

LVIA Conformance Statement

Phase 1 Parcel 4, North Horsham, March 2026

This Statement has been prepared by CSA Environmental on behalf of Bellway Southern Counties in relation to Phase 1 Parcel 4, North Horsham (hereafter referred to as 'the Site'). It accompanies a reserved matters application for 82 dwellings and associated open space, and should be read alongside the detailed landscape plans prepared by CSA Environmental.

1.0 Planning Context

- 1.1 The Site formed part of a wider outline planning application for up to 2,750 homes, a business park up to 46,450sqm, retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure, at Land North of Horsham (also referred to as Mowbray).
- 1.2 The outline planning application was accompanied by an Environmental Statement and subsequent ES Addendum, which included a landscape chapter covering the landscape and visual effects. That assessment was based on a series of Parameter Plans (produced by Broadway Malayan) including a Green Infrastructure Parameter Plan, an Open Space Parameter Plan, a Strategic Landscape Buffers Parameter Plan, and a Building Heights Parameter Plan. The assessment also considered the design intent described within both the Design & Landscape Strategy which accompanied the outline application.
- 1.3 The planning policy of relevance to the Site and this Statement comprises the adopted Horsham District Planning Framework (2015), as well as the Horsham Development Planning Framework (HDPF) (November 2015) which identifies the Mowbray site as a strategic allocation, referred to as "Land North of Horsham".

Horsham District Planning Framework

- Policy 1: Sustainable Development;
- Policy 2: Strategic Policy;
- Policy SD1: Land North of Horsham;
- Policy SD5: Open Space, Sport & Recreation;
- Policy SD6: Landscape Buffer, Landscape Character, Biodiversity and Green Infrastructure;
- Policy SD7: Design;
- Policy 25 The Natural Environment and Landscape Character;

- Policy 26: Countryside Protection;
- Policy 27: Settlement Coalescence;
- Policy 31: Green Infrastructure and Biodiversity;
- Policy 32: The Quality of New Development;
- Policy 33: Development Principles;
- Policy 34: Cultural and Heritage Assets
- Policy 43 Community Facilities, Leisure and Recreation

2.0 Reserved Matters Proposal

2.1 A reserved matters (RM) application is now being proposed for Phase 1 Area 4 of Mowbray, North Horsham, comprising 82 dwellings. Area 4 is in the north west of Mowbray Phase 1, at the centre north of the wider site. This RM application covers the proposed residential development parcel within Area 4 and the of the structural open space to the west, south and eastern boundaries of the area. The land within Area 4 directly north west, north and north east of the residential development parcel is outside of the RM application, as the proposals for this area are already approved through the Moat Road extension application. Ref: DC/24/0446. Also covered under that application were the southern, western and eastern areas of open space, although the plans submitted under this RM proposal, supersede those areas of overlap.

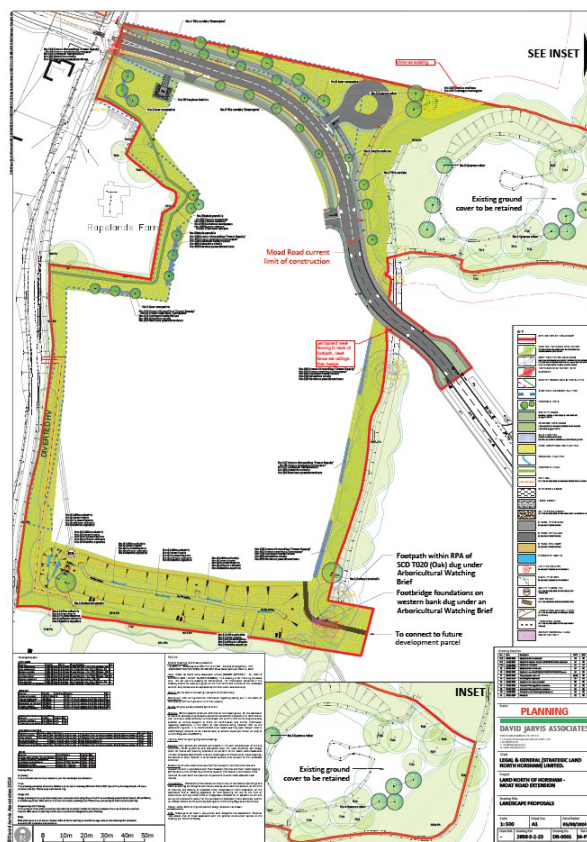


Figure 1 – Approved Landscape Proposals Plan for Moat Road Extension Application, Reference: DC/24/0446.



