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Legal & General

BroadwayMalyan BM

Phase 2
Design and Landscape Strategy

OCTOBER 2026

Mowbray

Built today, and designed for tomorrow

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Contents

Introduction	04
Vision Statement	06
Placemaking Principles	14
The Site	16
The Masterplan	32
Landscape and Public Realm	38
Movement Strategy	78
The Built Form	88
Appendices	126

1

Chapter 1
Introduction



Green Living

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Vision Statement

The ambition for Mowbray is for the creation of a place transformed into an inclusive, authentic, enduring and welcoming new community. Through sensitive and sophisticated design, a new place will grow in a considered and sustainable manner, one that is directly informed by its context and the characteristics of the landscape into which it will steadily assimilate. Comprehensive masterplanning will put placemaking to the fore, allowing a community to establish and flourish. It will respect its proximity to Horsham and reach out into the town to extend the benefits of development – but it will also create its own identity as a place with varied character and coherence.

Central to this vision is the principle of creating community, reflected in a concept of three 'villages' with complementary hubs of activity. Phase 2 therefore, rather than duplicating the village centre and community facilities within Phase 1, adjoins the complementary uses of Bohunt School, the Sports Hub and the Employment Area. These hubs of activity will together support daily life, reduce the need to travel further afield, and serve as points of interaction that will help the new community to establish, grow and endure. The integration of the natural environment, and landscape qualities that the site already supports and displays, will be a defining objective in shaping the character of the new neighbourhoods.

Through exploring the opportunities presented by this strategic site and major development proposition, four key objectives have been identified to inform the design and delivery process. These are a response to the qualities of the site and promote the ambitions of Legal & General for the site.

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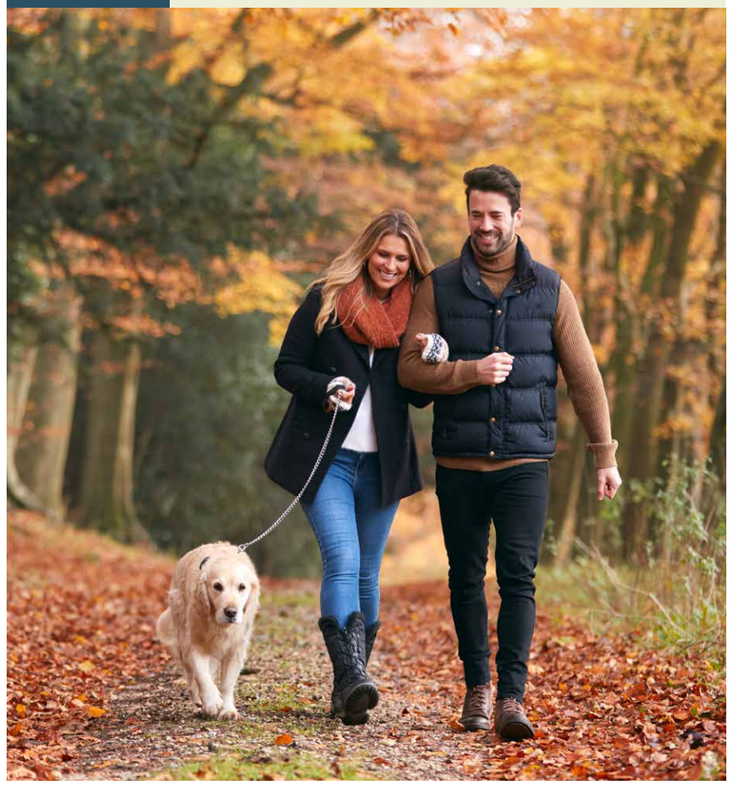
1

Integrate the Great Outdoors

with space to instil a love of nature



Civic space and social life nestled among mature trees

2

Create Destinations

with a strong identity and an authentic sense of place

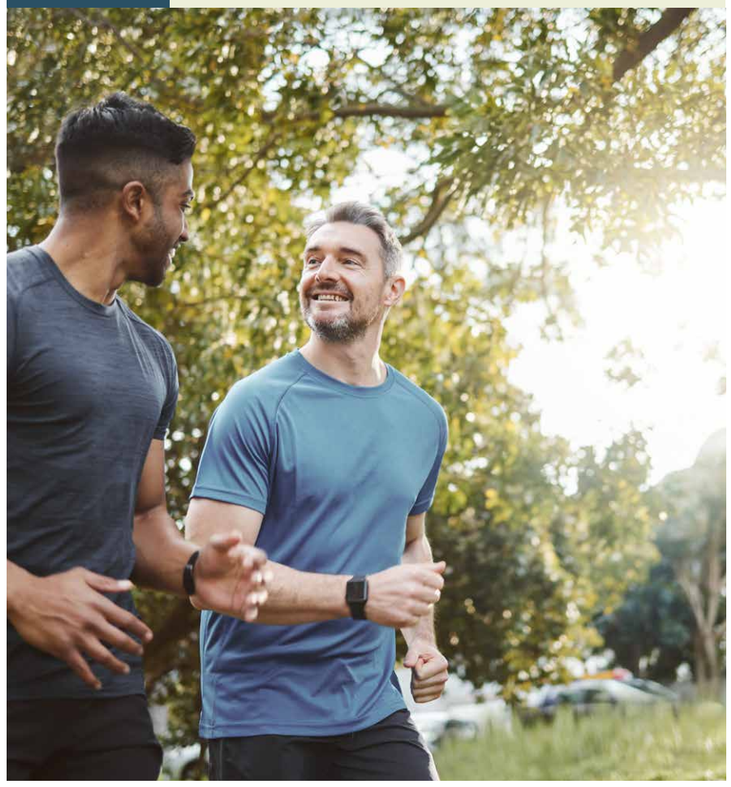


A rich and varied landscape

3

Grow a Connected Community

which encourages exploration and life outdoors

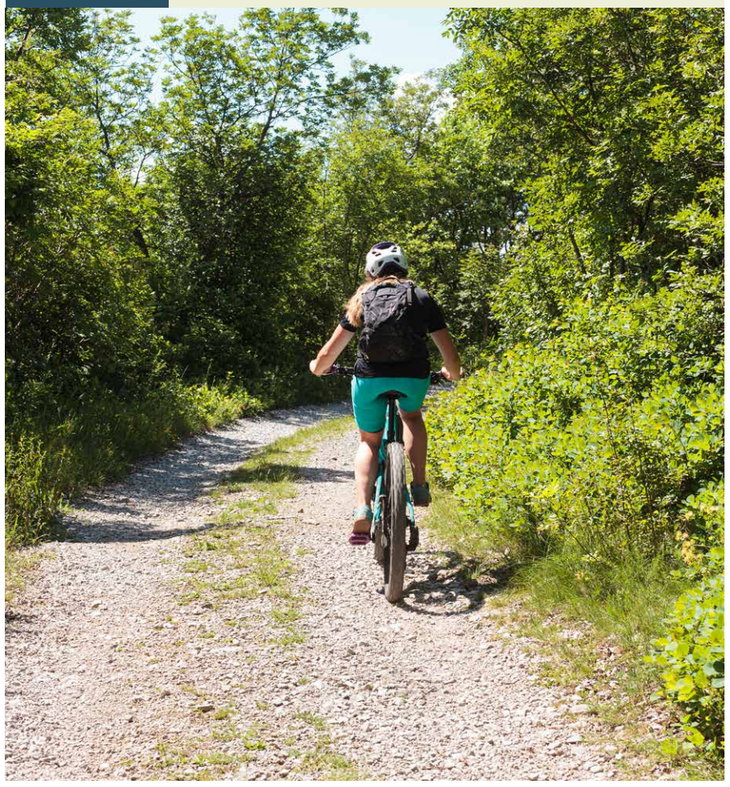


Places that promote daily activity and exercise

4

Deliver a Sustainable Place

which can thrive and adapt long into the future



Places as points of interaction enjoyable to all

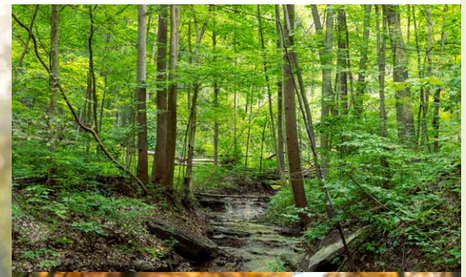
Objective One:
Integrate the Great Outdoors

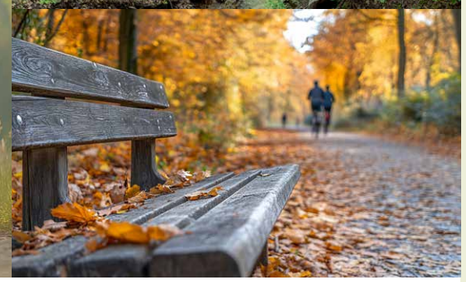


With such rich landscape surrounding our site, living in Mowbray will encourage life outdoors to take advantage of this wonderful natural asset.

Pockets of civic space generating social life will be nestled in among the mature trees, echoing the historic precedent of settlement among the woodlands, glades and fields. Outdoor activity will be threaded through the new neighbourhoods, stitching them into the pre-existing patterns of green routes and landscape.







How do we achieve this?

- Encourage people to spend time in the great outdoors by providing a landscape framework with exciting routes and destinations for all weather activity.
- Preserve and enhance existing habitats and ecology to allow an exploration of nature; educating people to care for the environment and carefully managing ecological assets.
- Respect and enhance the distinctive landscape assets and setting by creating landscape and biodiversity corridors along existing green routes.

Objective Two:
Create Destinations



Community life will be clustered around a number of hub locations across Mowbray, each with their own identity and character. These will emerge over time but in each instance will form clear focal points around which the new community can grow, whilst providing features that will make them a destination in their own right.

Destinations will gather residents together by providing spaces for everyday celebrations and seasonal festivals creating closer community ties.







How do we achieve this?

- Create destinations with a strong identity and an authentic sense of place by integrating community hubs and uses of differing character and function across Mowbray, promoting local businesses.
- Programme activities for the existing and future community to draw people together by developing a long term management plan for community events and festivals.
- Provide destinations that promote space for interaction by designing vibrant, accessible and appropriately scaled buildings and spaces.
- Establish a vibrant, mixed use place which draws people to the site from the outset by bringing forward different destinations within each phase.

Objective Three:
Grow a Connected Community



Delivering a rich mix of uses and community assets within each stage of development will allow new residents moving in to early phases to feel they belong. A place of this scale will evolve over many years and establishing a community by forming connections from the outset will be crucial.

Over time, a network of civic and natural spaces will encourage the new community to explore and enjoy their locality. To move along these routes, paths and tracks will be to discover a series of different spaces and activities, welcoming to all. The design of neighbourhoods will encourage people to step outside and enjoy a sense of neighbourliness or 'closeness', putting village life on the doorstep.



How do we achieve this?

- Create spaces for informal interaction within every stage of development to minimise social isolation and nurture community cohesion; consider the needs of all members of the community during the design process.
- Deliver accessible neighbourhoods, with good connections across the development and to surrounding places, by forming a permeable network of movement routes linking homes, the outdoors and destinations.
- Connect to Horsham and the existing community to promote interaction and access to facilities by connecting to existing movement routes and provide safe crossings of the A264.
- Provide flexible spaces that can adapt to changes in circumstances and social practises.

Objective Four:
Deliver a Sustainable Place



With sustainability woven into the fabric of daily life, Mowbray will continually evolve to address the changing needs of the community and adapting technology. It will create a genuinely sustainable place fostering environmental, social and economic benefits for both residents and visitors.

Living Leaner: Minimising resource use to reduce the environmental burden

Breathing Greener: a biodiversity positive environment

Thrive Longer: Foster a welcoming community through careful multi-generational design







How do we achieve this?

- Promote building design that incorporates suitable measures to support low-impact living, meeting all relevant regulatory requirements at Reserved Matters stage.
- Seek opportunities to promote biodiversity by preserving and enhancing habitats and ecological assets as well as creating new ones.
- Build homes for everyone to grow an inclusive community by designing a variety of dwelling types that are flexible, affordable and accessible.
- Educate the community on the importance of sustainable living by programming activities to get in touch with nature and by providing all new residents with a guide to sustainable living.
- Foster a welcoming community by creating community initiatives that stimulate human interaction across all ages, bringing different generations together.

L&G's ambition

Our ambition for Mowbray

Our ambition for Mowbray is to deliver a sustainable community that is welcoming, inclusive and built to last. While Legal & General is traditionally known for financial services, pensions and insurance, we have been involved in housing for over 20 years. We are committed to investing in housing for all demographics and tenures and to accelerating the provision of housing in the UK to address the chronic housing shortage. This includes housing for rent and for sale – as well as affordable housing – and ranges from first homes to homes for later living.

Legal & General focuses on key sectors where there has been a previous shortage of investment and innovation to create developments with economic and social value over the long term. The company works in partnership with government, local authorities, housing associations, developers and investors and is committed to boosting funding, accelerating housing delivery, creating local jobs and supporting local businesses.

Our mission is to better people's lives. Whether a first-time buyer, young couple, a growing family or a retired household, it's important that everyone has a safe and secure space to call their own. It is about providing sustainable new communities and making a real difference to the quality of people's lives. Our purpose is to build a better society, while improving the lives of customers and creating value for shareholders.

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Our Commitments to Mowbray

Mowbray is being delivered by Legal & General as master developer. We will work with them and other house builders to ensure every part of the development matches our ambitions and our commitment to key principles:

1. Quality design and build

We have appointed an award-winning design team to create this Design and Landscape Strategy that sets the standard for the whole development. Different parts of the development are likely to be built by different companies – the Strategy will ensure there is consistent design and quality throughout.

