and Visual Impact Assessment (2017)

- 3.6 The Landscape and Visual Impact Assessment ('LVIA') 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).
- 3.7 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: LVIA Compliance Schedule

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
OPP Landscape and Visual Impact Assessment (2017)			
1.	<i>Construction Mitigation:</i> 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.	CEMP (2024), site specific CEMP (to be submitted prior to commencement)
2.	<i>Construction Mitigation:</i> 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.	<i>Construction Mitigation:</i> reduce the visual effects of mobile cranes by minimising the length of time required for crane activity.	Mobile cranes will be needed. The length of time these are on-site will be kept to a minimum.	CEMP (2024)
4.	<i>Existing Landscape Features:</i> retention and protection of existing boundary trees and shrubs within the application site which are worthy of retention.	The existing trees that are worthy of retention will be retained and protected, including provision of a suitable buffer to the Ancient Woodland in the east.	DAS (June 2026), Tree Survey/AIA/AMS
5.	<i>Existing Landscape Features:</i> retaining and strengthening with new planting, where possible, the majority	The proposals have had regard to the existing trees and hedgerows, including providing an appropriate	DAS (June 2026), Tree Survey/AIA/AMS,

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	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.	buffer to the Ancient Woodland to the east and existing copse of trees in the western hedgerow. These existing features will be strengthened by new planting	landscape drawings
6.	<i>Ecological Habitats/ Enhancements:</i> retention and enhancement of existing high quality wildlife habitats within the application site, where possible.	The existing habitats will be retained where possible and managed appropriately, consistent with the EMMP with high quality landscaping proposed to enhance and provide new habitats.	EMMP Compliance (June 2026) landscape plans
7.	<i>Ecological Habitats/ Enhancements:</i> creation of new habitats to enhance the biodiversity value within the application site, and compliment 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.	The proposals include a variety of new habitats to enhance the biodiversity value of the wider Site and while there is some vegetation clearance, this is proposed to be robustly mitigated across the wider Site. The dormouse crossing points are not relevant to this RM Area.	EMMP Compliance (June 2026) and landscape drawings
8.	<i>Ecological Habitats/ Enhancements:</i> provision of new bird and bat roosting habitat.	There will be provision of new bird and bat roosting habitat through installation of bird and bat boxes	DAS (XX 2026), EMMP Compliance (June 2026)
9.	<i>Ecological Habitats/ Enhancements:</i> retention and enhancement of the existing great crested newt (GCN) and reptile populations within the application site.	It is considered that there would be no impacts on GCN or reptiles as part of the proposals, and therefore no enhancements for these species are proposed as part of this application.	-
	 		-
11.	<i>Landscape/ Open Space Provision:</i> 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 proposals include provision of areas of green space, including natural and semi-natural greenspace, parks and amenity space. Incidental landscaping is also to be provided within the site, along new streets and within residential plots, as well as a central area of amenity space that will frame the secondary street.	DAS (June, 2026), landscape plans
12.	<i>Elevated Parts of the Site:</i> avoiding, where possible, the more visible, open elevated parts of the application site located on (and adjoining) the	RM Area 13 will be sited at a slightly higher level than RM Area 12 due to the gradually rising levels to the north. Careful	DAS (June, 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	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 northern boundary to the development.	consideration has therefore been given to building heights and how this interacts with RM Area 12.	
13.	<i>Structural Landscape 'Buffers':</i> 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	This RM area does not include the buffer with the A264 so the majority of this is not relevant. However, it would enhance the existing tree and hedgerow between RM Area 12 and 13 to provide a wide landscape buffer.	DAS (June 2026), landscape plans

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	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 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.	<i>Key Views:</i> 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 key views assessed and protected in the approved OPP are retained by virtue of compliance with the approved OPP height and development parcel parameter plans.	-
15.	<i>Listed Buildings:</i> 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.	The proposals lie to the north-west of the 'Castle' moated site, a Scheduled Monument. There has been an appropriate buffer designed into the layout and the Heritage Statement submitted in support of this RMA confirms no impact on the Scheduled Monument.	Heritage Statement (May 2026)
16.	<i>East – West 'Green' Link and New 'Greenways':</i> 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	Not relevant – Works located outside of this parcel.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	Bridleway No.1585 would remain 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.	<i>East – West 'Green' Link and New 'Greenways'</i> : 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.	Not relevant – Works located outside of this parcel.	-
18.	<i>East – West 'Green' Link and New 'Greenways'</i> : 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 – Works located outside of this parcel.	-
19.	<i>Sports/ Recreation Provision</i> : 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 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	Not relevant – Works located outside of this parcel.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	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.		