Figure 2 – Reserved Matter Application Landscape Masterplan for Phase 1 Area 4

2.2 The key landscape and visual principles which were established through the outline ES assessment and that have been retained and are of relevance to this Phase 1 Area 4 proposal are as follows:

- Retention of the hedgerows on site;
- Implementation of the strategic landscape buffers identified on the Strategic Landscape Buffers Parameter Plan (along the western boundary, noting the northern Strategic Landscape Buffer is covered under the approved Moat Road extension application);
- Implementation of “generous” green corridors along hedgerow boundaries;
- Retention of all trees on site;
- Location of majority maximum 2 storey building heights across the Site to suit the rural edge character of the site, with an area up to a maximum of 2.5 storeys in the north east part of the Site, fronting onto Moat Road;
- Supplementary and reinforcing tree and native shrub planting to the parcel boundaries;
- Incorporation of a social open space within the parcel to accommodate a children’s play space;

- Street trees along primary and secondary roads to help break up views towards the proposed development.

2.3 Other key landscape mitigation measures relevant to Phase 1 Area 4 but falling outside of the RM application boundary include:

- Retention and protection of the existing ancient woodland to the north east corner of the parcel; and
- The implementation of the Strategic Landscape Buffer Zones within the parcel, but outside of the RM application boundary. These are to be delivered as shown on the approved landscape plan provided with the Moat Road extension application, ref: DC/24/0446.

Review of the Reserved Matters Layout against Parameter Plans

2.4 The proposals for the Phase 1 Area 4 proposals within this RM application have been reviewed against the relevant Parameter Plans, to ensure consistency, as detailed below.

