

North Horsham, Phase 1, Area 4

Compliance Design Document (Condition 48)

Date of report: May 2026

PREPARED FOR

Bellway

savills

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Document History

Issue	Date	Issued by	Comment
1.0	26/02/2026	HK	L&G Review
1.1	27/05/2026	JG	Final Version

1. Introduction

- 1.1 This Compliance Design Document has been prepared in support of an application for reserved matters ('RM') approval submitted to Horsham District Council ('HDC') by Bellway Homes Limited (Southern Counties) ('the **Applicant**') following the grant of outline planning permission (OPP) (ref: DC/16/1677) for the comprehensive redevelopment of Land North of Horsham (now known as 'Mowbray').
- 1.2 The OPP was granted on 1st March 2018 for a mixed used strategic development of up to 2,750 dwellings, a business park, retail, community, leisure facilities, education facilities, public open space, landscaping and related infrastructure. The strategic site was allocated in the Horsham District Planning Framework (HDPF) 2015 under Policy SD1.
- 1.3 This RM application relates specifically to Phase 1 Area 4 at Mowbray (herein referred to as '**the Site**'). The Phase 1 RM has been split into 10 areas and the RM Area Plan was approved in April 2024 (ref: DISC/24/0021) in accordance with Condition 7 of the OPP. Please see **Figure 1.1** for reference.

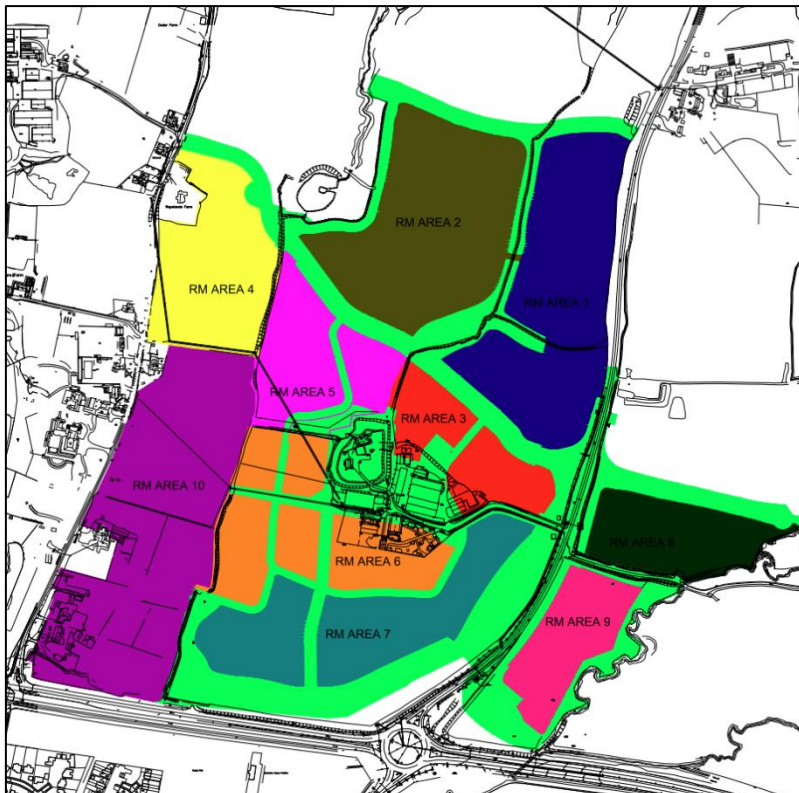


Figure 1.1 Phase 1 RM Areas Plan required by Condition 7 of the OPP. Plan ref: 34854-S19 Rev F

- 1.4 This application seeks approval of RMs with the following description:
- "Reserved matters application (internal access, appearance, landscaping, layout and scale) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for Phase 1 RM Area 4 comprising 82 (C3 Use) residential units, car and cycle parking, new landscaping, drainage, access and internal roads and associated infrastructure"*

- 1.5 Condition 48 of the OPP sets out the following requirements for each RMs application:

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

- 1.6 This Compliance Design Document summarises the key principles of the seven key documents listed in Condition 48 and sets out how this RM Application Proposal complies, with reference to the relevant documents and drawings submitted in support of the application.

2. Description of Development

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

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

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

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

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

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

- All homes will meet minimum internal space standards as per the Nationally Described Space Standards.
- Energy for hot water and heating to be provided from air source heat pumps.
- Provision of 225 residential parking spaces comprising allocated on plot (including garages) and on-street parking bays, in addition to 17 visitor spaces.
- 82 spaces provided with active EVC points (in excess of WSCC guidance) distributed across the scheme.