Design and Landscape Strategy (2026)

- 3.8 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 5: Design and Landscape Strategy Compliance Schedule

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
Design and Landscape Strategy (April 2026)			
1.	<i>Masterplan Design Principles</i> Responding to the site's natural form – The existing site's natural form guided the design, setting the development zones and primary connections, and shaping the overall structure and character of Phase 2.	The RM Area 13 layout has been informed by the site's natural form and topography	DAS (June 2026)
2.	<i>Masterplan Design Principles</i> 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	The proposals have been based around the existing landscape features, with the retention of existing green infrastructure. The proposals also create enhancement of this through additional planting in the southern green corridor, creation of a central amenity space and set back and buffer to the Ancient Woodland. This planting has also respected the setting of the heritage asset. Two drainage basins have been incorporated into the landscape in the north.	DAS (June 2026), landscaping plans

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	respecting the setting of heritage assets.		
3.	<i>Masterplan Design Principles</i> 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.	The proposals include the secondary road almost centrally through the RM area which would create a direct pedestrian and cycle route through the parcel and connection to the school and A264. Pedestrians and cyclists would be able to safely move through the network of streets, including through a recreational route along the northern and eastern boundary using the shared surfaces, linking into RM Area 12, creating a well-connected neighbourhood.	DAS (June 2026), site plans
4.	<i>Masterplan Design Principles</i> 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 reinforcing the wider sense of character and identity.	RM Area 13 sits within the North Character Area as defined within the OPP DAS. The proposals respond to the overall character envisaged for this area with inspiration from the Edwardian ideals of built form in harmony with nature, where the built form has been established around the existing landscaping, with enhanced landscaping provided by the tree lined secondary street and the pocket of amenity space framing the centre of the parcel.	DAS (June 2026)
5.	<i>Landscape and Public Realm: Sustainability Principles</i> Key Commitments – Enable sustainable living through the layout of the scheme in terms of transport, energy use, water use and materials.	The proposals include measures to promote sustainable living such as the inclusion of ASHPs and fittings within the homes to reduce water consumption. This will ensure an up to a 75% carbon reduction through fabric specification, and energy efficient controls.	Energy and Sustainability Statement (May 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
6.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> Key Commitments – To enhance the overall value of the development and create positive social, economic and environmental benefits.	Delivery of new homes will create notable social and economic benefits. The retention of existing environmental and ecological features also has benefit, plus the enhancement of these through the proposed high-quality landscaping will further add to this.	DAS (June 2026)
7.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> Key Commitments – To improve biodiversity across the development area through the creation of a variety of habitats, and protection of existing protected species	The proposals include the retention of protection of existing habitats where possible and will provide a suite of ecological enhancements which will improve the biodiversity of the area, including through substantial additional planting, wetland habitats, Ancient Woodland buffer planting, provision of log piles, bird and bat boxes.	DAS (June 2026), EMMP Compliance (June 2026), LEMP (June 2026), landscape drawings
8.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> Key Commitments – To provide a connection between the local community and the wider landscape.	The proposals include vehicular and pedestrian connections south to what will be future links with the PRow, and sports provision.	DAS (June 2026)
9.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> 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.	As above, the proposals include vehicular and pedestrian connection to the south which then links in with access to RM Area 12 then the Phase 1 area to the west, Horsham to the south and the wider landscape to the east through future parcels.	DAS (June 2026)
10.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> Natural Habitats and Wildlife – Existing habitats will be protected and enhanced, wherever possible.	As above, the proposals include the retention of protection of existing habitats where possible, such as ensuring an appropriate buffer to the Ancient Woodland, alongside providing enhancement across the parcel.	EMMP Compliance (June 2026), LEMP (June 2026), Tree Survey/AIA/AMS
11.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> Natural Habitats and Wildlife – Provide a buffer zone adjacent to existing watercourses.	Not relevant – There are no existing watercourses within this parcel	-
12.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> Natural Habitats and Wildlife – Provide a buffer of at least 15m adjacent to Ancient Woodland areas.	This is provided within the proposals.	EMMP Compliance (June 2026), LEMP (June 2026), Tree Survey/AIA/AMS
13.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> Natural Habitats and Wildlife – Provide a landscape buffer of at least 30m along the eastern boundary.	Not relevant – this relates to the eastern boundary of the Phase 2 parcel which does not include RM Area 13.	-
14.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> Natural Habitats and Wildlife –	The proposals include enhancement of the existing green corridor in the south of RM Area 13, which links into the Ancient Woodland to the east.	DAS (June 2026), EMMP Compliance (June 2026), LEMP (June 2026),