2. Sustainability

We invest directly in clean energy as well as supporting sustainable practices across our investments in other areas, like housing. There are numerous opportunities to embrace and enhance biodiversity at Mowbray and we will shape our neighbourhoods to promote healthier, more resilient environments for all who live there.

We want our residents and visitors to live life outdoors and encourage sustainable living. We encourage walking, cycling and the use of public transport and will animate green spaces by creating allotments, providing children's play spaces, and helping wildlife to thrive by retaining existing trees and habitats wherever possible.

3. Creating mixed communities

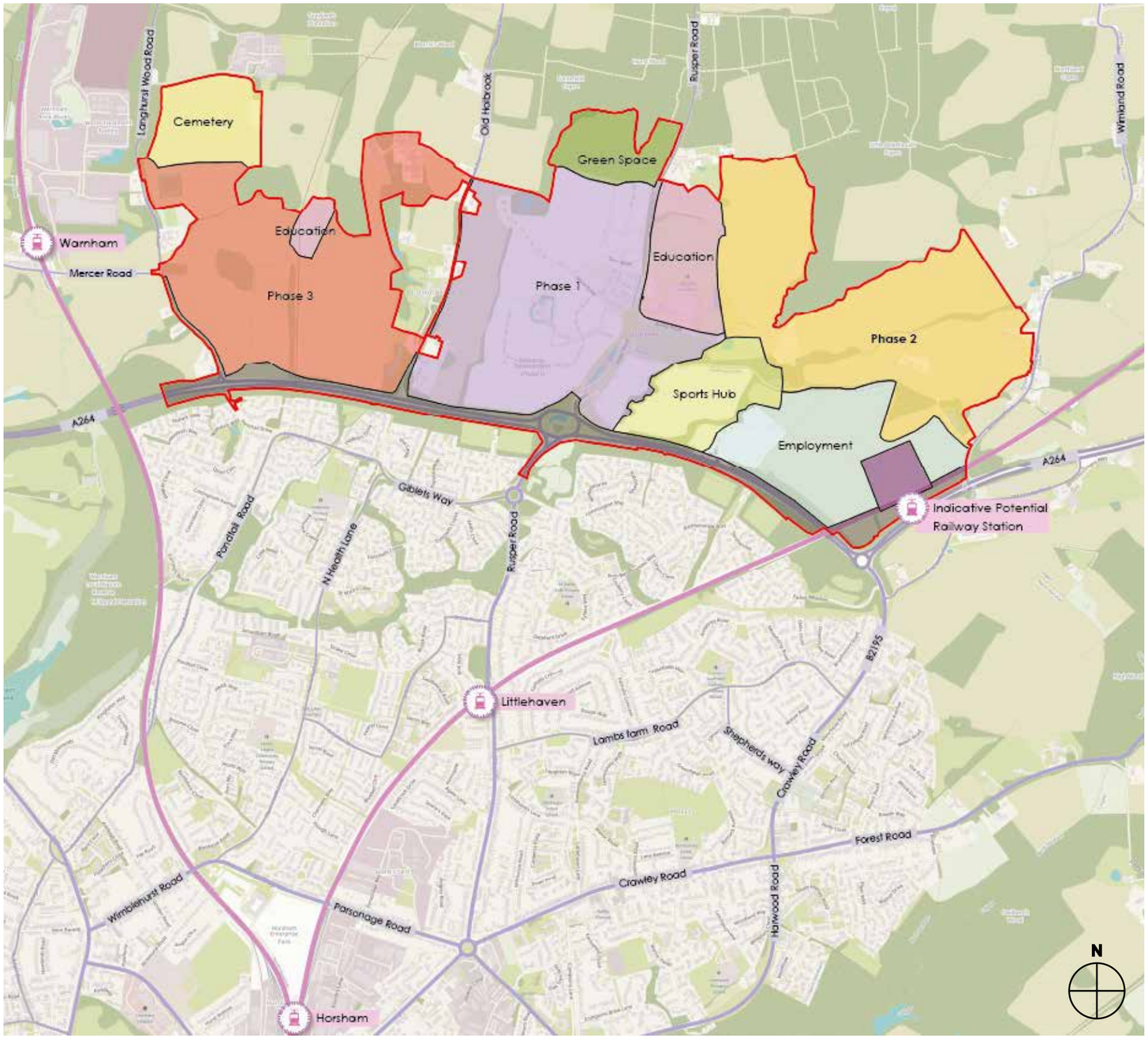
We deliver sustainable communities comprising homes of mixed tenures suitable for people at all life stages. At Mowbray, we will deliver homes for sale and for rent, affordable housing, and homes for later living across the development.

4. Delivering social value

We want our developments to make a positive contribution to the communities in which they are located. We will continue to consider local priorities and look for opportunities to support community wellbeing as Mowbray progresses to delivery.

We deliver sustainable communities comprising homes of mixed tenures suitable for people at all life stages

Purpose of this Document



This Design and Landscape Strategy document (DLS) illustrates the vision for Mowbray as an evolution of the Outline Planning Permission (OPP). The purpose of this document is to discharge Condition 8 attached to the OPP in relation to Phase 2, through providing phase wide design guidance for future Reserved Matters Applications within Phase 2.

The DLS will aid Horsham District Council and developers in understanding and delivering a cohesive, quality design for Mowbray with an enduring and sustainable legacy.

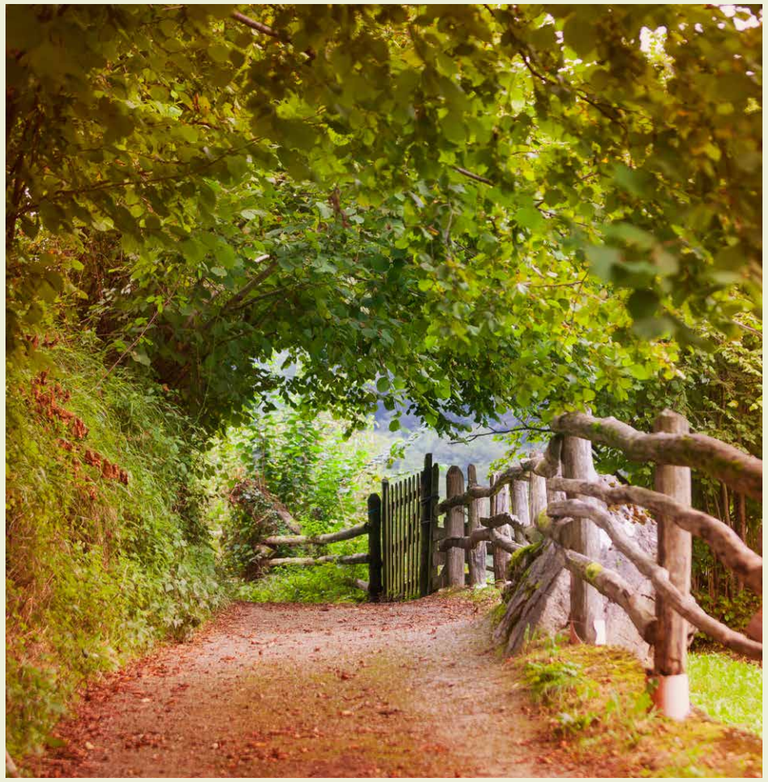
The Vision set out in Chapter 1 of this document applies to the whole site. From Chapter 2 forwards, the document relates specifically to Phase 2, as defined in the adjacent plan. Phase 2 includes an area outside the control of Legal & General Strategic Land (North Horsham).

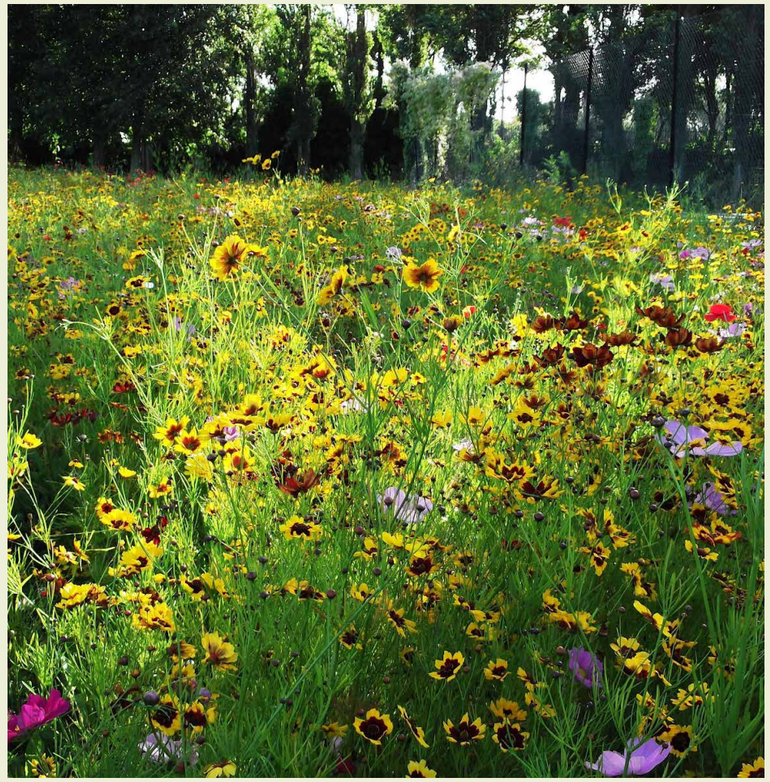
An evolution of the design proposals, following an expanded consultant team, includes a revised masterplan layout for the Phase 2 north and east neighbourhoods designed by Broadway Malyan and David Jarvis Associates.

Placemaking Principles

The Vision for Mowbray has been translated into six Placemaking Principles. These principles will ensure a sustainable, vibrant place can be delivered; a place that the new community can be proud of.







Establish a destination & community early

By creating public open spaces with play equipment for the community as part of an evolving delivery programme

By curating community events from an early stage to encourage visitors to the site and allowing a community to grow as the place grows

By encouraging long term stewardship of the place through a community engagement process

Create exciting & varied landscapes

By protecting, connecting and enhancing the existing landscape features such as the woodland, mature trees and hedgerows

By integrating a blue network of swales, ponds and basins to enhance the landscape, connecting with existing watercourses such as the brook

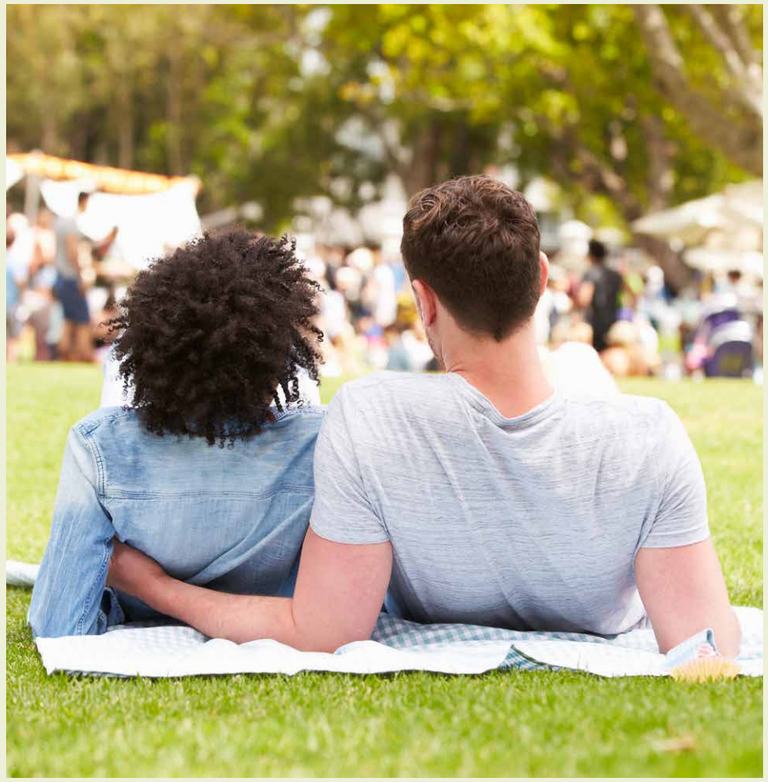
By creating a variety of natural, wild, formal and interactive landscapes that are accessible to all

Create a biodiversity positive environment

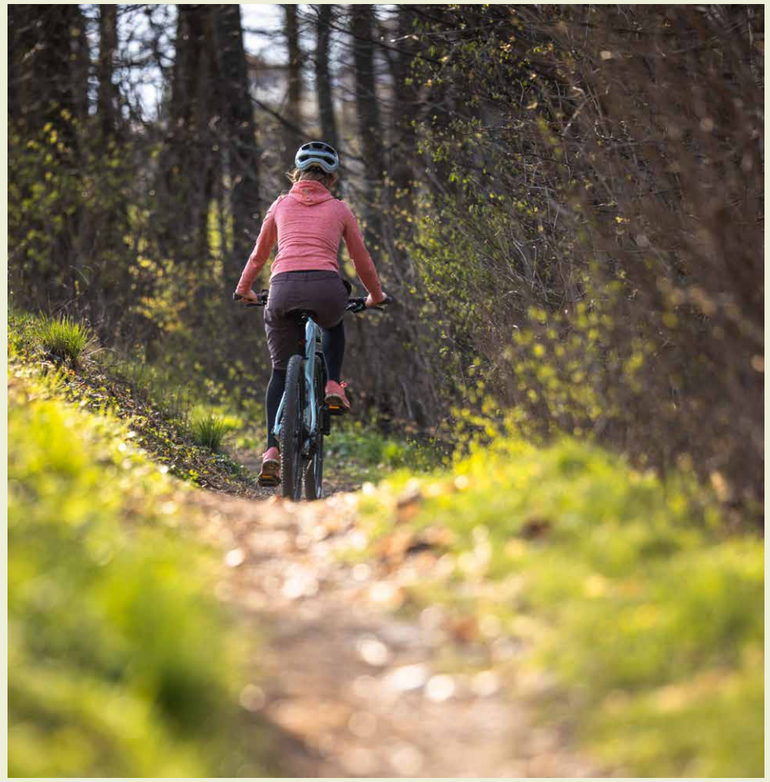
By protecting existing wildlife habitats and creating new ones within the landscape

By protecting existing species and reintroducing native species of flora and fauna to establish a contextual natural environment

By educating future residents and visitors in caring for the environment and encouraging stewardship of the landscape







Establish a place that is enduring & authentic

By striking the right balance of a mix of tenures, homes and mixed uses to encourage a multi generational community

By designing spaces and buildings that are inherently rooted in their environment and local context

By encouraging the new community to care for and be proud of their environment

Design a place that is inclusive & accessible to all

By providing a range of homes and tenures to encourage a diverse community to inhabit the development

By designing a variety of landscapes that are sensory and accessible to encourage use by many different ages and abilities

By designing buildings which are flexible to allow for different ways of living and working

Establish a well-connected place to promote healthy lifestyles

By creating a desirable network of pedestrian and cycle routes to connect the community to destinations within the development, to Horsham and to the wider countryside; encouraging walking and cycling

By designing safe streets and routes to encourage walking and cycling

By maintaining and enhancing existing Public Rights of Way and bridleways to promote recreational activity

2

Chapter 2
The Site



An inspiring context

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Local Site Context

Horsham District

The Mowbray site is located within Horsham District. This District covers an area of 205 square miles and is predominantly rural in character, containing a number of smaller villages and towns, often set within attractive countryside.