- Footways provided on tertiary streets. Other streets provided with a shared surface.
- Cycle parking provided in dedicated cycle storage within rear gardens for the houses and secure communal stores for the maisonettes.
- Drainage infrastructure.
- Landscape proposals which draw on existing landscape features.
- Biodiversity enhancements including bat and bird boxes, strengthened linear tree and hedgerow features, new planting throughout the site and a sensitive lighting strategy.

3. Compliance Design Document

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

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

- 3.2 The Compliance Design Document is required to demonstrate that each Reserved Matters application conforms with the key design documents attached to the OPP, which are;

- OPP Design and Access Statement (March 2017; 'DAS')
- OPP Landscape and Visual Impact Assessment (contained within the Environmental Statement Addendum, March 2017; 'LVIA')
- Phase-Wide Design and Landscape Strategy (OPP Condition 8; January 2021)
- Phase-Wide Construction Environment Management Plan (OPP Condition 9; January 2021)
- Site-Wide Cycling Strategy (OPP Condition 19; March 2021)
- Site-Wide Surface Water Drainage Strategy (OPP Condition 17; June 2019); and
- Phase-Wide Ecological Management and Mitigation Plan (OPP Condition 12; July 2020).

- 3.3 The remainder of this chapter of the Compliance Design Document is dedicated to demonstrating how the proposals under this RMA for Area 4 have been designed to respond to each of the design documents set out in paragraph 3.3 above and therefore why the proposals for Area 4 are compliant with the OPP.

OPP Design and Access Statement (2017)

- 3.4 The DAS submitted to accompany the OPP was dated March 2016 and was subsequently amended during the determination of the application in March 2017. The DAS (2017) sets out the vision for Mowbray as follows:

"[C]reate a new and vibrant community where people will live, work and play, underpinned by the concept of 'placemaking' which will shape the design and masterplan. Quality will be at the heart of the development – from building design and landscaping, to public art and high quality sports facilities.

The vision will deliver an exemplar development comprising a sustainable development providing up to 2,750 private and local needs homes, with its own employment areas, schools, health services, leisure and recreation areas, transport links and community centres.

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

- 3.5 The key principles set out in **Table 3** below are taken from the DAS (2017) which identifies them as 'Key Design Principles' (pg.28-29) which 'influenced and informed the preparation of the masterplan and the information presented in the Design and Access Statement' (pg.28).

Table 3: DAS Compliance Schedule

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 greenspace 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 and Access Statement (May 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 and Access Statement (May 2026)
4	Mixed Uses & Forms: provide a range of nonhousing 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 and Access Statement (February 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 and Access Statement (May 2026), Energy and Sustainability Statement (May 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 greenspace and existing surrounding green infrastructure. The proposals complement the natural environment.	Design and Access Statement (May 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 and Access Statement (May 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 and Access Statement (May 2026) and landscape plans
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	Tree Survey and Arboricultural Implications and Method Statement (May 2026, landscape plans

		hedgerow trees and these will be retained and strengthened where appropriate.	
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 Rusper 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 and Access Statement (May 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 wayfinding. 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 and Access Statement (May 2026)
19	Urban Form: respect existing development by	No existing development within the parcel.	-

	designing new development to avoid sunlight/daylight impact.		
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. The positioning of key buildings will work in conjunction with the associated surrounding landscaping and surface treatments to provide additional structure and definition as well as serving to improve legibility and wayfinding. 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 and Access Statement (May 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 and Access Statement (May 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 and Access Statement (May 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 (May 2026)
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 and Access Statement (May 2026) and Lighting Strategy (May 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	Design and Access Statement (May 2026)

		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.	
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 and Access Statement (May 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 and Access Statement (May 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 and Access Statement (May 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 and Access Statement (May 2026), Transport Assessment Addendum Note (May 2026) and Car, Motorcycle and Cycle Parking Plan
30	Car & Cycle Parking: provide parking which is	See above.	See above.

	clearly defined and integral to the design of streets and spaces.		
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.
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 and Access Statement (May 2026)
33	Sustainable Construction: minimise the requirement for landfill and make use of insitu remediation and decontamination technology to reduce the amount of waste material leaving the site.	Given the agricultural nature of the site, with no historical development, any potential contaminants are unlikely to be present. 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 overseen by a management company ensuring areas within the public realm are kept to a presentable standard.	Design and Access Statement (May 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 12 th March 2025 (ref: PE/25/0040).	Planning Statement (May 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.	-

OPP Landscape and Visual Impact Assessment (2017)

- 3.6 The Landscape and Visual Impact Assessment (LVIA) is within Chapter 11 of the OPP Environmental Statement Addendum (2017). The LVIA provides a baseline landscape and visual appraisal for Mowbray which underpins the subsequent assessment of the potential effects of the strategic development during the construction stage and on completion. Where adverse effects are identified, mitigation measures are provided with the aim of avoiding, reducing or compensating these effects. Residual landscape and visual effects are also considered in the LVIA (2017).
- 3.7 **Table 4** sets out the key mitigation measures identified in the LVIA (2017) which formed the design principles underpinning the open space and landscape strategy. Commentary is provided on how these measures have been incorporated to the RM Application Proposal where relevant.

