

Bellway Homes Limited (Southern Counties)

Mowbray Phase 1 RM Area 4

Planning Statement – including Affordable Housing Statement

Date of report: May 2026

PREPARED FOR

Bellway

savills

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Document History

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1.0	26.02.2026	HK	Draft Version
1.1	27.05.2026	JG	Final Version

1. Introduction/Background

- 1.1 This Planning Statement has been prepared in support of an application for reserved matters ('RM') approval submitted to Horsham District Council ('HDC') by Bellway Homes Limited (Southern Counties) ('the **Applicant**') following the grant of outline planning permission (OPP) (ref: DC/16/1677) for the comprehensive redevelopment of Land North of Horsham (now known as 'Mowbray').
- 1.2 The OPP was granted on 1st March 2018 for a mixed used strategic development of up to 2,750 dwellings, a business park, retail, community, leisure facilities, education facilities, public open space, landscaping and related infrastructure. The strategic site was allocated in the Horsham District Planning Framework (HDPF) 2015 under Policy SD1.

Reserved Matters Application

- 1.3 This RM application relates specifically to Phase 1 Area 4 at Mowbray (herein referred to as '**the Site**'). The Phase 1 RM has been split into 10 areas and the RM Area Plan was approved in April 2024 (ref: DISC/24/0021) in accordance with Condition 7 of the OPP. Please see **Figure 1.1** for reference.

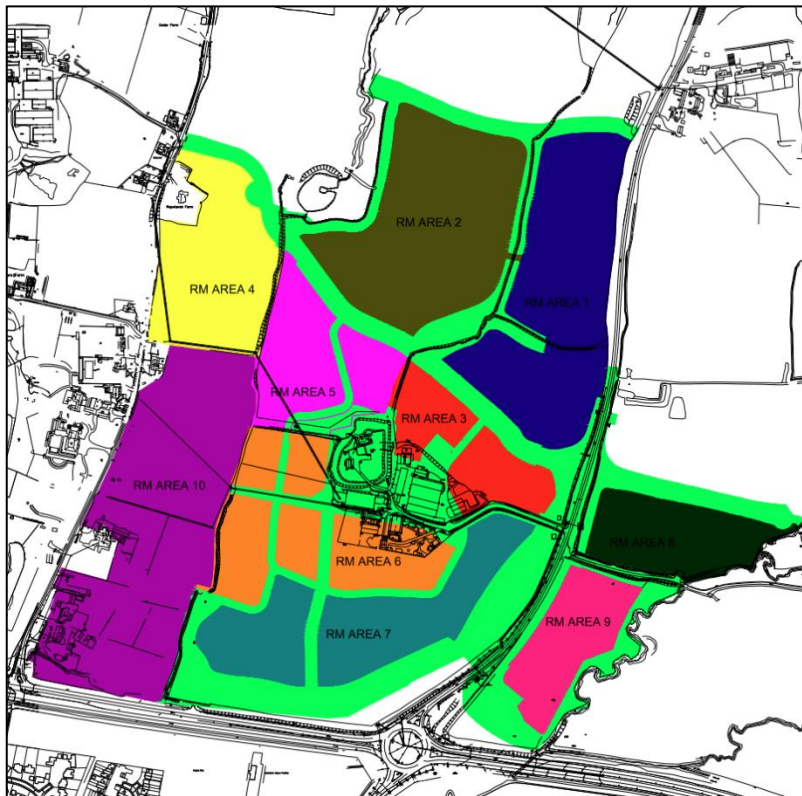


Figure 1.1 Phase 1 RM Areas Plan required by Condition 7 of the OPP. Plan ref: 34854-S19 Rev F

- 1.4 Condition 5 of the OPP states:
- “Pre-Commencement Condition: Details relating to the layout, scale, appearance, means of access (save for the accesses approved pursuant to Condition 1) and landscaping associated***

therewith (hereafter called the Reserved Matters) for each Area of the site as shown on the Reserved Matters Area Plan approved pursuant to condition 7 of this permission shall be submitted to and approved by the Local Planning Authority before development of that Reserved Matters Area is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990."

- 1.5 This application seeks approval of RMs with the following description:

"Reserved matters application (internal access, appearance, landscaping, layout and scale) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for Phase 1 RM Area 4 comprising 82 (C3 Use) residential units, car and cycle parking, new landscaping, drainage, access and internal roads and associated infrastructure"

Supporting Information

- 1.6 This Planning Statement sets out the Application Proposals in detail and examines them against relevant national and local policies, guidance and other material considerations. This statement should be read in conjunction with the Design Compliance Statement (prepared by Savills), drawings and explanatory documentation prepared by MDD Architecture & Urban Design.

- Site Location Plan;
- Site Layout;
- Existing and Proposed Planning Drawings (floorplans, roof plans, elevations, street scenes / elevation drawings, layout);
- Boundary and Dwelling Materials Layout;
- Electric Vehicle Charging Plan;
- Accommodation Schedule;
- Design and Access Statement (including parking provision, building heights, housing mix and tenure);

- 1.7 Alongside the design related material, the RM Application is supported by a suite of technical documentation which also addresses the applicable regulatory conditions for the OPP where relevant:

- Cover Letter, CIL Additional Information and Application Form, prepared by Savills;
- Tree Protection Plan (Condition 16), prepared by Keen Consultants;
- Tree Survey and Arboricultural Implications and Method Statement (Condition 52), prepared by Keen Consultants;
- Landscape Masterplan, prepared by CSA Environmental;
- Soft and Hard Landscape Proposals, Structural Open Space and LAP Proposals, prepared by CSA Environmental;
- Landscape and Visual Impact Appraisal Statement of Conformity, prepared by CSA Environmental;
- Landscape Masterplan (Condition 50), prepared by CSA Environmental;

- Landscape and Ecological Management Plan (Condition 36), prepared by CSA Environmental;
- Ecological Mitigation and Management Plan (Condition 49), prepared by Bioscan;
- Sensitive Lighting Strategy (Condition 62), prepared by Ardent;
- Levels Strategy, prepared by Ardent;
- Detailed Surface Water and Foul Water Drainage Strategy (Condition 54 and 55), prepared by Ardent;
- Transport Assessment Addendum Note, prepared by Ardent;
- Detailed drawings showing main spine roads, pedestrian route, cycle ways and associated verges and landscaping (Condition 47), prepared by MDD;
- Energy And Sustainability Statement, prepared by Daedalus Environmental;
- Heritage Statement, prepared by RPS;
- Statement of Conformity to Environmental Statement, prepared by Savills.