The prevailing landscape character varies across the District. The southern boundary of the District is formed by the chalk escarpment of the South Downs; much of this area is located within the South Downs National Park. In contrast, the central part of the District is generally flatter and low-lying, with much of this area forming the catchment of the River Adur. The northern part of the District is more undulating, with a more complex network of wooded valleys. Much of this area falls within the catchment of the River Arun. To the east, part of this area falls within the High Weald Area of Outstanding Natural Beauty.

In parallel with the change in landscape character across the District, the character of the settlements vary across the District, and each has a unique identity, with different sizes, building types and relationship with the surrounding landscape. The character of historic buildings also varies. This is most obvious in the distribution of materials, for example the tradition of brick-making within the northern part of the District compared with the use of flint associated with the southern downland.

This rich built and landscape context has been used as a reference for the design process as explained in this DLS.

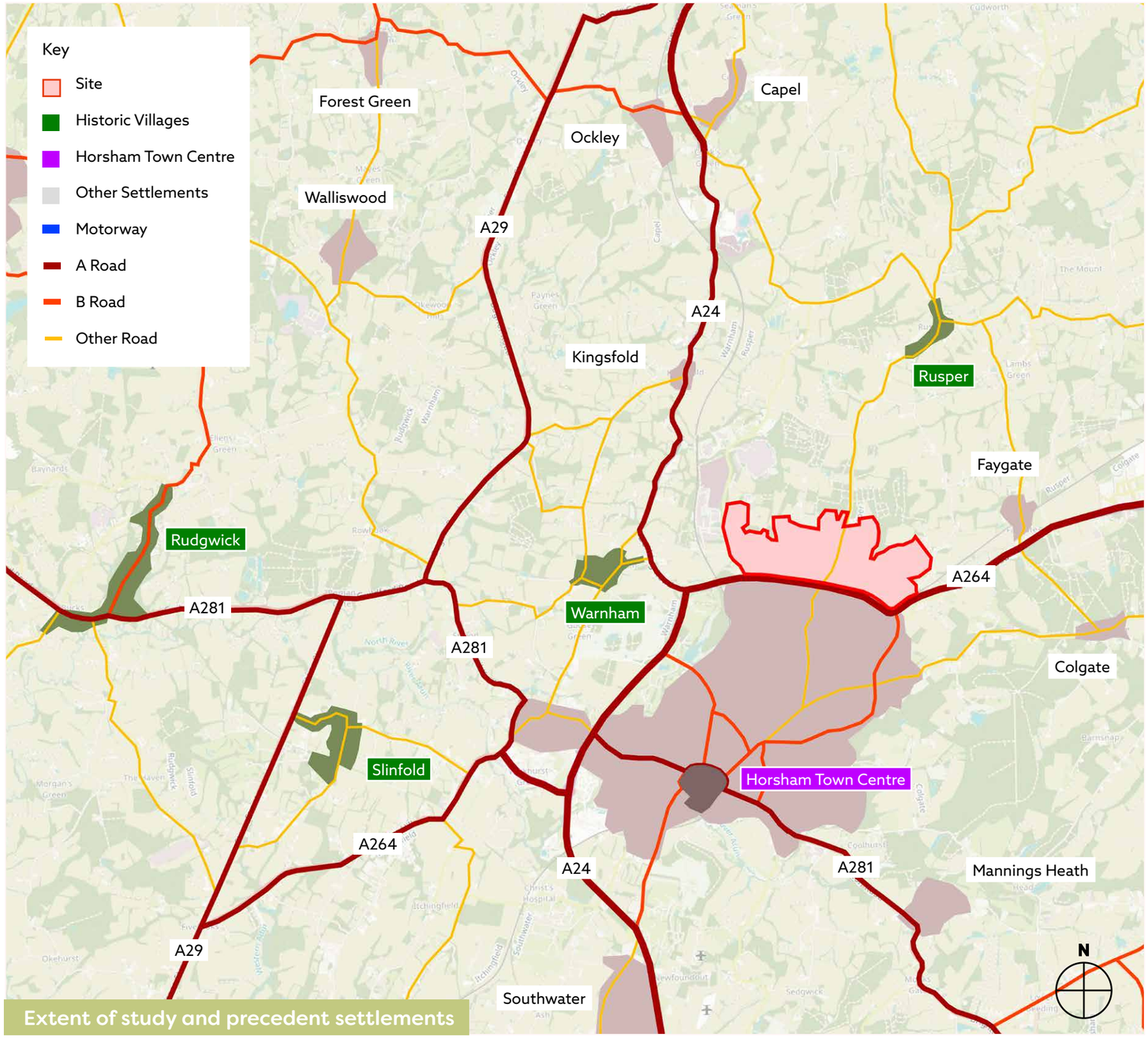
Precedent Selection Principles

In order to enable the selection of the highest quality precedents, the settlements within the District incorporating a conservation area were used to generate a 'longlist' for consideration in relation to the proposed designs. Horsham District currently contains 37 conservation areas. Of these, three are located within Horsham itself, two within the small towns of Billingshurst and Steyning, with the remaining 32 conservation areas located within villages or rural hamlets.

To narrow down this selection, the approach was taken to restrict the study to the settlements with conservation areas closest to the Mowbray site. This means that all the settlements chosen are located within the same prevailing landscape character as the site which assists the conclusions of the study in reinforcing genuinely local character.

Out of the 32 conservation areas within villages or rural hamlets, four villages are located reasonably close to Mowbray. All four of these villages are of a scale where they support community life with a range of dwelling types and non-residential facilities, and are therefore potentially of strong relevance for Mowbray. These villages are:

- **Warnham**
- **Slinfold**
- **Rusper**
- **Rudgwick.**



Extent of study and precedent settlements

Historic Village Precedents

Warnham



- Medium sized village located 1.5 miles to the west of the Mowbray site.
- Situated on a south-facing slope, close to the A24 and around 1 mile from Warnham station.
- Originally linear in structure with a number of surviving historic buildings.
- Modern expansion has concentrated the village around a core of community facilities.
- Has a population of just over 2,000.

Slinfold



- Medium sized village located 4 miles to the south-west of the Mowbray site.
- Situated on flat land between the A29 to the west and the A264 to the east.
- Has a strong historic centre focused on a landmark parish church.
- Modern expansion has extended the village but also provided employment opportunities.
- Has a population of around 2,000.

Rusper



- Smaller village located 2 miles to the north of the Mowbray site.
- Linked with Horsham via Rusper Road which runs through the centre of the Mowbray site.
- Its central street follows the high ridge along which the village is situated.
- Limited modern expansion has sustained a number of community and retail uses located within and around the historic centre.
- Has a population of just under 1,400.

Rudgwick

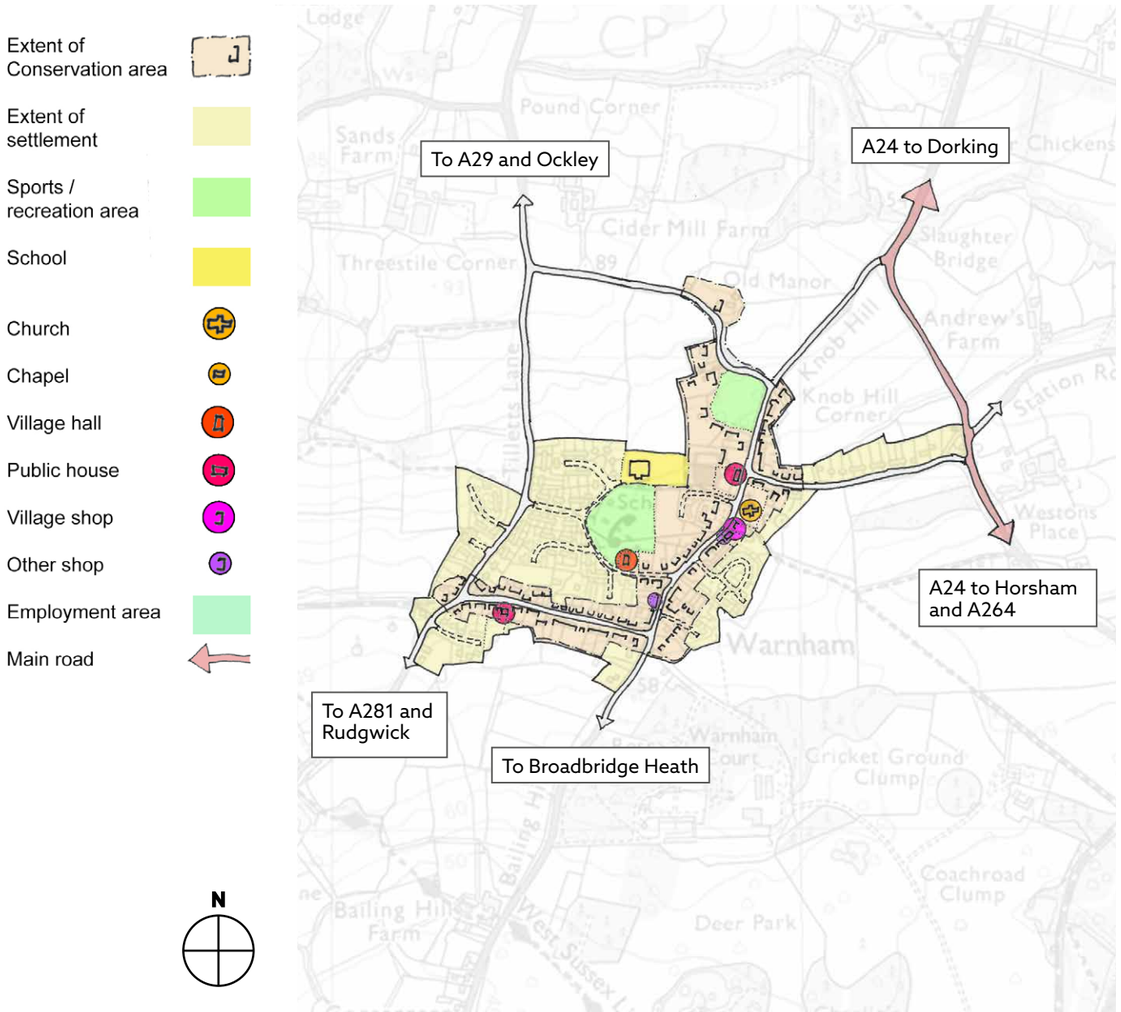


- Located 5 miles to the west of the Mowbray site.
- The original village centre is located around a historic parish church on a high ridge.
- The village has expanded along the historic street leading down the ridge to the A281, a mile to the south.
- The settlement is now extended and linear in structure, with concentrations of community, retail and employment uses at various points.
- Has an existing population of over 2,500.