Table 4: LVIA Compliance Schedule

	Key Principles	Compliance	Submission
	OPP Landscape and Visual Impact Assessment (2017)		
1.	Construction Mitigation: locate contractor's compound and material stockpiles away from nearby sensitive receptors.	A plan showing the construction access / compound location is included in the CEMP	Construction Environment Management Plan (May 2026)
2.	Construction Mitigation: minimise length of construction time required for scaffolding, and use of designated routes within and around the site.	Construction time will be kept to a minimum where possible through effective construction methods Construction traffic will utilise the access routes defined within the approved Phase 1 CEMP.	Construction Environment Management Plan (May 2026)
3.	Construction Mitigation: reduce the visual effects of mobile cranes by minimising the length of time required for crane activity.	Mobile cranes will be needed for construction. The length of time these are on-site will be kept to a minimum.	-
4.	Existing Landscape Features: retention and protection of existing boundary trees and shrubs within the application site which are worthy of retention.	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.	Design and Access Statement (May 2026) and landscape plans
5.	Existing Landscape Features: retaining and strengthening with new planting, where possible, the	Existing Landscape features will be retained and will be enhanced in	Design and Access Statement

	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.	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.	(May 2026) and landscape plans
6.	Ecological Habitats / Enhancements: retention and enhancement of existing high quality wildlife habitats within the application site, where possible.	The site comprises habitats of negligible ecological value in the form of farmland (comprising a grass ley in December 2025), and a small section of disturbed ground. No high-quality wildlife habitats are present.	Ecological Mitigation and Management Plan for RM Area 4 (May 2026)
7.	Ecological Habitats/ Enhancements: creation of new habitats to enhance the biodiversity value within the application site, and compliment the surrounding habitats including the introduction / creation of a new dormouse crossing point within the eastern parts of the application site to ensure that this species does not become isolated from section of habitat along and adjoining the Chennells Brook.	The proposals for the site include the creation of valuable habitats for wildlife around the outer perimeter of the site. 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. Access into the site has already been created, and with dormouse presence distant from the site, no dormouse crossing points are to be provided as part of the proposals.	Ecological Mitigation and Management Plan for RM Area 4 (May 2026), landscape plans

8.	Ecological Habitats/ Enhancements: provision of new bird and bat roosting habitat.	The Phase 1 EMMP requires the installation of seven house sparrow boxes within RM Area 4. In addition, Bellway have joined the Homes for Nature scheme and have a committed for each new home to include a bird nesting box. Therefore, 82 bird boxes will be installed on each dwelling within the site.	Ecological Mitigation and Management Plan for RM Area 4 (May 2026)
9.	Ecological Habitats / Enhancements: retention and enhancement of the existing great crested newt (GCN) and reptile populations within the application site.	A newt fence was installed (under licence) around the periphery of RM Area 4 in August 2025. A translocation exercise was subsequently undertaken, with all great crested newts captured taken to a nearby receptor site and released. The habitats on the site are unsuitable for reptiles.	Ecological Mitigation and Management Plan for RM Area 4 (May 2026)
10.	Ecological Habitats/ Enhancements: provision of appropriate buffers to existing badger setts and incorporation of green corridors within the development to provide foraging and dispersal routes for badgers.	No active badger setts have been confirmed within 30m of the site boundary, and as such no buffers are required.	Ecological Mitigation and Management Plan for RM Area 4 (May 2026)
11.	Landscape / Open Space Provision: provision of substantial areas of multifunctional greenspace, natural and seminatural greenspace, parks and amenity space, youth and children's play spaces, sports and recreational areas and community facilities including cemetery and allotment(s) which exceed the requirements of Policy SD1, SD5, and SD7 of the HDPF.	The 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 greenspace. In west of the Site there is a proposed area of amenity space which accommodates a children's play space.	Design and Access Statement (May 2026) and landscape plans
12.	Elevated Parts of the Site: avoiding, where possible, the more visible, open elevated parts of the application site located on (and adjoining) the wooded ridge (Hurst Hill -	Parcel RM 4 is well screened by established hedgerows with hedgerow	Design and Access Statement

