

LAND AT NORTH HORSHAM, PHASE 1 AREA 4

DESIGN, ACCESS AND COMPLIANCE STATEMENT - MAY 2026



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Bellway

CONTENTS

INTRODUCTION.....	4	MOWBRAY CORE	36	SUSTAINABILITY	59
ABOUT BELLWAY	5	SITE USES	38	SECURE BY DESIGN	60
SITE LOCATION	6	AFFORDABLE HOUSING	40	CONCLUSION	62
SITE CONTEXT	8	DWELLING TYPES	41	APPENDIX	63
LOCAL CONTEXT	10	SITE ACCESS.....	42	DAS (2021) COMPLIANCE	64
CONSTRAINTS & OPPORTUNITIES.....	12	STREET HIERARCHY.....	43	DESIGN & LANDSCAPE STRATEGY (2021)	68
PLANNING HISTORY	14	PERMEABILITY	44		
PLANNING POLICY CONTEXT	16	PARKING	45		
PARAMETER PLANS.....	17	ELECTRIC VEHICLE CHARGING	46		
PHASE 1 CHARACTER.....	18	DRAINAGE	47		
DESIGN EVOLUTION	20	ENCLOSURES.....	48		
RESERVED MATTERS APPLICATION	22	REFUSE & FIRE ACCESS	49		
RM LAYOUT COMPLIANCE WITH OUTLINE PLANNING		LANDSCAPE STRATEGY	50		
PERMISSION	24	LANDSCAPE DESIGN	51		
BUILT ENVIRONMENT	26	SOFT LANDSCAPE	52		
BUILDING TYPOLOGIES.....	28	HARD LANDSCAPE	53		
CHARACTER AREAS.....	30	CHARACTER AREA TREATMENTS	54		
GREEN EDGE.....	32	PLAY PROVISION.....	57		
NEIGHBOURHOOD STREET.....	34	ECOLOGY & ARBORICULTURE	58		

INTRODUCTION

This Design, Access and Compliance Statement has been assembled by MDD Architecture + Urban Design on behalf of Bellway Homes Southern Counties, to provide supporting information for the proposed residential development of Phase 1, Area 4, North Horsham (the site).

It sets out the overall land uses, landscape proposals and explains the design rationale for the scheme and should be read in conjunction with other technical and non-technical reports submitted with the application.

This Reserved Matters Application covers 82 dwellings, plus highways infrastructure, Suds attenuation features, play spaces, landscaping, and public open space.



SITE AERIAL

IMAGE CREDIT: © GOOGLE EARTH

ABOUT BELLWAY

Evolving from a local family business to FTSE 250 company, Bellway has been building exceptional quality new homes throughout the UK for more than 75 years, creating outstanding properties in desirable locations. From delivering low-carbon homes to ensuring that our colleagues can thrive in our company, our key priorities aim to make Bellway a better place. Bellway abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.

Our 8 priorities:

01. **Customers & Community:** putting customers at the heart of everything we do
02. **Employer of Choice:** creating an environment that our colleagues can thrive in
03. **Carbon Reduction:** making changes for the better
04. **Quality & Safety:** building quality homes, safely
05. **Sustainable Supply Chains:** building quality homes, sustainably
06. **Biodiversity:** building long-term, sustainable communities
07. **Resource Efficiency:** reducing waste by building better
08. **Charitable Engagement:** giving, to build better lives.

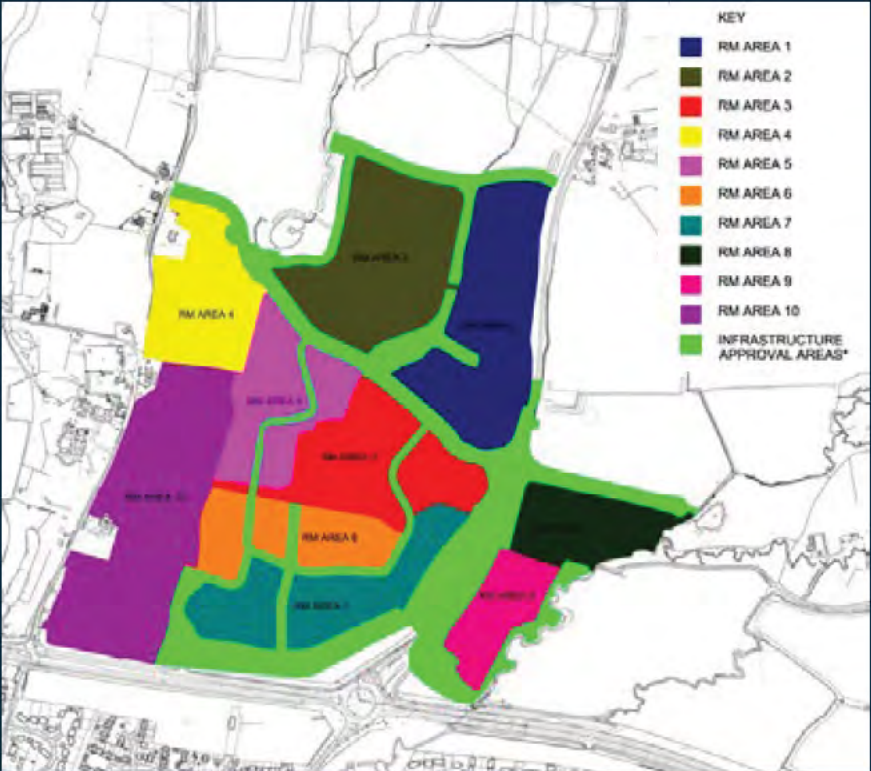
The adjacent photos are taken from a recently constructed Bellway Southern Counties development in Surrey.



SITE LOCATION

Area 4 is located on the north-western edge of Phase 1 of the Land North of Horsham urban expansion site. To the north of Area 4 is Moat Road which acts as a main distributor road through the wider site with open countryside on the other side. On the western flank of the site are established trees and hedgerows with 2no properties, Oak Cottage and Rapelands Farm situated behind. The southern boundary features more established trees and hedgerows with developer Devine Homes Area 10 outline consented for 170 dwellings beyond (ref DC/22/1494) this currently remains undetermined at the Reserved Matters stage. The eastern flank like other parts of the site has mature trees and hedges along with Areas 5 & 6 situated behind which have outline planning permission for 172 homes.

The selection of images overleaf shows what has currently been built out to date on site, with dwellings having architectural qualities that are compliant with the Mowbray Park Phase 1 Design and Landscape Strategy approved in January 2021.



PHASE 1 RESERVED MATTERS AREAS PLAN

KEY
Area 4



IMAGE CREDIT: © GOOGLE EARTH



SITE PLAN

IMAGE CREDIT: © GOOGLE EARTH

SITE CONTEXT

OVERVIEW

The site is a former arable field which is located to the northern edge of the wider North Horsham site.

Mature tree and hedgerows frame the western, eastern, and southern boundaries, whilst the northern edge borders Moat Road and an arable field beyond.

Also in immediate context to the site are residential dwellings on Old Holbrook including a listed building - Holbrook Farm, Area 2 built by Cala Homes, and Area's 5 & 6 currently under construction by Cala Homes.

The site slopes from north to south with a high point of circa 67.5m and a low point of circa 58m.



SITE AERIAL

IMAGE CREDIT: © GOOGLE EARTH



SITE PHOTOS

LOCAL CONTEXT

The selection of images overleaf show homes that have currently built out to date on the adjacent North Horsham site, dwellings cover a multitude of architectural styles albeit in a traditional style.

Dwelling forms vary across the site with detached, semi-detached, and terraced dwellings all utilised. Building typologies are used in key locations to help frame spaces.

Building heights cover three storey apartment blocks, 2.5 storey houses, and 2 storey houses. Garages and outbuildings are all single storey. Roof formations are also varied across the development with gable fronted and front to back typically used.

Facing materials used include various shades of red brick, red/brown tile hanging, black and white weatherboarding, along with red, brown, and slate grey colour roof tiles.

Detailing on the dwellings include casement windows, tile scalloping, horizontal cladding, projecting brick bands, brick detail panels, and grp chimneys.

Boundary treatments to the public realm include hedging, low level planting, knee rail fencing, and estate style railings. Proposals for Area 4 will be in line with the North Horsham consented materials palette.





BUILT DEVELOPMENT

CONSTRAINTS & OPPORTUNITIES

A series of constraints are presented on the site which have been formulated based on a series of surveys and other technical and non-technical assessments.

They include:

- Topographical Survey
- Transport Assessments
- Drainage Assessments
- Utilities Assessments
- Arboriculture Assessments
- Ecological Assessments

CONSTRAINTS

Constraints noted within and around the site include:

- 1 Moat Road (Mowbray Park spine road) beyond the site to the north
- 2 Two consented points of vehicular access to the north of the site from Moat Road
- 3 Existing trees and hedgerows around the site perimeter
- 4 Under construction Cala Homes site to the east
- 5 Listed building to the north west
- 6 Other neighbouring properties to the south west
- 7 Previously consented Suds basins to the south
- 8 Previously consented receptor pond to the south
- 9 Land fall from north to south
- 10 Previously consented substation to the north
- 11 Old Holbrook Lane to the west of the site

OPPORTUNITIES

Opportunities noted within and around the site include:

- 12 To provide a landscape-led residential development which blends in perfect harmony with the previously consented phases constructed and under construction to the east
- 13 Additional point of access for pedestrians from Moat Road
- 14 Potential to connect to Parcels 5 & 6 via the footbridge in the southeast corner
- 15 Landscaped frontage facing onto the spine road
- 16 Local area of play and central green situated at the heart of the site
- 17 Providing a network of paths and cycle routes around the site, which join into and enhance the existing Mowbray Park network
- 18 A site set out with good urban design principles at the forefront, providing active surveillance to all areas



CONSTRAINTS & OPPORTUNITIES PLAN

IMAGE CREDIT: © GOOGLE EARTH

PLANNING HISTORY

The site forms part of land to the north of Horsham that was allocated for development in the Horsham District Planning Framework (Nov 2015) under 'Strategic Policy SD1: Land North of Horsham' for a mixed use strategic development to accommodate at least 2500 homes and associated infrastructure. Outline Planning Permission (OPP) ref DC/16/1677 (OPP) was subsequently granted in March 2018 for a mixed use strategic development to include up to 2750 homes, business park, retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure. The OPP reserved all matters for future consideration except access.

Condition 7 of the OPP required the submission of a Reserved Matters Area Plan covering the entirety of each phase of the overall development. Three applications have been submitted under C7 (DISC/20/0178; DISC/21/0104; DISC/24/0021) for Phase 1 with DISC/21/0104 showing the latest approved Reserved Matters Area Plan (as shown on Page 4).

Condition 5 of the OPP required separate details relating to the layout, scale, appearance, means of access and landscaping associated with each Area of the Site pursuant to condition 7 of the OPP to be submitted and approved by the LPA. Reserved Matters approval has been granted for Phase 1 Area 1 (ref DC/20/2047), Area 2 (ref DC/21/0066), the village centre in Area 3 (ref DC/25/1018), Areas 5 & 6 (ref DC/24/1927), Area 7 (ref DC/21/1427) and for Area 10 (ref DC/22/1494). A Reserved Matters application has also been approved for the Phase 1 Primary Road to Old Holbrook and the Sub Phase 1D Strategic Landscape Buffer (ref DC/24/0446) which borders this site (Area 4), whilst other Reserved Matters applications have been approved for supporting infrastructure throughout the wider development.

A Design and Landscape Strategy for Phase 1 was approved in January 2021 (ref DISC/20/0179) as required by C8 of the OPP. C48 of the OPP requires each reserved matters application to be supported by a design document demonstrating how the application complies with the Phase Wide Design and Landscape Strategy together with the various design-related site-wide strategy documents submitted with the outline application. Please refer to the Compliance Statement (February 2026) prepared by Savills for further information in respect of Phase 1 RM Area 4.

The Landowners have also produced a Mowbray Design Code for Phase 1 (July 2023), which provides further design guidance for the remaining land parcels to be developed in Phase 1. This Code reinforces the vision and design ethos set out in the approved Design and Landscape Strategy and is therefore considered to be appropriate for Area 4.



AREA 1 (APPROVED)



AREA 2 (APPROVED)



NORTH
AREAS 5 & 6 (APPROVED)



NORTH
AREA 7 (UNDETERMINED)



NORTH
AREA 10 (UNDETERMINED)

PLANNING POLICY CONTEXT

The application site lies within the Liberty Land as defined in Plans 2 & 4 of the S106 agreement (p180/182) for the OPP. The S106 definition for Liberty Phase Tenure Mix states that Phase 1 is to provide 6.9% (55%) Affordable Rent and 5.7% (45%) shared ownership units (there are no discount market units). The S106 requires that the following mix of AH units is to be achieved on the Liberty Land overall and where practicable within each Reserved Matters area.

Unit Type	1B Flat	2B Flat	2B House	3B House	4B House	5B House
Affordable %	13.3	25	39.7	14.3	6.9	0.8

In contrast, there is no specific requirement for the private tenure mix. There is, however, an approved parameters density plan (2153A – 1010), which requires Area 4 having a density of up to 30 dwellings per hectare. There is also an approved parameters buildings height plan (2153A-102Q) with the majority of the site required to deliver 2 storey development, but with a small section of the site reserved for residential development between 3 and 4 storeys. These plans are shown on page 9.

West Sussex County Council Guidance on Parking at New Developments (Sep 2020) shows the site lying within Parking Behaviour Zone 2. The expected parking demand for this zone is set out below:

Bedrooms	1	2	3	4+
Car Parking	1.4	1.7	2.1	2.7

In addition, visitor spaces at 0.2 spaces per dwellings are also to be provided whilst garages with a minimum internal floorspace of 6m x 3m are calculated as 0.5 of an allocated space.

For cycle parking, the cycle space provision required is set out below:

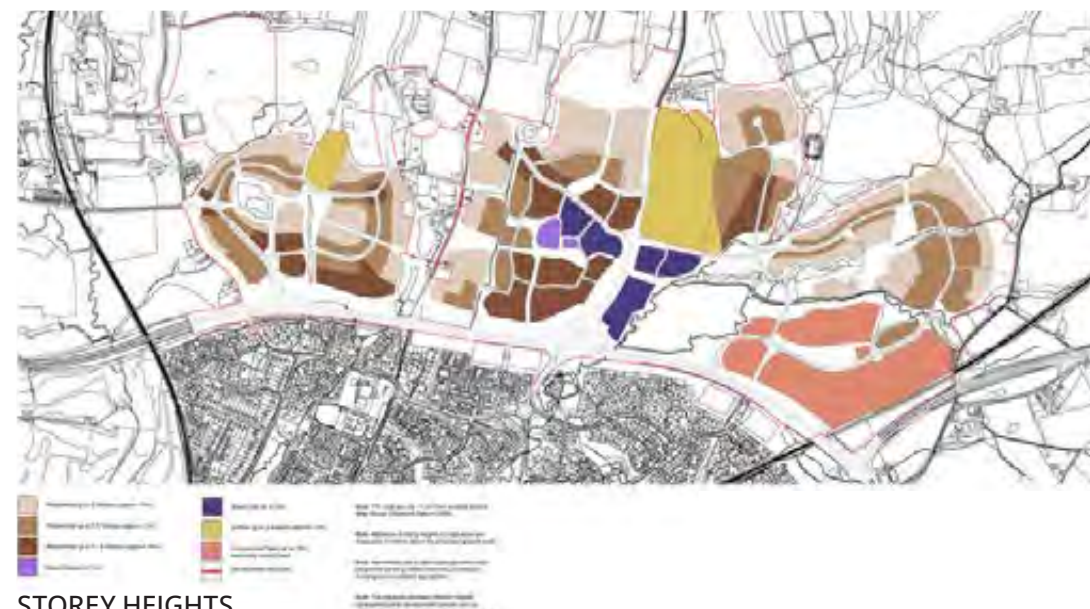
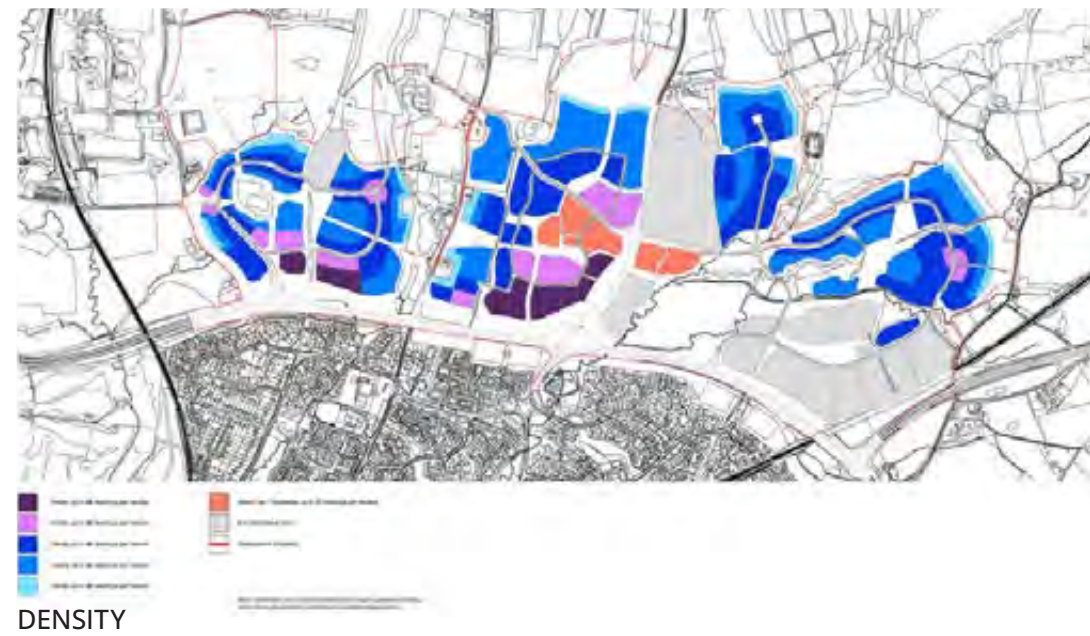
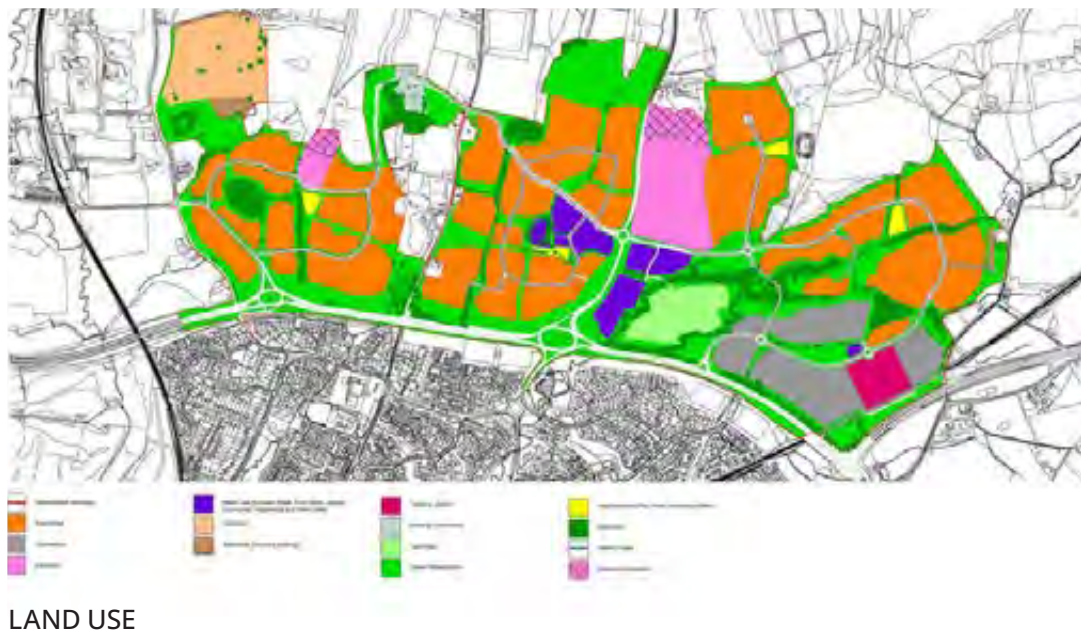
Unit Type	1-2 Bed House	3+ Bed House	1-2 Bed Flat	3B+ Bed Flat
Cycle Parking	1	2	0.5	1