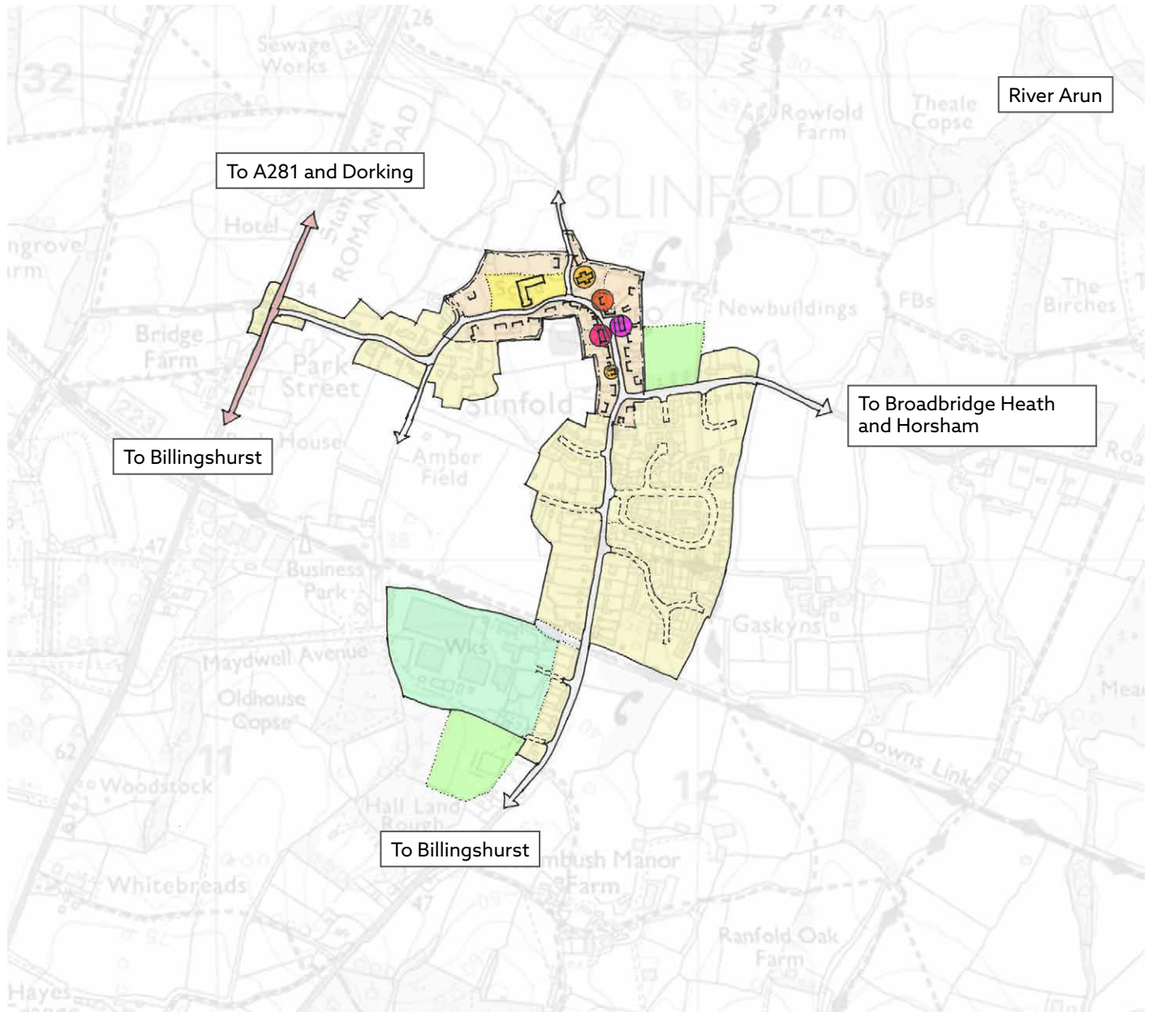
Settlement pattern

We have analysed the four selected precedent settlements focusing on their urban structure, land use distribution and movement hierarchy. The findings serve as a foundation for the design proposals, particularly in terms of streets and edges, landmarks and views, materiality and landscape treatment.

Warnham



Slinfold



The historic centre of Warnham is arranged either side of Church Street, which runs in a northeast to south-west linear alignment between the junction with Bell Road at its northern end and the junction with Friday Street and Bailing Hill at its southern end.

The village historically grew northwards along Knob Hill, and in particular westwards along Friday Street to the junction with Byfleets Lane and Tilletts Lane.

The structure of the historic village (denoted by the conservation area boundary) can be described as linear but incorporating an angle. The length of the historic village along Friday Street, Church Street and Knob Hill was over half a mile.

Over time the village has generally expanded northwards from Friday Street along Tilletts Lane, creating the current settlement structure which appears more nuclear in form. The centre of the village could now be said to be around the central cricket green, originally located on the edge of the village to the west behind Church Street.

The centre of Slinfold is arranged either side of The Street, which runs in a north to south linear alignment between St. Peter's Church at its northern end and the junction with Lyons Road and Hayes Lane at its southern end.

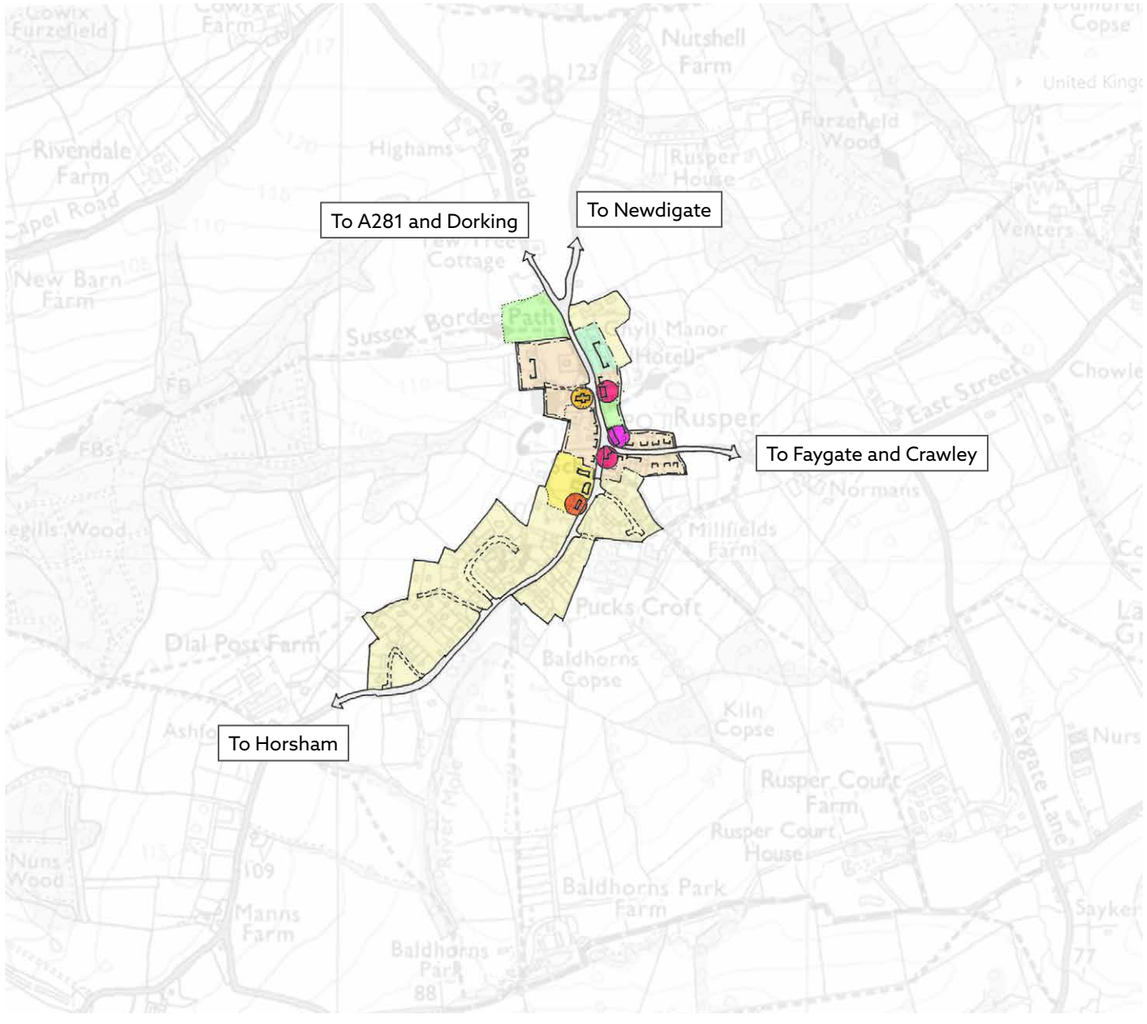
At its northern end, The Street turns westwards, becoming Park Street. A number of older houses and the village school are located along Park Street.

The structure of the historic village centre (denoted by the conservation area boundary) can be described as linear but incorporating an angle.

Over time the expansion of the village has loosely extended its linear structure, westwards along Park Street towards the A29 Stane Street and, in particular, southwards along Hayes Lane.

A number of small cul-de-sac developments lead off Hayes Lane; due to the growth of the village in the 20th century, the 'centre of gravity' of the village's population is now located to the south of the historic village centre.

Rusper



The centre of Rusper is arranged either side of High Street, which runs in a north to south linear alignment between St. Mary Magdalene's Church at its northern end and the junction with East Street and Horsham Road at its southern end.

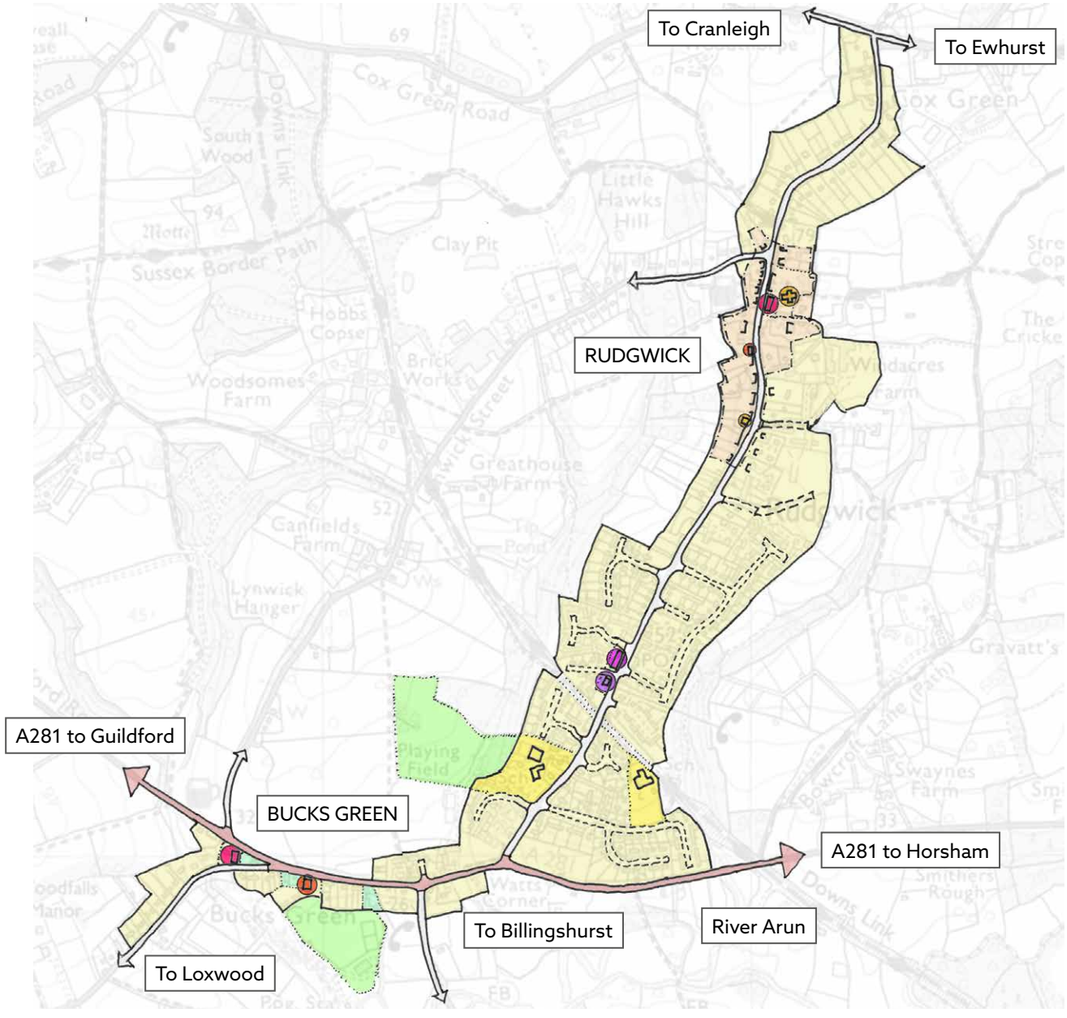
The historic structure of the village can therefore be described as linear.

High Street continues northwards, splitting at the northern end of the village into Capel Road (heading north-west) and Newdigate Road (heading north-east).

Over time the expansion of the village has extended its linear structure, eastwards along East Street and, in particular, to the south-west along Horsham Road.

A number of small cul-de-sac developments lead off Horsham Road; due to the growth of the village in the 20th century, the 'centre of gravity' of the village's population is now located to the south of the historic village centre.

Rudgwick



The historic village of Rudgwick is arranged either side of Church Street, which runs in a north to south linear alignment on the west side of Holy Trinity Church.

This linear structure has extended significantly along Church Street during the 20th century, with some low density expansion northwards further along the ridge, and extensive developments southwards off Church Street all the way south to its junction with the A281 Guildford Road.

This expansion coalesced Rudgwick with the adjoining hamlet of Bucks Green, to the south-west along the Guildford Road.

The settlement as a whole therefore now has an extended linear structure, with a distance of around a mile and a half between the northern end of Rudgwick and the western end of Bucks Green.

Layout and streetscape patterns

Across the four villages, some common patterns can be identified in relation to their layout and streetscape. These patterns contribute to the establishment of local character and informed the patterns of layout and streetscape within Mowbray's Phase 2.

Settlement structures generally linear



All four villages have a historic linear structure which is:

- Arranged around a central street (which for all four villages runs in a roughly north to south orientation).
- Sometimes extended in an east to west direction along a secondary street.
- Often extended further by village expansion within the 20th century.
- Still strong and evident, although in the case of Warnham now changed into a more nuclear structure.

Streets gently shift alignment



Within the historic parts of villages, streets:

- Generally gently shift alignment, either through very shallow curves or slight changes in angle.
- Generally avoid medium angles along their length (between say 10 and 70 degrees).
- Often significantly change direction at junction nodes.
- Often have focal built features (gables, contrasting materials, changes in scale) overlooking junctions.