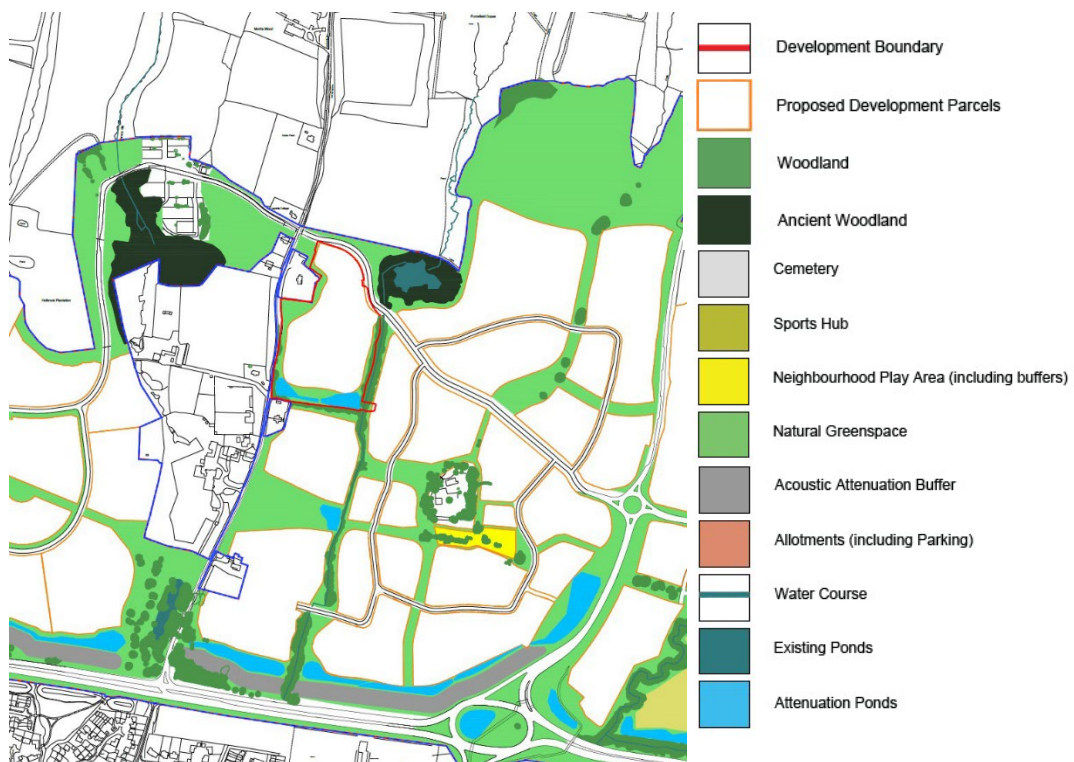


Figure 3 – Green Infrastructure Parameter Plan with Phase 1 Area 4 boundary overlaid.

2.5 **Green Infrastructure parameters** (see Figure 2 above) for Phase 1 Area 4 includes the required provision of an apron of 'Natural Greenspace' around the entire parcel boundary, broken only where the Moat Road passes through the parcel. Within this area, the GI parameters require the inclusion of retained woodland to the east, west and southern

boundaries of this parcel and attenuation ponds adjacent to the southern boundary.

- 2.6 All of the features shown on the GI parameter plan, within the Area 4 parcel are proposed to be retained/delivered, either as part of this RMA application, or as set in the landscape proposals approved as part of the Moat Road Extension application.

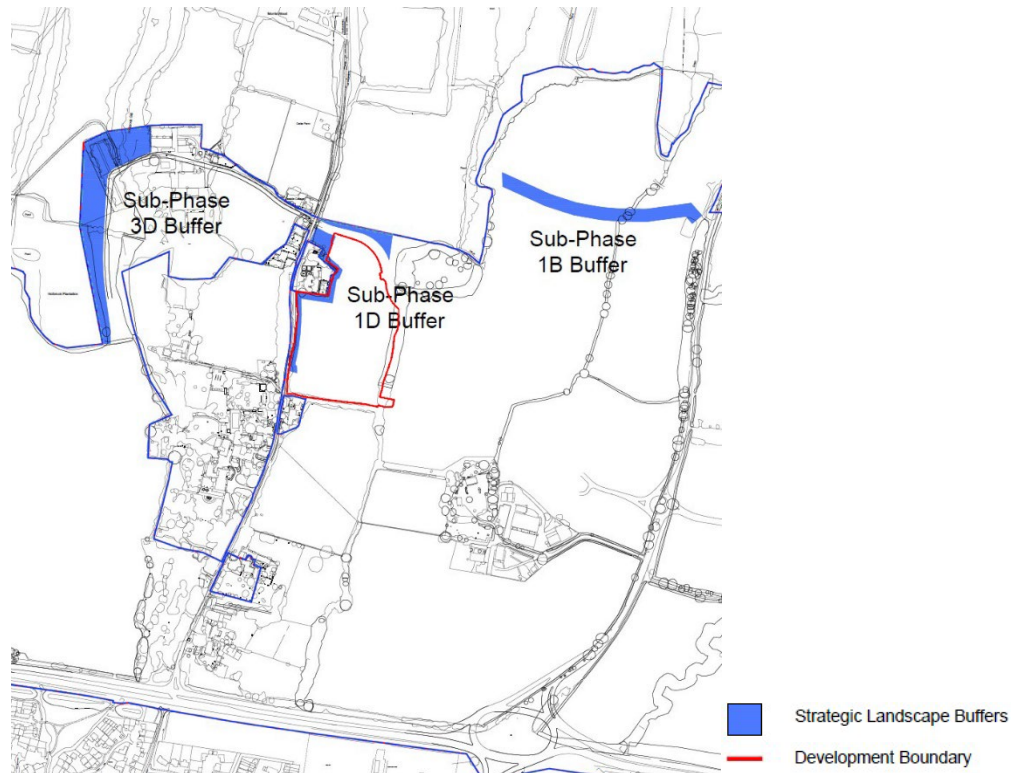


Figure 4 – Strategic Landscape Buffers Parameter Plan with Phase 1 Area 4 boundary overlaid.