RELATIONSHIP OF SITE WITHIN CONTEXT OF PHASE 1

PARAMETER PLANS

The adjacent plans are taken from the Outline Planning Permission and detail Land Use, Green Infrastructure, Movement & Access, Density, and Storey Heights. The forthcoming proposals shall be in accordance with the principles set out.

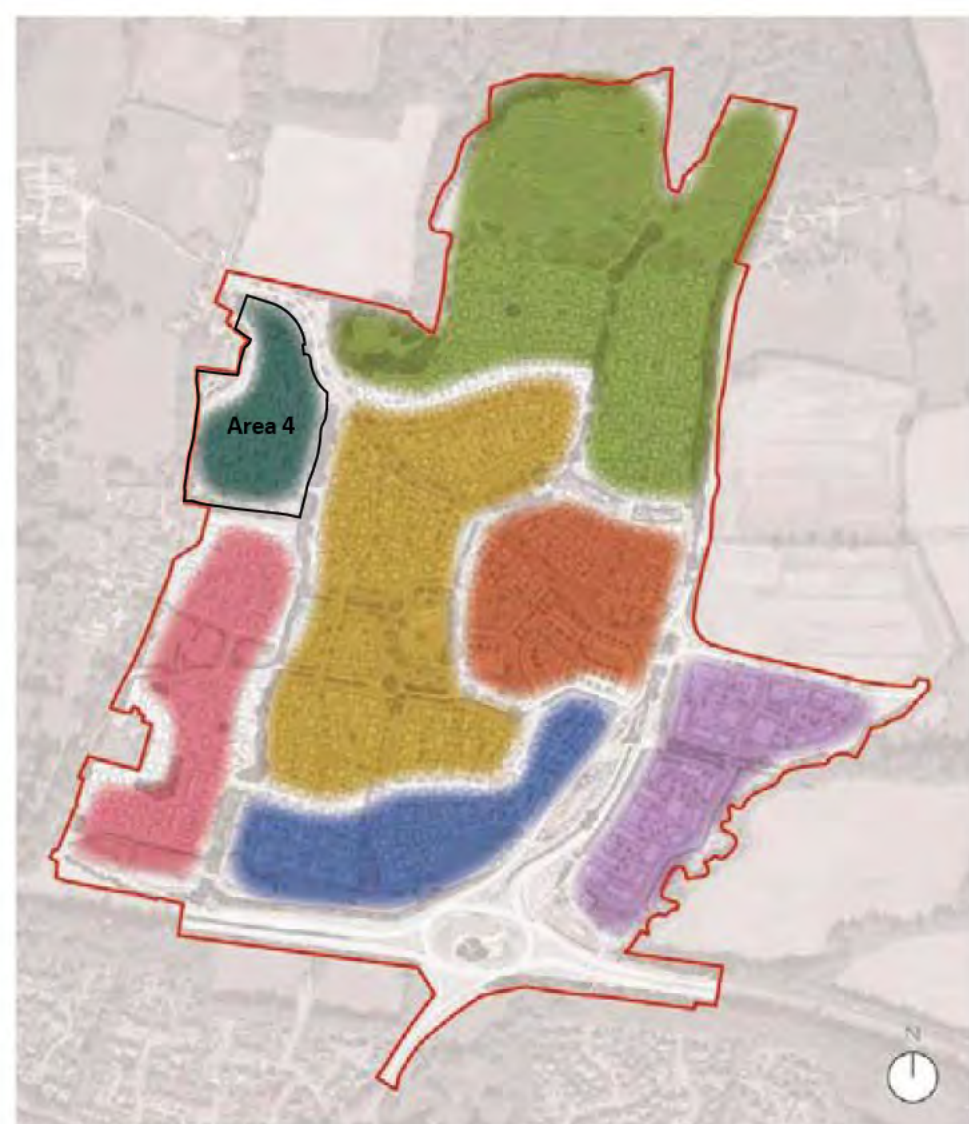
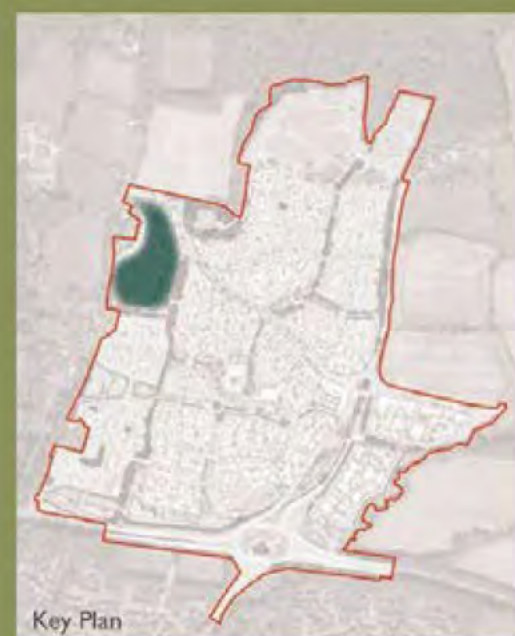


PHASE 1 CHARACTER

The general area is defined as 'The Copse' – 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.

Copse Character

The Copse area should be of a rural, 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.



- Hillside Character
- Copse Character
- West Village Character
- Village Centre Character
- Waterside Character
- Brook Character
- Phase 1E Character

Structuring Principles



1. Sensitive landscape buffer around listed building on Old Holbrook
2. North south green corridors along existing hedgerows and tree belts
3. Local area of play with quarry character
4. Generous swales
5. Ancient Woodland
6. Potential clusters of homes
7. Meandering streets and lanes with predominantly detached and semi-detached homes fronting landscape



LANDSCAPE STRATEGY PLAN



DESIGN CODE REGULATORY PLAN

DESIGN EVOLUTION

A part of the pre application process, Bellway and their Design Team met with officers of Horsham District Council (HDC) on 12th March 2025 (case ref no. PE/25/0044). A Design Concept Document was tabled that outlined the proposals for Area 4 which were generally well received, the below table sets out comments which were made by HDC.

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/20/179). 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 roofs should be used to break up the roof-scapes. 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.

As a result of the comments made, the Design Team took fresh approaches to the layout which will now form part of the planning application.

In summary, the project team considers that the pre-application engagement undertaken with stakeholders was timely, meaningful and effective.

LAND AT NORTH HORSHAM, PHASE 1 AREA 4
DESIGN CONCEPT DOCUMENT - FEBRUARY 2025



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PROPOSED LAYOUT

The following pages of this design concept document set out the detailed design proposals for Area 2 and how these design proposals are consistent with the Design and Landscape Strategy and Mounting Design Code for Phase 1. These design proposals relate mainly to the built form with some high level detail on landscaping strategy.

KEY LAYOUT PRINCIPLES

- [illegible]



SEE PLAN WITH KEY PRINCIPLES

PAGE 16

ARCHITECTURAL CHARACTER



STREET SCENE LOCATION PLAN

PAGE 179

MATERIALS

- 1001 Acid Brick Type 1
- 1002 Acid Brick Type 2
- 1003 Fire Lining
- 1004 Block Weatherstripping
- 1005 Window Weatherstripping
- 1006 Inside Entry Coat-7 Acid
- 1007 Acid/Orange Coat-7 Acid
- 1008 Green Brick Coatings

DETAILING

- 20 GDP Growth
- 21 Death Count
- 22 Site Scoping
- 23 Architect Selection Process
- 24 Arch Coll
- 25 Land Scaping
- 26 Site Style 1
- 27 Site Style 2

BOUNDARY TREATMENTS

- 17. low brick wall
- 18. low masonry
- 19. walling with masonry behind

WINDOWS & FASCIAS

- 20 Grey/Green Woodpecker
- 21 White Woodpecker
- 22 Black-Faced Woodpecker
- 23 White-Faced Woodpecker



STREET SCENE 1 - NEIGHBOURHOOD STREET



1998

DOI: 10.1002/for

COMPONENT	EXAMPLES				
ARCHED PORCHES					
PLINTH					
STEPPED BANDING					

DESIGN CODE: PARCEL FRONTAGE ARCHITECTURAL FEATURES

TYPOLOGIES	ILLUSTRATION	TYPOLOGIES	ILLUSTRATION
01.00 BORDER		04.100.000.000 + BORDER LINE 00000	
02.0000 BORDER		03.00000000 0000	
03.0000 BORDER + 0000		04.0000 BORDER BORDER BORDER	

DESIGN CODE: BOUNDARY TYPOLOGIES

RESERVED MATTERS APPLICATION

The following pages of this DAS set out the detailed design proposals for Area 4 and how these design proposals are consistent with the Design and Landscape Strategy and Mowbray Design Code for Phase 1. The Reserved Matters Application layout responds to the previous constraints established as well as acknowledging comments from Bellway and the design team. The scheme adjacent also notes comments received from Horsham DC officers and as a result the overleaf plan has been created.

- 1 Access points to development taken off previously approved locations on Moat Road to the north.
- 2 Connectivity to the Moat Road cycle paths.
- 3 Creation of an architectural design which takes inspiration from the previously constructed and consented phases, and the Mowbray Park Design Code.
- 4 An outward-looking development with active frontages throughout, notably on corner turning plots, providing natural surveillance and visual interest around the site.
- 5 Whilst the site is generally 2-storey in appearance, 2.5 units have been used along Moat Road to add interest. Building heights accord with the Outline Parameter Plans.
- 6 Strategic planting and trees added throughout the site to give a soft feel and green edges to the development.
- 7 Enhancement of existing trees and hedgerows within and around the perimeter of the site.
- 8 Affordable Housing units made up of 4no Maisonettes and 6no Houses and sited in one cluster for ease of management.
- 9 Parking courts limited to less than 20 spaces or less and actively surveyed by adjacent dwellings.
- 10 Connectivity around the site for both vehicles and pedestrians.
- 11 Internal road layout to ensure low vehicle speeds including traffic calming measures. Tertiary streets will be shared by pedestrians and motorists.
- 12 Green space with play area green created within the development providing a landmark nodal point.
- 13 Green edges created which accord with the parameters set within Mowbray Park Design Code.
- 14 Back-to-back distances generally of at least 20m across the site allowing for privacy to dwellings.
- 15 All units compliant with Nationally Described Space Standards.
- 16 Affordable ground floor maisonette designed to building regulations M4Cat3 standard.
- 17 Enhanced elevation treatment to select plots occupying important nodal points within the development.
- 18 Visitor parking evenly distributed around the site
- 19 Link to Area's 5 & 6 via footbridge in south east corner
- 20 Additional pedestrian entry to the site created on eastern edge



RESERVED MATTERS APPLICATION LAYOUT



DESIGN CODE REGULATORY PLAN EXTRACT

RM LAYOUT COMPLIANCE WITH OUTLINE PLANNING PERMISSION

OPP DAS COMPLIANCE – POINT 10 - The proposed development has been designed to respond to existing landscape features, including the east-west green-space and existing surrounding green infrastructure. The proposals complement the natural environment.

OPP DAS COMPLIANCE – POINT 11 - Area 4 is surrounded by mature trees and hedgerows to the east, west and south. Over 50% of the development will benefit from views onto green edges. The orientation of the dwellings provides circa 80% with a south or west aspect to their private amenity area.

OPP DAS COMPLIANCE – POINT 12 - Streets will have low level planting and trees which will create green fingers linking to the landscaped corridors bordering the site

OPP DAS COMPLIANCE – POINT 20 - 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 way-finding. These buildings will be designed with enhanced elevation treatments and material finishes from the rest of the development. This will help to frame important routes and views and enforce their importance within the street scene.

OPP DAS COMPLIANCE – POINT 24 - 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 of the adjacent open space.

OPP DAS COMPLIANCE – POINT 28 - The proposals allow for inclusive design and ease of movement for all with dwellings designed to Part M of the building regulations. Routes around the site are provided step free including into areas of Open Space..

DLS – POINT C - Area 4 will provide access onto Moat Road in the north, and to Area 5 in the southeast via a landscaped corridor.

DLS – POINT I & J - 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.

DLS – POINT K & L - SuDS features provided in line with wider reserved matters approval DC/24/0446.

DLS – POINT Q - Shared surfaces and raised tables have been detailed in a suite of p/c block products, in line with the DLS, to make the development more pedestrian and cycle friendly. The use of differing block products and/or colour tones compliments the site layout and architecture and works with the planting to reinforce the character zones set out

DLS – POINT R - 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.

DLS – POINT BB - Area 4 features a tertiary street that runs from the site entrance in the north, towards the southern development edge. This road has footways both sides. All areas of the site are interspersed with trees and low level landscaping. Raised tables are provided at junctions where traffic joins in more than two directions. On street parking for visitors is provided in all areas, with a blend of frontage and verge set bays within landscaping. Driveways break up the landscaped verges allowing for interest in the street scape.

DLS- POINT EE - Various frontages are found within the development, typical of their siting. Green edges are typically characterised by detached dwellings with varying garden depths. Semi Formal frontages are found in the more urbanised areas of the site, building set backs are consistent and 2m from back of pavement. Marker buildings will be used at various locations in the site to signify landmark nodal points. These areas would include the site entrance, vista stops, around the central green, and the southern edge.