Structure of the Planning Statement

1.8 This section has provided an introduction to the RM Application. The structure of the remainder of this Planning Statement is as follows:

- **Section 2** provides details on the site context, including a summary of the site and surrounding area and relevant planning history;
- **Section 3** summarises the proposed development;
- **Section 4** sets out the scope of the Application and submissions;
- **Section 5** sets out the relevant planning policy that the proposals will be considered against;
- **Section 6** summarises the compliance of the RM Application Proposal with the OPP and approved plans and technical reports where appropriate.
- **Section 7** provides a consideration of the material planning considerations arising from the application proposals;
- **Section 8** presents the planning balance and conclusions of this Planning Statement.

2. The Site and Site Context

The Site and Surrounding Context

- 2.1 The Site is located to the north of the A264 and to the west of the Rusper Road, with the western boundary of the site adjoining Old Holbrook. The Site is undeveloped greenfield with a tree lined boundary surrounding its western, southern and eastern boundaries, with an open boundary to a further field in the north. The Site currently has no access points, however, a new road has been built which will provide access to the east of the Site.
- 2.2 The Site is 0.6km from the existing Horsham settlement boundary with amenities accessed from this point, however Mowbray Village will benefit from its own offer of amenities owing to the scale of approved development.
- 2.3 As mentioned below, a number of RM Areas within Phase 1 of the wider strategic site have received planning permission and some of these areas are in the process of / have been built out.

Strategic Allocation

- 2.4 The OPP Site is the subject of a strategic allocation within the Council's adopted local plan: the Horsham District Planning Framework (HDPF). Policy SD1 (Strategic Policy: Land North of Horsham) allocates the OPP Site for a 'mixed use strategic development to accommodate at least 2,500 homes and associated infrastructure' (page 67). In addition to new homes, Policy SD1 clarifies that the 'associated infrastructure' would include a business park, local centre, land for new schools and land safeguarded for a new railway station adjacent to the business park.

Outline Planning Permission

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

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

- 2.6 The OPP was granted subject to 65 conditions as set out in the decision notice (as amended under DC/19/0984 dated 12th June 2019). A legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) ('the Act') was completed alongside the grant of the OPP and is dated 1st March 2018 ('the S106').
- 2.7 The OPP was accompanied by an Environmental Impact Assessment (Environmental Statement dated July 2016 and March 2017 Addendum).
- 2.8 Numerous applications for RM approval have already been made / approved by HDC pursuant to the OPP. They are listed below for reference:
- RM Areas 5 & 6: DC/24/1927 – approved 9th May 2025. This development is located adjacent to the eastern boundary of the Site.
 - RM Area 7: DC/21/1427 – approved 7th August 2025.
 - RM Area 3: DC/25/1018 – approved 3rd December 2025.

2.9 Of particular relevance to this Site is application DC/24/0446 which is described as follows:

Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the extension of the Phase 1 Primary Road to Old Holbrook, temporary bus turning area, landscaping, SUDS, ecological enhancements, Ancient Woodland improvements, substation, footbridge and the Sub Phase 1D Strategic Landscape Buffer.

2.10 This RM Application was approved in October 2024 and includes approved landscape and drainage information in relation to the boundaries of Phase 1 RM Area 4. The following approved technical reports and drawings associated with DC/24/0446 are of relevance for this Site and have been taken into consideration for the development proposals for RM Area 4.

- Landscape Proposals (Drawing no. DR-0001 S4-P12)
- Moat Road Extension Drainage Layout (Drawing no. MOW-GLA-MRE-PH1-D-C-1201 P7)
- Moat Road Extension Attenuation Basin & Newt Pond Sections (Drawing no. MOW-GLA-MRE-PH1-D-C-1202 P6)
- Attenuation Basin Sections (Drawing no. DR-0002 S5-P1)
- Moat Road Extensions Exceedance Flow Plan (Drawing no. MOW-GLA-MRE-PH1-D-C-1203 P5)
- Moat Road Extension General Arrangement Plan (Drawing no. MOW-GLA-MRE-PH1-D-C-1101 P14)
- Tree Protection Plan (Drawing no. DR-1005 S5-P6)



Figure 2.1 Approved Landscape Proposals (Drawing no. DR-0001 S4-P12)

Non-Material Amendments

- 2.11 A number of non-material amendment applications (NMA) have been submitted and approved by HDC in relation to the OPP. The most relevant to the Site are listed below. We note there have also been Section 73 (minor-material amendment) applications associated with the other RM Areas but not associated with the OPP, or of relevance to Phase 1 RM Area 4.

DC/19/0984 - Non material amendments to approved application DC/16/1677 (the North Horsham Development site) for amendments to the wording of conditions 5,7,8,9,11,12,13,14,16,17,18,19,22,28, 31 & 54 and the introduction of a new condition to enable the Principal Access Works to come forward. Permitted 12th June 2019.

DC/21/0181 - Non Material Amendment to condition 2 of DC/16/1677 (Outline planning permission for Land North of Horsham strategic site) to amend all parameter plans. Permitted 12th March 2021.

Planning Conditions

- 2.12 A number of phase-wide, part of a Phase and RM Area-specific OPP conditions have already been discharged. The following are relevant to this RM application:

- Condition 8 (Phase 1 Design & Landscape Strategy) (Ref: DISC/20/0179, 28th January 2021);
- Condition 9 (Phase 1 CEMP) (Ref: DISC/21/0006, 18th March 2021);
- Condition 12 (Phase 1 EMMP) (Ref: DISC/20/0224, 8th October 2020);
- Conditions 13 and 14 (Phase 1 Ecological Surveys) (Ref: DISC/20/0232, 8th October 2020);
- Condition 17 (Site Wide Surface Water Drainage Strategy) (DISC/19/0214, 20th September 2019);
- Condition 18 (Land Contamination) (Ref: DISC/19/0167, 20th September 2019);
- Condition 19 (Site Wide Cycling Strategy) (Ref: DISC/22/0232, 3rd November 2022);
- Condition 22 (Archaeology) (Refs: DISC/19/0182 and DISC/23/0122, 9th July 2019 and 21st June 2023);
- Condition 34 (Phase 1 Travel Plan) (Ref: DISC/22/0136, 11th August 2022);
- Condition 35 (Phase 1 LEMP) (Ref: DISC/21/0139, 15th October 2021);
- Condition 38 (Phase 1 Wastewater Facilities) (Ref: DISC/22/0151, 1st August 2022).

3. The Proposed Development

3.1 This Application Proposal is for the development of 82 residential units, landscaping enhancements, parking and associated development.