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	A network of green corridors and nature parks to be provided to promote nature and biodiversity within the development to supplement existing habitats.	Additional planting around the copse of trees within the western boundary will also supplement existing habitats.	landscape drawings
15.	<i>Landscape and Public Realm: Sustainability Principles</i> 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.	<i>Landscape and Public Realm: Sustainability Principles</i> Natural Habitats and Wildlife – Provide bat and bird boxes in park areas as appropriate	The proposals include bat and bird boxes within the open space areas where appropriate.	EMMP Compliance (June 2026)
17.	<i>Landscape and Public Realm: Sustainability Principles</i> Natural Habitats and Wildlife – Use of local provenance plants	As above, the proposals include native planting where appropriate.	Landscape drawings
18.	<i>Landscape and Public Realm: Sustainability Principles</i> 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 for bats, reptiles and birds amongst others. This includes wetland planting around the basins, wildflower meadows, natural and semi-natural grassland, hedging, tree planting, log piles and bird and bat boxes to create variety.	EMMP Compliance (June 2026), LEMP (June 2026), landscape drawings
19.	<i>Landscape and Public Realm: Sustainability Principles</i> Natural Habitats and Wildlife – Install log pile stacks in suitable areas	As above, log piles have been included in suitable areas.	EMMP Compliance (June 2026), LEMP (June 2026), landscape drawings
20.	<i>Landscape and Public Realm: Sustainability Principles</i> Natural Habitats and Wildlife – Wetland areas to be created in suitable locations providing habitats for newts and foraging bats.	As above, wetland areas have been included by virtue of the proposed basins, alongside wetland planting around this to create an appropriate environment.	EMMP Compliance (June 2026), LEMP (June 2026), landscape drawings
21.	<i>Landscape and Public Realm: Sustainability Principles</i> 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.	As above, the proposals include native planting where appropriate and all latest guidance will be followed.	LEMP Compliance (June 2026), landscape drawings
22.	<i>Landscape and Public Realm: Sustainability Principles</i> Culture and Heritage – Proposals for planting, and materials strategies should build on the natural characteristics, history and culture of the development area and	The proposals have had regard to the natural characteristics, history and culture and development of the area to promote a strong sense of place and identity.	DAS (June 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	surrounding communities to promote a strong sense of place and identity.		
23.	<i>Landscape and Public Realm: Sustainability Principles</i> Culture and Heritage – Creation of new community spaces and parks where different cultures can meet and share in community activity and recreation.	Not relevant – there are no community spaces proposed within RM Area 13.	DAS (June 2026)
24.	<i>Landscape and Public Realm: Sustainability Principles</i> Culture and Heritage – Spatial arrangements and material choices should reference the surrounding landscape, historic features and reinforce new habitat creation where possible.	As above, the layout has been designed so the existing habitats and landscape form have been retained and reinforced through the areas of open space, set back from the Ancient Woodland and creation of an attractive buffer along the eastern edge with regard to the Castle Scheduled Monument.	DAS (June 2026)
25.	<i>Landscape and Public Realm: Sustainability Principles</i> 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.	This will be considered when the open space is created.	-
26.	<i>Landscape and Public Realm: Sustainability Principles</i> Equity and Fair Trade – Creation of attractive public realm for use by all sectors of society where new and existing communities can meet.	The layout has been designed to create an attractive public realm, including a central amenity space where people can meet. In addition, the proposals will be well connected into the LLAP that will be within RM Area 12 which will also create a focal point for the community.	DAS (June 2026)
27.	<i>Landscape and Public Realm: Sustainability Principles</i> 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 proposals include safe and legible streets which all include pavements (unless on a shared road), that easily connect into the secondary street and southward into RM Area 12 and toward the school, PRoW and bus links to Horsham.	DAS (June 2026), layout drawings
28.	<i>Landscape and Public Realm: Sustainability Principles</i> Health and Happiness – Provision of recreational foot, cycle and bridle routes throughout the development.	Recreational routes within shared surfaces and through open space will connect into RM Area 12 to create an attractive and healthy route for walks within the development.	DAS (June 2026), layout drawings
29.	<i>Landscape and Public Realm: Sustainability Principles</i> 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.	As above, the proposals include a network of open spaces and natural green spaces which will provide an attractive setting to the development.	DAS (June 2026), landscape drawings