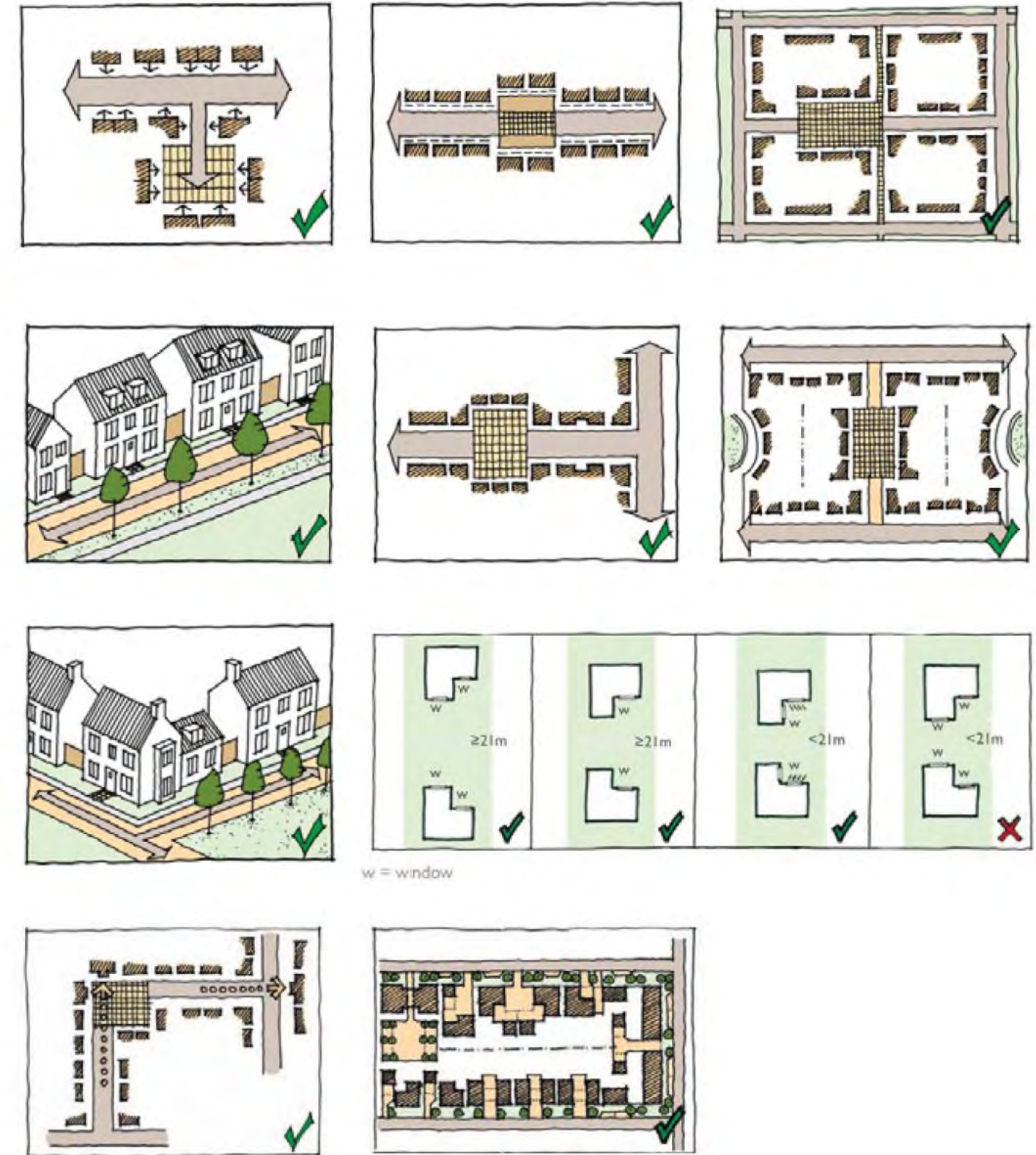
DLS – POINT GG - Area 4 complies with good urban design principles including dual fronted units allowing active surveillance to all areas of the site. Marker buildings will be used in various locations to emphasise a landmark point of the site (entrances, central green, southern edge). Buildings are orientated in ways which best frame spaces i.e. frontage onto green fringes of the site or facing internal street junctions. The internal streets feature a tighter urban grain with spaces in between buildings set at regular intervals breaking up the massing. Privacy to all dwellings will be provided by screen walls or close board fences 1.8m high. Most of the car parking is found on plot tucked down the side of dwellings reducing visual impact on the street scape. In instances where parking is on street, it will be interspersed with landscaping which will help to soften the street scape.

DLS – POINT HH - The dwellings will be designed to blend harmoniously with the other constructed and consented Areas of Phase 1. Buildings are orientated in ways which best frame spaces i.e. frontage onto green fringes of the site or facing internal street junctions. The development will be in the majority 2 storey with 4no dwellings facing onto Mott Road 2.5 storeys in height allowing some variance in the street scape. Roof types will also vary between gable fronted, and front to back design. Marker buildings will be used in various locations to emphasise a landmark point of the site (entrances, central green, southern edge). Each character area will provide a clear rational for design ranging from green edges with an informal set out, to internal streets with more regular spacings.

DLS – POINT PP - All trees on site are to be retained, and construction within RPAs is to be avoided, save for the pedestrian access to the south east corner, (which shall also require some service trenches to follow the same route). The majority of public open space will be set to wild-flower seeding, which will create the maximum biodiversity benefit for a site being converted from intense arable use. The wild-flower meadow seed mix proposed will be chosen to be specifically suited to the heavy clay soils found on this site, so will avoid the need for soil amelioration across most of the public open space on site. Along with the transitionally wet SuDS basin and the permanently wet newt pond, the existing hedgerows and proposed new tree planting, this will provide a good matrix of habitats and wildlife corridors to support local wildlife.



RESERVED MATTERS APPLICATION LAYOUT



EXTRACTS FROM DESIGN & LANDSCAPE STRATEGY (JAN 2021)

BUILT ENVIRONMENT

DEVELOPMENT FRAMEWORK

The following section sets out the key design principles that will define the proposed development. The plan adjacent sets out the overall development framework principles.

The proposed framework responds to the constraints and opportunities of the site, with the existing landscape features given priority within the development. Residential homes are to be integrated within the landscape assets, along with strategically placed key focal buildings to support the legibility of the development and delivering a sequence of routes, streets, and spaces of varying character. This will ensure the development has a distinctive sense of place.

BLOCK STRUCTURE

The overall form of the design provides a highly permeable structure, that respects the significant landscape assets of the site as well as supporting the hierarchy of the proposed streets.

STREET HIERARCHY

A clear and legible road hierarchy is presented, with a central road providing the principal vehicular movement connecting a series of lower order streets and private drives.

DLS – POINT A - 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 augmented with the introduction of new native and ornamental planting to support sense of place.

DLS – POINT G - Area 4 sits on the fringe of this area, however its set out and character is the same with a mix of typologies reflecting the different parts of the site. Green edges typically feature detached dwellings whilst semi-detached units feature more predominantly in the urbanised areas.

-  Site Entrances
-  Focal Building
-  Focal Area
-  Parcel 4 Open Space
-  Structural Open Space
-  SuDS
-  Newt Pond
-  Play Area
-  Existing Trees



DEVELOPMENT FRAMEWORK PLAN





■ Block Structure
BLOCK STRUCTURE PLAN

LEGIBILITY

Legibility within the layout is an important consideration, how residents and visitors interpret and understand the development adds to the success of a place. The overall sequence of spaces and streets will assist with understanding the area and provide ease of way finding.

FOCAL BUILDINGS / SPACES

The development's legibility is supported using a central focal space that provides a heart to the development.

BUILDING SCALE

The majority of buildings on the site will be 2-storey with single-storey garages and outbuildings also be used. Along Moat Road 2.5-storey houses will be used to add interest to the street scene. This will ensure the development will blend in well with the surrounding areas.

- 2.5 Storey
- 2 Storey
- 1 Storey



STOREY HEIGHTS PLAN



BUILDING TYPOLOGIES

DESIGN HIERARCHY

During consultations with Bellway Homes and the design team, it was noted that a clear and defined rationale towards architectural detail site wide could be established.

The proposed hierarchy will be in general accordance with the character areas defined further below, set with regards to appearance, formation, and scale. Buildings will use elements from the hierarchy bandings, defined further below. As a result of this feedback a three-tiered approach has been developed with buildings being categorised as the following:

HORSHAM LANDMARK

For buildings occupying landmark nodal points within the site (site entrances, central space locations).

HORSHAM KEY

For buildings providing key functions but less important than landmark (corner turners, vista stops).

HORSHAM CLASSIC

For buildings completing street scenes but of less importance than key buildings (mid-terrace).

OPP DAS COMPLIANCE – POINT 18 - 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 way-finding. These buildings will be designed with enhanced elevation treatments and material finishes from the rest of the development. This will help to frame important routes and views and enforce their importance within the street scene.

- Horsham Landmark
- Horsham Key
- Classic



BUILDING TYPOLOGIES PLAN





HORSHAM LANDMARK

- Tile Hanging or Weatherboarding Facing Finish
- Grey or Red Brick Detailing
- Equal Casement Windows
- Black Door Colour
- GRP Chimney
- Three Band Dentil Course
- Enhanced Corner Turning Facades



HORSHAM KEY

- Tile Hanging or Weatherboarding Facing Finish
- Grey or Red Brick Detailing
- Equal Casement Windows
- GRP Chimney
- Grey Door Colour
- Corner Turning Facades



HORSHAM CLASSIC

- Brick Facing Finish
- Red or Grey Brick Detailing
- Equal Casement Windows
- Grey door Colour



Illustrative frontages plan



Informal Frontage

A loose arrangement of a variety of dwelling types including detached, semi-detached and short terraces. Buildings are positioned irregularly, with occasional, staggered building alignments relative to the street. Clusters may be created to provide visual interest. Dwellings should be accessed primarily by shared drives. It is suitable in lower density 'rural' areas fronting on to open green spaces.



Semi-Formal Frontage

Predominantly a linear arrangement of dwellings characterised by consistency, repetition and rhythm. This may include stepped, symmetrical groupings when access is via a shared driveway. It serves as a transition between informal and formal frontage characters.



Marker Building

Buildings in prominent locations should be designed to positively address the street and/or space which the front. Buildings will be designed to terminate vistas and views from the street and / or space. An opportunity to increase height may be acceptable (excluding listed building the Moat House).

EXTRACTS FROM DESIGN & LANDSCAPE STRATEGY (JAN 2021)

CHARACTER AREAS

The appearance of the proposed dwellings would comply with the Mowbray Park Design and Landscape Strategy and Design Code principles including the arrangement of fenestration, scale and massing, together with materials.

Area 4 covers 2 no character areas as per the OPP, which include:

- Green Edge
- Neighbourhood Street

For purposes of design, the area which does not form part of the above will be labelled Mowbray Core and share various characteristics of its neighbours

This design document sets out the key criteria for each character area as per the Design Strategy and Code, and demonstrates how the proposals for Area 4 substantially complies with the parameters set.

OPP DAS COMPLIANCE – POINT 17 - 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.

OPP DAS COMPLIANCE – POINT 21 - Buildings to be designed in keeping with the previously built and consented areas of North Horsham.

DLS – POINT II - A variety of materials, components, and details will be used on the site which are reflective of the previously constructed and consented Areas of Phase 1. Brick will be the overarching facing material, with weatherboarding and tile hanging used in some locations which reflect importance on the site, like the site entrance, central green, vista stops, and street corners. All dwellings will be set back from paths and roads a minimum of 1.2m allowing for a low level planting and fencing, thus creating a defensible space.

DLS – POINT JJ - All dwellings will be set back from paths and roads a minimum of 1.2m allowing for a low level planting and fencing, thus creating a defensible space. Bin storage for dwellings will be provided in rear gardens, with bins brought kerbside on collection day. These will be either on plot or at a designated bin collection point. Utility boxes will be situated where physically possible away from street view and tucked down the sides of properties. To help minimise impact they will be the same colour as the facing material they sit within.

Porches will be in line with other previously constructed types on the site and will provide adequate shelter from the elements. Roofing materials will be the same as the main dwelling roof. Principle entrance doors will be of high quality and similar in style to those previous approved on the site.

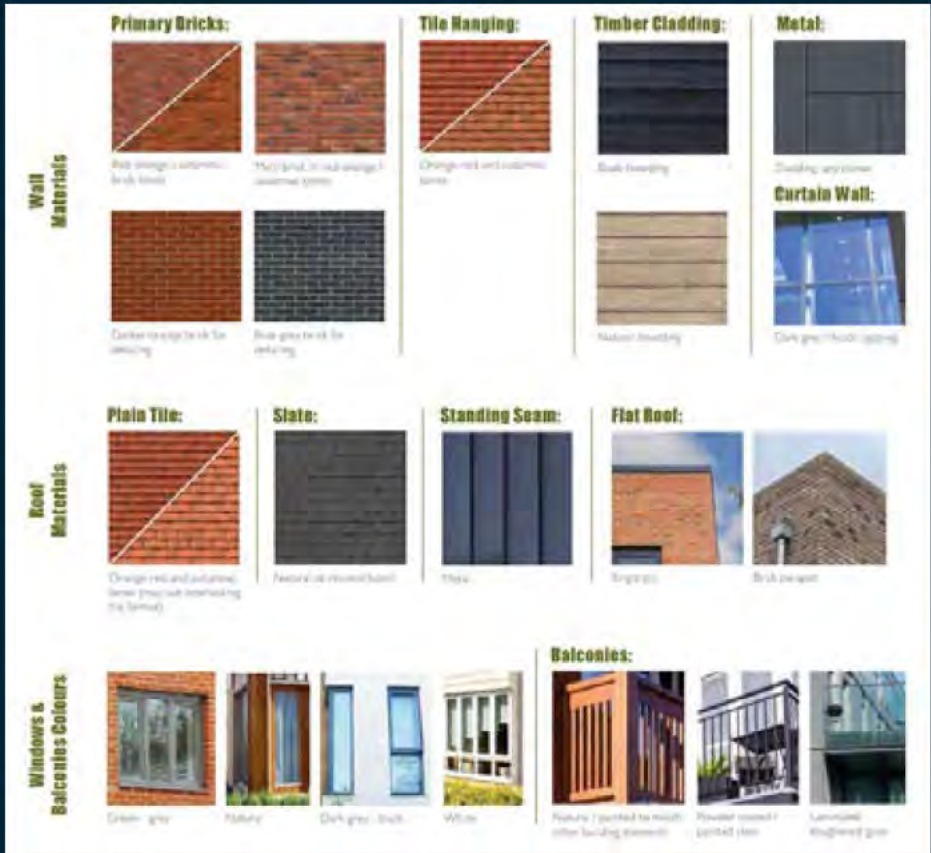
DLS – POINT KK - The facing materials of dwellings will be made up of the following combinations, brick, brick and weatherboarding, brick and tile hanging. This will ensure that the dwelling appearance blends in with the other areas of Phase 1. In addition to weatherboarding and tile hanging, brick detailing will be used to add variety to the street scape. A contrast brick (grey/blue) will be used in certain locations which will allow for further interest in design. Screen walls will be same material as the main house facing brick.

DLS – POINT LL - Window styles will be equal casement with a vertical emphasis, and larger at ground floor in the majority of locations (floor plan dependant). Windows in the majority will be white UPVC with Grey/Green used as an alternative in some green edge locations. Windows and doors to be set back from openings to allow for definition in the facades, Dormer compositions where used will be of flat roof design, taller in height than their width, they will be subservient to the roof. Bay windows will be used on some dwellings to allow for variety within the street scape, they will be in keeping with the rest of the dwelling construction.

DLS – POINT MM - Rainwater goods will be placed on dwellings in the least prominent position available. Black in colour throughout.

DLS – POINT NN - Roof pitches in the majority will be between 35 and 40 degrees. When groups of buildings appear, the pitches will be similar. To allow variety in the street scape black and white barge-boards will be used. Chimneys where used will be GRP and on landmark plots to emphasis the spot within the area. Pipes, vents and flues will harmoniously blend into the elevation they sit within.

DLS – POINT OO - Where dwellings link on the development, the materials used will be consistent which will allow for a harmonious design. Facing streets will feature same design characteristics when facing each other. Materials will be reflective of local character only.



EXTRACT FROM THE DESIGN AND LANDSCAPE STRATEGY DOCUMENT



- Green Edge
- Neighbourhood Edge
- Mowbray Core



CHARACTER AREAS PLAN

GREEN EDGE

CHARACTER

Green Edge frontages will have a degree of informality to respond to the sinuous nature of these green edges, with a wide variety of typologies to reflect the intended lower density edges. Large setback with a more varied building line and edge planting conditions helps soften the interface of development with the landscape.

The permitted variety in dwelling types and materials is intended to establish a village character, but one with a coherence created using complementary dwelling typologies.

Clusters may be created provided exposed side elevations have been designed to provide visual interest. Furthermore, the variety allows frontages to directly respond to the character of the green space onto which they front, be it a more formal landscape or informal, naturalistic space including existing hedgerows and trees.

KEY PRINCIPLES

- Ridge-lines to be parallel or perpendicular (i.e. gables) to the prevailing building line, varying between the two;
- Corner-turning house types / pairs of house types to be utilised on all corners where roads connect to the parcel edge;
- Windows or bays at ground and first floor to be included on flank walls alongside driveways;
- Access roads to be designed to minimise their visual impact along park edges, with private driveways used where appropriate;
- Clusters of shrub planting / trees to be positioned at intervals along the parcel edge within the parcel boundary – with perimeter roads and driveways following sinuous alignments to accommodate these clusters, thereby not always tracking the parcel boundary directly;
- Materials will be selected from a limited palette to ensure a coherent character, with a clear and prevailing primary wall material of red-orange / red-multi brick/ blue-grey brick, with contrasting accent features from the permitted materials palette.
- Homes located on parcel frontages must be designed to incorporate additional architectural features to ensure that main public routes and spaces are suitably addressed and visually interesting.



REFERENCE PLAN



STREET SCENE A - A



Chimneys used to articulate the roofline is encouraged



Rhythm and interest through well proportioned gable ends is encouraged

EXTRACTS FROM DESIGN & LANDSCAPE STRATEGY (JAN 2021)



NEIGHBOURHOOD STREET

CHARACTER

The Neighbourhood Street frontages will be characterised primarily by narrow, gable-fronted semi-detached and wide-fronted detached dwellings, with apartments on key corners.