3.2 This application seeks approval of RMs with the following description:

“Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 4 comprising 82 (C3 Use) residential units, car and cycle parking, landscaping, drainage, access and internal roads and associated infrastructure”

3.3 Full details of the proposed scheme are set out in the accompanying Design and Access Statement prepared by MDD. However, this section of the Planning Statement provides a brief summary of the application proposals which are as follows:

- Construction of 82 Use Class C3 residential dwellings consisting of one-bed and two-bed flats, and one-bed, two-bed, three-bed and four-bed houses.
- The scheme will provide:
 - 72 open market homes
 - 10 affordable homes as a split of 6 affordable rent and 4 shared ownership units as required by the S106 of the OPP and approved under S106/26/0013 (April 2026).
- Following housing mix and tenure:

Mix	1B Flat	2B Flat	2B House	3B House	4B House	Total
No. of Units	1	3	13	32	33	82

Tenure	1B Flat	2B Flat	2B House	3B House	4B House	Total
Private	-	-	9	31	32	72
Affordable Rent	1	3	-	1	1	6
Shared Ownership	-	-	4	-	-	4
Total	1	5	13	32	33	82

- All homes will meet minimum internal space standards as per the Nationally Described Space Standards.
- Energy for hot water and heating to be provided from air source heat pumps.
- Provision of 225 residential parking spaces comprising allocated on plot (including garages) and on-street parking bays, in addition to 17 visitor spaces.
- 70 spaces provided with active EVC points (In line with WSCC guidance) distributed across the scheme.
- 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 flats.
- Drainage infrastructure.
- Landscape proposals which draw on existing landscape features.
- Biodiversity enhancements including bat and bird boxes, strengthened linear tree and hedgerow features, new planting throughout the site and a sensitive lighting strategy.

Pre-Application Engagement

- 3.4 The Applicant has sought pre-application advice (Ref: PE/25/0040) from HDC prior to submission of this Reserved Matters application. A pre-application meeting had been held with HDC in March 2025.
- 3.5 The key themes which arose from the pre-application meeting are summarised in **Table 3.1** below:

Theme	Summary of key themes raised in pre-application discussion
Compliance with approved parameter plans	In accordance with Condition 2 of the OPP, the proposals for RMs must be broadly in accordance with the approved parameter plans. The proposal is in accordance with the parameter plans as follows: ▪ The Land Use plan indicates this site is for residential used, as proposed. ▪ The Density plan indicates this site should include 30dph. The proposed density is not indicated in the proposed submission but nevertheless the site layout does not indicate the site is being over or under developed. ▪ The Building Heights plan indicates that this area is allocated for buildings up to 2 storeys high with an area to the north east corner allocated for buildings up to 3-4 storeys high. Whilst the submitted plan shows that there will be 4x 2 ½ storey buildings in the area allocated for 2 storey buildings, this is an acceptable departure from the parameter plan, retaining broad accordance. ▪ The Movement and Access plan indicates RM Area 4 is appropriately accessed via a Primary Rad to the north. ▪ The Green Infrastructure Parameter Plan includes attenuation basins to the south of this parcel. The plan also indicates a green buffer around the site. The proposal is in accordance with these requirements.
Design and appearance	Overall, based on the submission, the proposed layout is in accordance with the Design and Landscape Strategy for Phase 1 (approved under Ref: DISC/20/0179). The scheme includes a green buffer around the site, a Local Area of Play to the western boundary and attenuation ponds to the southern boundary. It is advised that the designs of some of the 2-storey dwellings should be varied such as chimneys, strong front facing gables and/or hipped rooves should be used to break up the roofscapes. The design of the 3-storey dwellings are acceptable. It is noted that the layout plan includes street trees across the development. This is considered appropriate. As advised, please ensure that these trees

	can be delivered taking into account underground services required. Full landscape details will be required as part of the reserved matters application. Full details of the proposed LAP will need to be submitted with the RM application.
Affordable housing and housing mix	The proposed 10 affordable units would meet the legal agreement requirements for 12.6%. In terms of the affordable housing mix, no details have been given regarding the split between affordable rent and shared ownership. This will need to be in line with the S106 criteria. There would be an expectation that the 3 and 4 bed affordable units would be affordable rent given our acute need for this size of rental accommodation. No objection is raised to the market housing mix.
Amenity	The introduction of 82 no. dwellings into what are currently open fields could result in increased levels of disturbance to nearby residential occupiers associated with, for instance, the comings and goings of vehicles. However, it is not considered that this would result in unacceptably harmful impact on the living environment of any adjacent residents.
Highways	The proposed access to the development is from the primary road to the north, in accordance with the Movement and Access Parameter Plan. A network of tertiary streets connects from this road throughout the development. Pedestrian and cycle movements will need to be facilitated throughout the development in line with the approved site-wide cycling strategy (Ref: DISC/19/0267).
Water Neutrality	As the application site is allocated for development, the proposal is compliant with that allocation. As such, there is the option of either using the forthcoming SNOWS scheme to offset the water demand from this development, or a bespoke scheme of your choosing. Either option will need to be outlined in a Water Neutrality Statement to be submitted with the reserved matters application.
Heritage	The listed building nearby is separated by a landscape buffer. With the buffer, the impact on the setting of the listed building is considered appropriate. This takes into account the assessment of the impact of the proposal on heritage assessment undertaken as part of the outline consent approval.
Drainage and Flood Risk	In relation to flood risk, the reserved matters application will need to include a Drainage Strategy Report consistent with the approved Site-Wide Strategy.

Table 3.1 Summary of Pre-Application Feedback

4. Scope of Application and Submissions

4.1 RM approval is required for the Application Proposals in accordance with Condition 5 of the OPP. There are a number of OPP conditions that set out the information required for submission to support each RM application. **Table 4.1** summarises the relevant conditions for this Site.