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
30.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> Health and Happiness – Promote the benefits of nature and a 'green' and attractive environment.	As above, the proposals will focus on the benefits of nature, through enhancement of the existing green corridors and bringing the community into this space to appreciate the green and attractive environment, particularly through the open space between RM Area 12 and 13.	DAS (June 2026), landscape drawings
31.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> Health and Happiness – Provision of play facilities that satisfy HDC's requirements for NEAPs and LLAPs.	Not relevant – there are no play facilities proposed within RM Area 13.	-
32.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> Health and Happiness – Minimise light pollution through the use of low light fittings as necessary.	The proposals include low energy lighting for the dwellings, and will also provide sensitive lighting solutions externally along the edges of the development where these interface with the existing habitats	DAS (June 2026), lighting drawings
33.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> Health and Happiness – Minimise noise pollution through sensitive environmental master planning and mounding, and planting	The proposals include buffer planting around the RM area to assist with minimising noise pollution.	-
34.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> Health and Happiness – Create healthy and comfortable micro-climate by using planting where appropriate to reduce the effects of adverse weather	The proposals include a careful consideration of species that will withstand climate change and have good lifespans. The LEMP also ensures any loss of landscaping is appropriately replaced.	LEMP Compliance (June 2026), landscape drawings
35.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> Local and Sustainable Food – Promote community allotments in the eastern part of the site.	Not relevant – allotments are not required in RM Area 13.	-
36.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> Local and Sustainable Food – Provide foraging habitats where space allows within natural green areas.	Not relevant – foraging habitats are not provided for residents (but would provide appropriate habitats for wildlife).	-
37.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> 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.	The layout has been designed so it is inclusive for all, with appropriate levels, widths and tactile paving, with the design of the dwellings consistent across the market and affordable homes so the proposals are tenure blind.	DAS (June 2026)
38.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> Inclusive Access – Where possible space should be designed to ensure it can be convenient and welcoming with no	As above, the layout has been designed so it is inclusive for all, with appropriate levels, widths, tactile paving and no harmfully enclosing features which would feel unsafe or create separation.	DAS (June 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	disabling barriers so everyone can use it independently without undue effort, separation or special treatment.		
39.	<i>Landscape and Public Realm: Sustainability Principles</i> 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.	All dwellings are NDSS compliant, thus providing the space for residents in the future to adapt the homes to their individual needs. In addition, all gardens are of appropriate sizes so outside spaces can be used flexibility as well.	DAS (June 2026)
40.	<i>Landscape and Public Realm: Sustainability Principles</i> 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.	As above, all dwellings are NDSS compliant, thus providing the space for residents in the future to adapt the homes to their individual needs. In addition, all gardens are of appropriate sizes so outside spaces can be used flexibility as well.	DAS (June 2026)
41.	<i>Landscape and Public Realm: Sustainability Principles</i> 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 layout has been designed to promote active frontages, particularly over the open space areas.	DAS (June 2026), site layouts
42.	<i>Landscape and Public Realm: Sustainability Principles</i> Waste – Use of recycled materials wherever possible.	Where possible recycled materials will be used.	-
43.	<i>Landscape and Public Realm: Sustainability Principles</i> Waste – Re-use or compost site arisings from landscape maintenance wherever possible.	Where possible this will be carried out through the landscape maintenance.	LEMP (June 2026)
44.	<i>Landscape and Public Realm: Sustainability Principles</i> Waste – Felled trees and vegetation to be chipped and reused as mulch.	Where possible this will be carried out through the landscape maintenance.	LEMP (June 2026)
45.	<i>Landscape and Public Realm: Sustainability Principles</i> Log piles – Creation of log pile stacks in natural green spaces.	The proposals include log piles within the green spaces.	EMMP Compliance (June 2026)
46.	<i>Landscape and Public Realm: Sustainability Principles</i> Waste –	This will be carried out where possible.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	Reuse and protection of existing site soils.		
47.	<i>Landscape and Public Realm: Sustainability Principles</i> Sustainable Water – Conserve and enhance visual and ecological character of existing water courses	Not relevant – there are no existing watercourses within the RM Area	-
48.	<i>Landscape and Public Realm: Sustainability Principles</i> 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 – there are no existing watercourses within the RM Area	-
49.	<i>Landscape and Public Realm: Sustainability Principles</i> 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	The proposals include appropriate management of surface water through the attenuation basin	Drainage Strategy (June 2026)
50.	<i>Landscape and Public Realm: Bailey Fields Landscape Principles</i> - 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 relevant – this landscape area only applies to RM Area 12.	
51.	<i>Landscape and Public Realm: Castle Park Greenway and LLAP Landscape Principles</i> Existing trees to become focal features.	There are no existing trees within the parcel itself (they are at the edges).	DAS (June 2026), site layout

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	- 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. - Gathering places - Pedestrian and cycle connections to the south. - Create clear links to adjacent areas - Green links connecting to the wider site	Street trees will be introduced along the secondary road Attenuation features are included. A variety of planting will be provided to break up grassed areas. Linkages including pedestrian connections, and green infrastructure corridors will be provided within the RM area to connect into adjacent parcels.	
52.	<i>The Built Form: Layout Principles</i> Clear Movement Hierarchy – The neighbourhoods will be structured through spine streets, slightly shifting in alignment, referencing the urban design structure of local villages.	The proposals include a variety of street types, with varying alignment within the tertiary roads.	DAS (June 2026), site layout
53.	<i>The Built Form: Layout Principles</i> 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.	The layout includes a loop of roads around the northern and eastern edge of the parcel, and a loop centrally which will enhance wayfinding.	DAS (June 2026), site layout
54.	<i>The Built Form: Layout Principles</i> 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.	The proposed layout ensures all building types create a street edge, with aligned arrangements along the secondary street and main tertiary roads with a looser more staggered arrangement along the edges of the parcel.	DAS (June 2026), site layout
55.	<i>The Built Form: Layout Principles</i> 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	The layout fronts the existing landscape features where possible and all the newly created open spaces or basins will be fronted by dwellings to frame these spaces.	DAS (June 2026), site layout