Greater frontage continuity at the centre



Frontage continuity and density generally:

- Increase around the historic centre of the village.
- Increase through the use of small terraces, sometimes of two and a half storeys, sometimes with narrow or undercroft access to rear servicing.
- Decrease towards the edge of villages, with detached houses and deeper soft landscaped frontages.

Variety in built form, materiality and scale



Buildings exhibit variety in:

- Architectural character, period and style; some buildings or groups of buildings are informal and vernacular, some more classically inspired.
- Building materials, which generally follow the traditional regional tones and textures but these are often juxtaposed with great variety.
- Building scale; heights over three storeys are very rare, but below this there is much variety throughout villages and areas within them.





Examples of streetscape character:

1. Gently shifting street alignment adds interest to movement (Warnham)
2. Focal building with contrasting materials terminates vista at junction (Slinfold)
3. Contrasting scales and materials within continuous frontage (Warnham)
4. Terraced pattern with frontage parking and buildover access to rear (Rusper)
5. Small landscaped green creates focal space (Slinfold)
6. Varied roofscape with gables creates interest and helps continuous frontage manage topography (Rudgwick)
7. Neighbouring buildings demonstrate varied character and materials (Slinfold)







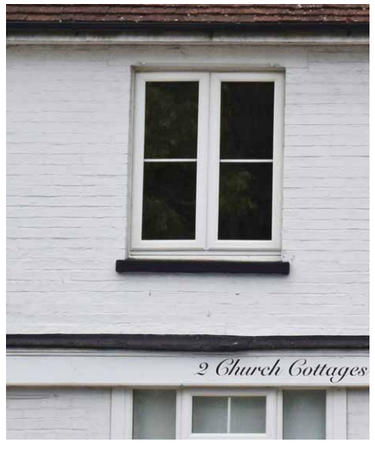




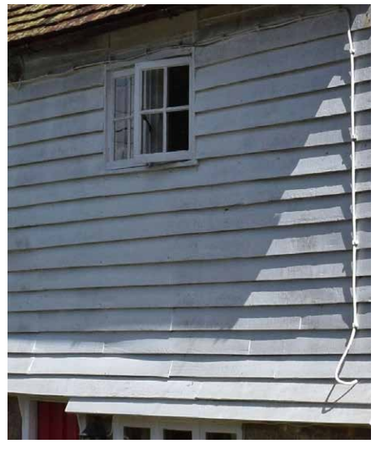
Materiality

The rich and diverse palette of materials from local precedent villages presented here has influenced our design proposals, to ensure that Mowbray Phase 2 reflects the local character and heritage. The treatment of privacy edges and boundaries between public, semi-public, and private spaces in the local villages has also been a reference in defining the character of Mowbray Phase 2, contributing to a strong sense of place.

Walls













Brick is the most common facing material used in the local context, traditionally sourced from local clay and brickworks.

The most common brick tone is a slightly darker red. Brown bricks are also used, and the use of red and contrasting bricks together is not unusual.

Bricks are also sometimes found painted over.

Tile hanging is often used, and is considered characteristic of the area. Tiles are similar in tone to the dark red bricks commonly found locally.

Plain rectangular tiles are often used, but sometimes shaped tiles are employed.

Painted render is used, generally in lighter tones such as white or cream. Within a context characterised by red brick and tile hanging, the use of render often enables a building to stand out at a key location.

Local stone is sometimes used for domestic buildings, but is more often used for significant community buildings such as the parish church.

Horizontal timber boarding is common, especially for outbuildings but often used for houses also.

Timber boarding can be painted in a variety of tones, most commonly white, but sometimes black and occasionally a richer shade.

Expressed timber framing is present, sometimes in older cottages in a more rustic, informal pattern, sometimes in predominantly Victorian buildings in a more composed and styled pattern. Generally expressed timer framing is painted black and set against a white or light render infill.

Roofs









Tiles are the most common traditional roofing material. These are generally red/brown in colour, with roofs often exhibiting a natural variety in tone. Plain rectangular tiles are often used, but some roofs exhibit the use of shaped tiles as part of their overall composition.

Slates are also often used, and provide a pleasing contrast in tone and texture to the predominant use of tiles.

A number of older buildings are roofed in Horsham stone, traditionally a statement of wealth.

Enclosure













The most common traditional means of enclosure are timber fencing in various types, soft landscaping (hedges), or a combination of both.

Timber picket fencing is often used, either painted white or left in a more natural brown tone. Timber rail fencing can reflect a more rural character.

Hedges or shrubs help to provide a more landscaped character to the streetscape.

Brick walls and painted metal railings are also used, sometimes in combination, especially in relation to grander or community buildings.



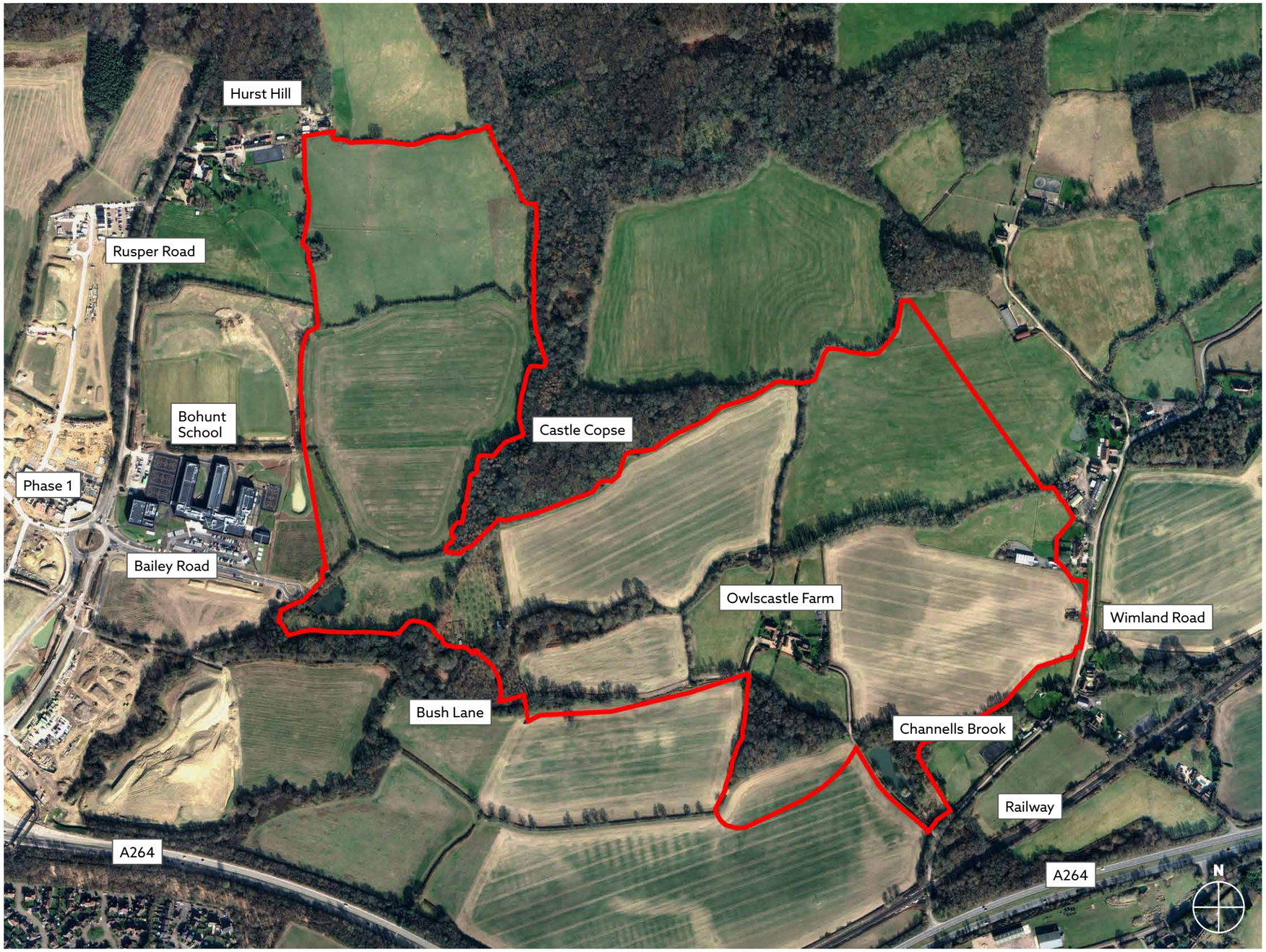
Phase 2 Site

The site's form and character reflect its agricultural use and natural topography.

The Phase 2 site, located east of Rusper Road, comprises two interconnected zones: the Northern and the Eastern zones. Currently, the site consists of several agricultural green fields, bordered and divided by hedgerows, trees, woodlands, small copses, and watercourses, all of which form natural buffers in the site.

The northern portion of Phase 2 is accessed via Bailey Road. It is bordered by a secondary school to the west and a large woodland area to the east. The Eastern zone, separated from the Northern zone by this woodland, includes existing farm structures such as Owlscastle Farm.

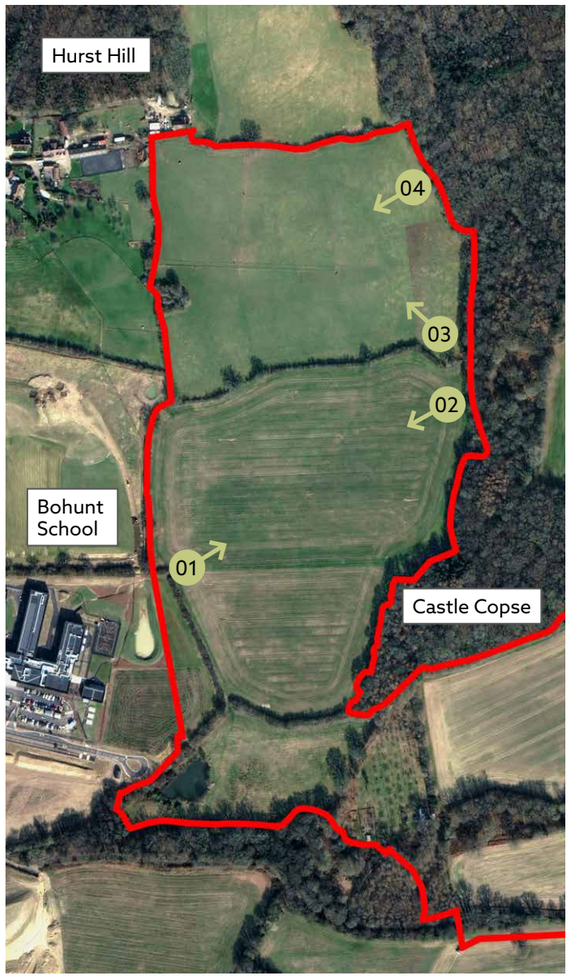
The site features undulating topography, with higher ground in the northern and eastern sections. Lower areas are located in the south, featuring watercourses and associated greenery.



Site Views



View 01 looking north-east towards Castle Copse





View 02 looking south-west towards Bohunt School



View 03 looking north-west towards Hurst Hill



View 04 looking west towards Rusper Road

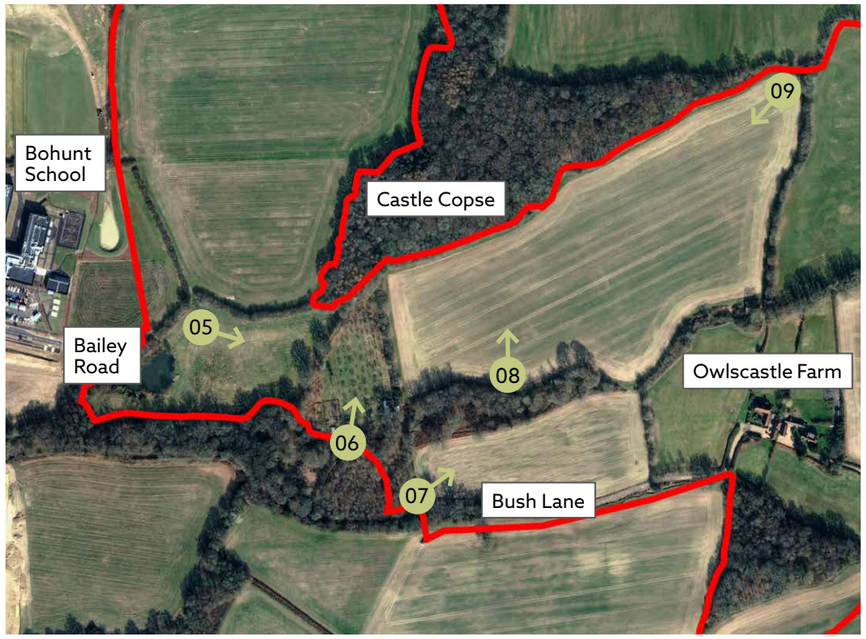
Site Views



View 09 looking south-west past Castle Copse



View 08 looking north towards Castle Copse





View 07 looking north-east from Bush Lane



View 05 looking east from Bailey Road



View 06 looking north towards Castle Copse

Site Views



View 14 looking south towards Channells Brook





View 13 looking north-east towards Wimland Road



View 12 looking west from public bridleway



View 10 looking east towards Owlscastle Farm



Views 11 looking south towards Owlscastle Farm buildings

Site Constraints

The Phase 2 site presents several constraints related to its natural form, heritage, built and landscape elements.