Condition No.	Condition Title	Type of Submission	Document title
5	Reserved Matters Application	Included with RM submission	-
9	RM Specific Construction Environmental Management Plan (CEMP)	Separate discharge of condition application	CEMP (Ardent)
16	Tree Protection Plan	Separate discharge of condition application	Tree Protection Plan (Keen Consultants)
18 (c, d)	Remediation and Verification (Contamination)	Separate discharge of condition application	Phase 1 Desk Study (Leap Environmental)
36	RM Specific LEMP	Separate discharge of condition application	Landscape and Ecological Management Plan (LEMP) (CSA Environmental & Bioscan)
47	RM Roads, Footpaths Cycleways	Included with RM submission	Site Layout Plan (MDD)
48	RM Compliance Design Document	Included with RM submission	Compliance Design Document (Savills)
49	RM Ecological Mitigation and Management Plan	Included with RM submission	EMMP (Bioscan)
50	RM Landscape Scheme	Included with RM submission	Landscape Masterplan, Soft and Hard Landscaping Proposals (CSA Environmental)
52	RM Tree Survey and Arboricultural Implications Assessment / Method Statement	Included with RM submission	Tree Survey and Arboricultural Implications and Method Statement (Keen Consultants)
54	RM Surface Water Drainage Strategy	Included with RM submission	Foul and Surface water Drainage Strategy (Ardent)
55	RM Foul Drainage Strategy	Included with RM submission	

61	Car and Cycle Parking Strategy	Included with RM submission	Design and Access Statement (MDD)
62	Sensitive Lighting Strategy	Included with RM submission	Sensitive Lighting Strategy (MDD)

Table 4.1 Relevant OPP Conditions for RM Application

- 4.2 As summarised in **Table 4.1**, this RM application is supported by relevant technical reports and drawings to satisfy the requirements of the relevant conditions above. The findings of the reports are summarised in **Section 7** of this Planning Statement, with reference to the relevant requirements of the OPP and local and national planning policy as set out in **Section 5** of this Planning Statement. Full details of compliance with the relevant reports associated with the OPP, and those subsequently approved pursuant to the OPP conditions are provided with the separate Compliance Design Document prepared by Savills in accordance with Condition 48 of the OPP.

5. Planning Policy Framework

- 5.1 This section provides a summary of the relevant planning policy as set out by the National Planning Policy Framework (NPPF), the Development Plan and any other relevant guidance and evidence base documents.
- 5.2 The NPPF is the overarching national planning document which guides development in the country and to which Local Development Plans and decisions have to accord. The latest iteration of the NPPF was published in December 2024. It sets out the national policy which guides Local Planning Authorities LPA's on plan making and decision taking.
- 5.3 The National Planning Practice Guidance (NPPG) supports the NPPF and provides high-level guidance with regard to specific planning issues and processes. Where applicable, the NPPG notes are referenced within this document.

National Planning Policy Framework

- 5.4 Paragraph 8 of the NPPF outlines the three overarching objectives for achieving sustainable development. These include:
- **An economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - **A social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - **An environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.5 The NPPF includes a presumption in favour of sustainable development which should be seen as the golden thread running through both plan-making and decision-taking. Paragraph 11 states that, for decision making, this means:
- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

The Development Plan

- 5.6 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 5.7 The statutory Development Plan for HDC comprises the Horsham District Planning Framework (HDPF) 2015, Policy Maps and any Made Neighbourhood Plans.

Horsham District Planning Framework (2015)

- 5.8 The HDPF is the current adopted Local Plan. The following policies are considered relevant in the context of the proposed development.
- **Policy SD1 Land North of Horsham** – the key development principles outlined in this policy can be summarised as follows:
 1. High quality, sustainable, mixed-use community with its own identity and character but connected to Horsham;
 2. Locally distinctive and unique through its architecture, urban and landscape design;
 3. Legible layout that facilitates modes of sustainable travel;
 4. Minimal impact on existing transport network with new crossings of the A264;
 5. Business Park;
 6. Safeguarded land adjacent to the business park for a new parkway railway station;
 7. Local centre including shops, healthcare and community facilities;
 8. Homes of different sizes, types and tenure to meet local needs;
 9. Two primary schools and a site for a secondary school together with provision for Special Education Needs;
 10. Open space, sport and recreation facilities;
 11. Strong landscape buffer;
 12. Sequential approach to flood risk.
 - **P15 Housing Provision** - Provision is made for the development of at least 16,000 homes and associated infrastructure within the period 2011-2031 at an average of 800 homes per annum. This includes at least 2,500 homes at Land North of Horsham.
 - **P16 Meeting Local Housing Needs** - Development should provide a mix of housing sizes, types, and tenures. Sites providing 15 or more dwellings will require 35% of the dwellings to be affordable.
 - **SD7 Design** - Design principles should be accorded throughout development in its entirety: Development will be high quality and will respond to and complement the unique character, qualities and local distinctiveness of Horsham and the surrounding area (1), development will be well designed, with character areas and accessible focal points (2), design and layout will provide an appropriate transition to the 'landscape buffer (3); and wider countryside beyond, and design will demonstrate best practice (4).

- **P24 Environmental Protection** - Development is expected to reduce exposure and the emission of pollutants including noise, odour, air, and light pollution.
- **P25 The Natural Environment and Landscape Character** - Development should aim to protect the natural landscape, landform, and development pattern.
- **P31 Green Infrastructure and Biodiversity** - Development will be supported where the existing green infrastructure is enhanced or maintained. It is expected that development will contribute to the enhancement of existing biodiversity
- **P32 The Quality of New Development** - High quality and inclusive design are expected by the council and should demonstrate a clear understanding of the local and policy context.
- **P33 Development Principles** - Development should enhance the natural and built environment by adopting a high standard of design and making an efficient use of land.
- **P35 Climate Change** - Development which contributes to mitigating and adapting to the impacts of climate change will be supported by the council.
- **P36 Appropriate Energy Use** - Requires development to contribute to clean, efficient energy provision.
- **P37 Sustainable Construction** - Proposals should deliver sustainable design. New development requires satisfactory arrangements for the storage of refuse and recyclable materials.
- **P38 Flooding** - Development proposals will follow a sequential approach to flood risk management, giving priority to development sites.
- **P41 Parking** - Adequate parking and facilities must be provided within developments to meet the needs of anticipated users.

Emerging Horsham District Local Plan (EHDLP)

- 5.9 HDC commenced a review of its Local Plan in 2018. The Regulation 18 consultation concluded in March 2020 and following a delay due to uncertainty caused by national policy reform and water neutrality in the Arun Valley Special Protection Area (SPA), the Regulation 19 consultation took place from January to March 2024. The Local Plan was subsequently submitted to the Secretary of State for Examination in August 2024.
- 5.10 Initial hearings took place from 10th – 12th December 2024 but were paused by the Inspector on 16th December due to serious concerns over soundness, the Duty to Cooperate, water neutrality, and housing need proposals. In April 2025, the Inspector deemed the emerging Local Plan legally non-compliant due to failures in Duty to Cooperate and the Council's water neutrality approach. At the time of writing, HDC completed Stage One examination hearings of their Local Plan in April 2026 which covered housing and commercial requirements. A post-hearing letter from the Inspector, dated 5th May 2026, sets out the interim conclusions from the Stage One hearings, most notably that HDC requires additional site allocations to be included in the draft Local Plan to meet local housing need and unmet need from neighbouring authorities, as well as to make the plan sound. A main modifications consultation is anticipated later in 2026 before further examination hearings take place.
- 5.11 Paragraph 49 of the NPPF states: *“Local planning authorities may give weight to relevant policies in emerging plans according to: a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given). b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and c) the degree of consistency of the relevant policies in the emerging plan to*

this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)". The weight the emerging policies have in decision making will change over time depending on the outcome of the consultation process and the examination of the Plan. On this basis, the emerging policies have limited weight for decision making at the time of writing.