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	radial arrangements of similar building types to celebrate and enhance views to and from the landscape.		
56.	<i>The Built Form: Layout Principles</i> 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.	The proposals include key focal points centrally around the amenity space and along the southern boundary where the development interfaces with the open space and opposite RM Area 12.	DAS (June 2026), site layout
57.	<i>The Built Form: Layout Principles</i> 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.	The majority of dwellings see parking to the side of properties, with all apartment parking located to the side or rear of the buildings, softened by trees and landscaping. Where there is front of property parking, this will be broken up by tree and hedge planting	DAS (June 2026), site layout, landscaping plans
58.	<i>The Built Form: Layout Principles</i> 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.	The layout has all front doors of the houses fronting the respective street to ensure active frontages.	DAS (June 2026), site layout
59.	<i>The Built Form: Layout Principles</i> Street Scene Principles – Opportunities to configure dwellings in identifiable groupings that define spaces of a certain character or function should be identified and taken.	The layout has been designed so that the centre of the parcel off from the secondary street sees a tighter streetscene with narrower dwellings, which then opens out to larger dwellings with more spacious placement to the edges to reflect the green corridor to the south and rural edges around the remaining edges.	DAS (June 2026), site layout
60.	<i>The Built Form: Layout Principles</i> 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	Each streetscene within the parcel will use a consistent palette of materials with roof forms that complement each other	DAS (June 2026), site layout, Materials Plan

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
61.	<i>The Built Form: Layout Principles</i> 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.	The layout includes marker buildings as generally shown within the DLS, with the use of houses that turn the corners and use of materials such as weatherboarding to create interest.	DAS (June 2026), site layout, Materials Plan
62.	<i>The Built Form: Layout Principles</i> 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.	The layout provides suitable space between all the buildings, with appropriate set back distances to ensure private amenity space and daylighting is achieved.	DAS (June 2026), site layout
63.	<i>The Built Form: Layout Principles</i> 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.	The proposals include the use of a variety of red brick, terracotta hung tiles and weatherboarding which reflect and respond to the local area.	DAS (June 2026), site layout, Materials Plan
64.	<i>The Built Form: Northern Neighbourhood</i> 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 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	The proposals include an apartment building off the secondary street and smaller narrower units within the centre of the parcel to create a strong frontage. There would be a range in the housing mix from 2-5 bed dwellings but with a focus on medium sized houses within that mix.	DAS (June 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	medium-high density to define these focal areas.		
65.	<i>The Built Form: Northern Neighbourhood</i> 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.	The majority of RM Area 13 is medium density as identified in the DLS with predominately semi-detached dwellings and detached dwellings, with a focus on 2 and 3-bed dwellings. Larger detached houses are proposed around the northern, eastern and western edges of the parcel fronting the landscape and buffer areas.	DAS (June 2026), site layout
66.	<i>The Built Form: Northern Neighbourhood</i> 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.	The northern, eastern and western edges of the parcel see larger detached dwellings facing and responding to the open spaces opposite to create attractive informal street scenes.	DAS (June 2026), site layout
67.	<i>The Built Form: Northern Neighbourhood – Hurst Hill Slopes Character Area</i> Key Design Elements – Southern frontage onto landscaped corridor opening out into green adjoining the scheduled monument.	The southern frontage will open out onto the landscaped area adjoining the scheduled monument.	Landscaping plans
68.	<i>The Built Form: Northern Neighbourhood – Hurst Hill Slopes Character Area</i> 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.	This is provided within RM Area 13, with a strong continuation of the secondary street from RM Area 12.	Site layout
69.	<i>The Built Form: Northern Neighbourhood – Hurst Hill Slopes Character Area</i> Key Design Elements – Central linear green provides focal element within heart of character area.	The proposals include a circular central green rather than linear, but this space still provides a heart to the character area and a focal point along the secondary street.	DAS (June 2026), site layout