Dwellings will be set out with a varied set-back and spacing, however, variations are grouped to create a frontage that clearly expresses rhythm and order to the primary street. Gable-fronted dwellings will be a prevailing characteristic along the street, with hedgerows and trees creating a green picturesque street scene.

Direct access to plots is not possible, therefore the use of shared driveways and rear parking will be required. Shared driveways can serve up to 6 dwellings and typologies must be arranged to create symmetrical groupings to achieve the desired rhythm and order to the street. For rear parking options, built form should aim to conceal the presence of parking to reduce visibility from the primary street.

KEY PRINCIPLES

- Gables fronting the street will be the prevailing character, i.e. ridge-lines perpendicular to the street;
- Key buildings and frontages that positively address the public realm to be utilised on all corners where roads connect to the parcel edge;
- Plain single orange-red tiles or natural/ reconstituted slate tiles to be used, interlocking tiles will not be permitted;
- Windows or bays at ground and first floor to be included on flank walls alongside driveways;
- Dwellings accessed from shared driveways will not exceed 6 dwellings and will be arranged in a symmetrical nature to contribute to the rhythm and order of the street;
- Formal shrub / hedge / intermittent tree planting will occupy the margin between shared driveway and the neighbourhood street where shared driveways are utilised;
- Materials will be selected from a limited palette to ensure a coherent character, with a clear and prevailing primary wall material of red-orange / red-multi brick, with contrasting accent features from the permitted materials palette.
- Homes located on parcel frontages must be designed to incorporate additional architectural features to ensure that main public routes and spaces are suitably addressed and visually interesting.



REFERENCE PLAN



STREET SCENE B - B



Dormer windows should complement the elevational composition



Chimneys used to articulate the roofline is encouraged



Rhythm and interest through well proportioned gable ends is encouraged



EXTRACTS FROM DESIGN & LANDSCAPE STRATEGY (JAN 2021)

MOWBRAY CORE

CHARACTER

This area of the site is the most urban in form and is enclosed by development on all sides bordering Neighbourhood Street to the north, and Green edge to the west, south and east. Dwellings within this area will be reflective of the central location in the site where a higher density is typically found. Building typologies will include semi-detached, and detached, whilst materials typical to Horsham including red brick and tile hanging will be used to detail the dwellings.

KEY PRINCIPLES

- A mixture of gable fronts and back to front roof throughout helping provide variety to the street scene.
- Dual fronted properties on key intersections with additional detailing incorporated, this will in turn aid with way-finding around the site.
- Low hedge or shrub planting to plots behind modest front gardens circa 2m deep, this will ensure consistency.
- Parking typologies will include on plot parking to the side of properties, and frontage with landscaping in between parking bays.
- Materials will be selected from a limited palette to ensure a coherent character, with a clear and prevailing primary wall material of red-orange / red-multi brick. Contrasting accent features will be in tile hanging including scalloping detailing.



REFERENCE PLAN



STREET SCENE C - C



All terraces should have a consistent roof pitch



Downpipes should be carefully positioned to minimise visual clutter, avoiding unsightly junctions

EXTRACTS FROM DESIGN & LANDSCAPE STRATEGY (JAN 2021)

SITE USES

LAND USES

The proposed development will comprise of a mix of dwellings to meet local housing need and respond to the character of the area. A development of 82 residential dwellings is proposed which equates to 30 units per hectare, supported by suds features, ancillary landscaping and open space.

LANDSCAPE AND OPEN SPACE

Open space is situated around the edges of the site, along with a central green area. This will ensure an attractive visual amenity for the development.

OPP DAS COMPLIANCE – POINT 22 - The location, type and density of development has been carefully considered to ensure that it enhances the quality of the surrounding area and accords with the approved Parameter Plan (2153A-101P).

DLS – POINT II - FF - The proposed density of 30 dph is in line with the limit provided for on the Parameter Plan.



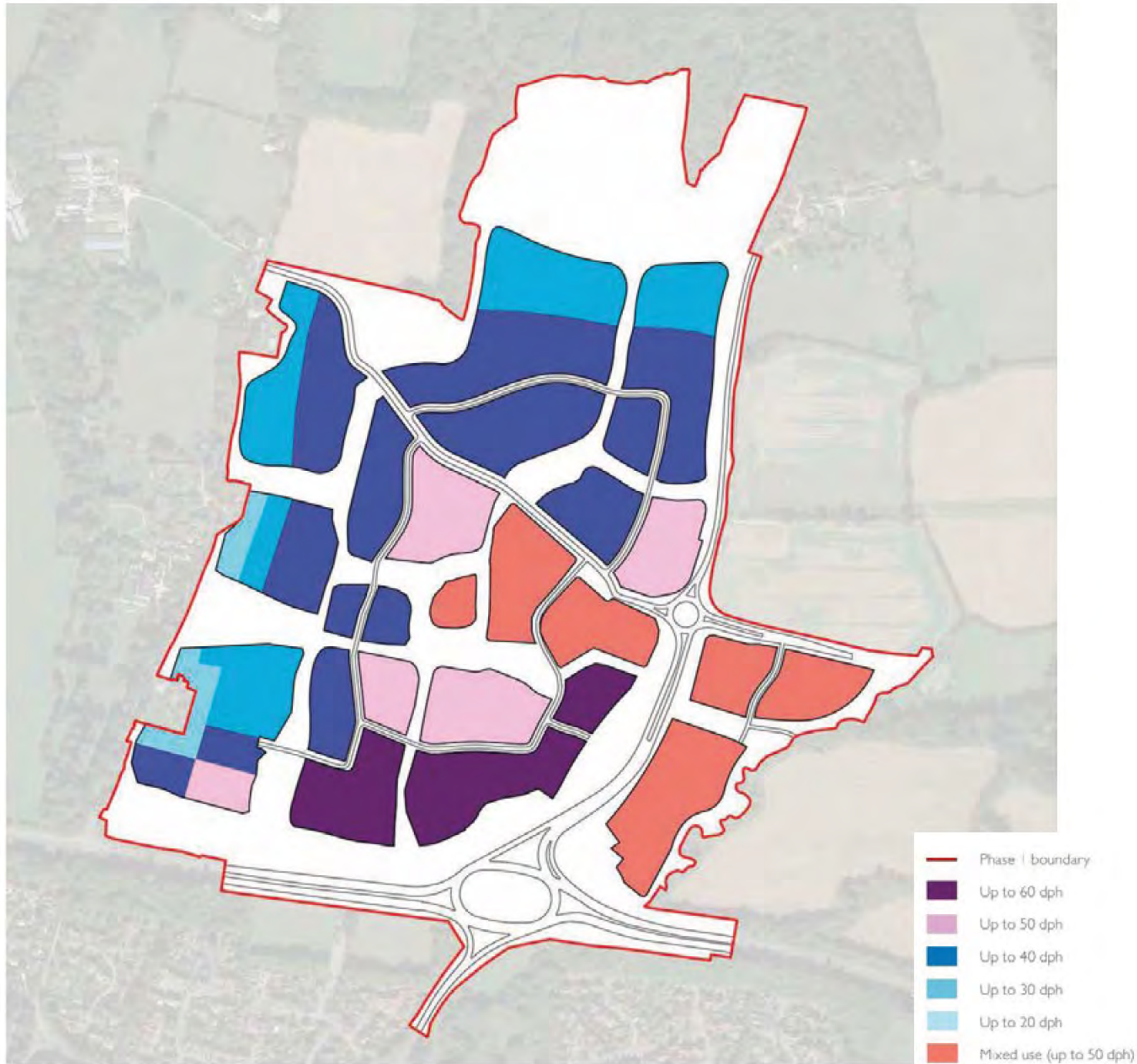
DESIGN CODE REGULATORY PLAN EXTRACT

- Residential Area
- Public Open Space
- LAP
- SuDS
- Newt Pond



LAND USE PLAN





Illustrative density plan

EXTRACTS FROM DESIGN & LANDSCAPE STRATEGY (JAN 2021)



Up to 30 Dwellings per Hectare

Within 30dph parcels:
Dwellings will be predominantly 2 storey with some 2.5 storey, including semi-detached and detached typologies with some short terraces. Large detached homes can feature on key corners. Parking will predominantly be set back behind the building line with garages between dwellings or integrated into the dwelling. Streets will be of an informal nature with varied setbacks and subtle differences to the angle of dwellings relative to the street to stagger the building line. Where 20dph parcels are applicable, dwellings will typically be detached and semi-detached, loosely arranged along sensitive edges.

AFFORDABLE HOUSING

A total of 10 affordable homes are provided across the site in line with the Section 106 agreement, for this parcel it equates to 12% of the total number of homes. The housing mix is made up of 1 & 2 bed maisonettes plus 2,3 and 4 bed houses.

All homes are as per Nationally Described Space Standard with 1no dwelling being designed to M4Cat3 (Accessible) standard. The affordable homes have been clustered together to allow for ease of management by the Registered Provider.

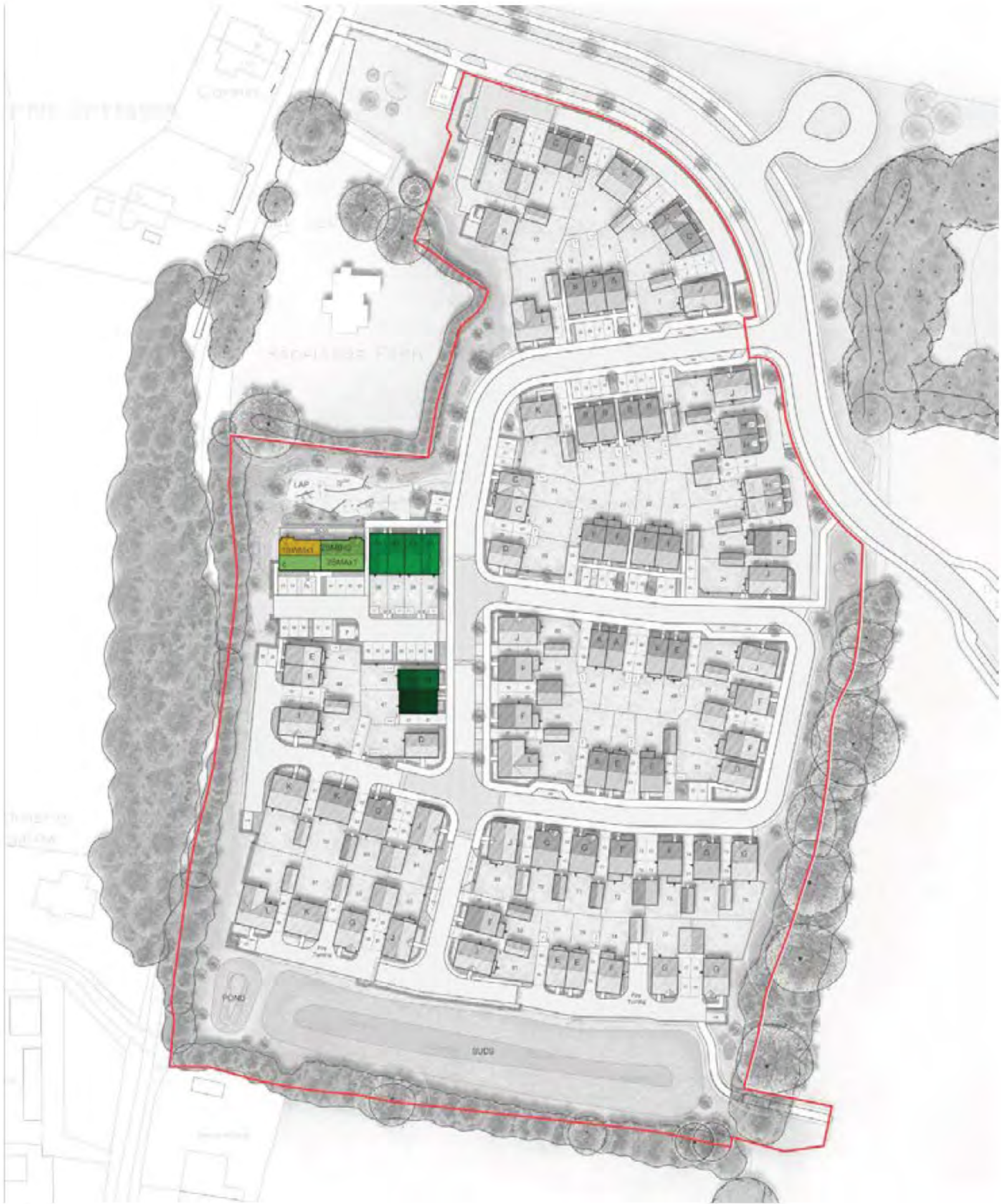
AFFORDABLE

1 BED MAISONETTE	1
2 BED MAISONETTE	3
2 BED HOUSE	4
3 BED HOUSE	1
4 BED HOUSE	1
TOTAL	10

- 1 Bed Maisonette
- 2 Bed Maisonette
- 2 Bed House
- 3 Bed House
- 4 Bed House



AFFORDABLE HOUSING PLAN



DWELLING TYPES

A range of NDSS and M4Cat3 compliant housing is proposed on site that is set out in the mix table and plan, spread throughout the site designed to respond to local pockets of character. The development is to provide 82 dwellings of mixed type and tenure, that will help deliver a sustainable community with the units located throughout the development.

The table below shows a range of 1-to-4-bedroom dwellings.

PRIVATE

2 BED HOUSE	9
3 BED HOUSE	31
4 BED HOUSE	32
TOTAL	72

AFFORDABLE

1 BED MAISONETTE	1
2 BED MAISONETTE	3
2 BED HOUSE	4
3 BED HOUSE	1
4 BED HOUSE	1
TOTAL	10

OPP DAS COMPLIANCE – POINT 3 - The proposals are for a range of homes, including various sizes, types and tenures. The proposals comprise 82 homes in open market and affordable tenures.

OPP DAS COMPLIANCE – POINT 27 - The above text sets out how the proposals achieve inclusive design, with a range of housing standards met within the dwellings construction and fit out.

- Private**
- 2 Bed House
 - 3 Bed House
 - 4 Bed House
- Affordable**
- 1 Bed Maisonette
 - 2 Bed Maisonette
 - 2 Bed House
 - 3 Bed House
 - 4 Bed House



DWELLING TYPES PLAN



SITE ACCESS

ACCESS

Vehicular access to the development is to be through two distinct points, both via Moat Road, along the site's north-eastern boundary. The main vehicular access to RM4 has been consented as part of the extension of Moat Road application (HDC ref. DC/24/0446). The consented access is provided with 8m junction radii and a 5.5m carriageway, which ties into the main spine road through the site. A secondary vehicular access is provided to the north via a dropped kerb which provides access to 8 dwellings off private drives.

In addition to the vehicular accesses, there are three further pedestrian access points along the site's eastern boundary which increase permeability between the site and surrounding area. The two northern access points are via Moat Road, with the southernmost access in the south-eastern corner of the site providing a connection to the adjacent Parcel 5.

- ▶ Primary Access
- ▶ Tertiary Access
- ▶ Pedestrian Access



SITE ACCESS PLAN



STREET HIERARCHY

STRATEGY

Streets are characterised into three typologies within the site, based on their role in terms of movement and place, responding to the sense of scale and development character of the site. The road network will be formed of tertiary streets, shared surfaces and private drives, reflecting the low speed, residential environment of the development, ensuring that pedestrians and cyclists are provided with safe, convenient access. There is a network of pedestrians and cycle connections throughout the site that enhance pedestrian permeability throughout the site. These are outlined below, in accordance with the Mowbray Phase 1 Design and Landscape Strategy and general principles of Manual for Streets:

- **Tertiary Street:** This is the main spine road through the site, with a carriageway width of 5.5m and 2m footways on both sides, with the carriageway width reducing to 4.8m on certain lower-grade residential access Tertiary Streets. They form a key part of the network and are used to create primary connections through the site.
- **Tertiary Street (Shared Surface):** The tertiary streets also can operate as shared surfaces, promoting a pedestrian-friendly, safe environment through a raised table and no road markings, with a 4.8m carriageway.
- **Private Drives:** Serving the residential apartments within the site, these 3.7m wide (minimum) private drives carry limited traffic movements.

DLS – POINT CC - Tertiary streets on the site vary with 4.8m wide roads with a 2m footway one side, 4.8m wide shared surfaces with 1m service margins, and 4.1 to 4.8m wide private drives. This road network will be interspersed with trees and low-level landscaping to help give a green edge feel to the low traffic movement areas. Pedestrian crossing points are provided at raised table junction. On street parking for visitors is provided in all areas, with a blend of frontage and verge set bays within landscaping. Driveways break up the landscaped verges allowing for interest in the street scape.



PERMEABILITY

STRATEGY

A fundamental principle of the site design is the prioritisation of pedestrians and vulnerable road users. To this end, the provision of shared surfaces within the street typologies act as visual cues to motorists that they should not expect priority, encouraging vigilant driving and lower traffic speeds through the site.

The absence of rigid modal division enhances the pedestrian journey experience, allowing greater freedom of movement and exploration across the site. Within the tertiary street network, 2m foot ways provide suitable space for walking and wheeling, providing an accessible and pleasant pedestrian environment.

Roads have been designed to maintain a low traffic speed throughout the site, allowing cyclists to feel comfortable traversing across the development. Connections to the wider Mowbray Park development will tie in to pre-existing active travel links on Moat Road.