Neighbourhood Plans

- 5.12 The wider site covers the parishes of North Horsham and Ruspur. North Horsham withdrew their neighbourhood plan designation in July 2018. The Ruspur Parish Neighbourhood Plan (RPNP) was made in November 2020 and the following policies are relevant to the Site:
- PRUS1: Spatial Plan
 - PRUS3: Design
 - PRUS4: Local Heritage Assets
 - PRUS5: Green Infrastructure and Biodiversity
 - PRUS6: Walking, Cycling and Equestrian Routes
 - PRUS10: Dark Skies
 - RUS11: Promoting Sustainable Transport

Water Neutrality

- 5.13 At the time of the pre-application meeting with HDC in March 2025, Horsham District was restricted to the water neutrality requirements established from Natural England's Position Statement from September 2021. The Site falls within the Sussex North Water Supply Zone which draws its water supply from groundwater abstraction at Hardham and was subject to Natural England's Position Statement.
- 5.14 However, in October 2025 Natural England released a statement confirming that they have withdrawn their Position Statement from September 2021. As a result of this, development within HDC that is located within the Sussex North Water Supply Zone is no longer required to demonstrate water neutrality. Instead HDC have explained that applications for new housing will be required by condition to comply with the Building Regulations Part G Optional Technical Standard (currently 110 l/p/d) as required by Policy 37 of the HDPF. Thus the Application Proposal is not required to be supported by a water neutrality statement.

6. Compliance with the Outline Planning Permission

- 6.1 This section of the Planning Statement outlines how the designs within the Reserved Matters Application align with the established parameters of the Outline Permission and satisfy relevant conditions.
- 6.2 Condition 2 of the OPP requires that the detailed design of the development proposed through Reserved Matters applications “*shall have regard to, and broadly accord with, the principles set out in the following parameter plans and supporting documents*”. The approved Parameter Plans are:
- Land Use (drawing reference 2153A-100P)
 - Density (drawing reference 2153A-101P)
 - Building Heights (drawing reference 2153A-102S)
 - Movement and Access (drawing reference 2153A-103R)
 - Green Infrastructure (drawing reference 2153A-105P)
- 6.3 The Site within which these proposals are located is identified as residential on the Land Use Parameter Plan (100P). The Density Parameter Plan (101P) allows for up to 30 dwellings per hectare across RM Area 4. The Building Heights Parameter Plan (102S) sets out the buildings heights. These are up to 3 - 4 Storeys (approximately 16m) on the north eastern edge of RM Area 4 and up to 2 Storeys (approximately 10m) across the rest of the Site. The Green Infrastructure Parameter Plan (105P) identifies areas of natural greenspace and woodland bordering RM Area 4, in addition to attenuation ponds within the southern edge of the Site. The Movement and Access Parameter Plan (103R) identifies a proposed primary road adjacent to the northern boundary of the Site.
- 6.4 The proposed works, for which Reserved Matters approval is sought, comprise 82 residential dwellings in compliance with the Land Use Parameter Plan. The proposed density of 30 dph is in line with the limit provided for on the Parameter Plan. The maximum building proposed is 3-storeys for maisonettes and 2.5 storeys for houses, the majority of the Site will be 2-storey in appearance. The building heights are broadly in accordance with the Parameter Plan.
- 6.5 The proposals provide a connection to the primary road to the north as shown on the Movement and Access Parameter Plan. The landscape scheme has been prepared to complement the surrounding green infrastructure and landscaping along the boundaries of RM Area 4 which were approved under application DC/24/0446 (discussed in **Section 2** of this Planning Statement).
- 6.6 The Application Proposals accord with the approved parameters in compliance with Condition 2 of the OPP and as assessed through the ES. Savills have prepared an accompanying Design Compliance Document to support this RM Application Proposal which summarises the key principles of the seven key documents listed in Condition 48 of the OPP and sets out how this RM Application Proposal complies, with reference to the relevant documents and drawings submitted in support of the application.
- 6.7 The Section 106 (S106) for the OPP requires 12.6% of homes in Phase 1 to be provided as affordable. This RM Application Proposal includes 10 affordable homes which equates to 12.2% which is broadly in line with the S106. The S106 also includes a target tenure split (‘Liberty Phase Tenure Mix’) and dwelling size mix (‘Baseline Mix’) for the affordable homes. The target tenure split

is for 6.9% affordable rent and 5.7% shared ownership. The proposal is for 6 affordable rent and 4 shared ownership units, equating to 7.3% and 4.9% of the total 82 units. Thus the RM Application Proposal broadly accords with the baseline for mix for affordable homes set out in the S106.

- 6.8 An Affordable Housing Statement for RM Area 4 has been prepared by Legal and General (L&G) and is subject to a separate planning application ref S106/26/0013. This Statement sets out how the affordable housing proposals are in compliance with the requirements of the S106 as set out at Schedule 3 Part 2 Clauses 4-9. The Applicant's Affordable Housing Statement relies on the detailed information contained within L&G's submission to HDC.
- 6.9 Following the grant of permission for the OPP, a Design and Landscape Strategy for Phase 1 was submitted (ref: DISC/20/0179) to HDC in accordance with Condition 8 of the OPP and discharged by the Council in January 2021. The approved Strategy provides phase wide design and landscape guidance for future RM applications, underpinned by six Placemaking Principles for Phase 1:
- Establish a destination & community early;
 - Create exciting & varied landscapes;
 - Create a biodiversity positive environment;
 - Establish a place that is enduring and authentic;
 - Design a place that is inclusive and accessible to all;
 - Establish a well-connected places to promote healthy lifestyles.
- 6.10 Four key objectives have been identified within the approved Strategy to inform the design and delivery process for Phase 1, which are as follows:
- Integrate the great outdoors with space to instil a love of nature;
 - Create destinations with a strong identity and an authentic sense of place;
 - Grow a connected community which encourages exploration and life outdoors;
 - Deliver a sustainable place which can thrive and adapt long into the future.
- 6.11 The Strategy outlines the masterplan principles, landscape and public realm strategy, movement strategy and the design and building form guidance for the future development proposals to provide for a high quality development as envisaged by the OPP. Alongside the approved parameter plans, the Application Proposals for RM Area 4 have been designed and carefully considered to have regard to the DAS and LVIA for the OPP and the subsequently approved Design and Landscape Strategy (Condition 8). Please refer to the accompanying Design and Access Statement (May 2026) prepared by MDD for further information.