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
70.	<i>The Built Form: Northern Neighbourhood – Hurst Hill Slopes Character Area</i> Key Design Elements – Eastern edge set back from existing woodland with frontages facing woodland.	The proposals include set back and landscaping buffer to the Ancient Woodland with all dwellings along this eastern edge fronting this space.	DAS (June 2026), site layout
71.	<i>The Built Form: Northern Neighbourhood – Hurst Hill Slopes Character Area</i> Key Design Elements – Northern and western frontages set back from retained hedgerows with occasional trees.	The northern and western frontages would be set back from the retained hedgerows.	Site Layout
72.	<i>The Built Form: Northern Neighbourhood – Hurst Hill Slopes Character Area</i> Key Design Elements – Straight streets and lanes.	The proposals include straight streets and lanes.	Site Layout
73.	<i>The Built Form: Northern Neighbourhood – Hurst Hill Slopes Character Area</i> Key Design Elements – Frontages facing outwards to adjoining landscaping.	All frontages would face outwards towards the adjoining landscaping	Site Layout
74.	<i>The Built Form: Northern Neighbourhood – Hurst Hill Slopes Character Area</i> Building Typologies – Range of house sizes arranged as terraces, semi-detached and detached along the streets and spaces.	The proposals include a range of house sizes, including an apartment building and semi-detached and detached dwellings featuring 2, 3 and 4 bedrooms.	DAS (June 2026)
75.	<i>The Built Form: Northern Neighbourhood – Hurst Hill Slopes Character Area</i> Community amenities – Recreational routes through landscaped corridors around edges.	The layout includes a recreational route around the edge of RM Area 13, which would then connect into the eastern edge of RM Area 12	Site Layout
76.	<i>The Built Form: Northern Neighbourhood – Hurst Hill Slopes Character Area</i> 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.	The layout of the parcel as a whole has responded to the shape of the field boundary, with the roads and buildings in stepping around larger areas of hedgerows and trees, and the streets following the contours where possible.	Site Layout
77.	<i>The Built Form: Northern Neighbourhood – Hurst Hill Slopes Character Area</i> Formality / Informality – Marker buildings at key locations, in particular at gateways along edges, central green and secondary street.	Marker buildings are proposed through corner turning units and use of materials at gateways, edges, across from the central green and along the secondary street.	DAS (June 2026), elevations, street scenes

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
78.	<i>The Built Form: Northern Neighbourhood – Hurst Hill Slopes Character Area</i> <i>Formality / Informality –</i> Local groupings to create local identity at key junctions and responding to retained features such as focal trees.	The copse of trees on the western boundary of RM Area 13 are responded to by the placement and orientation of two large detached dwellings which frame these retained features. Other groupings of dwellings along the southern boundary would frame the green corridor.	DAS (June 2026), layout
79.	<i>The Built Form: Northern Neighbourhood – Hurst Hill Slopes Character Area</i> <i>Formality / Informality –</i> Generally greater variety of materials etc. than adjoining character area to south to create differentiation.	The proposals would include a greater variety of materials within the street scenes to create differentiation from RM Area 12.	DAS (June 2026), elevations
80.	<i>The Built Form: Car Parking Principles</i> 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. 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)	The parking areas have been designed to accord with WSCC guidance and either positioned away from street frontages or softened through landscaping where front of plot to ensure it does not dominate the street scene.	DAS (June 2026), Parking Plan
81.	<i>The Built Form: Car Parking Principles</i> 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.	This is complied with, with a majority of RM Area 13 seeing a maximum of three parallel on street spaces. The placement of the on street parking separated by landscaping and trees along the secondary street would ensure there is no unauthorised parking as there would be no room for this along this route.	DAS (June 2026), Parking Plan
82.	<i>The Built Form: Car Parking Principles –</i> 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.	All houses with on plot parking will have tandem parking which will not project forward of the building line or plot boundary.	DAS (June 2026), Parking Plan

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	Generally two tandem spaces to be provided for each dwelling. For minimum garage dimensions refer to local policy guidance.	Where parking is provided to the front of dwellings it would be well landscaped to soften the streetscene. This only occurs within two generally central areas within the layout so would not impact on the wider character of the parcel, particularly as it would not be visible from the main route through the RM Area along the secondary street.	
83.	<i>The Built Form: Car Parking Principles –</i> 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. Solid garage doors must not be used for drive through parking spaces (except for a flat over garage where this will be permitted).	This is not relevant to this RM Area.	-
84.	<i>The Built Form</i> 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.	This is not relevant to this RM Area.	-
85.	<i>The Built Form</i> On plot forecourt Applies where appropriate to large detached dwellings only.	This is not relevant to this RM Area.	-
86.	<i>The Built Form</i> 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.	This is proposed for one dwelling to the east of the secondary street and only comprises two spaces.	DAS (June 2026), Parking Plan
87.	<i>The Built Form</i> Adjoining plot frontage	This is not relevant to this RM Area.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	• 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.		
88.	<i>The Built Form</i> 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.	The proposals include only one area of courtyard parking to the apartment building where the spaces will be softened by trees and hedging. There would be no tandem parking within the proposed courtyard.	DAS (June 2026), Parking Plan
89.	<i>The Built Form: Facing Materials</i> 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.	The proposed materials have had regard those used within the locality, so the buildings feel part of the wider area.	DAS (June 2026), elevations, Materials Plan