	between Graylands and Wimland Rd). These areas would be retained in open uses with the central northern part of the application site proposed as a Natural Greenspace including parts of a recreational route around the development; whilst the western elevated parts of the application site are proposed for cemetery and allotment uses. It is envisaged that the central northern area would be predominantly open grassland habitat with appropriate landscape planting and 'buffers' along the edge of housing parcels whilst within the cemetery the landscape approach would be more formal with a parkland character. Within the development parcels adjoining these areas carefully consideration is to be given to building heights and building densities in order to create a transition from built development to open countryside. This would also assist in creating a natural northern boundary to the development.	trees on 3 sides, with further tree planting to be provided to the north as part of the Moat Road Extension approved scheme.	(May 2026) and landscape plans
13.	Structural Landscape 'Buffers': provision of a wide landscape 'buffers', up to 30 metres in width, along the western, eastern and southern edges of the development comprising of the following: • Design and uses within the buffers is to include predominantly open uses, such as youth and children's play areas, sustainable urban drainage (SUDS), noise reduction measures, earth mounding, recreational areas [footpaths, cycleways, seating areas, exercise trail(s), educational signage and other facilities], allotments and areas of new landscape planting; • The primary objective of the design of the buffer along the southern edge of the application site adjoining the A264 is to provide physical and visual separation from the road. The buffer would include noise reduction measures such as earth mounding and noise barrier fencing 14. 15. (design to be agreed) which would be heavily planted as well as SUDS as this is the lowest lying parts of the application site. It is envisaged that some of the SUDS are to be permanent ponds with the pond sides to be carefully designed with appropriate safe gradients and slopes allowing the public access to the water's edge as well as for pond dipping etc, whilst other SUDS are to be dry attenuation areas apart from during peak periods of rainfall. Areas of existing vegetation adjoining the A264 would be retained, where possible, with additional screen planting and landscape planting provided to supplement and maintain the existing belt of trees/ hedgerow along this	Area 4 is surrounded on three sides by mature landscaping. Development is set back from these assets in general accordance with the outline parameter plans. 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. Reference to A264 & southern boundaries is not relevant to parcel RM 4	Design and Access Statement (May 2026) and landscape plans

	edge with areas of open space created including parts of a recreational route around the development.		
14.	Key Views: retention of long distance, panoramic views southwards from the wooded ridge looking over the Low Weald to the AONB and to the South Downs, although it is appreciated that these views would change and be experienced in the context of increased urban development on the lower land in the foreground within the application site.	The 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 Extension 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.	Design and Access Statement (May 2026)
15.	Listed Buildings: provision of appropriate buffers to listed buildings within and adjoining the application site to safeguard / protect their rural landscape settings and minimize impacts where possible, albeit the context of the buildings will change due the proposed development.	No listed buildings or Scheduled Ancient Monuments are located within RM Area 4. The impact of development on the setting of the Moated Farmhouse was assessed at outline stage, and the RM proposals accord with the outline parameters.	Heritage Statement (May 2026)
16.	East - West 'Green' Link and New 'Greenways': creation of a strong east-west 'Green' link between Wimland Road and Langhurstwood Rd through the development. This would include retention of the existing east to west bridleway and footpath (Bridleway No.1585 and Footpath No.1575) between Wimland Road and Old Holbrook, and extension of the 'Green' link westwards to connect to Graylands Copse and Langhurstwood Road. The existing routes and new section of footpath / cycleway would be located within a wide corridor of open space including retaining existing hedgerows, trees and wooded adjoining existing routes and new areas of tree, shrub, and hedgerow planting provided to	Works located outside of RM Area 4, however the RM proposals have regard to the east-west greenspace.	Design and Access Statement (May 2026) and landscape plans

	enhance the routes together with incidental seating areas, play areas and open spaces. It is envisaged that Bridleway No.1585 would remain essentially unchanged and form part of an extended section of the Horsham Riverside Walk between Wimland Road and Rusper Road (with a new footbridge provided over the A264) whilst the complete eastwest 'Green' link would form an integral part of a Heritage trail and Wildlife trail around and through the application site connect places / points of interest.		
17.	East - West 'Green' Link and New 'Greenways': a number of new 'greenways' will be created along the principal access routes, bus routes and cycle paths and through development parcels which take the form of planted corridors of varying width depending on the location of the pedestrian / cycle route. It is envisaged that these routes would be aligned adjoin to existing hedgerows and hedgerow trees, where possible, new areas of tree, shrub, and hedgerow planting provided to enhance and create attractive routes and places for residents to use and enjoy.	'Greenways' are located outside of RM Area 4; tree-lined streets throughout the parcels form attractive routes through the development connecting to the surrounding 'greenways' and landscape.	Design and Access Statement (May 2026) and landscape plans
18.	East - West 'Green' Link and New 'Greenways': provision of new tree and shrub 'buffer' planting adjoining the new east - west link road (within the northern central parts of the application site) to soften the effects of the road. integrate with adjoining areas of ancient woodland and to create a further wildlife corridor within this part of the application site.	Works located outside of this parcel.	-
19.	Sports / Recreation Provision: provision of a 'Sport Hub' including formal sport pitches and other facilities together with area of 'Natural Greenspace' within the central eastern parts of the application site including vegetation adjoining Chennells Brook and its tributary streams and Bush Copse. It is envisaged that the sports hub will include sport changing facilities and car parking areas, an enclosed 3G artificial sport pitch with floodlighting, number of sports pitches (senior and junior pitches), multi-use games areas (MUGAs) and youth facilities and children's play area whilst the area of natural greenspace will use the existing habitats along the Chennells Brook as a starting point with these being improved and new habitats created to provide an area of informal recreational and educational interest for use by existing and new residents to experience and enjoy. The exact design for the 'natural Greenspace' has yet finalised but it is anticipated that this area would be relatively low key and designed in conjunction with the District Council and interested stakeholders.	Works located outside of this parcel.	-