Key natural constraints include the site's notably undulating topography and the division of the land into large open parcels by hedgerows, woodlands (some of which are historic), and watercourses. The woodlands are subject to a buffer zone, with no development permitted within 15m of ancient woodland. Other edge constraints include the strategic landscape buffer zone along the eastern boundary, defined by the Outline Planning Permission to preserve key views and maintain a clear separation between the development and the surrounding countryside.

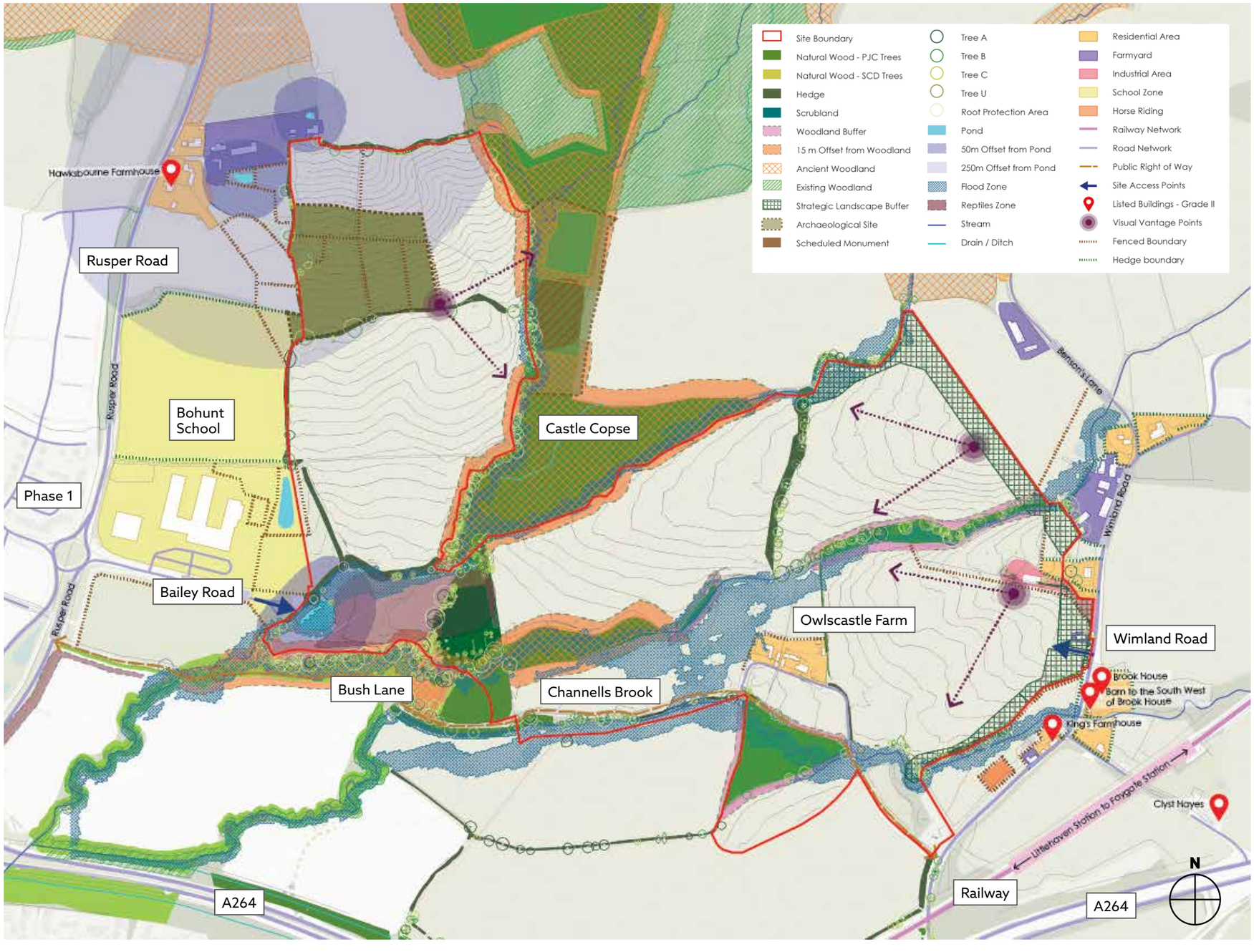
In the south, the flood zone created by natural drainage forms another development constraint, alongside required offsets from ponds, which require biodiversity and ecology preservation considerations.

Presently the site has two access points: from the west on Bailey Road and from the East from Wimland Road.

There is an archaeological area within the site and another adjacent to it, requiring investigation prior to development commencing. Other heritage elements include a Scheduled Ancient Monument (the castle moated site) east of the northern parcel and several Grade II listed buildings in the area.

Additional features on the site include fences and existing farm buildings, remnants of the site's agricultural use. On the eastern edge, there is a small industrial site with a fenced boundary.

All these identified constraints must be carefully considered in the design response to ensure that Phase 2 fosters a strong sense of place.



Site Opportunities

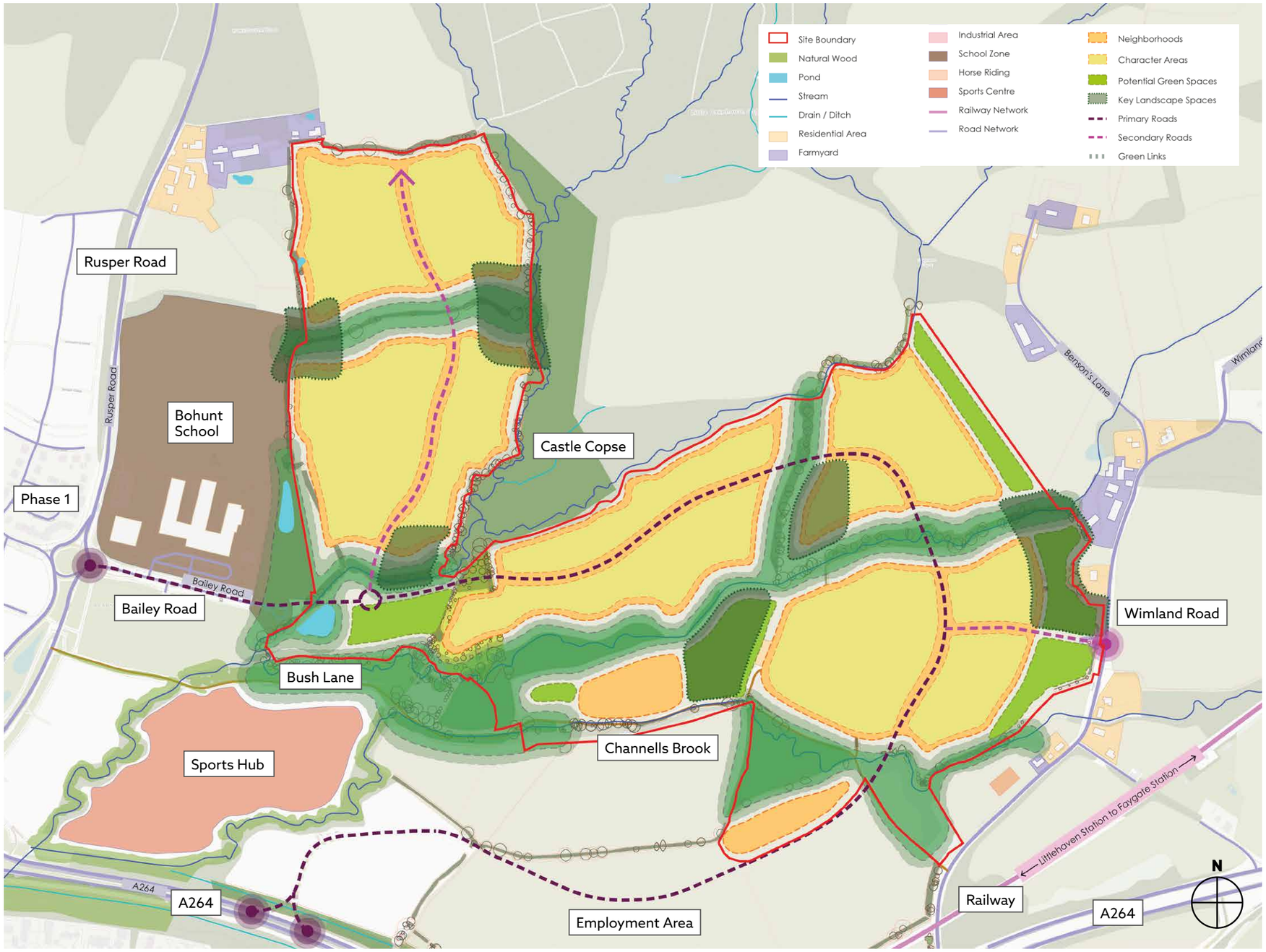
The Phase 2 site offers a clear opportunity for a landscape-driven design due to the quality and diversity of its landscape assets.

The existing green infrastructure can be retained and enhanced to strengthen ecology and biodiversity. It also presents opportunities for amenity spaces for sports, recreation, and play. Integrating outdoor areas with residential zones offers the opportunity to foster a strong community, health, and wellbeing.

Within the existing landscape, there are significant opportunities to create key landscaped spaces that serve as local destinations, such as accessible play areas. Additionally, the proximity to off-site destinations—such as Bohunt School, the Sports Hub, and the Employment Area—offers opportunities to support a vibrant community life.

The site's natural features and segmentation into open parcels present an opportunity to form distinct neighbourhoods with varied densities. This creates further opportunities to define the edges of the development with respect to the surrounding landscape.

To create good connectivity across the site, there are opportunities to extend Bailey Road and establish links to Wimland Road and beyond to the A264 south of the Employment Area. This network of primary and secondary streets can enhance movement across the site and improve connections between neighbourhoods.



3

Chapter 3
The Masterplan





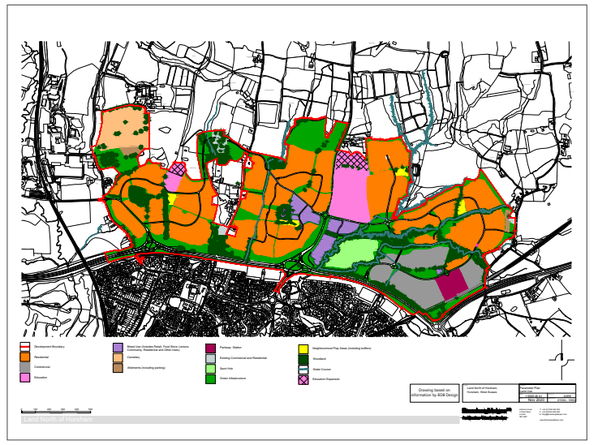
Well integrated

MOWBRAY
WEST SUSSEX

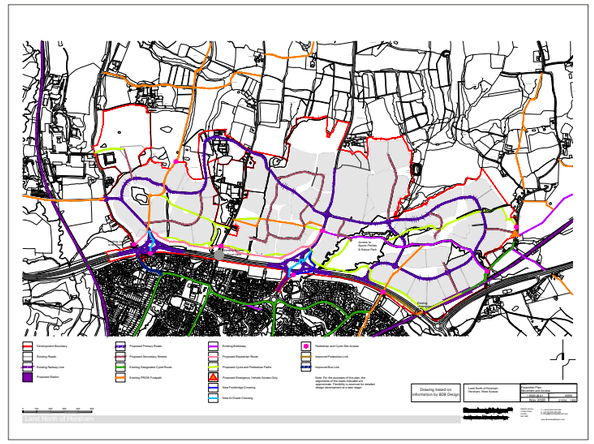
Approved Parameters

The outline planning permission sets out 5 parameters that each reserved matters application for any phase must broadly be in accordance with. These include:

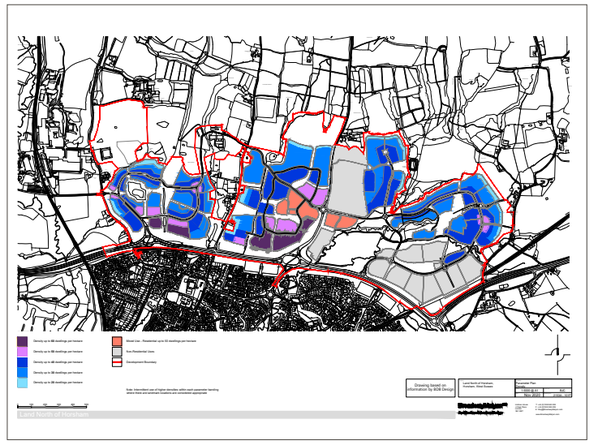
1. Land Use
2. Density
3. Building Heights
4. Movement and Access
5. Green Infrastructure