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
90.	<i>The Built Form: Facing Materials</i> 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.	There will be varying materials palette depending upon where the buildings are within RM Area 13, with the denser parts of the development seeing light and mixed red bricks with terracotta roof tiles and the less dense parts of the site and outer edges seeing grey roof tiles and weatherboard detailing to reflect the softer landscaped edges.	DAS (June 2026), elevations, Materials Plan
91.	<i>The Built Form: Facing Materials</i> 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.	As above, the proposals include a slightly varying materials palette depending upon where the buildings are within RM Area 13.	DAS (June 2026), elevations, Materials Plan
92.	<i>The Built Form: Facing Materials</i> 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.	This is reflected with the use of weatherboarding for marker buildings	DAS (June 2026), elevations, Materials Plan
93.	<i>The Built Form: Facing Materials</i> In general, materials should be consistent along a row of terraced dwellings or linked dwellings, including dwellings linked by garages.	The proposed materials will be consistent across linked dwellings	DAS (June 2026), elevations, Materials Plan
94.	<i>The Built Form: Facing Materials</i> 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.	The proposed materials will be slightly different but see a consistent pattern on both sides of the streets	DAS (June 2026), elevations, streetscenes , Materials Plan
95.	<i>The Built Form: Facing Materials</i> No more than two materials where possible should be used across walls of any given dwelling or block.	This is complied with except where there are marker buildings.	DAS (June 2026), elevations, streetscenes , Materials Plan
96.	<i>The Built Form: Facing Materials</i> The colour of fascias, rainwater goods, window frames, cills, porches, balustrades and external doors (including garage doors) should be matching and complementary to the materials specified in the materials palette.	All external features of the proposed buildings are complementary to the main materials of the buildings	DAS (June 2026), elevations
97.	<i>The Built Form: Facing Materials</i> Marker buildings may feature other materials providing there is a design justification for moving away from the suggested material palette.	Marker buildings do feature other materials to compliment the neighbouring buildings while also being distinct.	DAS (June 2026), elevations, Materials Plan

Construction Environment Management Plan (2024)

- 3.9 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 RM Area 12 are considered against, as set out below.

Table 6: Construction Environment Management Plan Compliance Schedule

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
Construction Environment Management Plan (2024)			
1.	Vehicle Routing (Section 4) Will ensure that access from the north on Rusper Road is not permitted.	Vehicle routing and deliveries to RM Area 13 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 quality, noise, vibration, waste and fuel storage.	The proposals will need to accord with the mitigation measures set out within Section 7 and include the use of a vacuum sweeping rod brush, wheel washing, dust suppression via mobile bowsters, 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.	-

Site-Wide Surface Water Drainage Strategy (2019)

- 3.10 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).
- 3.11 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.
- 3.12 The approved Site-Wide Surface Water Drainage Strategy shows RM Area 13 as falling within Catchment V (see drawing reference 25216/2007/SK03 Rev E). Catchment V is shown as draining south to the ponds R35 and R36.
- 3.13 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.
- 3.14 Table 7 below sets out the principles of the Site Wide Drainage Strategy (July 2019) and demonstrates how the proposals are compliant.
- 3.15

Table 7: Site-Wide Surface Water Drainage Strategy Compliance Schedule

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
Site-Wide Surface Water Drainage Strategy (2019)			
1.	Ponds R35 and R36 to be provided to attenuate for drainage.	The on-site drainage system will connect to the R35 and R36 series of attenuation ponds as part of the strategic surface water drainage strategy as mentioned above, albeit with R35 in a slightly different location than previously envisaged. R36 is also split between RM Area 13 and RM Area 12, however the submitted Drainage Strategy sets out how this slight change to the pond locations will continue to appropriately accommodate surface water in accordance with the Site-Wide Strategy.	Drainage Strategy (June 2026) and drainage plans

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
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 solutions have been explored as set out within the submitted Drainage Statement	Drainage Strategy (June 2026) and drainage plans
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.	Roof water, private drives and communal car parking will connect into a positive drainage system before connecting onto the strategic network.	Drainage Strategy (June 2026) and drainage plans
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 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.	The on-site drainage system discharges into a series of attenuation ponds which are focused within the green infrastructure and linear park areas, to contribute to the biodiversity of these green open spaces.	Drainage Strategy (June 2026) and drainage plans

Ecological Mitigation and Management Plan (2026)

- 3.16 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.
- 3.17 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: EMMP Compliance Schedule