- 3.8 Condition 8 of the OPP required the submission of a Design and Landscape Strategy for Phase 1. This was submitted and approved by HDC in January 2021 (ref: DISC/20/0179). The Design and Landscape Strategy (January 2021) addresses the principles within Condition 8 that are relevant to this RM Application Proposal. **Table 5** summarises these principles and how this RM Application Proposal complies with them for Phase 1 Area 4.

Table 5: Design and Landscape Strategy Compliance

	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. 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.	Design and Access Statement (May 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 and Access Statement (May 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 and Access Statement (May 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 semidetached, 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 and Access Statement (May 2026)
h)	Sustainable Landscape Design Principles • Natural habitats and wildlife • Culture and heritage • Equity and fairtrade • 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 wildflower 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	Design and Access Statement (May 2026) and landscape plans

		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	
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 greenspace network.	Design and Access Statement (May 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	A LAP will be provided as part of the development proposals for Phase 1 RM Area 4. See above.	

	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.		
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 (May 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 (May 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 (May 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 (May 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 (May 2026)
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 (May 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 and Access Statement (May 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 and Access Statement (May 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.	Lighting is designed to WSCC lighting brief in keeping with wider site. Lighting has been developed in consideration of ecological requirements.	Sensitive Lighting Strategy (May 2026)

	- 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.		
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.	-
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 and Access Statement (May 2026) and landscape plans
w)	Biodiversity Strategy Principles: Retain existing habitats where possible.	RM Area 4 comprises farmland and a small section of disturbed	Ecological Mitigation and

		ground, both of which are of negligible ecological value. These two habitats will not be retained as part of the proposals for the site.	Management Plan for RM Area 4 (May 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 (May 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 majority of public open space will be set to wildflower seeding, which will create the maximum biodiversity benefit for a site being converted from intense arable use. The wildflower 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.	Ecological Mitigation and Management Plan for RM Area 4 (May 2026), landscape plans.
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. Badgers have been noted using the site, and therefore measures have been provided in the EMMP to ensure the protection of this	Ecological Mitigation and Management Plan for RM Area 4 (May 2026)

		species during the construction phase.	
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 (May 2026)
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. - Onstreet 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 (May 2026)
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	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	Design and Access Statement (May 2026) and highway drawings

	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 will be coordinated with landscape throughout design development to ensure landscape proposals (particularly street trees) are deliverable. On Street Parking - Integral to layout and plot design as appropriate.	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.	
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/ Semibasement/ 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 and Access Statement (May 2026) and layout plans
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	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	Design and Access Statement (May 2026)

	and positively address the street and/ or space which the front.	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.	
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 and Access Statement (May 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.	Design and Access Statement (May 2026)
hh)	Street Scene Principles: • A recognisable form. • Aspect and orientation. • Roofscape.	The dwellings will be designed to blend harmoniously with the other constructed and consented Areas of Phase 1. Buildings are	Design and Access Statement (May 2026) and street elevations

	• Animate frontage addressing public realm. • Marker Buildings. • Express individuality of linked and terraced dwellings • Create order and unity. • Celebrate entrances • Clarity and rationale.	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.	
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 and Access Statement (May 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;	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	Design and Access Statement (May 2026)

	- 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.	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.	
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;	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 and Access Statement (May 2026) and street 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.		
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 openable 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 oversizing 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;	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 and Access Statement (May 2026) and house type elevations

	- 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.		
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 and Access Statement (May 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 bargeboards 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 and Access Statement (May 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;	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 and Access Statement (May 2026), street elevations, house type elevations

	- 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.		
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 wildflower seeding, which will create the maximum biodiversity benefit for a site being converted from intense arable use. The wildflower 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.	Design and Access Statement (May 2026), landscape plans

Construction Environment Management Plan (2021)

3.9 Condition 9 of the OPP requires the submission and approval of Construction Environment Management Plans (CEMP) in relation to works within each Phase. The Phase 1 CEMP was

approved by HDC on 18th March 2021 (ref: DISC/21/0006). The approved CEMP (2021) provides an overarching framework for the construction works within Phase 1 to which RM developers are required to apply. Table 6 sets out the key features of this framework and how the RM Application Proposal for Phase 1 Area 4 complies with them.