7. Planning Policy Considerations

- 7.1 The principle of the strategic development of the Site is established through the allocation and subsequent OPP. As such, only matters of detail are to be considered or as required specifically by condition for this RM Application.

Matters of Detail

- 7.2 The RM Application Proposal includes the detailed layout and design for 82 dwellings, internal access roads, parking, drainage, new landscaping and associated infrastructure. The matters of detail are listed below:
- Housing Mix and Tenure
 - Design
 - Parking and Accessibility
 - Energy and Sustainability
 - Surface Water and Foul Drainage
 - Arboriculture
 - Landscape
 - Ecology
 - Heritage
 - Noise and Air Quality
 - EIA Compliance

Housing Mix and Tenure

- 7.3 The RM Application Proposal comprises a mixed tenure development with 72 open market homes and 10 affordable homes including affordable rent and shared ownership. This will include a mix of one and two bed flats and two to four bed houses. All homes will meet the Nationally Described Space Standards and all homes have access to dedicated private amenity space. The affordable ground floor apartment will be designed to Building Regulations M4Cat3 standard.
- 7.4 **Table 7.1** below sets out the proposed housing mix for this RM Application Proposal against the latest West Sussex Strategic Housing Market Assessment (SHMA) (November 2019). Although the proposed mix does not fully align with the SHMA, it is reflective of the latest market insight.

	1 Bed	2 Bed	3 Bed	4 Bed+	Total
SHMA Mix %	5%	30%	40%	25%	100%
SHMA Mix (rounded)	3	22	29	18	72
Proposed Open Market Mix	-	9	31	32	72

Design

- 7.5 The Character Area for Phase 1 RM Area 4 is defined as 'The Copse' in the approved Design and Landscape Strategy (as per Condition 8 of the OPP), which is a rural setting with woodland edge character, taking reference from its proximity to the ancient woodland area and mature hedges and tree belts to its boundaries. The area is enclosed by mature vegetation providing homes with a secluded, green setting. A mix of predominantly detached, semi-detached, and some terraced homes and apartment buildings will characterise the built form. A more formal residential edge will face the primary street.
- 7.6 The RM Area 4 Application Proposals have been developed to positively reflect the two new characters for the area (Green Edge and Neighbourhood Street) that were set out in the OPP. The site will be split into three distinct zones, Main Street, Internal Streets, and Green Edges – each area will have a different urban grain with compact streets internally, and loose grain around the perimeter.
- 7.7 The use of focal buildings will be employed throughout the proposed development at key junctions, strategic nodes, and vista points. The positioning of key buildings will work in conjunction with the associated surrounding landscaping and surface treatments to provide additional structure and definition as well as serving to improve legibility and wayfinding.
- 7.8 Appendix 1 of the accompanying Design and Access Statement prepared by MDD Architecture & Urban Design sets out in detail how the RM Application proposals comply with the DAS for the OPP and the subsequent Design and Landscape Strategy. The appearance, materials, street hierarchy, open space, SuDS, lighting proposals and biodiversity strategy are in compliance with the relevant previously approved documents for the OPP.
- 7.9 A Local Area for Play (LAP) has been integrated into the Public Open Space (POS) as set out in the Regulatory Plan within the Phase 1 Design Code. This play area will provide the required play space for the development within the north west of Phase 1 and will be integrated with a wider social area to serve Parcel 4
- 7.10 Please refer to the accompanying Design and Access Statement (May 2026) prepared by MDD Architecture & Urban Design for a more detailed analysis of the proposed design and compliance with the Design Strategy secured under the OPP and subsequent discharge of Condition 8.

Parking and Accessibility

- 7.11 The HDPF 2015 sets out HDC's approach to parking which centres around the need to ensure there are adequate parking facilities to meet the needs of anticipated users. Parking targets across the County are provided in WSCC's Guidance on Parking at New Developments (September 2020) and are to be calculated in line with Table 2: Residential Parking Demand (spaces per dwelling).
- 7.12 The four bedroom and a number of three bed properties are provided with both a garage as well as a driveway large enough to accommodate a further two parked cars. The majority of other properties will be provided with at least two allocated parking spaces. Whilst one space is allocated to each one bed flat.
- 7.13 Each dwelling with on-plot parking will be provided with one 'active' Electric Vehicle (EV) charging facility, which accords with WSCC guidance. Please refer to the accompanying EV Charing Point Plan prepared by MDD for further information.
- 7.14 For the houses, an area of hard standing will be provided to ensure refuse and recycling can be stored within the garden. A side gate will provide access to the street enabling ease of storage and carry for refuse collections. Flats will have dedicated refuse stores. Please refer to the Design and Access Statement prepared by MDD for further information.

7.15 WSCC's Guidance on Parking at New Developments (September 2020) sets out the minimum levels of cycle provision in Table 1.

7.16 **Table 7.2** below sets out the parking schedule for private and visitors car spaces and cycle spaces.

Private Car Spaces	Visitor Care Spaces	Cycle Spaces
225	17	152

7.17 The proposals include provision for tertiary roads / shared streets as well as footpaths providing connections from the RM parcels to the east west greenspace and Village Centre, as well as between the parcels themselves.

7.18 Please refer to the accompanying Transport Assessment Addendum Note prepared by Ardent for further information.

Energy and Sustainability

7.19 Policies 35 and 37 of the HDPF set out measures to be incorporated into future developments to ensure they are sustainable and can adapt to the impacts of climate change. Policy 36 relates to clean and efficient energy consumption.

7.20 An Energy and Sustainability Statement has been prepared by Daedalus Environmental to support the RM Application Proposal. The Statement sets out how the RM Application Proposals incorporate sustainable design and construction principles to create a 'zero-carbon ready' development. These include but are not limited to a fabric first approach, low carbon heat pumps, solar photovoltaic panels, efficient fittings and fixtures, EV charging points.

7.21 Overall, the RM Application Proposals are in accordance with Policies 35-37 of the HDPF and are Building Regulation compliant.