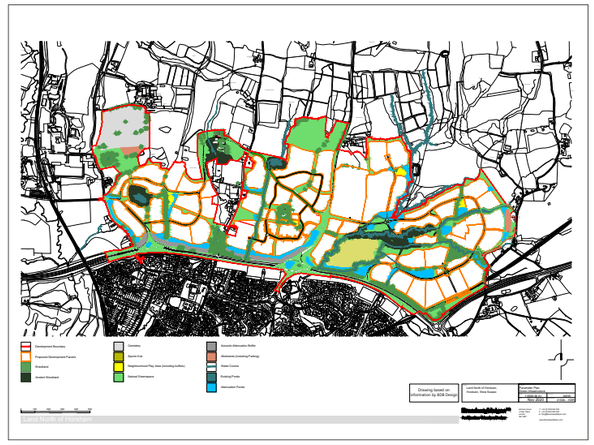
Parameter Plan - Land Use



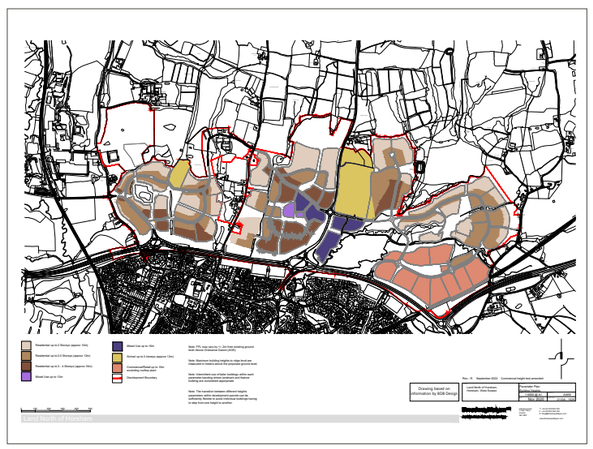
Parameter Plan - Movement & Access



Parameter Plan - Density

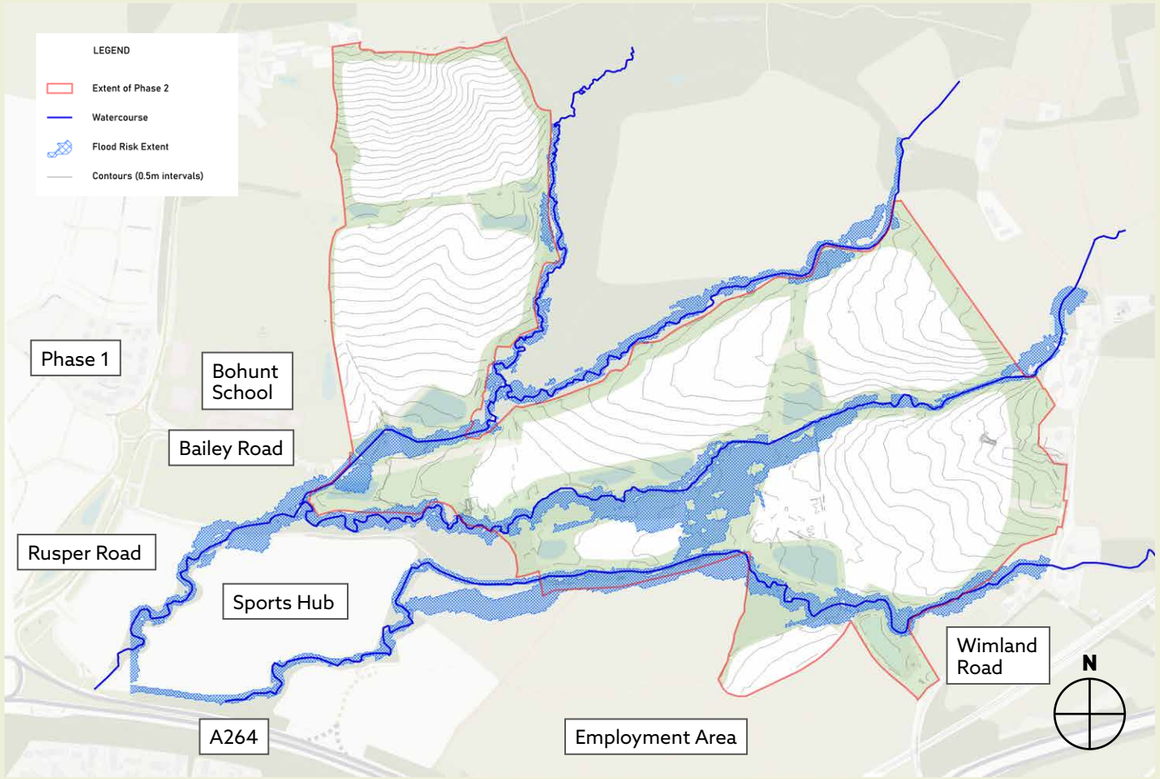


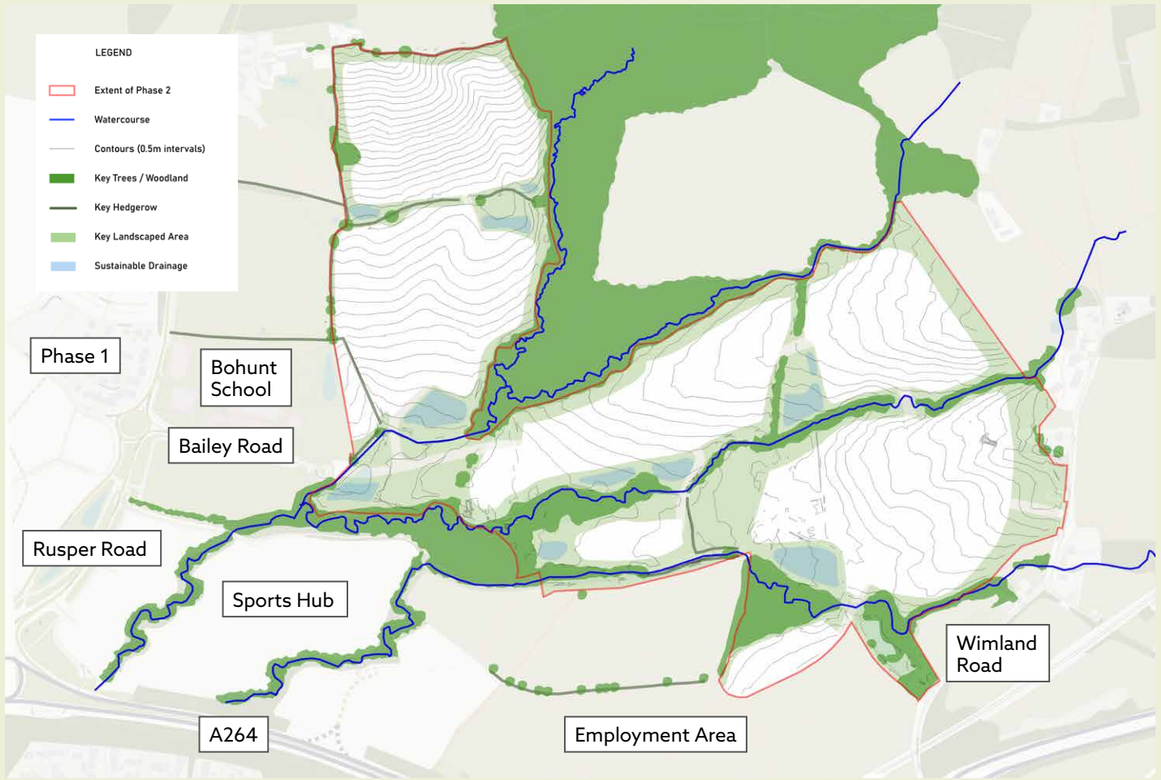
Parameter Plan - Green Infrastructure



Parameter Plan - Building Heights

Masterplan
Design Principles





Responding to the site's natural form

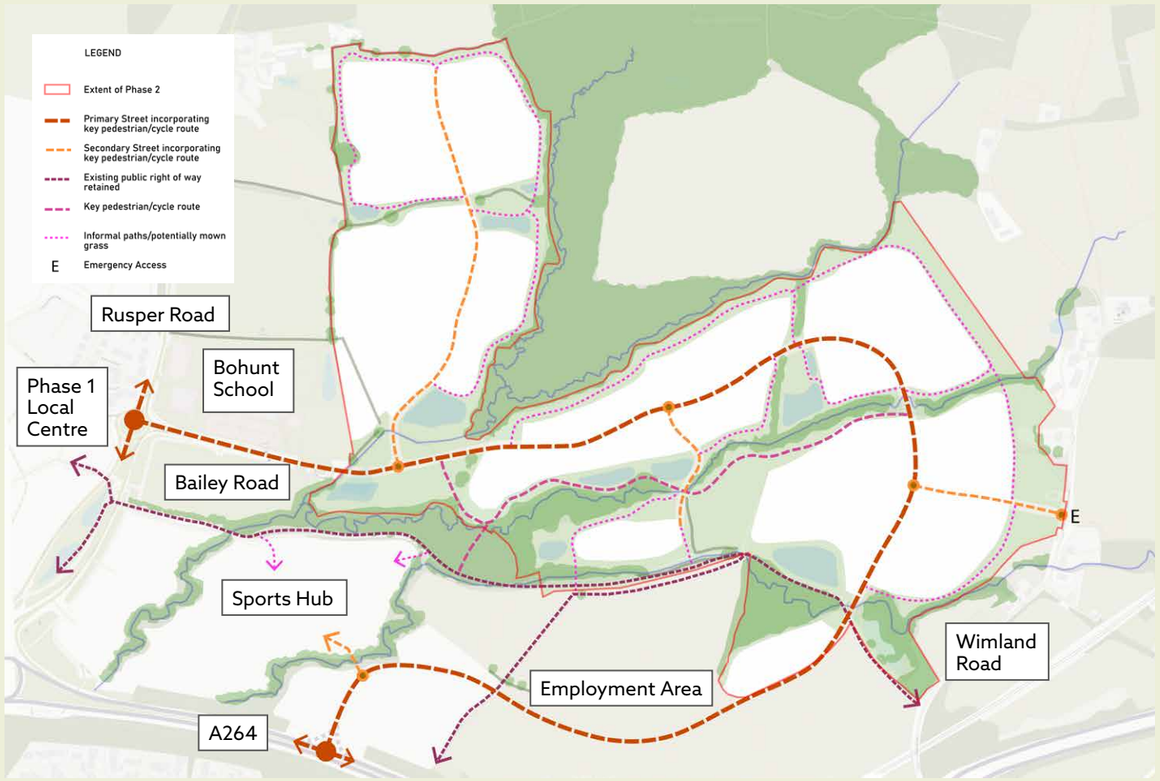
The existing site's natural form guided the design, setting the development zones and primary connections, and shaping the overall structure and character of Phase 2. The site's key natural form features are:

- Topography - from the lowest part of the site at its southwestern corner, the northern part of the site rises northwards with a gradually steepening gradient, creating a south-facing slope similar to the northern areas within Phase 1. The eastern part of the site rises much more gently and to the east.
- Watercourses - a number of watercourses flow south-westwards across the site or adjacent to it, responding to the site's topography. These are associated with flood risk areas.

A landscape-driven design

Using the existing natural assets as a basis, an extensive network of landscaped green infrastructure has been created to provide a high quality visual and recreational amenity and an attractive setting:

- Landscaped corridors - existing watercourses, woodland and hedgerows are retained and shape landscaped corridors throughout the site, shaping the extent of development.
- Focal spaces - focal landscaped spaces are found at key locations, often incorporating play and recreation elements.
- Woodland, trees and hedgerows - Areas of woodland and woodland corridors have grown up along and around many of the watercourses. These naturally subdivide the site. In the eastern part of the site, these create a sense of enclosure, whereas the northern part of the site enjoys more distant views southwards.
- Blue infrastructure - sustainable drainage features such as basins and ditches are incorporated into landscaped corridors and focal spaces.
- Sensitive edges - landscaping and planting respond to sensitive neighbours through the provision of buffer zones at site edges, offsets from ancient woodland, and respecting the setting of heritage assets.





Well-connected neighbourhoods and destinations

Links have been created to different types of destinations via pedestrian, cycle, public transport and vehicular modes:

- Convenient connections are provided to local community assets close by within the wider development such as Bohunt School adjoining to the west, the Phase 1 local centre, the Sports Hub and Employment Area immediately to the south.
- Connections to wider destinations are created via all modes, in particular into Horsham over the A264 and via public transport.
- An extensive network of recreational routes are created through the site, into the wider development and extending out to the wider countryside, integrating both existing public rights of way and establishing new routes and connections.

Creating strong local identities

Within the wider development, a number of strategies at a range of scales enable the creation of local identity within every part of Phase 2:

- Two development areas to the North and East are defined, each with their own identity, responding to their differing settings, topography and locations within the wider Phase 2.
- Within these areas, character areas are identified, naturally defined by the existing landscape structure of the site and the green infrastructure network.
- Within each character area, high quality urban design creates attractive streetscapes, spaces and buildings which relate richly to their individual settings while reinforcing the wider sense of character and identity.

Masterplan Concept

Mowbray Phase 2 will be a characterful environment within a landscape led setting delivering a high quality of life

Phase 2 will deliver a range of residential neighbourhoods varied in character, set within a strong landscaped framework established by the site's existing topography and natural features and enhanced by the creation of new landscaped spaces and corridors, providing an attractive naturalistic setting for residents and enhancing biodiversity.

Pedestrian, cycle, public transport and vehicular routes provide convenient connections between neighbourhoods, to the substantial adjacent community facilities at the Sports Hub, Bohunt School, to the other phases within Mowbray, in particular the village centre in Phase 1 adjoining to the west, and to the wider local area including Horsham town centre and the wider countryside.

Phase 2 will integrate homes, community facilities, infrastructure and nature to create a characterful environment within which the community can enjoy a high quality of life.

The illustrative masterplan opposite shows in more detail one way in which these overriding principles can be reflected in a developed and considered layout.

The following chapters describe in greater detail the key landscape and public realm, movement and character and built form elements within Phase 2.