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
Phase 1: Ecological Mitigation and Management Plan (2026)			
1.	<i>General Recommendations</i> 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	This is not relevant to this RM Area.	-
2.	<i>General Recommendations</i> 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	The proposals include SuDs features.	Layout, landscaping plans
3.	[REDACTED]	[REDACTED]	[REDACTED]
4.	<i>General Recommendations</i> An ecological management plan will be produced; this will include the mowing regimes for areas of semi-natural grassland for the benefit of reptiles and cutting regimes for the hedgerows	The submission includes a Landscape and Ecological Management Plan which secures appropriate mowing and cutting regimes.	LEMP (June 2026)
5.	<i>General Recommendations</i> Bat and bird boxes are to be mounted on retained trees	The proposals include this provision.	LEMP (June 2026)
6.	<i>General Recommendations</i> The tree and scrub species for the creation of the landscape buffers will	The proposals include native species where appropriate to	Landscaping plans

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	comprise native species of a composition present within the existing woodland and hedgerows	reflect the nearby woodland and other habitats.	
7.	[REDACTED]	[REDACTED]	[REDACTED]
8.	<i>General Recommendations</i> Dormouse compensation areas should be established and managed appropriately	This is not relevant as there are no compensation areas within RM Area 13, but the wider site ensures these areas are established and appropriately managed.	-
9.	<i>Dormouse</i> 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.	The proposals have ensured the woodland is retained with an appropriate buffer. And as above, there will be compensation areas relating to dormouse.	Landscaping plans
10.	<i>Great Crested Newts</i> 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.	This is not relevant to this RM Area as no ponds will be lost within the parcel.	-
11.	<i>Bats</i> 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 will be re-inspected for evidence of bats prior to works commencing.	This is not relevant to this RM Area as no trees or buildings are being removed.	-
12.	<i>Bats and Lighting</i> 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	The lighting design has taken into account any foraging and commuting habitats for bats, with light spill considered sensitively	LEMP (June 2026), Lighting plans

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	hedgerows, mature trees, and the proposed SuDS features.		
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.	Not relevant – there are no hedgerow breaks proposed in RM Area 13.	-
14.	Bats 34 bat boxes will be installed in suitable locations across Phase 2 in retained tree belts and woodlands.	The proposals include the provision of bat boxes.	LEMP (June 2026), EMMP Compliance (June 2026)
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 proposals include the provision of bird boxes.	LEMP (June 2026), EMMP Compliance (June 2026)
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 proposals include the provision of bird boxes on the buildings.	LEMP (June 2026), EMMP Compliance (June 2026)
17.	General Enhancements Arboreal Connections – The masterplan design has sought to keep the width of the hedgerow breaks to a minimum wherever possible.	Not relevant – there are no hedgerow breaks proposed in RM Area 13.	-
18.	General Enhancements Log Piles – Small log piles (with approximate dimensions of 0.5m long x 0.5m wide x 0.3m high) will aim to be provided approximately every five to ten metres within the retained hedgerows.	The proposals include the provision of log piles.	LEMP (June 2026), EMMP Compliance (June 2026)
19.	General Enhancements Wet attenuation (SuDS) Ponds – Where possible, the attenuation ponds within the scheme will be constructed in accordance with the following specification:	The SuDS basin within the southern part of RM Area 13 has been designed with a varying depth, with appropriate planting	Landscaping plans, drainage plans

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	- 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.	around the edges to reflect the habitats within the local area. Log piles are also proposed within proximity of the basin.	
20.	<i>General Enhancements</i> 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	Landscaping plans

Site-Wide Cycle Strategy (2022)

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

Table 9: Site-Wide Cycle Strategy Compliance Schedule

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
Site Wide Cycling Strategy (2022)			
a)	<i>Movement and Access Parameter Plan</i> 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.	Not relevant – RM Area 13 does not include any formal cycle routes as identified in the Parameter Plan.	-
b)	<i>Links to off-site Cycle Network</i> 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 – RM Area 13 does not include off-site proposed cycle connections, but does include a secondary street which connects into RM Area 12 and then wider connections, in accordance with the Parameter Plan.	-
c)	<i>Cycle Route Hierarchy</i> Cycle routes to be either segregated, dedicated or residential.	No dedicated or segregated cycle routes proposed however, all streets within the site are	Transport Statement (June 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
		designed as cycle friendly residential streets.	
d)	<i>Cycleway Design</i> <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. 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.	There are no segregated or dedicated cycle routes within RM Area 13, however the residential streets have been designed to minimise traffic speed, and would promote safe cycling on the carriageway.	Transport Statement (June 2026) Highway General Arrangement
e)	<i>Cycle Parking</i> 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).	Cycle parking will be provided in sheds for houses and secure stores for apartments. The level of cycle parking and size of storage meets the WSCC guidance.	DAS (June 2026), Transport Statement (June 2026) Parking Plan

4 Conclusions

- 4.1 As demonstrated above, the works that are subject of this submission for RM Area 13 comply with the terms of Condition 2 and where relevant, the matters identified at Condition 48.