Surface Water and Foul Drainage

7.22 The HDPF requires new development to be designed so that it can adapt to climate change and reduce vulnerability to, inter alia, flood risk through the provision of appropriate flood storage capacity and use of green infrastructure and Sustainable Drainage Systems ('SUDs') to reduce run-off and provide wildlife habitat (Policies 35 and 39).

7.23 As summarised in **Section 2** of this Planning Statement, the SuDS for Phase 1 RM Area 4 have already been approved under the RM application DC/24/0446 and the drainage strategy for this RM Application Proposal follow the principles set out in the approved drainage documentation for application DC/24/0446.

7.24 A Drainage Technical Note (ref: 2500120_A-ACE-XX-XX-RP-C-0301) has been prepared by Ardent to support the RM Application Proposal. The Note confirms that the surface water drainage strategy is accordance with the relevant technical standards and best practice guidance. The most viable SuDS option is an attenuation basin prior to discharge to the wider drainage network in the southern boundary. As approved under application DC/24/0446, it is proposed to discharge the surface water into the site-wide drainage network at a flow matching greenfield rates.

7.25 Policy 38 of the HDPF requires that developments are appropriately drained. A Preliminary Foul Sewerage and Utilities Assessment (February 2016) was submitted in support of the OPP. This reviewed capacity and works required to ensure sufficient provision of utility services to the new development including foul water. An initial foul drainage strategy was provided at Appendix F of the FRA with the OPP requiring a detailed Foul Drainage Scheme to be submitted with each application for Reserved Matters approval (Condition 55).

- 7.26 A Foul Water Drainage Scheme has been prepared by Ardent to support this RM Application Proposal. The Drainage Technical Note sets out that the foul drainage will be split into two catchments, with a foul water spur located to the northern and southern parts of the Site.
- 7.27 Overall, the surface water and foul drainage proposals are in accordance with the HDPF, the OPP, associated conditions and RM application DC/24/0446 which sets out the approved SuDS for Phase 1 RM Area 4.

Arboriculture

- 7.28 The HDPF seeks to protect existing 'green infrastructure' through Policies 25 and 31. Green infrastructure is defined as 'a multi -functional and connected network of green spaces, water and other environmental features' including trees. Policy 33 sets out a presumption in favour of retaining existing important landscape and natural features such as trees.
- 7.29 There are no trees located within RM Area 4 where the residential development is proposed. There are existing trees located along the boundaries of the Site however, the RM Application Proposal does not propose any works to these trees. The details of the proposed landscaping and ecological enhancements to the boundaries of the Site were secured under a separate planning permission (Ref: DC/24/0446) which included an Arboricultural Impact Assessment and Method Statement (June 2024) by David Jarvis Associates.
- 7.30 To support this RM Application Proposal, a Tree Protection Plan, Tree Survey and Impact Assessment and Method Statement have been prepared by Keen Consultants, as required by Condition 16 and Condition 52 of the OPP.
- 7.31 The Impact Assessment concludes that the Application Proposal result in very little trees loss and slightly broadens a consented opening in an existing hedge. The proposed hard surfaces and services / utility installation are remote from root protection areas. The proposed tree planting will provide a diverse portfolio of tree cover to ensure future sustainability of green infrastructure.
- 7.32 Overall the Application Proposal is in accordance with the HDPF in respect of arboricultural considerations.

Landscape

- 7.33 HDPF Policy 25 relates to protecting, conserving and enhance the natural landscape. The site allocation and OPP have established that there will be a change to the landscape of the Site as a result of residential development. The Design and Access Statement (March 2017) for the OPP sets out principles that aim to retain as many landscape features as possible and take advantage of the existing site characteristics in the future development.
- 7.34 Phase 1 RM Area 4 is surrounded on three sides by mature trees and hedgerows. The vast majority of dwellings within the site will enjoy landscaped back drops. Retention of existing established field boundary hedgerows as the backbone of the structural open space borrows landscape character from the existing mature landscape. This is to be supplemented with the introduction of new native and ornamental planting to support sense of place.
- 7.35 Within the development parcel, a strong soft landscape structure is proposed to soften streetscapes and relate to the rural-edge location of the development. Seats and play equipment proposed within the LAP area will be predominantly rustic timber produced from sustainable sourced timber, to be in-keeping with the rural-edge and semi-wild location at the edge of the development, set in naturalistic informal open space.
- 7.36 The proposed landscaping has been designed to accord with the Design and Landscape Strategy (Condition 8 of the OPP) and integrates and enhances existing landscape features. The landscape

proposals also respond to the approved landscape buffers for the Site that were approved under a separate RM application (HDC ref: DC/24/0446).

- 7.37 A Landscape and Visual Impact Appraisal Statement of Conformity has been prepared by CSA Environmental to support this RM Application Proposal.
- 7.38 The Phase 1 Area 4 proposals are consistent with the approved outline parameter plans, in terms of the scale and extent of built development and the landscape mitigation measures proposed. They are also consistent with the key landscape and visual mitigation measures that were set out in the outline landscape ES chapter. The detailed landscape proposals are also consistent with the approved Design & Landscape Strategy. In addition, the conclusions reached in the relevant ES chapter that landscape and visual effects will not be impacted or altered remain the case as a result of this RM Application Proposal.
- 7.39 Furthermore a Landscape Masterplan, Soft and Hard Landscaping Proposals have been prepared by CSA Environmental in accordance with Condition 50 of the OPP. Please refer to these documents for further information on the landscape proposals and how they will be managed.

Ecology

- 7.40 HDPF Policies 25 and 31 require new developments to maintain, enhance and create new green infrastructure and ecological networks in order to ensure no net loss of wider biodiversity.
- 7.41 The OPP was supported by an outline Ecological Mitigation and Management Plan (2016; 'OEMMP') which provided details of how the impact of the development on ecology would be avoided, mitigated and / or compensated. In addition to the OPP, a Phase-Wide EMMP for Phase 1 (July 2020) has been submitted and discharged by HDC in accordance with Condition 12 of the OPP. The objectives of the EMMP are to:
1. Ensure avoidance and mitigation measures are implemented during construction to minimise adverse effects upon protected species;
 2. Manage/mitigate for the urbanising effects of the development on habitats and species and ensure their long-term protection and management postconstruction;
 3. Ensure the habitats within the scheme are connected and permeable to allow species to pass through the site;
 4. Ensure the proposed planting (which will primarily comprise native species) will enhance the biodiversity and nature conservation interest of Phase 1;
 5. Provide a biodiversity resource which is valued by local residents, and which can deliver nature-related education to residents and other visitors; and
 6. Establish a programme of monitoring and reporting.
- 7.42 Furthermore, application DC/24/0446 which covers the approved landscaping along the boundaries of RM Area 4, included a detailed EMMP (August 2024) for these areas of the Site.
- 7.43 The recommendations within the Phase-Wide EMMP to support the OPP and the EMMP for application DC/24/0446 have been used to tailor the design of the area covered by this RM Application Proposal, specifically the landscape proposals, and are set out in the detailed RM Area 4 Ecological Mitigation and Management Plan (May 2026) prepared by Bioscan as required by Condition 49 of the OPP.
- 7.44 The great crested newt translocation exercise of RM Area 4 was completed in autumn 2025. It is considered that this species is no longer present within the site, and therefore no further mitigation is required in respect of this species. Nevertheless, to guard against great crested newts re-entering

the site during the construction phase, the semi-permanent newt exclusion fence around the periphery of the site should be maintained and repaired as appropriate (as per the licence stipulations).