A pedestrian connection point will also be provided in the south east corner through the open space area, over a footbridge to Area 5. This route will in turn provide onward travel towards the east west, and north south green corridors.

PUBLIC TRANSPORT

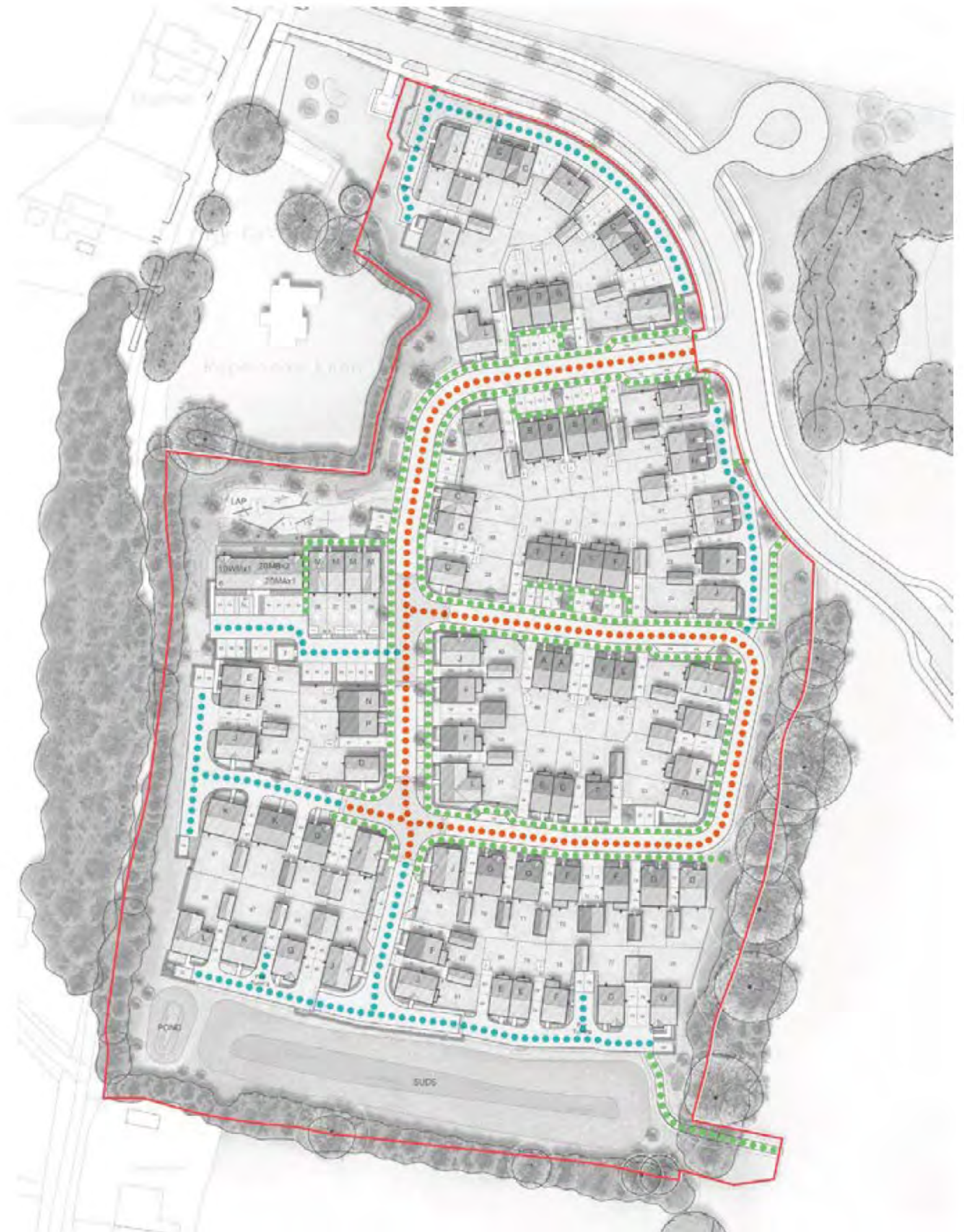
A new bus stop will be situated directly north of the site and opened once Moat Road is connected into Phase 2, until then further bus stops can be found along Moat Road and Rusper Road to the east. Services run north towards Rusper, and south towards Horsham.

OPP DAS COMPLIANCE – POINT 5 - The proposals include provision of tertiary roads / shared streets, as well as footpaths which will ensure good connectivity to the surrounding parcels which will provide a mix of uses

- ● ● Cycle Routes
- ● ● Pedestrian Routes
- ● ● Cycle & Pedestrian Routes



PERMEABILITY PLAN



PARKING

CAR AND CYCLE PARKING

Parking has been designed and provided in line with the West Sussex Guidance. Residents' parking is provided principally through private driveways and parking courts.

The location of on-street parking has been designed to avoid overbearing the streetscape, whilst providing genuine utility for visitors. 17 visitor car parking spaces are provided as part of the development, to accommodate additional demand and ensure no impact on the site's streetscape, nor the local road network. Disabled persons parking spaces will be delivered in line with West Sussex Guidelines that a minimum 5% of total parking spaces should be made accessible.

On street parallel visitor bays are provided at a size of 6m by 2m, whilst perpendicular visitor parking is provided at 5m by 2.5m. Driveway and allocated parking court spaces are provided at 5m by 2.5m. Garages have a general dimension of 6.5m by 3.3m, which accords with the minimum dimensions set out within West Sussex's parking standards to count towards parking provision.

Cycle parking is also provided in line with WSCC guidance, within secure shed/ garage facilities for the houses and communal storage for the flats.

OPP DAS COMPLIANCE – POINT 29, 30 & 31 - An appropriate level of car parking has been provided site wide with various typologies incorporated, this will help to ensure cars do not dominate the street scene. Cycle parking is provided for residents on plot in secure stores.

DLS – POINT DD - Various parking solutions are provided on site including;

On Plot – these are typically to the side or rear of the dwelling.

Frontage – parking which is situated directly in front of the dwelling and accessed off street.

Parking Courts – a private parking area set back from the street network.



EXTRACTS FROM DESIGN & LANDSCAPE STRATEGY (JAN 2021)

- Garage
- On Plot
- Frontage/Courtyard
- Visitor



PARKING PLAN



ELECTRIC VEHICLE CHARGING

Active electric vehicle charging provision will be provided to all residential units, in accordance with Building Regulations Approved Document S. This is in excess of the current standards adopted by WSCC. Dwellings with on plot parking will have wall mounted chargers, whilst frontage and courtyard parked units will have pole mounted charging points.



DRAINAGE

SURFACE WATER DRAINAGE

The Site lies entirely within the Environmental Agency Flood Zone 1 category with a low risk of flooding from other sources. Therefore, overall there is a low level of flood risk from surface water, rivers and watercourses.

As part of the wider Mowbray Development, there are surface sewers which have been constructed in the vicinity of the site, which will remain in situ to accommodate. These sewers are to be adopted with Southern Water. These sewers will eventually discharge to a series of watercourses within the wider Mowbray Development.

A drainage strategy has been developed which limits the surface water run-off from the development to the existing Greenfield run-off rate. This will be achieved by attenuating the flows with a sustainable drainage feature, the detention basin. This will capture and convey surface waters before releasing them at a rate that replicates natural systems.

The proposed sustainable feature serves both a practical drainage purpose and provides interest and variety within the development, delivering a more biodiverse environment with which local wildlife can flourish. The feature will be planted utilising indigenous species that can withstand both dry and very wet conditions and will be sympathetic to the adjacent landscape treatment.

FOUL WATER DRAINAGE

As part of the wider Mowbray Development, there are foul sewers which have been constructed in the vicinity of the site, which will remain in situ to accommodate them. These sewers are to be adopted with Southern Water.

A separate foul water drainage system will be designed to convey flows from the proposed development into the foul sewers, that are to be adopted by Southern Water.

DLS – POINT M, N, O, P - Open SuDS features are as approved in DC/24/0446 reserved matters, side slopes of 1in3 and planting in line with approved landscape plan.



EXTRACTS FROM DESIGN & LANDSCAPE STRATEGY (JAN 2021)



SuDS
NORTH
DRAINAGE PLAN

ENCLOSURES

The proposed external enclosures seek to define the public, private and semiprivate areas across the development, as well as support the development character.

Brick screen walls and close board fencing will be used throughout with planting set in front of any areas bordering the public realm. This strategy will assist in reinforcing boundaries and providing privacy to properties.

All apartments will have their own dedicated amenity area, this will comprise of either a ground floor terrace or upper floor balcony.

DLS – POINT 5 - Boundary frontages have been detailed with a mixture of formal hedgerows and estate railings to more prominent plots fronting onto Moat Road and a mixture of hedging, ornamental shrubs and estate railings facing onto informal public open space around the rear of the site. A strong soft landscape street-scape is proposed across the rest of the internal streets, with hedges creating structure and privacy and ornamental planting softening more intimate residential areas. Mixed shrub planting with vertical elements provided by small trees or climbing shrubs are proposed against flank walls and longer extents of rear garden fencing which face public areas.



Good example of black metal estate fencing in rural setting



Good example of sweet chestnut cleft fencing on the Wyndham Road

EXTRACTS FROM DESIGN & LANDSCAPE STRATEGY (JAN 2021)

- 1.8m Brick Screen Wall
- 1.8m Close Boarded Fence
- 0.4m Fence & Retaining Wall
- 1.1m Estate Style Railing



BOUNDARY AND DWELLINGS MATERIALS PLAN



REFUSE & FIRE ACCESS

The refuse provision is in accordance with West Sussex Council waste collection guidance. For houses, an area of hard-standing will be provided to ensure refuse and recycling can be stored within the garden. An access gate will provide access to the street enabling ease of storage and carry for refuse collection. On collection day, bins can be placed to the curtilage of the property or in some instances taken to the bin collection points. The flats will have dedicated refuse stores in the parking courts.

The development is designed so that a large refuse vehicle can manoeuvre through the street network. Bins will be located within a 25m carry distance of refuse vehicles and within 30m carry distance for residents. Where this is not achievable, bin collection points will be strategically located.

Fire access is designed in accordance with local / national guidance, and the fire tender routes have been tracked to ensure the distance from the houses and flats are less than the maximum hose length as stipulated within Building Regulations.

- On Plot Storage Bins
- Collection Point Bins
- Fire Turning
- Refuse Turning
- Fire & Refuse Turning



REFUSE & SERVICING PLAN



LANDSCAPE STRATEGY

OVERVIEW

- Existing Landscape features will be retained and will be enhanced in areas where additional reinforcement is required to strengthen field boundaries. Existing features comprise existing field boundary hedgerows with hedgerow trees and these will be retained and strengthened where appropriate. Additional hedgerow planting, as well as tree and ornamental shrub planting is proposed within the interior of the Site, which will form the residential parcel.
- The proposed development is enclosed in a rural setting, with existing structural landscape to be retained and enhanced. Informal open space envelops the parcel and provides multi-functional semi-natural green-space. In west of the Site there is a proposed area of amenity space which accommodates a children's play space.
- Parcel RM 4 is well screened by established hedgerows with hedgerow trees on 3 sides, with further tree planting to be provided to the north as a part of the Moat road Extension approved scheme.
- Landscape buffers surrounding the proposed residential parcel are between 10 & 65m in width. In the broader landscape buffers, additional uses such as children's play space, social seating areas and SuDS have been incorporated.
- The area to the north of Parcel RM 4 is defined as 'Area 12' within the LVIA chapter of the ES in support of the outline application. With typical characteristics including "fields surrounded by large and small woodlands and manu shaws / hedgerows." Parcel RM 4 is mostly surrounded by substantial hedgerows and additional tree planting is proposed to the north of the parcel as part of the Moat Road Expansion approval. The constraint on storeys and ridge heights of units across the parcel will mean that the surrounding vegetation should largely screen units from external views.
- 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 augmented with the introduction of new native and ornamental planting to support sense of place.
- All trees on site are to be retained, and construction within RPAs is to be avoided, save for the pedestrian access to the south east corner. The majority of public open space will be set to wild-flower seeding, which will create the maximum biodiversity benefit for a site being converted from intense arable use. The wild-flower meadow seed mix proposed will be chosen to be specifically suited to the heavy clay soils found on this site, so will avoid the need for soil amelioration across most of the public open space on site. Along with the transitionally wet SuDS basin and the permanently wet newt pond, the existing hedgerows and proposed new tree planting, this will provide a good matrix of habitats and wildlife corridors to support local wildlife.



LANDSCAPE MASTERPLAN

LANDSCAPE DESIGN

Valuable habitats for wildlife will be created around the outer perimeter of the site, with strengthened linear tree and hedgerow features containing predominantly native hedge and woodland species. The ecotone between linear features and the open space will be enhanced by the introduction of species-rich wild-flower meadow seeding, which is further diversified by the inclusion of the SuDS basins to the south and the additional habitats that are created within.

Within the development parcel, a strong soft landscape structure is proposed to soften streetscapes and relate to the rural-edge location of the development. Ornamental species have been chosen for their wildlife value through food provision from flowering and fruiting habits or provision of a strong year-round network of cover for movement through the site.

All of this will provide visual connection to the outdoors through soft landscaping that compliments the form of the development and creates an attractive place to live.

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. Access to nearby open space will be gained directly adjacent to the development parcel to the north, crossing the Moat Road Extension to the existing and enhanced open space, with existing pond and area of ancient woodland; to the south east, the proposed footpath and bridge will link to the greenway to be provided on the eastern side of the existing field boundary hedge, which will then tie into the wider public green-space network.

Boundary frontages have been detailed to follow in the strategy presented in MDD Architect's Design Concept Document, with a mixture of formal hedgerows and estate railings to more prominent plots fronting onto Moat Road and a mixture of hedging, ornamental shrubs and estate railings facing onto informal public open space around the rear of the site. A strong soft landscape streetscape is proposed across the rest of the internal streets, with hedges creating structure and privacy and ornamental planting softening more intimate residential areas. Mixed shrub planting with vertical elements provided by small trees or climbing shrubs are proposed against flank walls and longer extents of rear garden fencing which face public areas.

KEY DESIGN MOVES

- 1 Doorstep play space (LAP), within natural play features incorporated into shared public open space with seating,
- 2 Retained boundary hedgerows and trees to site peripheries, enhanced with new planting
- 3 Open SuDS features, richly planted with a variety of landscape typologies and a purpose-built newt pond.
- 4 Block paved shared surface street, with street tree planting to break up the parked cars
- 5 Main spine road with formal tree planting in verge
- 6 Hedge planting around utilities compounds and visitor parking.
- 7 Parking areas softened with tree and shrub planting
- 8 Formal hedge & tree planting to Moat Road as front face of development parcel.



SOFT LANDSCAPE

Within the site the soft landscaping will assist in defining private curtilages, enhancing the spatial quality of the streetscape created by the architectural layout. Elsewhere in the scheme, new tree planting in the public realm will add height, structure and dappled shade to the development, whilst helping to reinforce the character of the development and soften the street-scene.

The use of native species will be utilised wherever feasible, especially in the open space areas away from the housing, where the introduction of a variety of native species in this way will respond directly to the underlying character of the surrounding landscape, prevailing soil conditions and promotes biodiversity.

In some situations, it is far less appropriate to use plants selected from an entirely native palette, in particular adjacent to residential properties where most native species would grow too big or provide a lack of interest. The result is a carefully selected balance of native species plants and ornamental or 'introduced' species.

Expanding the planting palette in this way allows the use of selected near/non-native species which contribute additional variety in terms of colour, texture, fragrance and season interest.

Many non-native species also provide excellent habitat and food sources for birds, insects and other small animals, including plants such as Lavender, Rosemary or Hebe.

Attractive herbaceous and deciduous shrub planting is underpinned with a selection of resilient evergreen species to provide year-round interest.



Extract from detailed soft landscape proposals showing disposition of varied landscape types



HARD LANDSCAPE

A restrained selection of hard landscape materials has been carefully selected to reinforce the hierarchy of the streets, providing softening and emphasis to shared surface environs using block paving.

A limited palate of boundary enclosures like timber knee rail and steel railings provide assistance in defining the subtle character areas of the site and enhancing the frontages onto open spaces.

Where close boarded timber fences and screen walls are proposed to form boundary treatments, structural shrub planting, hedgerows and climbing plants will be specified in the detailed landscape scheme to soften views.

Shared surfaces and raised tables have been detailed in a suite of p/c block products, in line with the DLS, to make the development more pedestrian and cycle friendly. The use of differing block products and/or colour tones compliments the site layout and architecture and works with the planting to reinforce the character zones set out in MDD architects' Design Concept Document.



Extract from detailed hard landscape proposals showing disposition of varied surface materials and means of enclosure



Image courtesy of Marshalls

CHARACTER AREA TREATMENTS

DESIGN CODE

The Design Code identifies seven different character areas for Phase 1 as a whole, with Area 4 being 'The Copse'. Character areas within Area 4 comprise of Green Edge, Mowbray Core and Neighbourhood Street. This section identifies how the landscape proposals contribute to realising these distinctive character typologies.

GREEN EDGE

- The frontages to the dwellings within the Green Edge character area are predominantly shrub planted, with several focal or end of street dwellings landscaped with hedge planting and low brick walls.
- The species selected will promote a more natural aesthetic through seasonal colour and form. This character is reinforced with more near native varieties used at the transition to the open space edges.
- Road surface treatment is predominantly natural coloured block paving used to define private drives.