Table 6: Construction Environment Management Plan Compliance Schedule

	Key Principles	Compliance	Submission
	Construction Environment Management Plan (2021)		
1.	Vehicle Routing (Section 4) via the A264 with no access to/from the north through Rusper Village	As per approved Phase 1 CEMP.	Detailed CEMP for Area 4 prepared for Condition 9 under separate application.
2.	Access and Compound (Section 5) within residential parcels to be confirmed through RM Area CEMP.	A plan showing the construction access / compound location is included in the CEMP	See above.
3.	Hours of Construction (Section 6) 07.00-18.00 Monday to Friday, 08.00- 13.00 Saturday (when required) with no construction on Sundays or Public Holidays except in emergencies.	Hours of construction as per approved Phase 1 CEMP.	See above.
4.	Mitigation Measures (Section 7) including mud, dust and air quality, noise, vibration, waste and fuel storage.	Detailed mitigation measures provided as per approved Phase 1 CEMP.	See above.

Site-Wide Surface Water Drainage Strategy

- 3.10 A Site-Wide Surface Water Drainage Strategy (July 2019) was prepared and discharged by HDC (ref: DISC/19/0124) in accordance with Condition 17 of the OPP in September 2019.
- 3.11 The aim of the Strategy is to manage surface water arising from the developed area across Mowbray in a sustainable manner to attenuate the surface water flows arising to below the level prior to the development taking place, thus reducing flood risk on the wider site and elsewhere, taking account of the impacts of climate change. The Strategy outlines how Sustainable Drainage Systems (SUDS) will be used across the development to minimise changes in the volume and rate of surface water run-off from the strategic development. Base on topography and the masterplan available at the time of the preparation of the strategy, the wider site has been split for the purposes of the Strategy into catchments.
- 3.12 The approved Strategy shows Phase 1 RM Area 4 as falling within Catchment I (see drawing ref: 25216/2007/SK02 Rev E). Catchment is shown as draining north to south to the ponds identified as R18 and R19. These ponds have received detailed permission (ref: DC/24/0446) but are not yet constructed.
- 3.13 To support this RM Application and to demonstrate compliance with the approved Strategy, Ardent has prepared the accompanying Detailed Surface Water Strategy (February 2026) as required by Condition 54 of the OPP.
- 3.14 Table 7 sets out the principles of the Strategy (July 2019) and how the RM Application Proposals comply with it.

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

Key Principles	Compliance	Submission
Site-Wide Surface Water Drainage Strategy (2019)		
1. Ponds R18 and R19 be provided to attenuate for drainage.	R19 and R18 have been combined since the approval of DC/24/0446 and as shown in Glanville's Attenuation Basin & Newt Pond Sections drawing (MOW-GLA-MRE-PH1-D-C-1202).	Drainage Technical Note (May 2026), detailed surface water drainage strategy
2. SUDS Water Treatment possible solutions: - Roof water will pass through leaf / debris filters within the downpipes then via water butts for harvesting - The private parking areas will be paved by porous blocks where necessary with a high voids sub-base to gain water quality improvements. - Tarmac paved access roads will drain via trapped road gullies to wetlands and / or ponds. - Both routes would pass through an oil separator or a vortex type separators such as Hydro Research's 'Downstream Defender', where necessary. - Soakaway systems, if appropriate, will include a sand filter layer or Bio matting as appropriate to ensure minimum treatment train components as appropriate in compliance with the SUDS Manual.	Water butts to be specified at detailed design stage. There is potential to use porous block paving subject to detailed design. Road Gullies to be trapped and will be discharge via an attenuation basin (Ponds R18/19). Vortex separator are not required on this parcel based on the SuDS manual water quality indices. Soakaway features are not required in this parcel.	Drainage Technical Note (May 2026), detailed surface water drainage strategy
3. Potential Residential surface water disposal methods: Roof water - to piped network via water butts. Private drives and communal parking - via porous paving or adjacent swales or wetlands to piped systems.	Water butts to be specified at detailed design stage and potential to use porous block paving subject to detailed design.	-
4. A greenfield Qbar runoff rate of 5.2 l/s/ha has been determined for the majority of the site, based on Weald Clay subsoil and using an average of runoff estimation methods.	It is proposed to discharge the site at a variable discharge rate as approved in DC/25/0446 and as shown in Glanville's Drainage Statement (119_8220585_JD_Drainage Statement_MRE) and Glanville's Surface Water Drainage Plan (MOW-GLA-PH1-RM4-1104).	Drainage Technical Note (May 2026), detailed surface water drainage strategy