- 7.45 No trees or buildings are present within RM Area 4, and therefore no mitigation measures are considered necessary in respect of roosting bats. In terms of enhancements for Bats, Bellway are part of the 'Homes for Nature' scheme which promotes with provision of bat boxes within new dwellings. Bat Ridge Roost boxes are proposed within two dwellings located on the southern boundary of RM Area 4.

7.46

[REDACTED]

- 7.47 Due to the absence of upstanding vegetation, RM Area 4 is considered unsuitable for most nesting bird species. Nevertheless, there is scope for ground-nesting species such as skylarks to nest within the grassland. Thus precautionary measures will be taken during the construction phase and a range of different bird boxes are proposed to enhance the Site for nesting birds.

- 7.48 Another commitment under the 'Homes for Nature' scheme is that every new development should include a hedgehog highway as standard. Therefore, gaps will be provided within the fences of gardens within the development in order to provide connectivity for hedgehogs (and small mammals/amphibians/reptiles) throughout the Site, and allowing them access into gardens.

- 7.49 Overall the Application Proposal is in accordance with Policy 31 of the HDPF.

Heritage

- 7.50 Policy 34 of the HDPF sets out that the historic environment will be sustained and enhanced through positive management of development affecting heritage assets.

- 7.51 The nearest listed building from the Site, Hollywick Farmhouse (Historic England (HE) ref: 1027067), is separated by a landscape buffer and therefore it was agreed with HDC at the pre-application meeting that the impact on the setting of the listed building is considered appropriate. There are no locally listed buildings within or in close proximity to the Site.

- 7.52 The proposed housing has been laid out sufficiently behind the propped landscape buffer to Hollywick Farmhouse, with the units closest to the heritage asset proposed no taller than 9.25m to the ridge. The maximum height of units will be 2.5 storeys, with these units being placed well away from the listed building.

- 7.53 A Built Heritage Statement has been prepared by RPS to support this Application Proposal. The report concludes that the less than substantial harm to the nearby heritage assets should be weighed against the public benefits of the Application Proposal in line with the requirements of the NPPF. The Application Proposal is also in accordance with Policy 34 of the NPPF.

Noise and Air Quality

- 7.54 Noise impacts for the wider strategic site were assessed through the ES that supported the OPP (see Chapter 16). This technical work identified the A264 as the main source of noise pollution for future residents. Noise surveys for Phase 1 were completed in 2019 to provide an update on the survey work that was used to inform the ES and to understand the latest noise environment on the OPP site. The updated modelling demonstrated the highest level of noise from road traffic in the southern area of Phase 2 with noise levels decreasing to the north of Phase 1. RM Area 4 is situated in the north west portion of Phase 1, separated from the A264 by multiple other RM Areas within Phase 1 (see **Figure 1.1** for reference), as well as the earthwork bund approved under application DC/20/2265, adjacent to the A264.

- 7.55 The impact of the wider strategic site on air quality and the impact of air quality on future residents was assessed through ES that accompanied the OPP. The nearest identified Air Quality Management Area (AQMA) to the strategic site was in Cowfold circa 11km away. No new AQMAs have been designated in close proximity to the wider strategic site since the approval of the OPP. Further the ES concluded that *'[W]ith the proposed inherent and additional mitigation, there will be negligible / not significant air quality effects with these scheme'*. The proposals for RM Area 4 are consistent with the parameters tested through the ES. There has been no known change that would increase air quality issues by such a degree as to warrant further assessments to support the RM Application Proposals.

Environmental Impact Assessment (EIA) Compliance

- 7.56 Savills have prepared a Statement of Conformity to Environmental Statement to demonstrate how the RM Area 4 Application Proposals comply with Environmental Impact Assessment (Environmental Statement dated July 2016 with March 2017 Addendum) for the OPP.
- 7.57 The Statement confirms that the Application Proposals are in compliance with the OPP and accompanying Environmental Statement. Therefore, no further EIA information is required for the determination of the application.

8. Planning Balance and Conclusion

- 8.1 This Planning Statement has been prepared by Savills, on behalf of Bellway Homes Limited (Southern Counties), who are seeking Reserved Matters approval for the detailed design of Phase 1 RM Area 4 to provide 82 homes alongside internal access, landscaping and associated infrastructure. The RM Application Proposals broadly accord with the approved Parameter Plans for the OPP in respect of land use, density, movement and access, height and green infrastructure.
- 8.2 A suite of technical reports and plans have been prepared to accompany this RM application to demonstrate that the proposals are deliverable and accord with approved site-wide and phase-wide strategies as well as the relevant conditions of the OPP. The RM Application Proposals have been designed having regard to the OPP DAS and LVIA and the subsequently approved Design and Landscape Strategy (Condition 8) to ensure that the vision of creating high-quality residential areas is realised.
- 8.3 The Application Proposal will provide a wide range of planning benefits for the site and surrounding area, as set out below:
- Substantial amount of high quality new homes on a site with extant Outline Permission, including the provision of affordable homes.
 - Each house will include private amenity space, as well as access to high quality landscaped communal amenity space.
 - The housing mix and tenure reflects local housing demand.
 - Provision of public open space across the site, including a LAP and pond features for use by existing and new residents.
 - The development will encourage sustainable modes of transport with the provision of secure cycle parking for all residents.
 - Sustainable design and construction measures will be utilise to reduce carbon emissions in accordance with the Building Regulations.
 - The Application Proposal includes a package of environmental and ecological enhancements that meets the 'Better with Bellway' sustainability strategy.
- 8.4 The provision of 82 new homes will make a strong contribution to the wider quantum of homes that will be provided within the Phase 1 Development of the strategic site known as Mowbray. The homes include a mix of open market and affordable tenures of varying size to support local housing needs.

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