NEIGHBOURHOOD STREET

- The neighbourhood street character area is defined by its location adjacent to Moat Road running through to the core of Phase 1. Dwellings are orientated to provide an attractive and well-surveyed edge to the development.
- Feature tree planting is utilised to mark the entrance point from Moat Road and define the boundaries of Area 4, as well as native hedge planting adjacent to private drives.
- Dwellings are enclosed by black estate railing, with the predominant use of ornamental shrub planting behind and clipped hedging on key plots to emphasize this character area.
- Private drives and parking are surfaced in sett paving in grey/black.



MOWBRAY CORE

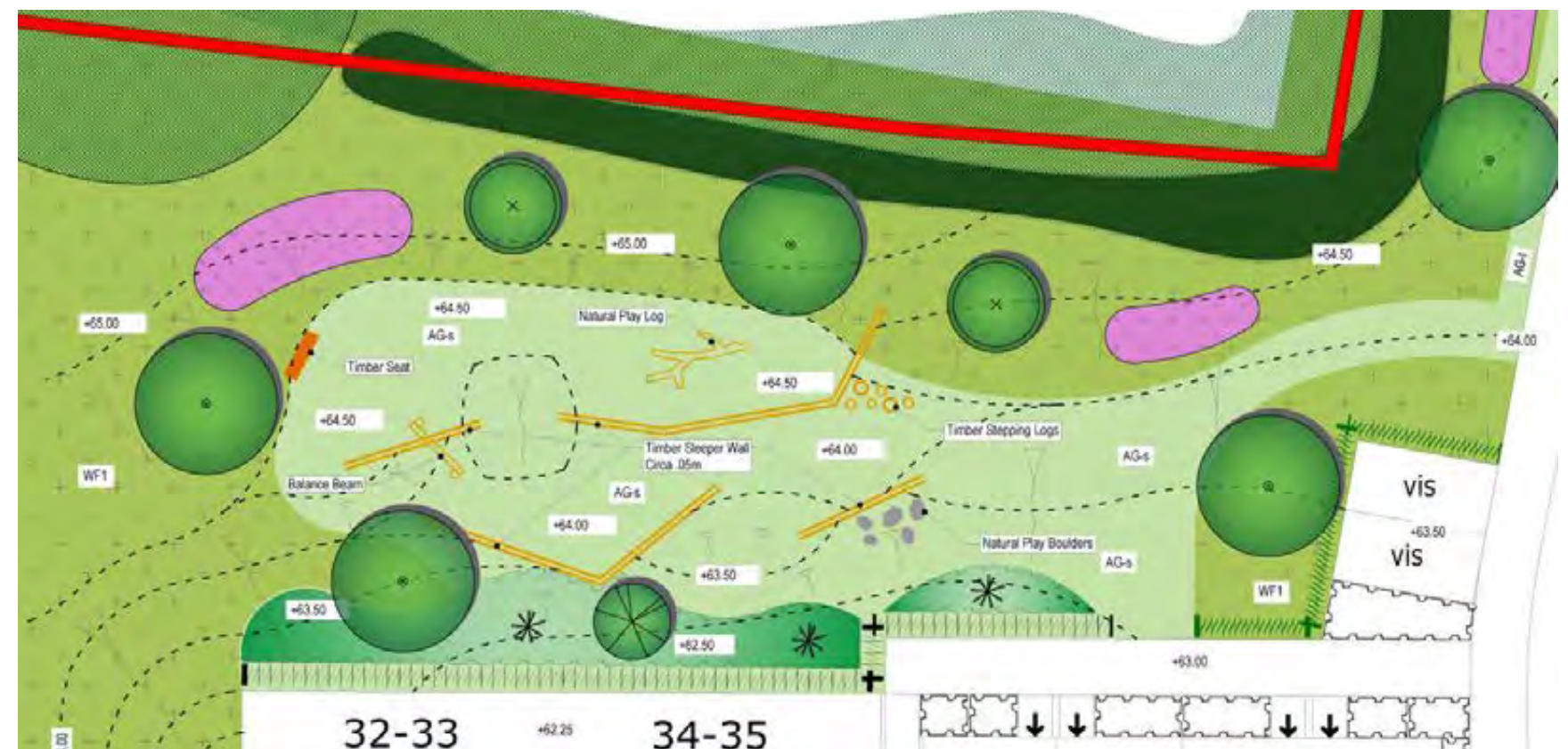
- Within the Area 1 parcel, the main spine street is more formal in nature, with the plots fronted by clipped hedgerow.
- The formal character will be reinforced through the choice of ornamental street trees in verges adjacent to the pavement.
- Road surface treatment is predominantly black/grey macadam to roads and pavements, with grey coloured block paving to define raised tables.



PLAY PROVISION

To the south of Rapelands Farm is the proposed Local Area of Play (LAP), which also takes the form of a Locally Landscaped Area for Play (LLAP). The land falls steeply from the Category A English Oak and other existing boundary vegetation down to the proposed units 32 - 35. The area is to be graded, with terraced areas of amenity grass planting held back by proposed low timber walls.

The terraced areas will then be connected by a series of slopes and a series of natural play elements will be arranged on and across these terraced areas to create a multi-levelled accessible natural play zone. Seating will be incorporated into the space to make the space multi-functional as a social space as well as a space for children's play.



ECOLOGY & ARBORICULTURE

ECOLOGY

The Mowbray site, including RM Area 4, has been subject to various ecological surveys over the previous 15 years to understand the ecological constraints and opportunities for the proposed development. Most recently, an ecological walkover was conducted in December 2025 of RM Area 4 to update the baseline position. During the walkover it was noted that the site is dominated by farmland, with disturbed ground present in the north-eastern corner. A woodland belt and a hedgerow fall just outside the site boundary to the east and west respectively.

Due to the current and historic intensive agricultural management of the site, there are considered to be limited ecological constraints arising from the proposals. Nevertheless, due to the known presence of great crested newts within the wider site, a newt exclusion fence was installed around the periphery of RM Area 4, with a trapping and translocation exercise subsequently conducted. To guard against great crested newts from re-entering the site, the semi-permanent newt exclusion fence will remain in situ until the completion of the construction phase.

The baseline ecological position and the ecological enhancements to be provided as part of the scheme are set out in an Ecological Mitigation and Management Plan (EMMP). The EMMP highlights that a bird box will be provided on each dwelling, with these boxes aiming to benefit swifts, house martins and house sparrows. Further enhancements include the provision of bat boxes and hedgehog highways through the development.

ARBORICULTURE

To inform the layout of development a tree survey was undertaken in accordance with BS5837:2012: Trees in relation to design, demolition and construction – Recommendation. The constraints and opportunities presented by trees were identified during that process and fed in to the design concept.

Informed by the tree survey, the layout has achieved the retention of all trees around the boundaries of the site, securing generous separation to ensure their long-term retention as part of the landscape character of the area.

An arboricultural impact assessment and tree protection plan have been prepared to discuss the impact on trees and to show the protective measures needed during the works.

The outcome of this process is a scheme that retains significant trees, and other tree cover, as well as extensive new tree planting and new habitat creation.



TREE CONSTRAINTS PLAN

SUSTAINABILITY

CONSIDERATIONS

This section addresses the sustainable design thinking behind the proposed development.

The Government states that “Good design is a key aspect of sustainable development” (NPPF, 2023) and through the preparation of the reserved matters, sustainability principles have continued to be a focus of consideration.

Bellway Homes is committed to developing and using sustainable building methods. By minimising the use of non-renewable resources, they can apply effective protection of the environment by being prudent with the use of natural resources. These actions will have a positive impact on the social, economic, and environmental conditions of the existing and future residents.

The company provides energy efficiency best practice housing by using the latest technologies and techniques in the method of construction. This is monitored for approval by a specialist company, Robust Details, who monitor the compliance of limiting heat loss (limiting thermal bridging), and air leakage.

A consideration of all Bellway Homes projects is the sourcing of local materials and resources. Bellway also look for sustainable solutions and promote the use of SUDS, ecological features and sustainably sourced materials.

The following principles have been adopted in the detailed design of the layout, the landscaping, the houses, and workspace facility to contribute towards a sustainable form of development.

LAYOUT

- Good solar orientation of properties to optimise solar gain.
- Careful site planning to allow topsoil and sub-soil arisings to be retained on site for re-use in the raising of ground levels to accommodate the proposed finished levels.
- Multi-purpose open space that incorporates the proposed attenuation to provide a functional role within the drainage strategy as well as enhancing biodiversity, recreation provision and visual landscape character of the development.
- Provision of resident cycle storage, an accessible network or pedestrian footpaths and cycleways, together with visitor cycle parking within public open spaces, to encourage use of alternative modes of transport.
- Provision of electric car charging points to all residential parking spaces.
- The development will be designed to adapt to a changed climate:
 - * Overheating will be managed through a combination of passive design features and mechanical ventilation;
 - * The retention of existing trees and additional planting will provide more comfortable micro-climates in warmer weather;
 - * The landscape design will provide multi-functional benefits, supporting biodiversity and enhancing the overall aesthetic;
 - * Surface water will be managed via the integration of SuDS into the development.

BUILDING DESIGN

- Fabric-First approach using low-carbon construction technologies to meet current sustainability requirements through Building Regulations.
- Dwellings compliant with M4Cat3 and NDSS requirements.
- Construction and operational waste will be managed according to the principles of the Waste Hierarchy with a focus on waste prevention, re-use and recycling.
- Well positioned glazing providing good internal light levels and connection to private external space.
- Thick insulation within the walls, floor and roof, high specification glazing, and effective airtightness and ventilation strategies, to minimise heat loss and use of energy for heating.
- Longer-lasting and better-functioning products which will need to be replaced less frequently, including low energy internal lighting and energy labelled white goods throughout (minimum standard of A+ fridge/ freezers, A rated washing machines and dishwashers and A rated tumble dryers), where applicable.
- The development will employ a combination of highly efficient fixtures, fittings and appliances to reduce domestic water use to achieve the 110 l/p/d target.
- Solar photovoltaic panels will be installed as required by the Future Homes Standard.
- Providing Air Source Heat Pumps to all houses.
- The non-residential development will achieve the ‘Very Good’ BREEAM rating required.



SECURE BY DESIGN

OVERVIEW

Clear designation between spaces will be created and are demarcated in various ways, public, semi-private, and private.

PUBLIC

Public areas are generally open space and play areas with designated areas of movement defined by footpaths. All of these areas are overlooked by surrounding development and will be managed by a management company or other management process to be agreed with the Local Authority.

SEMI-PRIVATE

Semi-private spaces are the areas which are shared, but which are principally for the new residents of the development, such as parking areas. These areas are accessible to residents and are demarcated with a change of material and often a strong sense of enclosure, defined by landscaping and the building forms that also provide natural surveillance to the space.

PRIVATE

Private spaces are defined using landscaping and built form. Private residences will have privacy strips or front gardens which are defined by walls, fencing, hedging and /or planting. Back-to-back development adds to the sense of security and ensures that the backs of dwellings are not exposed, meaning access into the private areas is restricted to either through the house or via a side gate / car port.

OVERLOOKING

As with all new proposed development set back and separation distances are generally adhered to with 20m back-to-back distances and 11m side on distances.

COMMUNITY SAFETY

The design and layout for the development parcels will need to create safe and well overlooked streets and spaces. The following section sets out some of the key elements considered to deliver a safe community and reducing opportunities for crime.

ACCESS AND MOVEMENT

Site access points are to be overlooked and fronted by development. Pedestrian and vehicular movement is generally separated across the site to ensure safety. This can be achieved using designated footpaths in open spaces and raised pavements along the streets. Where shared surfaces are proposed low speed movement is promoted and is designed into the street.



PUBLIC AREA



PRIVATE AREA



SEMI-PRIVATE AREA

STRUCTURE

The design and layout of development provides permeable and legible forms, in accordance with the principles established within this chapter, offering users multiple ways through the site that are safe and overlooked.

SURVEILLANCE

All open spaces, parking areas and streets are overlooked by development with activity promoted onto the streets and spaces. Where fences face onto the street, adjacent development or surrounding development will provide natural surveillance to these areas.

OWNERSHIP

Clear demarcation of boundaries across the site will need to be established and will be defined by a combination of built form and landscape treatment

PHYSICAL PROTECTION

Defensible measures to private property derive from the overall proposed block structure and placement of building form. Further protection is to be provided through physical measures that include fenced areas, landscape treatment, gates, and doors.

ACTIVITY

Activity on the site is to occur within the open space and public areas that are overlooked by surrounding development. All principal access points into housing are from front doors that address the streets and open spaces.

MAINTENANCE AND MANAGEMENT

The high-quality open space proposed is an integral component of the development character and will need to be maintained to a high standard. It is proposed that these areas will be placed within a management company to ensure regular maintenance. The site's open spaces and landscape will be delivered through a management company.

OPP DAS COMPLIANCE – POINT 25 – The above text sets out how the development ensures definitions between private and public spaces.

OPP DAS COMPLIANCE – POINT 26 – The above text sets out how the development sets to achieve Secured By Design accreditation from the Local Constabulary.



APPLICATION EXTRACT

CONCLUSION

KEY POINTS

- Provision of 82 new family homes including 10 no Affordable dwellings, providing a range of accommodation from 1 to 4 bedrooms reflecting the aspirations of the local need.
- The proposals respond to the site's unique opportunities and constraints and will deliver a development that accords with the outline application and good urban design principles.
- The proposed development ensures that the existing trees are respected, with the development integrating itself within.
- Creating an architectural aesthetic appropriate to the area, drawing influences from the North Horsham vernacular.
- High quality energy efficient designed homes incorporating a range of eco-friendly features.
- Sustainable drainage (Suds) to manage surface water runoff from the site and to minimise risk of flooding.
- Appropriate levels of parking for residents and visitors.
- Movement networks that safely accommodate pedestrians, cyclists, and motorists.
- Servicing arrangements that comply with national and local guidance.
- Movement routes designed to safely accommodate pedestrians, cyclists and motorists.
- Public Open Space and play located in a key location within the scheme and accessible to all.
- Ecological enhancements site wide that will help towards with biodiversity
- Easy access to nearby facilities and amenities.
- Overall, we deem that the proposals will deliver a high-quality development.



RESERVED MATTERS APPLICATION LAYOUT

APPENDIX

DAS (2021) COMPLIANCE

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	OPP DESIGN AND ACCESS STATEMENT (2017)		
1.	Relationship to Horsham: provide a range of facilities, commercial space and residential accommodation at Land North of Horsham that complements the existing provision within Horsham and support the economic prosperity of the town as a whole.	The Land Use of each parcel was set out in the Parameter Plan (2153A-100P) approved as part of the OPP (as subsequently amended) to ensure the development site as a whole provides a range of facilities that complements the existing facilities in Horsham. The parcel is approved for residential development and green infrastructure which this RM application seeks detailed permission for.	-
2	Relationship to Horsham: promote a shift towards more sustainable transport modes for travel between Land North of Horsham and Horsham.	The proposals include provision for footpaths providing connections from the RM parcels to the east-west green-space and Village Centre, as well as between the parcels themselves. There are no dedicated cycle paths across the site, however it has 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.	Design, Access and Compliance Statement (March 2026)
3	Mixed Uses & Forms: build a range of homes to different types, sizes and tenures to meet the needs of different sections of the community and distribute them widely across the site	The proposals are for a range of homes, including various sizes, types and tenures. The proposals comprise 82 homes in open market and affordable tenures.	Design, Access and Compliance Statement (March 2026)
4	Mixed Uses & Forms: provide a range of non-housing uses to service the needs of the residential community and create a varied and stimulating environment.	As above, pursuant to the OPP the parcel is identified for residential development as shown within the Parameter Plan (2153A-100P). The proposals are for residential development only as per the Parameter Plan.	-
5	Mixed Uses & Forms: provides connected neighbourhoods that cater for most daily needs of residents within easy walking distance of their homes.	The proposals include provision of tertiary roads / shared streets, as well as footpaths which will ensure good connectivity to the surrounding parcels which will provide a mix of uses.	Design, Access and Compliance Statement (March 2026)
6	Mixed Uses & Forms: create a vibrant and viable Local Centre as a focus for the community life of the development.	Not applicable to RM Area 4	-
7	Sustainable Community: consider the social, economic and environmental impacts of proposals on existing and future residents and also the wider area.	Delivery of new homes of notable social and economic benefit. Environmental mitigation and enhancements proposed through high-quality landscaping and retention of existing features.	Design, Access and Compliance Statement (March 2026), Energy and Sustainability Statement (February 2026)
8	Sustainable Community: 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.	-
9	Sustainable Community: explore phasing options to provide an appropriate level of services and facilities to support residents as the scheme is built over time.	Community services are not provided within RM Area 4 but elsewhere across the wider strategic site.	-
10	Landscape & Place: work with the existing site characteristics and landscape features to create a scheme which sits comfortably within the natural environment.	The proposed development has been designed to respond to existing landscape features, including the east-west green-space and existing surrounding green infrastructure. The proposals complement the natural environment.	Design, Access and Compliance Statement (March 2026) and landscape plans
11	Landscape & Place: take advantage of existing site features and orientation to maximise energy conservation and amenity.	Area 4 is surrounded by mature trees and hedgerows to the east, west and south. Over 50% of the development will benefit from views onto green edges. The orientation of the dwellings provides circa 80% with a south or west aspect to their private amenity area.	Design, Access and Compliance Statement (March 2026)
12	Landscape & Place: create a series of green fingers linking to the countryside and towards the town centre.	Streets will have low level planting and trees which will create green fingers linking to the landscaped corridors bordering the site.	Design, Access and Compliance Statement (March 2026) and landscape plans