- 2.7 **Strategic Landscape Buffers parameters** (see Figure 3 above) include for 2no. buffer zones within Area 4. 1no. on the western boundary of the parcel and 1no. to the north boundary of the parcel. The strategic landscape buffer to the northern parcel edge falls outside of this RM application, however suitable proposals have been approved through the Moat Road extension application, Ref: DC/24/0446. The strategic landscape buffer on the western boundary of Area 4 falls partly within and partly outside of this RM application. The area outside of this application boundary is also covered by the approved Moat Road extension scheme.
- 2.8 The strategic landscape buffers themselves are prescribed as wide landscape buffers, up to 30m in width. They are to accommodate open space uses such as youth and children's play areas, Sustainable Drainage Systems (SuDS), noise reduction measures, earth mounding, recreational areas, allotments and areas of new landscape planting. The extent of strategic landscape buffer within this RM application is

proposed as largely open area, but incorporating existing mature field boundary vegetation; there is proposed additional landscape planting; a Local Area for Play and recreational social space; and, earth mounding. Therefore the proposals meet the criteria of the strategic landscape buffer parameters.

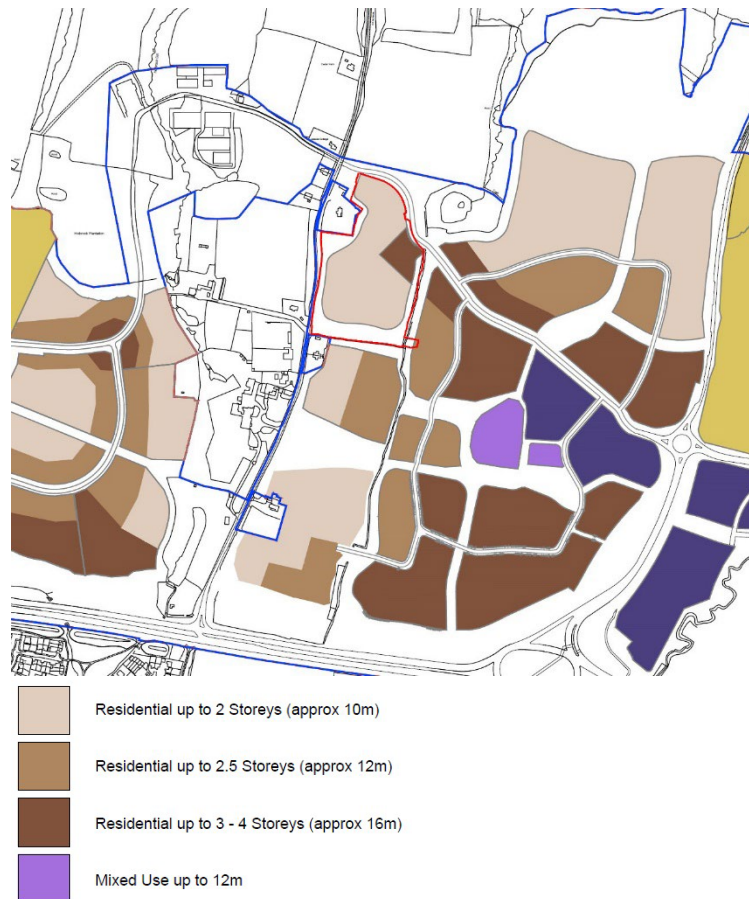


Figure 5 – Building Heights Parameter with Phase 1 Area 4 boundary overlaid.

- 2.9 **Storey Heights parameters** (see Figure 4 above) establish an allowance of generally up to 2 storeys (approx. 10m) across this phase, with a pocket allowing up to 3-4 storeys (approx. 16m) on the eastern edge of the parcel, where the Moat Road breaks through the existing field boundary tree belt, connecting into Area 4 from the West Village area at the centre of Phase 1. This reserved matters application adheres to the Storey Heights Parameter Plan, with the majority of the Site proposed as 2 storey residential development, with 2no. proposed 2.5 storey units falling within the allowed 'up to 3-4 storeys' zone, facing onto the Moat Road.