5.	A 20% allowance for the effects of climate change should be assessed for surface water drainage systems.	The drainage strategy has been designed to accommodate a 20% climate change allowance. Calculations show no flooding in the 100 year + 20% event.	Drainage Technical Note (May 2026), detailed surface water drainage strategy
6.	An exceedance event with a 40% allowance for the effects of climate change should be assessed for surface water drainage systems.	The drainage strategy has been designed to accommodate a 40% climate change for exceedance. Calculations show no flooding in the 100 year + 40% event.	Drainage Technical Note (May 2026), detailed surface water drainage strategy
5.	The drainage systems that serve each sub-catchment will drain into the local network of watercourses. These will contribute to a series of ponds created and retained across the site associated with the local watercourse corridors enabling Green Infrastructure and Linear Parks through the development site. These will provide significant areas of open space and enhance the ecology and biodiversity of the development.	The runoff from RM4 will be attenuated within a basin, before discharging to the wider Mowbray development watercourses, restricted at a staged discharge, as outlined and approved within DC/24/0446.	Drainage Technical Note (May 2026), detailed surface water drainage strategy

Ecological Mitigation and Management Plan (2020)

- 3.15 An Ecological Mitigation and Management Plan (EMMP) (2020) was prepared for Phase 1 and discharged by HDC on 8th October 2020 (ref: DISC/20/0224) in accordance with Condition 12 of the OPP. Furthermore, an EMMP has been prepared by Bioscan for Phase 1 Area 4 to accompanying the RM Application Proposal in accordance with Condition 49 of the OPP.
- 3.16 Table 8 highlights the key mitigation and management measures within the Phase-Wide EMMP (2020) and how the RM Application Proposal complies with them.

Table 8: Ecological Mitigation and Management Plan Compliance Schedule

Key Principles		Compliance	Submission
Ecological Mitigation and Management Plan (2020)			
a)	New hedgerows (which shall comprise species such as hawthorn, hazel, dogwood, blackthorn, honeysuckle and pedunculate oak) to be included within scheme to mitigate for loss of hedgerows as part of the development, with these features to connect to existing hedgerows. The new hedgerows will be appropriately managed for the benefit of inter alia dormice, nesting and foraging birds,	The strategic landscape buffers for RM Area 4 were approved under a separate planning application DC/24/0446. This included new landscape planting in the form of trees and hedgerows along the southern, western and eastern boundaries of the site. Retention of existing established field boundary hedgerows as the	RM Area 4 Ecological Mitigation and Management Plan (May 2026), landscape plans

	foraging and commuting bats, and brown hairstreak.	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.	
b)	New scrub planting (which shall comprise hazel, honeysuckle and bramble) will be planted within the dormouse compensation area.	RM Area 4 comprises arable farmland and disturbed ground and therefore does not comprise habitat suitable for hazel dormouse.	
c)	c.60 bat boxes to be provided throughout Phase 1.	Bellway have joined the 'Homes for Nature' scheme, which promotes the provision of bat boxes within new dwellings. Therefore, one Manthorpe 'Bat Ridge Roost' box will be installed within two dwellings located along the southern boundary of RM Area 4.	RM Area 4 EMMP (May 2026)
d)	Lighting scheme during construction and postconstruction to be designed to prevent light spill onto retained and new habitats	The sensitive lighting strategy for RM Area 4 has been designed to take account of the presence of habitats and includes measures to reduce lighting effects on bats.	RM Area 4 EMMP (May 2026), sensitive lighting strategy.
e)	Dust and noise to be controlled to prevent impacts on ancient woodland and other retained habitats.	There is no ancient woodland within the RM parcel. A small parcel of ancient woodland is located to the north east of the Site and separated from the site by a spine road.	-
f)	Margins and potentially suitable reptile areas to be continued to be managed to aid in preventing reptile populations from becoming established.	Gaps, measuring approximately 13cm x 13cm, will be provided within the fences of gardens within the development in order to provide connectivity for hedgehogs (and small mammals/ amphibians/ reptiles) throughout the site, and allowing them access into gardens.	RM Area 4 EMMP (May 2026)
g)	Protective fencing out to 1m from hedgerows to be used to protect these features.	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.	Landscape plans