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
13	Landscape & Place: avoid Ancient Woodland and important hedgerows and aim to keep as much existing vegetation as possible.	There is no ancient woodland within the site. All trees on site are to be retained, and construction within RPAs is to be avoided, save for the pedestrian access to the south east corner, (which shall also require some service trenches to follow the same route). Other existing features comprise existing field boundary hedgerows with hedgerow trees and these will be retained and strengthened where appropriate.	Tree Survey and Arboricultural Implications and Method Statement (February 2026, landscape plans
14	Connectivity: provide good connections both within the new development and to important destinations outside to facilitate access to jobs, schools, health and other important services.	Area 4 sits on the outer edge of the Parcel 1 general area, the site connects onto Moat Road where cars, pedestrians, and cycles can join the local network. When constructed the local centre will be circa 5 minute walk from the site, this will provide access to various amenities. Travel beyond into other areas of Horsham including the town centre takes circa 10 minutes by car, and 15 minutes by cycle. Bus routes operate into this area also and can be picked up on Ruspur Road which is a 10 minute walk.	
15	Connectivity: consider the differing needs of pedestrians, cyclists, public transport users and car owners, with a focus on the creation of attractive streets rather than efficient highways.	Area 4 is designed to be a low-speed area with most surfaces shared by vehicles, cycles and pedestrians. The main adoptable route within the site being the only exception which has paths for pedestrians. Where the areas are shared, landscaping on street will help enclose the space which will encourage vehicles to drive slower, respecting the other road users.	
16	Connectivity: retain existing rural lanes where possible encouraging pedestrian, cycle and equestrian use through providing new routes better suited to vehicles.	There are no existing rural lanes within the land for which Reserved Matters approval is sought.	-
17	Urban Form: create a clear hierarchy of streets and spaces to define a legible and varied urban environment.	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.	Design, Access and Compliance Statement (March 2026)
18	Urban Form: design high quality buildings to enclose spaces and form important landmarks within the street scene.	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 way-finding. These buildings will be designed with enhanced elevation treatments and material finishes from the rest of the development. This will help to frame important routes and views and enforce their importance within the street scene.	Design, Access and Compliance Statement (March 2026)
19	Urban Form: respect existing development by designing new development to avoid sunlight/daylight impact.	No existing development within the parcel.	-
20	Character & Identity: create buildings and spaces which have a strong and distinct character.	The use of focal buildings will be employed throughout the proposed development at key junctions, strategic nodes, and vista points.	Design, Access and Compliance Statement (March 2026)
21	Character & Identity: take inspiration from local building styles and urban forms.	Buildings to be designed in keeping with the previously built and consented areas of North Horsham.	Design, Access and Compliance Statement (March 2026)
22	Character & Identity: ensure that development complements and enhances the quality of the surrounding area.	The location, type and density of development has been carefully considered to ensure that it enhances the quality of the surrounding area and accords with the approved Parameter Plan (2153A-101P).	Design, Access and Compliance Statement (March 2026)
23	Character & Identity: create an attractive setting for buildings of heritage value within the site	No buildings of heritage value are located within the parcel. The Moathouse provides the immediate setting for the RM proposals and provides references to form and materials.	Heritage Statement (February 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
24	Community Safety: 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 of the adjacent open space. A sensitive lighting strategy has been submitted which shows how the scheme is proposed to be lit and avoid conflicts with the landscape proposals, particularly new trees.	Design, Access and Compliance Statement (March 2026) and Lighting Strategy (February 2026)
25	Community Safety: ensure that the definitions between public and private spaces is clear and unambiguous and that different uses do not conflict with each other.	Clear designation between spaces will be created and are demarcated in various ways, public, semi-private, and private. Public areas are generally open space and play areas with designated areas of movement defined by footpaths. All of these areas are overlooked by surrounding development and will be managed by a management company or other management process to be agreed with the Local Authority. Semi-private spaces are the areas which are shared, but which are principally for the new residents of the development, such as parking areas. These areas are accessible to residents and are demarcated with a change of material and often a strong sense of enclosure, defined by landscaping and the building forms that also provide natural surveillance to the space. Private spaces are defined using landscaping and built form. Private residences will have privacy strips or front gardens which are defined by walls, fencing, hedging and /or planting. Back-to-back development adds to the sense of security and ensures that the backs of dwellings are not exposed, meaning access into the private areas is restricted to either through the house or via a side gate / car port.	Design, Access and Compliance Statement (March 2026)
26	Community Safety: aim to achieve Secured by Design accreditation from the local constabulary	The scheme has been designed on the basis of Secured by Design principles.	Design, Access and Compliance Statement (March 2026)
27	Inclusive Design: provides homes which are of a reasonable size to allow adaptation and flexible use by owners throughout their lifetime regardless of physical ability.	All dwellings are designed to Nationally Described Space Standards, whilst the Affordable Houses internally are designed to Building Regulation standard M4(2). In addition 1no Affordable Maisonette will be designed to Building Regulation M4(3) standard.	Design, Access and Compliance Statement (March 2026)
28	Inclusive Design: create an external environment that is accessible and appealing to all regardless of physical ability, age, gender or circumstance.	The development will be designed to principles within Part M of the Building Regulations. Step free access will be provided around the wider site allowing for ease of movement.	Design, Access and Compliance Statement (March 2026) and landscape plans
29	Car & Cycle Parking: provide an appropriate amount of parking for the surrounding homes without allowing it to dominate the environment of the street.	The level of parking proposed has been designed in compliance with WSCC guidance. 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. All other properties will be provided with at two allocated parking spaces. The parking layout has been prepared to integrate within the proposals and not dominate the design.	Design, Access and Compliance Statement (March 2026), Transport Assessment Addendum Note and Car, Motorcycle and Cycle Parking Plan
30	Car & Cycle Parking: provide parking which is clearly defined and integral to the design of streets and spaces.	See above.	See above.
31	Car & Cycle Parking: 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 and is easily accessible.	See above.

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
32	Sustainable Construction: specify construction materials carefully and avoid those which have poor sustainability credentials.	The materials palette is included as part of the RM submission. Bellway Homes procurement processes deal only with reputable manufacturers.	Design, Access and Compliance Statement (March 2026)
33	Sustainable Construction: minimise the requirement for landfill and make use of in situ re-mediation and decontamination technology to reduce the amount of waste material leaving the site.	RSK to input Construction and operational waste will be managed according to the principles of the Waste Hierarchy with a focus on waste prevention, re-use and recycling.	
34	Deliverability & Long Term Management: design buildings and external environments that are robust and easily maintained.	Buildings will be designed to be as low maintenance as possible for the homeowner. The open spaces and on development landscaping will be oversee by a management company ensuring areas within the public realm are kept to an presentable standard.	Design, Access and Compliance Statement (March 2026)
35	Deliverability & Long Term Management: ensure that quality can be sustained over time through the development of long term management strategies.	A management company will oversee the day to day running of the public site areas.	See above
36	Community Engagement: work with local people and community stakeholders throughout the development process to ensure that proposals respond to their needs and reflect local aspirations.	Liaison with Horsham District Council. Pre-application meeting held on 12th March 2025 (ref: PE/25/0040).	Planning Statement (February 2026)
37	Community Engagement: enable local people to continue to be involved in the running of their community after development has been completed.	Bellway Homes are committed to ensuring that residents feel a sense of ownership over the development following completion.	

DESIGN & LANDSCAPE STRATEGY (2021)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	Design and Landscape Strategy (2021)		
a)	Master Plan Principles, Embracing Existing Assets: The site is rich with an existing natural framework of trees, hedgerows and woodland glade as well as heritage assets. This will help to create a distinctive new place embedded within a mature landscape, bringing people closer to nature.	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.	Design, Access and Compliance Statement (March 2026) and landscape plans
b)	Master Plan Principles, Creating a Sense of Arrival: The entrance to the site follows a sequence of screened landscape spaces which draws you into the site, away from the engineered environment of the A264. The carriageway is split to enhance the arrival experience, creating a calmer, slower and greener approach to future homes.	Area 4 sits a distance away from the site entrance, by proxy of being further into the site its setting is one which is set within a mature landscape setting.	Design, Access and Compliance Statement (March 2026)
c)	Master Plan Principles, Forming Connections: A series of connections will provide access to future parcels for development. Existing landscape corridors will be enhanced and protected to form a connected landscaped framework. The hill will become a landscape destination with views across Horsham and beyond.	Area 4 will provide access onto Moat Road in the north, and to Area 5 in the southeast via a landscaped corridor.	Design, Access and Compliance Statement (March 2026)
d)	Master Plan Principles, An Early Destination: A focal point will be created early on to engage the community and encourage activity on the site from the outset. A new destination 'The moathouse' sits within an enclosed, mature and enchanting setting. A new community hotspot accessed from the existing track and footpath attracting locals and visitors from far and beyond.	Not proposed within this parcel. The RM proposals have been designed in consideration of the Moat House.	-
e)	Master Plan Principles, The Village Green, Village Centre and School: A village green creates a formal, landscaped community space for the first homes, connected with the Moathouse to form a set piece. A village shop and small scale community facility could address the green space to encourage community interaction and establish a heart for Phase 1. Bohunt School delivered early on, helps to enclose the new Rusper Road junction alongside new homes to the west.	Not proposed within this parcel. The RM proposals have been designed in consideration of the nearby Village Centre location.	-
f)	Master Plan Principles, Establishing a New Community: Pockets of development contained to come forward to the south and east along secondary routes, to complete the first phase at Land North of Horsham.	This RM will deliver homes in the central part of Phase 1, with consent for homes in RM Areas 1, 2, 3, 5, 6 and 7 having already been secured.	-
g)	Character Areas, DLS defined landscape character area - West Village Character: a semi-formal character, to reflect its central position overlooking the Moathouse and surrounding green space. The area is framed by two north south green corridors connected by the PRoW running east to west. The listed Moathouse is sheltered by existing mature trees and the moat. The landscape character primarily takes reference from the existing features incorporated within the green corridors. A mix of typologies including semi-detached, terraces with some detached and apartment buildings on key corners will characterise the built form.	Area 4 sits on the fringe of this area, however its set out and character is the same with a mix of typologies reflecting the different parts of the site. Green edges typically feature detached dwellings whilst semi detached units feature more predominantly in the urbanised areas	Design, Access and Compliance Statement (March 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
h)	Sustainable Landscape Design Principles • Natural habitats and wildlife • Culture and heritage • Equity and fair-trade • Health and happiness • Inclusive access • Security and safety • Zero waste • Sustainable water • Local and sustainable food	Valuable habitats for wildlife will be created around the outer perimeter of the site, with strengthened linear tree and hedgerow features containing predominantly native hedge and woodland species. The ecotone between linear features and the open space will be enhanced by the introduction of species-rich wild-flower meadow seeding, which is further diversified by the inclusion of the SuDS basins to the south and the additional habitats that are created within. Within the development parcel, a strong soft landscape structure is proposed to soften streetscapes and relate to the rural-edge location of the development. Ornamental species have been chosen for their wildlife value through food provision from flowering and fruiting habits or provision of a strong year-round network of cover for movement through the site. All of this will provide visual connection to the outdoors through soft landscaping that compliments the form of the development and creates an attractive place to live. Construction and operational waste will be managed according to the principles of the Waste Hierarchy with a focus on waste prevention, re-use and recycling.	Design, Access and Compliance Statement (March 2026) and landscape plans
i)	Open Space and Recreation Strategy: Green infrastructure to align with the proposed strategy as detailed in the DLS.	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. Access to nearby open space will be gained directly adjacent to the development parcel to the north, crossing the Moat Road Extension to the existing and enhanced open space, with existing pond and area of ancient woodland; to the south east, the proposed footpath and bridge will link to the greenway to be provided on the eastern side of the existing field boundary hedge, which will then tie into the wider public green-space network.	Design, Access and Compliance Statement (March 2026) and landscape plans
j)	Play Strategy: Play strategy for Phase 1 comprising: 1. A neighbourhood play area at the heart of the development - Motte Park - will include NEAP play equipment and experiences, to accord with Section 106 Obligations for Phase 1. 2. 3 Local Areas of Play distributed in outer residential areas to ensure good access to play for all. 3. 'Wild' play spaces could be provided within natural landscape areas.	A LAP will be provided as part of the development proposals for Phase 1 RM Area 4. See above.	
k)	Surface Water Drainage Strategy: Where possible provide SUDS features that appear to be an integral and natural element within the landscape areas.	SuDS features provided in line with wider reserved matters approval DC/24/0446.	Drainage Technical Note (February 2026)
l)	Surface Water Drainage Strategy: Where possible provide multifunctional SUDS that are sensitively incorporated into the Green Infrastructure, providing sustainable quality amenity spaces, and attractive interface to housing.	SuDS features located in green corridor as approved in wider reserved matters DC/24/0446.	Drainage Technical Note (February 2026)
m)	Surface Water Drainage Strategy: Where possible provide SUDS features that are designed to avoid the need for safety fencing to water edges through the use of appropriate contouring (Max 1 in 3 slopes), planting including emergent plants to waters edge, and dry/wet benches above and below permanent water level of Min 1.5m width.	Open SuDS features are as approved in DC/24/0446 reserved matters, side slopes of 1in3 and planting in line with approved landscape plan.	Drainage Technical Note (February 2026)
n)	Surface Water Drainage Strategy: Contribute to varied and enhanced biodiversity for the site.	SuDS features provided in line with wider reserved matters approval DC/24/0446.	Drainage Technical Note (February 2026)
o)	Surface Water Drainage Strategy: Integrate engineering and landscape elements from the outset.	SuDS features and landscaping provided in line with wider reserved matters approval DC/24/0446.	Drainage Technical Note (February 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
p)	Surface Water Drainage Strategy: The SUDS Strategy will be subject to detail design and testing for each RMA as required by Condition 54, to ensure attenuation volumes are achieved across the site in accordance with the draft catchment layout	Proposed basin as per approved reserved matters design (DC/24/0446).	Drainage Technical Note (February 2026)
q)	Surface Materials Strategy Residential Areas: A variety of p/c block, and asphalt will be used in these areas to reinforce pedestrian and cycle routes, and shared surfaces to lanes. Pedestrian crossing zones to be provided and to be surfaced with quality p/c blocks to match adjacent surface finishes or imprinted surface finishes.	Shared surfaces and raised tables have been detailed in a suite of p/c block products, in line with the DLS, to make the development more pedestrian and cycle friendly. The use of differing block products and/or colour tones compliments the site layout and architecture and works with the planting to reinforce the character zones set out in MDD architects' Design Concept Document.	Design, Access and Compliance Statement (March 2026) and landscape plans
r)	Street Furniture Strategy: Street furniture proposals to consist of rustic timber furniture.	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.	Landscape plans
s)	Boundary Treatments: - Details for: Strategic landscape/ open space boundary treatments. - On plot boundaries/ frontages. - Prominent side boundaries. - Prominent rear boundaries - Prominent boundaries requiring retaining walls.	Boundary frontages have been detailed to follow in the strategy presented in MDD Architect's Design Concept Document, with a mixture of formal hedgerows and estate railings to more prominent plots fronting onto Moat Road and a mixture of hedging, ornamental shrubs and estate railings facing onto informal public open space around the rear of the site. A strong soft landscape streetscape is proposed across the rest of the internal streets, with hedges creating structure and privacy and ornamental planting softening more intimate residential areas. Mixed shrub planting with vertical elements provided by small trees or climbing shrubs are proposed against flank walls and longer extents of rear garden fencing which face public areas.	Design, Access and Compliance Statement (March 2026) and landscape plans
t)	Lighting Strategy: Residential Areas/ On Plot: - Galvanised columns to WSCC standards to roads. - Sufficient illumination to make parking courts and footway routes safe. Address the following: - Lighting units should be ecologically sensitive and provide zero upward light pollution. - Road and streets to be lit using column mounted, low level downward directional luminaires and maximum spacing where appropriate. - Civic and formal open spaces to utilise a mix of column lighting to provide safe illumination. - Informal open spaces to be limited to lighting of paths, nodal points and formal play areas only. Low level downward lighting on strategic movement routes. - Suitable physical appearance, optimal performance, ease of maintenance and comply with detailed elements of spacing, lux levels and height.	Lighting is designed to WSCC lighting brief in keeping with wider site. Lighting has been developed in consideration of ecological requirements	Sensitive Lighting Strategy (February 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
u)	Noise Attenuation Strategy: • Seek to integrate the method of noise attenuation within the landscape, to be as unobtrusive as possible. • Any retaining structures, such as gabion walls should ideally be no more than 2m above any adjacent pedestrian/cycle route or bridleway. • Any retaining structures should be integrated with the adjacent retained land form, and planted with native hedge and tree species, for screening. • Careful consideration should be given to the integration of the end of the retaining structure where possible, with walls graded down to meet the adjacent landform, or the landform raised and graded to incorporate the retaining structure. • Existing trees and hedge planting at the western end of the noise bund to the A264 should be protected and retained where possible, and the alignment of the bund and retention adjusted to suit. • The noise attenuation strategy to be developed and reviewed at the detail RMA stage for each adjacent plot, as necessary.	The majority of the principles within the DLS relate to the acoustic bund to the A264 which falls outside of RM Area 4. For the RM proposals, the layout has been developed having regard to acoustic principles to provide a barrier of built form to relevant noise sources.	
•	Any retaining structures should be integrated with the adjacent retained land form, and planted with native hedge and tree species, for screening.		
v)	Planting Strategy: Planting should seek to provide: • Instant impact where appropriate in key locations though the use of larger growing trees and larger stock size at time of planting. • Seasonal interest. • Enhanced biodiversity opportunities across the site. • Reinforcement of the rural landscape character of the site. • Edible and productive landscapes to engage the community with the living world.	See row i) above.	Design, Access and Compliance Statement (March 2026) and landscape plans
w)	Biodiversity Strategy Principles: Retain existing habitats where possible.	RM Area 4 comprises farmland and a small section of disturbed ground, both of which are of negligible ecological value. These two habitats will not be retained as part of the proposals for the site.	Ecological Mitigation and Management Plan for RM Area 4 (February 2026)
x)	Biodiversity Strategy Principles: Protect and enhance pattern of existing hedgerows and woodland, in particular stands of Ancient Woodland and Historic Hedgerows.	The proposals do not result in any loss or damage to ancient woodland or hedgerows.	Ecological Mitigation and Management Plan for RM Area 4 (February 2026)
y)	Biodiversity Strategy Principles: Create mosaic of habitats throughout the site to improve biodiversity.	The majority of the site is to become a residential estate, and therefore there is minimal scope to create a mosaic of habitats as part of the proposals. Nevertheless, the planting in the open areas comprises... [TBC following receipt of landscape plans]	Ecological Mitigation and Management Plan for RM Area 4 (February 2026)
z)	Biodiversity Strategy Principles: Protect all Protected Species of Fauna and provide new or additional habitat for these wherever possible.	Great crested newts are to be protected due to the completion of the translocation exercise. As part of the great crested newt licensing requirements, the newt fence around the periphery of RM Area 4 is to be regularly inspected (and repaired where appropriate), and this will ensure that this species cannot re-colonise the site.	Ecological Mitigation and Management Plan for RM Area 4 (February 2026)
aa)	Biodiversity Strategy: Include bat tubes on an appropriate number of homes.	A bat brick will be provided on two dwellings, and these will be installed near the proposed SuDS basin in the south of the site (in order to provide roosting features near an area that is likely to be regularly used by foraging bats).	Ecological Mitigation and Management Plan for RM Area 4 (February 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
bb)	Street Hierarchy Principles: Secondary Street Design should incorporate the following: Footways: Both sides of the carriageway Cycle Provision: As per Cycle Strategy Carriageway: Min. 4.8m Traffic Calming: • Semi-mature tree planting provided along one side of the carriageway. • Carriageway narrowing where appropriate. • Pedestrian crossing points. • On-street parking. • Junction radii designed to encourage lower speeds. • Appropriate road markings. • In accordance with the principles and philosophies as per the Manual for Streets. Utilities Corridor: • Under shared footway where practicable. Strategic foul water and surface water sewers to be located within the carriageway. Utilities will be coordinated with landscape throughout design development to ensure landscape proposals (particularly street trees) are deliverable. On Street Parking: On street car parking bays (e.g. for visitor spaces) could be accommodated within landscape verge at intervals between street trees. Street Trees: Planted within verges. Planting Palette: Shrub planting within verge. Direct Access to Homes: Direct access permitted, driveways to be located so as to reduce regular breaks in verge.	Area 4 features a secondary street that runs from the site entrance in the north, towards the southern development edge. This road has footways both sides. All areas of the site are interspersed with trees and low level landscaping. Raised tables are provided at junctions where traffic joins in more than two directions. On street parking for visitors is provided in all areas, with a blend of frontage and verge set bays within landscaping. Driveways break up the landscaped verges allowing for interest in the street scape.	Proposed Site Plan (February 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
cc)	Tertiary Road: Footways - Design dependent Cycle Provision - Shared with vehicles Carriageway - Min 3.7m; final width to be determined by tracking of suitable vehicles Traffic Calming • Semi mature tree planting provided along either side of the carriageway. This will offer what is known as ‘tree friction’ that helps reduce traffic speeds • Side accesses to serve development parcels • Carriageway narrowing where appropriate • Pedestrian crossing points • On street parking • Junction radii designed to encourage lower speeds • Appropriate road markings • In accordance with the principles and philosophies as detailed within Manual for Streets Utilities Corridor: Under shared footway where practicable. Strategic foul water and surface water sewers to be located within the carriageway. Utilities	Tertiary streets on the site vary with 4.8m wide roads with a 2m footway one side, 4.8m wide shared surfaces with 1m service margins, and 4.1 to 4.8m wide private drives. This road network will be interspersed with trees and low-level landscaping to help give a green edge feel to the low traffic movement areas. Pedestrian crossing points are provided at raised table junction. On street parking for visitors is provided in all areas, with a blend of frontage and verge set bays within landscaping. Driveways break up the landscaped verges allowing for interest in the street scape.	Design, Access and Compliance Statement (March 2026) and highway drawings
dd)	Parking Typologies Guidance: Guidance provided on the design of the following: • On-Plot Frontage • On-Plot Corner • On-Plot between buildings • Mews • Front access drive-through • Parking courts • Forecourt • Detached car barns • On-street • Basement/ Semi-basement/ Podium	Various parking solutions are provided on site including; On Plot – these are typically to the side or rear of the dwelling. Frontage – parking which is situated directly in front of the dwelling and accessed off street. Parking Courts – a private parking area set back from the street network.	Design, Access and Compliance Statement (March 2026) and layout plans