Review of the Reserved Matters Layout against the Outline approved Design & Landscape Strategy

- 2.10 The Phase 1 Area 4 layout has been reviewed against the assumptions and mitigation measures set out within the DLS, to ensure consistency as detailed below.

- 2.11 **Placemaking Principles - Landscape** – as set out in the Design and Landscape Strategy, the proposed development at land North of Horsham will connect and enhance landscape features such as the woodland, mature trees and hedgerows; integrate a blue network of swales, ponds and basins to enhance the landscape, create a variety of natural wild, formal and interactive landscapes that are accessible to all.
- 2.12 **Masterplan Principles – Embrace Existing Assets:** The DLS identifies hedgerows and treebelts surrounding much of the Phase 1 Area 4 boundary as assets to be retained and incorporated into the design of proposed development to “create a distinctive new place embedded within a mature landscape.” This has been taken into account as part of the RM proposal.
- 2.13 **Masterplan Principles – Establishing the New Community** – The DLS specifies Phase 1 Area 4 as a “Rural edge character” this is contiguous with the proposed RMA plans for the residential development within this application.
- 2.14 **Masterplan Framework** – The Masterplan Framework within the DLS identifies several elements that make up the composition of Phase 1 Area 4, these include: Residential Development; Green Space; Green Corridors; Permanent Water; a Play Area; and, a Primary Road. These are all present in the proposals within this RMA, however, there is an area shown as “Permanent Water” in the north wester corner, where the Moat Road extension will meet the Old Holbrook road, where there is no longer a proposed SuDS feature and this is now open space with a substation.
- 2.15 **Character Areas** – Copse Character – Within Phase 1, the DLS specifies Area 4 as a “Cope Character” giving the following description:
- “Cope 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.”*
- The characteristics listed in this paragraph have been brought through into the RMA proposals and so the submitted scheme conforms to the development character set out in the Design & Landscape Strategy
- 2.16 **Landscape Strategy** - the following key tenets of the landscape strategy within the DLS are pertinent to this RMA for Phase 1 Area 4:

- “The landscape strategy has been developed to fit seamlessly into the existing rural setting wherever possible.”
- “Existing woodland, hedgerows and trees will be retained wherever possible to form an attractive backdrop to the development to the development from the outset.”
- “The Landscape Strategy seeks to optimise opportunities presented by the unique rural characteristics of the site for people to engage with nature and the countryside.”
- “A generous framework of greenways will connect the village heart with a variety of public spaces for play, walking, community gardening, sport and socialising.”



Figure 6 – Illustrative masterplan with Phase 1 Area 4 boundary overlaid.

Add a para to confirm all of the above have been deliver / adhered to.

2.17 **Open Space & Recreation Strategy** – The proposals submitted with this RMA accord with the Open Space & Recreation Strategy as described within the DLS, principally including a Local Area of Play (LAP) in the west.



Figure 7 – Open Space & Recreation Strategy with Phase 1 Area 4 boundary overlaid.

Review of the Reserved Matters Layout against outline ES Landscape chapter Assumptions

- 2.18 The Phase 1 Area 4 layout has been reviewed against the assumptions and mitigation measures included within the outline landscape ES chapter, to ensure consistency as detailed below.
- 2.19 For the ES Addendum Landscape Chapter, the landscape and visual impact of the proposals for the whole Land North of Horsham development were assessed. Key features of the proposals assessed, relevant elements include:
- Landscape Buffers

- Homes – “a mix of house types and tenures to meet local demands”
- Open Space

2.20 **Setting of Grade II Listed Hollywick Farmhouse** –The visual enclosure of the Hollywick Farmhouse (now called Rapelands Farm) will be protected through the retention of the existing boundary vegetation and the impact of the proposed residential development on Phase 1 Area 4 will be mitigated by an offset created by the Greenway along this boundary and reinforcing planting of native shrub thicket adjacent to the existing hedgerow.

2.21 **Existing Landscape Features** – The outline ES Landscape Chapter states: “The retention of existing boundary trees and shrubs within the application site which are worthy of retention; and their protection to be compliant with BS5837:2012 – ‘Trees in relation to design, demolition and construction – Recommendations.”