h)	Protective measures to be used to prevent accidental spillages of oil entering waterbodies.	The SuDS features and newt pond located adjacent to the southern boundary of RM Area 4 were approved under a separate reserved matters approval DC/24/0446.	-
i)	c.100 bird boxes to be provided throughout Phase 1.	In accordance with the Phase 1 EMMP, a range of sparrow, swift and tit boxes will be installed within RM Area 4, particularly across the northern part of the development plot. In total 82 bird boxes will be provided.	RM Area 4 EMMP (May 2026)
j)	Blackthorn scrub within existing hedgerows to be incorporated into new planting where possible.	-	-
k)	All SuDS features to include a range of depths, scalloped edges, marginal planting, and one to two log piles. Features to then be subject to suitable management regime	The SuDS for RM Area 4 were approved under a separate planning application DC/24/0446.	Drainage Technical Note (May 2026)
l)	Trees to be planted on either side of hedgerow breaches to provide continued arboreal connections.	Tree planting is optimised throughout the site and has also been approved for the edges of the site under a separate reserved matters application DC/24/0446.	Landscape plans
m)	Wildlife tunnels beneath roads to be included within the scheme.	There is no requirement for tunnels in RM Area 4.	RM Area 4 EMMP (May 2026)
n)	Bridges over brooks and gills to include features to allow species to move beneath these features.	No brooks or gills are present within this RM application.	-
o)	Gaps at base of garden fences to be provided to allow movement of e.g. hedgehogs.	Gaps, measuring approximately 13cm x 13cm, will be provided within the fences of gardens within the development in order to provide connectivity for hedgehogs (and small mammals/ amphibians/ reptiles) throughout the site, and allowing them access into gardens. These gaps will be flush with the ground to provide hedgehog access	RM Area 4 EMMP (May 2026)
p)	Road verges to be sown with a flowering lawn mix or similar. Then to be subject to suitable management regime.	Amenity grass seeding will be used for the road verges.	Landscape plans
q)	Wildflower seeds from locally designated sites to be sown in the wildflower areas and then will be appropriately managed.	The majority of public open space will be set to wildflower seeding, which will create the maximum biodiversity benefit for a site being converted	Landscape plans

		from intense arable use. The wildflower 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.	
r)	Areas within or adjacent to the SuDS to be sown with a wetland wildflower mix and then will be appropriately managed.	See above.	Landscape plans
s)	Early flowering areas to include species such as cowslip, primrose, crocuses, snowdrop and daffodils, and will then be appropriately managed.	No early flowering areas are present within this RM application.	Landscape plans
t)	Incorporation of specially designed road kerbs around each gully grid to prevent amphibians from becoming trapped, and provision of dropped kerbs to enable dispersal.	ACO Wildlife Kerbs (or similar) will be used to aid in preventing newts (and other amphibians) from falling into drainage gullypots. Dropped kerbs will be used in appropriate locations where in close proximity to ponds.	RM Area 4 EMMP (May 2026)

Site-Wide Cycle Strategy (2022)

- 3.17 A Site-Wide Cycle Strategy (July 2022) was approved pursuant to condition 19 of the OPP on 3rd November 2022 by HDC (Ref: DISC/22/0232).

Table 9: Site-Wide Strategy Compliance Schedule

Key Principles		Compliance	Submission
	Site-Wide Cycle Strategy (2022)		
a)	Movement and Access Parameter Plan: The parameter plan contains details of pedestrian and cycle principles. It indicates the broad alignment of existing cycle routes; bridleways, and proposed cycle paths. The proposals should be in general accordance with the Parameter Plan.	n/a - There are no existing or proposed cycle paths through the site.	-
b)	Links to off-site Cycle Network Proposed cycle connections beyond the site to be provided in accordance with the approved Movement and Access Parameter Plan. Including links across the A264.	n/a - This RM application does not include the off-site proposed cycle connections.	-
c)	Cycle Route Hierarchy Cycle routes to be either segregated, dedicated or residential.	No dedicated or segregated cycle routes proposed. All streets within the site are designed as cycle friendly residential streets.	Layout plans

d)	Cycleway Design Segregated: Two-way cycle tracks between 2.5m and 5.0m or shared paths between 2.5m and 4.0m. Dedicated: Mandatory between 1.5m-2.0m wide. Advisory between 1.5m-2.0m wide. One-way cycle track (including stepped cycle track) between 1.5m-2.0m wide. Shared cycle/pedestrian path, between 2.5m-4.0m. Residential: Residential streets within the site should be designed to minimise traffic speed and promote cycling on the carriageway.	The residential streets within the site have been designed to minimise traffic speed, and therefore do not include any dedicated cycle infrastructure.	Layout plans
e)	Cycle Parking: Cycle parking should be provided for each type of use on the site. Where multiple uses are proposed in a single parcel/phase the opportunity to share visitor cycle facilities should be investigated. All cycle parking facilities should be secure, easy to use and located in convenient, sheltered positions. The exception is where it is to be conveniently located next to mixed use development for visitors, in which case it should be in visible, well-lit areas with natural surveillance. The level of cycle parking for each use should be provided in line with WSCC standards as set out in WSCC Guidance on Parking at New Developments (August 2019).	Please refer to the parking drawings for details of cycle parking.	Car, Motorcycle and Cycle Parking Plan

4. Conclusion

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

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