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
ee)	Key Frontages: Frontages should accord with the principles as set, in summary: • Informal Frontage - A loose arrangement of a variety of dwelling types. • Semi-Formal Frontage - Predominantly a linear arrangement of dwellings characterised by consistency, repetition and rhythm. • Sensitive Frontage Dwelling arrangements will respect and respond to sensitive landscape settings. • Marker Building - Buildings in prominent locations will be given special attention and positively address the street and/ or space which the front.	Various frontages are found within the development, typical of their siting. Green edges are typically characterised by detached dwellings with varying garden depths. Semi Formal frontages are found in the more urbanised areas of the site, building set backs are consistent and 2m from back of pavement. Marker buildings will be used at various locations in the site to signify landmark nodal points. These areas would include the site entrance, vista stops, around the central green, and the southern edge.	Design, Access and Compliance Statement (March 2026)
ff)	Density: The parcels are to have a density of up to 50 dph (30 in RM Area 4).	The proposed density of 30 dph is in line with the limit provided for on the Parameter Plan.	Design, Access and Compliance Statement (March 2026)
gg)	Residential Layout Principles: • Building Orientation relates to routes and spaces. • Coherent building alignment. • Routes and spaces addressed by active frontage. • Continuity and enclosure. • Groupings forming components of the layout. • Corners and plot sides positively solved. • Maintaining privacy. • Connections and permeability integrated throughout the layout. • Establish visual stops. • Apartment blocks of 3 or more storeys located on parcel edges/ corners. • Car parking with minimal visual impact.	The layout has been developed by paying close attention to the principles described in the OPP as demonstrated in the DAS. Area 4 complies with good urban design principles including dual fronted units allowing active surveillance to all areas of the site. Marker buildings will be used in various locations to emphasise a landmark point of the site (entrances, central green, southern edge). Buildings are orientated in ways which best frame spaces, i.e. frontage onto green fringes of the site or facing internal street junctions. The internal streets feature a tighter urban grain with spaces in between buildings set at regular intervals breaking up the massing. Privacy to all dwellings will be provided by screen walls or close board fences 1.8m high. Most of the car parking is found on plot tucked down the side of dwellings reducing visual impact on the street scape. In instances where parking is on street, it will be interspersed with landscaping which will help to soften the street scape.	
hh)	Street Scene Principles: • A recognisable form. • Aspect and orientation. • Roofscape. • Animate frontage addressing public realm. • Marker Buildings. • Express individuality of linked and terraced dwellings • Create order and unity. • Celebrate entrances • Clarity and rationale.	The dwellings will be designed to blend harmoniously with the other constructed and consented Areas of Phase 1. Buildings are orientated in ways which best frame spaces i.e. frontage onto green fringes of the site or facing internal street junctions. The development will be in the majority 2 storey with 4no dwellings facing onto Mott Road 2.5 storeys in height allowing some variance in the street scape. Roof types will also vary between gable fronted, and front to back design. Marker buildings will be used in various locations to emphasise a landmark point of the site (entrances, central green, southern edge). Each character area will provide a clear rationale for design ranging from green edges with an informal set out, to internal streets with more regular spacings.	Design, Access and Compliance Statement (March 2026) and street elevations

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
ii)	Plot and Building Features: • Richness and texture in primary materials, principally brick; • Generosity in window openings through their size /proportions, and the minimised intrusion of framing within apertures; • Buildings in prominent locations that reflect their prominence through unique elements of design, ones that contrast with, whilst complementing, calm and ordered neighbouring buildings; • External entrance thresholds clearly defined by robust boundary treatments designed as part of the building and that give the streetscape continuity; • Key building components such as windows, doors, rainwater goods, and roof details will all be resolved in a way that demonstrates quality; and • Wherever possible, using sustainable supply chains for products and materials	A variety of materials, components, and details will be used on the site which are reflective of the previously constructed and consented Areas of Phase 1. Brick will be the overarching facing material, with weatherboarding and tile hanging used in some locations which reflect importance on the site, like the site entrance, central green, vista stops, and street corners. All dwellings will be set back from paths and roads a minimum of 1.2m allowing for a low level planting and fencing, thus creating a defensible space.	Design, Access and Compliance Statement (March 2026) and house type plans / elevations
jj)	Threshold Zone & Entrance Principles: • Buildings with residential accommodation at ground floor level should incorporate a ‘defensible space’ between them and back-of-footpath enclosed by brick walling to match the primary building material, railings, low fencing or robust planting; • For terraced housing this space should accommodate screened storage for bins, and areas to be permanently planted; • Utility meter boxes where possible should be located on inner flank walls of porch structures / recessed porches, or otherwise concealed from view; • Porches should be designed as integral to the overall composition of the elevation with sufficient depth to provide shelter; • Pitched roof porches should match materials used on the roof of the dwelling, whilst flat roof porches will have a roof finish of lead, or be of proprietary manufacturer; • Porches can be formed by a recessed entrance within the primary elevation; • Poor quality GRP porches should be avoided; • Recess front doors where possible to emphasise the entrance and create depth within the elevation: • Front doors should be of a high quality, in keeping with the character of the dwelling through the use of appropriate materials.	All dwellings will be set back from paths and roads a minimum of 1.2m allowing for a low level planting and fencing, thus creating a defensible space. Bin storage for dwellings will be provided in rear gardens, with bins brought kerbside on collection day. These will be either on plot or at a designated bin collection point. Utility boxes will be situated where physically possible away from street view and tucked down the sides of properties. To help minimise impact they will be the same colour as the facing material they sit within. Porches will be in line with other previously constructed types on the site and will provide adequate shelter from the elements. Roofing materials will be the same as the main dwelling roof. Principle entrance doors will be of high quality and similar in style to those previously approved on the site.	Design, Access and Compliance Statement (March 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
kk)	Walls/Bricks Walls: • A maximum of two materials where possible should be chosen for exterior walls of any given building, with a clear primary material expressed through proportion of material coverage; • Primary wall materials, principally brick, should provide a richness and texture to elevations (see brick principles below); • Tile hanging, weatherboarding and brick detailing (see materials palette) should be used to complement and add richness and variety to the predominant red brick vernacular; • Copings to parapet walls should be detailed to prevent staining of facades by water flow from the top of that parapet; • Heavy materials at the base / ground floor should be used to emphasise the impression of a solid base. Brick: • The specification of brick type and colours should give texture and subtle variation across building elevations; • Red brick tones should be the primary facing material to buildings and will feature as a component of boundary treatments; • Feature bricks such as a blue / black / grey brick could be used as an accent building material to contrast with the predominant red.	The facing materials of dwellings will be made up of the following combinations, brick, brick and weatherboarding, brick and tile hanging. This will ensure that the dwelling appearance blends in with the other areas of Phase 1. In addition to weatherboarding and tile hanging, brick detailing will be used to add variety to the street scape. A contrast brick (grey/blue) will be used in certain locations which will allow for further interest in design. Screen walls will be same material as the main house facing brick.	Design, Access and Compliance Statement (March 2026) and street elevations

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
II)	Fenestration: • Window openings should be generous through their size / proportions and have a vertical emphasis; • A clear hierarchy of fenestration should be achieved whereby ground floor windows will be taller; • All openings within external brick walls should be set back to display a reveal and give depth to the elevation; • Colour of frame, quality and design of windows should be consistent on all elevations of a dwelling / apartment building; • Fenestration should have a vertical proportion; • Asymmetrically open-able window configurations should be avoided. Dormer Windows: • Dormer windows should be integral to the composition of the main facade in terms of design and positioning; • Dormer windows should maintain overall vertical proportions, i.e. be taller than they are wide; • The number and proximity of dormers which break the eaves line should be limited to avoid excessive rainwater goods on the building elevation; • Poor quality GRP roofing should be avoided: • Gabled dormers should use a consistent pitch and material to that of the main roof; • Hipped dormers should be carefully detailed to avoid over-sizing of ridge and hip tiles: • Flat roof dormers should use standing seam lead, or proprietary roof manufacturer. Bay Windows: • Bay windows are appropriate if considered as part of the whole elevation; • Poor quality GRP roofing to bay windows should be avoided; • Frame members and corner posts should be carefully considered to ensure they are neither too bulky nor too flimsy; • If pitched, the roofing material of bay windows should match the selected material of the main roof; • If flat, the roofing material of bay windows should be lead proprietary roof manufacturer.	Window styles will be equal casement with a vertical emphasis, and larger at ground floor in the majority of locations (floor plan dependant). Windows in the majority will be white UPVC with Grey/ Green used as an alternative in some green edge locations. Windows and doors to be set back from openings to allow for definition in the facades. Dormer compositions where used will be of flat roof design, taller in height than their width, they will be subservient to the roof. Bay windows will be used on some dwellings to allow for variety within the street scape, they will be in keeping with the rest of the dwelling construction.	Design, Access and Compliance Statement (March 2026) and house type elevations

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
mm)	Rainwater Goods: • Rainwater goods should not detract from the overall composition of the building elevation or street elevation; • Rainwater goods including guttering and rainwater pipes will preferably be black in colour or a metal finish; • Downpipes should be applied to the same elevation as the gutter to which they connect.	Rainwater goods will be placed on dwellings in the least prominent position available. Black in colour throughout.	Design, Access and Compliance Statement (March 2026) and house type elevations
nn)	Roofs: • Roof pitches should be between 35 and 52 degrees; • The roof pitch should be of a consistent angle along a terrace or group of buildings; • Wall and roof materials should be given primacy, avoiding the use of obtrusive boxed eaves; • Barge boards should be shallow and match window frame colour; • Parapet verge details are encouraged; • Chimneys and vent stacks should match the primary elevation material; • Chimneys where placed on end elevations, should connect to the ground to provide articulation to the built form; • Vents should be black and positioned away from the front elevation of a building where possible, to the side or rear of a building, or located within vent stacks; • Pipes, vents and flues should be architecturally integrated and should align with adjacent building features.	Roof pitches in the majority will be between 35 and 40 degrees. When groups of buildings appear, the pitches will be similar. To allow variety in the street scape black and white barge-boards will be used. Chimneys where used will be GRP and on landmark plots to emphasis the spot within the area. Pipes, vents and flues will harmoniously blend into the elevation they sit within.	Design, Access and Compliance Statement (March 2026), roof plans, house type elevations
oo)	Materials: • Materials should be consistent along a row of terraced dwellings or linked dwellings, including dwellings linked by garages; • No more than two materials where possible should be used across walls of any given dwelling or block; • 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 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. Note: principles specific to brick are provided within the ‘Walls’ Plot & Building Features section. Marker buildings may feature other materials providing there is a design justification for moving away from the suggested material palette.	Where dwellings link on the development, the materials used will be consistent which will allow for a harmonious design. Facing streets will feature same design characteristics when facing each other. Materials will be reflective of local character only.	Design, Access and Compliance Statement (March 2026), street elevations, house type elevations

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
PP)	Sustainable Landscape Principles: DLS Appendix 6 sets out a range of sustainable principles: • Protection of trees, vegetation and water courses to be retained. • Recycling Management of existing site soils. • Sustainable procurement. • Wildlife conservation.	All trees on site are to be retained, and construction within RPAs is to be avoided, save for the pedestrian access to the south east corner, (which shall also require some service trenches to follow the same route). The majority of public open space will be set to wild-flower seeding, which will create the maximum biodiversity benefit for a site being converted from intense arable use. The wild-flower meadow seed mix proposed will be chosen to be specifically suited to the heavy clay soils found on this site, so will avoid the need for soil amelioration across most of the public open space on site. Along with the transitionally wet SuDS basin and the permanently wet newt pond, the existing hedgerows and proposed new tree planting, this will provide a good matrix of habitats and wildlife corridors to support local wildlife.	(March 2026), landscape plans