2.22 “Retaining and strengthening with new planting, where possible, the majority of existing hedgerows, shaws within the application site area, as well as retaining areas of woodlands, both within the application site and adjoining it, including the provision of appropriate ‘buffers’ to the woodlands;”

2.23 The current RMA plans propose that all existing tree, woodland and hedgerow vegetation be retained, with some reinforcing planting added to strengthen and complement existing features. And so the RMA is consistent with the assessment of the ES Landscape Chapter.

Landscape / Open Space Provision

2.24 The RMA proposals closely follow the distribution of built extents, open space and landscape features. Therefore the impact of the proposals will align with the findings of the outline ES assessment.

2.25 “Provision of substantial areas of multi-functional greenspace, natural and semi-natural greenspace, parks and amenity space, youth and children's play spaces, sports and recreational areas and community facilities including cemetery and allotment(s) which exceed the requirements of Policy SD1, SD5, and SD7 of the Horsham District Planning Framework.”

2.26 **Multi-functional Greenspace** - Phase 1 Area 4 provides various areas of semi-natural greenspace, which will be planted with native grass and woody species and incorporate existing hedgerows and proposed drainage features. Within the proposed greenspaces, a community amenity space which incorporates a landscaped Local Area for Play. This is all in accordance with the development frameworks and

masterplans set out in the Mowbray Design & Landscape Strategy, January 2022.

- 2.27 **Building heights** – Building heights within Phase 1 Area 4 have been restricted to 2 storey residential dwellings, save for 2no. 2.5 storey dwelling houses which address the main, Moat Road. These two taller units are within the allotted zone on the approved Building Heights Parameter Plans which allows for “up to 3-4 storeys”. The low building heights across the parcel, which adjoins the retained open countryside, assists in the transition to the built development of the wider Lands North of Horsham development. This is consistent with the assumptions within the outline ES Landscape Chapter.
- 2.28 **Natural & semi-natural greenspace** – The RMA for Phase 1 Area 4 incorporates areas of natural & semi-natural greenspace and children's play space in accordance with the provision set out in the outline application and which the LVIA judged to “exceed the requirements of Policy SD1, SD5 and SD7 of the Horsham District Planning Framework.
- 2.29 **Structural Landscape ‘Buffers’** – The provision of “wide landscape buffers, up to 30 metres in width to include predominantly open uses, such as youth and children's play areas, noise reduction measures, earth mounding, recreational areas [footpaths, cycle ways, seating areas, exercise trail(s), educational signage and other facilities], allotments and areas of new landscape planting”; The LVIA accounts for ‘structural landscape buffers’, the location of which are prescribed on the Strategic Landscape Buffers parameter plan. The function of the buffers is to safeguard the rural quality of key sensitive edges of the Land North of Horsham development. The RMA proposals for Phase 1 Area 4 retain the strategic landscape buffer along its western boundary and the other extents of these strategic buffers within Phase 1 Area 4, but outside of the RMA boundary have been secured through the Moat Road extension application, ref DC/24/0446.
- 2.30 **Key Views** – “The retention of long distance, panoramic views southwards from the wooded ridge looking over the Low Weald to the AONB and to the South Downs, although it is appreciated that these views would change and be experienced in the context of increased urban development on the lower land in the foreground within the application site.” Long distance, panoramic views from the wooded ridge to the north of the development to the Low Weald and South Downs have been mitigated in the impact of the development of the Land North of Horsham through the retention and incorporation of the existing vegetative landscape structure as a framework for the development, and by the preservation of open agricultural and greenspace between the wooded ridge and the proposed development edge. The RMA is aligned with these principles, set out at

the outline stage and so the findings of the LVIA on key views will be consistent with the RMA.

2.31 Listed Buildings – “The provision of appropriate buffers to listed buildings within and adjoining the application site to safeguard / protect their rural landscape settings and minimize impacts where possible, albeit the context of the buildings will change due the proposed development”; The Grade II listed Hollywick Farmhouse is on the western boundary of Phase 1 Area 4 and adjoins the parcel. The Greenway which also incorporates a Strategic Landscape Buffer forms the parcel boundary with this property. Therefore, the RMA proposals include strengthening to the hedge that forms the boundary to this property and there is an offset of the proposed development buildings. This aligns with the outline application and so the LVIA's findings on this matter will be consistent with the RMA.

2.32 New Greenways – “A number of new ‘greenways’ will be created along the principal access routes, bus routes and cycle paths and through development parcels which take the form of planted corridors of varying width depending on the location of the pedestrian / cycle route. It is envisaged that these routes would be aligned adjoin to existing hedgerows and hedgerow trees, where possible, new areas of tree, shrub, and hedgerow planting provided to enhance and create attractive routes and places for residents to use and enjoy.” The Illustrative Landscape Masterplan (See Figure X on pg. X) labels the greenspace along the south and western edges of Phase 1 Area 4 as “Quarry Greenway and Holbrook Play Space”. These linear ‘structural open spaces’ have been designed to fulfil the criteria set for Greenways at Land North of Horsham, comprising of planting corridors of varying width, aligned with the existing hedgerows with new areas of tree, shrub and hedgerow planting.

2.33 Long Term Management of Open Spaces and Ancient Woodland – “At this stage, it is envisaged that the long term landscape management of existing and new landscape areas will be undertaken by two management companies to be set up by Liberty Property Trust UK Ltd. One company would deal with the commercial areas of the development whilst the other management company will deal with the residential areas (not adopted by the highway authority) which would include representative from the new residents until such time that the residents take full control of the company when the development is complete”.

“It is envisaged that the majority of the open spaces will be accessible to new and existing residents unless there is a need to limit or prohibit access for safety or other reasons for instance access to areas of ancient woodland would be limited and controlled with some

fenced off and access discouraged. Access will be provided to discrete areas of ancient woodland where access can be readily managed and controlled and information provide through the use of interpretation signs to educate residents."

- 2.34 The area of ancient woodland within Phase 1 Area 4 is outside of the RMA boundary, but the retention and protection of the woodland is secured through the approved landscape plan attached to the Moat Road extension application, ref: DC/24/0446.
- 2.35 Management of all areas and open space not privately owned within the residential parcels (ie. Phase 1 Area 4), will be managed by a management company, as stated in the ES Addendum Landscape Chapter.
- 2.36 All areas within Phase 1 Area 4 not within private curtilages will be publicly accessible, save for any enclosures surrounding utilities features (ie. Substations), which will be secured for safety and maintenance purposes.

Landscape & Ecology Management Plan – A Landscape & Ecology Management Plan (LEMP) has been produced for the RMA, which ensures that the various areas of public space across Phase 1 Area 4 are correctly managed to achieve the intended function of the landscape areas across the parcel. The current LEMP covers the first 5 years post-completion and should then be reviewed and revised to ensure that it is still fit for purpose. This should ensure that the landscape features within the parcel perform as intended and as such, should accord with the findings of the LVIA in the post-completion impact of the development.

3.0 Landscape and Visual Effects

- 3.1 The landscape and visual effects arising from the RM proposals are assessed as being in line with the judgements set out with the Landscape ES chapter which accompanied the outline application. The key landscape and visual mitigation measures have been retained as detailed above, with new proposed landscaping shown on the accompanying Landscape Plans. As outlined within the ES chapter, as new planting within this phase and in surrounding phases matures, the landscape and visual effects will reduce over time, as new planting provides increasing levels of filtering and screening to views.

- 3.2 Proposed storey heights within Phase 1 Area 4 are below the parameters assessed at outline stage, meaning that the built form in this phase will be less visible than the worst case scenario assessed within the outline ES chapter.

4.0 Conclusion

- 4.1 The Phase 1 Area 4 proposals are consistent with the approved outline parameter plans, in terms of the scale and extent of built development and the landscape mitigation measures proposed. They are also consistent with the key landscape and visual mitigation measures that were set out in the outline landscape ES chapter. The detailed landscape proposals are also consistent with the approved Design & Landscape Strategy.
- 4.2 Overall, the level of landscape and visual effects resulting from the Phase 1 Area 4 RM proposals will not differ from the judgements reached within the outline ES chapter.