Illustrative Masterplan

01 Rusper Road
02 Bailey Road
03 Bohunt School
04 Sports Hub
05 Wimland Road
06 Channells Brook
07 Primary Street
08 Secondary Street
09 Green Buffer/ Hedges
10 Key Landscape Space
11 Local Green Space
12 Woodland
13 Pond or SUDS basin
14 Allotments
15 High-density area
16 Medium-density area
17 Low-density area

Bohunt School
Castle Copse
Phase 1
Bailey Road
Rusper Road
Sports Hub
Bush Lane
Channells Brook
Wimland Road
Employment Area
A264
N

4

Chapter 4
Landscape and Public Realm



MOWBRAY

WEST SUSSEX

Landscape & Public Realm

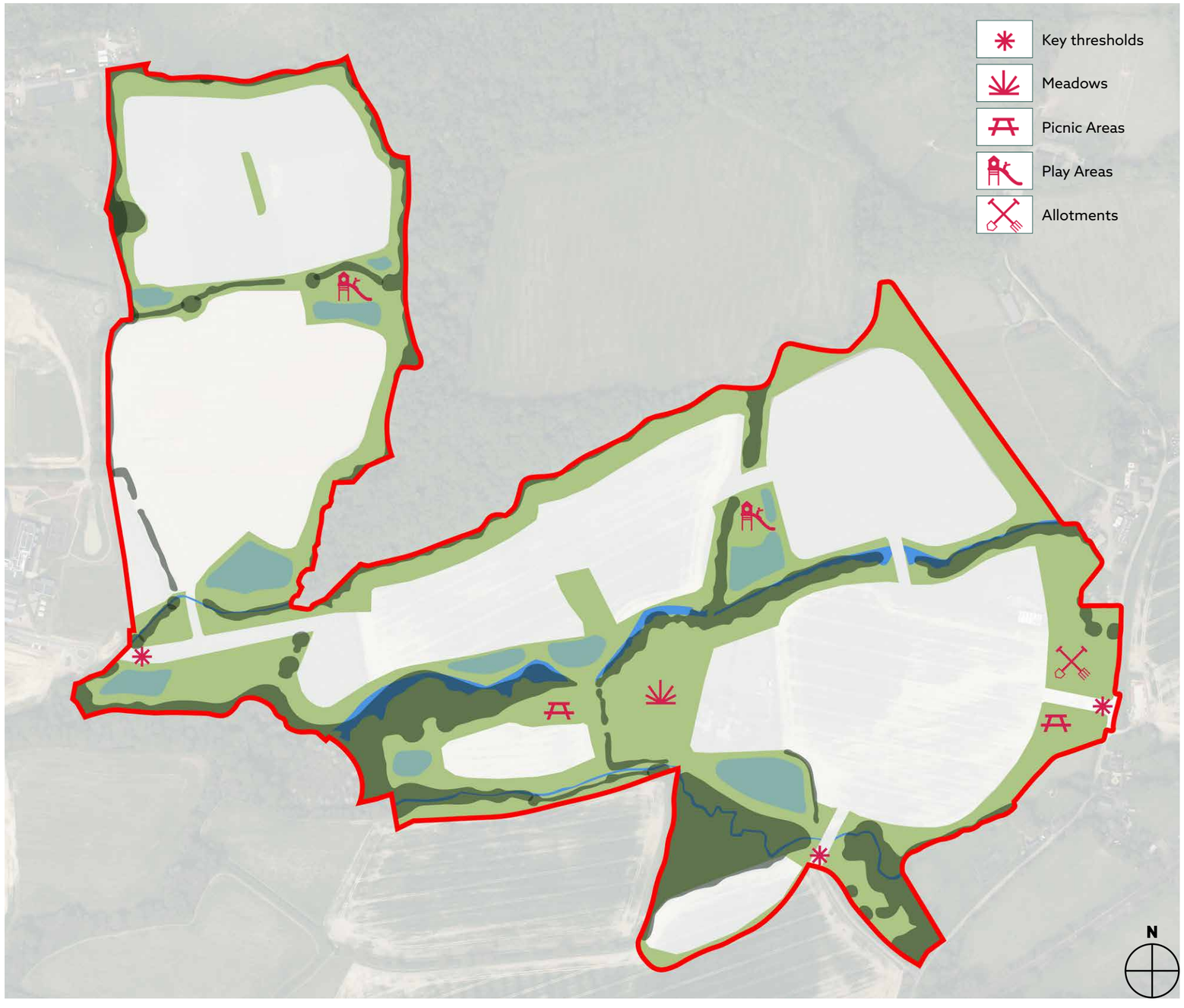
The rural character of the site provides opportunities to create a new settlement which fits into the existing landscape, with access to surrounding green space and the countryside.

The Landscape Strategy has been developed to blend into the existing rural setting wherever possible with the Channells Brook providing a naturalistic corridor from Phase 1, through the eastern parcel and onwards into the wider landscape. Areas of existing woodland around the northern parcel and within the southern open spaces create a natural green edge to the development.

The aim for the Phase 2 landscape is to create areas of open space taking inspiration from the existing rural character of the site. Existing woodland and hedgerows within the development and around the perimeter provide a woodland character that surrounds and cuts into Phase 2, separating development areas. It is proposed the SuDS strategy be formed of basins that would be dry for most of the year, catching surface water run-off in heavy rainfall events. This is to distinguish the basins from the existing brook corridor that runs east to west through the development and the Channells Brook corridor that runs through the southern part of the development providing year round wetland features.

Phase 2 provides opportunities to create connections between Phase 1 to the west and the wider landscape to the east. Pedestrian and cycle connections lead through the development and on to Wimland Road to the east. Vehicular, cycle and pedestrian connections lead west via the Bailey Road Extension, and south, through the commercial areas, towards the Sports Hub and into Horsham.

Within Phase 2 destination spaces occur including play areas, meadows, picnic areas and allotments. There are two key entrances into the development area, to the west at Bailey Road and to the south by the commercial areas, with a pedestrian and cycle connection to Wimland Road.



The development would provide opportunities for play, community engagement, access and enhancement of environmental features as well as pedestrian and cycle connections throughout the development.

Channells Brook runs east to west through the eastern part of Phase 2 providing a natural feature and green corridor that leads through the site, allowing for pedestrian and cycle connections between the key open spaces.

A framework of greenways will provide links from the Channells Brook corridor to the northern parcel and into the southern open spaces.

Play:



A network of play and active areas.

Community



Opportunities for community growing, social gathering spaces and sustainable living.

Environment



Links to rural surroundings through a series of greenways, habitat areas and landscape features.

Connected



A network of new and enhanced paths, cycleways and bridleways

Landscape Strategy

The Landscape Strategy aims to utilise existing landscape features within the site and its surrounding rural aspect, creating opportunities for people to engage with nature and the countryside.

The development would provide a series of public open spaces and community resources, connected by green links, including existing landscape features within the site.

Channells Brooks and existing areas of woodland and Ancient Woodland provide a key ecological feature through Phase 2. A series of attenuation basins would also provide SuDS throughout the open spaces. Landscape areas along the perimeter of the site would blend into the surrounding rural landscape and areas of woodland.

The landscape areas would be accessible by a network of footpaths, cycleways, bridleways and roads.

Key landscape elements would include;

• Community resources including play areas, recreation and gathering spaces, and the community allotments.

• Areas of woodland and Ancient Woodland would be protected and provide a key ecological feature.

• Channells Brook corridor and associated vegetation provides a green connection through the site.

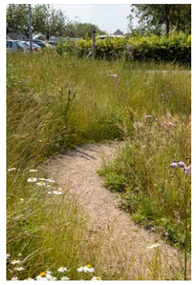
• The proposed attenuation basins would create a sustainable drainage system across the site.

• Existing footpaths and bridleways would be retained and enhanced while new cycle routes would provide additional connections across the site and beyond.











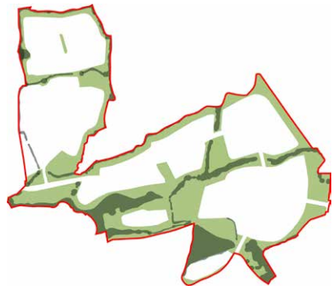




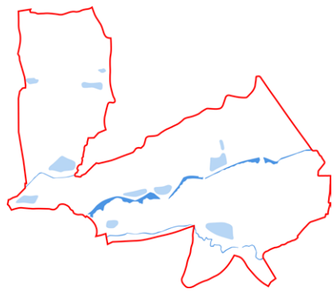


Illustrative Landscape Masterplan

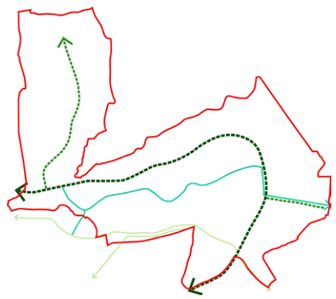
Open Space



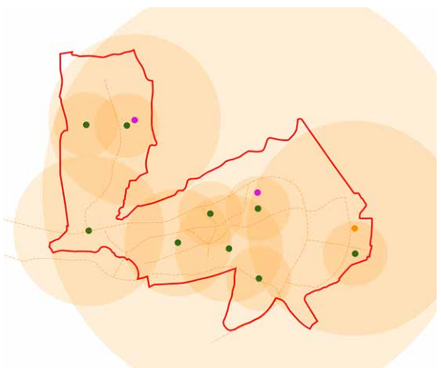
Water



Movement



Recreation





1. Castle Park Greenway
2. Local Landscape Area of Play (LLAP)
3. Bailey Road Extension
4. Brook Corridor
5. SuDS Basin
6. Meadows
7. Ancient Woodland
8. Neighbourhood Equipped Area of Play (NEAP)
9. Community Allotment
10. Natural Landscape Buffers
11. Strategic Landscape Buffers

Sustainability Principles

The Landscape Strategy has been developed in accordance with key sustainable landscape design principles.

Key commitments:

• Enable sustainable living through the layout of the scheme in terms of transport, energy use, water use and materials.

• To enhance the overall value of the development and create positive social, economic and environmental benefits.

• To improve biodiversity across the development area through the creation of a variety of habitats, and protection of existing protected species

• To provide a connection between the local community and the wider landscape.

• To ensure connectivity between the Phase 2 development area, Phase 1 to the west, Horsham to the south and the wider landscape to the east.

Key Design Principles:

Natural Habitats & Wildlife

• Existing habitats will be protected and enhanced, wherever possible.

• Provide a buffer zone of a minimum distance of 5m metres adjacent to existing watercourses, with the exception of general landscaping, arboricultural work, drainage related work and any timber bridges.

• Provide a buffer of at least 15m adjacent to Ancient Woodland areas.

• Provide a landscape buffer of at least 30m along the eastern boundary.

• A network of green corridors and nature parks to be provided to promote nature and biodiversity within the development to supplement existing habitats.

• Native plant species to be used wherever possible, based on existing species compositions on the site.

• Provide bat and bird boxes in park areas as appropriate

• Use of local provenance plants

• Create a range of habitats to promote diversity with reference to Priority habitats and species

• Install log pile stacks in suitable areas

• Wetland areas to be created in suitable locations providing habitats for newts and foraging bats.

• Biosecurity - tree procurement to be of native stock wherever possible, and latest biodiversity guidance on procurement of tree and plant stock to be followed.

Culture & Heritage

• Proposals for planting, and materials strategies should build on the natural characteristics, history and culture of the development area and surrounding communities to promote a strong sense of place and identity.

• Creation of new community spaces and parks where different cultures can meet and share in community activity and recreation.

• Spacial arrangements and material choices should reference the surrounding landscape, historic features and reinforce new habitat creation where possible.

Equity & Fair Trade

• Installation and maintenance of public realm and open space would provide opportunities for job creation. All sectors of the community should be considered during this time to ensure opportunities are open to all.

• Creation of attractive public realm for use by all sectors of society where new and existing communities can meet.

Health & Happiness

• Provision of comprehensive and attractive cycle and pedestrian routes throughout the development and provision of new links to areas beyond development to minimise the need for car travel, promoting a healthier lifestyle.

• Provision of recreational foot, cycle and bridle routes throughout the development.

• Provision of a network of open spaces including parks, play areas, and natural green spaces to provide an attractive setting to the development.

• Promote the benefits of nature and a 'green' and attractive environment.

• Provision of play facilities that satisfy HDC's requirements for NEAPs and LLAPs.

• Minimise light pollution through the use of low light fittings as necessary.

• Minimise noise pollution through sensitive environmental masterplanning and mounding, and planting

• Create healthy and comfortable micro-climate by using planting where appropriate to reduce the effects of adverse weather.

Local & Sustainable Food

• Promote community allotments in the eastern part of the site.

• Provide foraging habitats where space allows within natural green areas.

Inclusive Access

Where possible space should be designed to ensure it can be;

• Used safely, easily and with dignity by all, regardless of ability, age, gender, ethnicity or economic circumstances.

• Convenient and welcoming with no disabling barriers so everyone can use it independently without undue effort, separation or special treatment.

• Flexible and responsive, taking into account what different people need and want.

• Realistic, offering more than one solution to help balance everyone's needs.

• All future RM proposals shall consider HDC's Inclusive Spaces Guide where relevant, as set out in Appendix 8 of the S106.

Security and Safety

Public realm and amenity spaces should be designed to ensure there is good passive surveillance from public routes, overlooking properties, and active frontages, to ensure the development is a safe and softly policed neighbourhood.

Waste

• Use of recycled materials wherever possible

• Re-use or compost site arisings from landscape maintenance wherever possible

• Felled trees and vegetation to be chipped and reused as mulch or left in situ.

• Creation of log pile stacks in natural green spaces.

• Reuse and protection of existing site soils.

Sustainable Water

• Conserve and enhance visual and ecological character of existing water courses

• Provide a buffer of at least 3m adjacent to existing watercourses to enhance visual appearance and protect and enhance existing wildlife habitats.

• Manage the flow through the use of SuDS to control the quantity and quality of the discharged water, including swales/ditches, attenuation basins, and appropriate engineered solutions such as crates if required.

Open Spaces and Recreation Strategy

The Open Space and Recreation Strategy has been developed to ensure there are opportunities for a variety of outdoor community activities throughout the development.

The Open Space and Recreation Strategy for Phase 2 has been developed with reference to the S106 Plan 21, the Section 106 Obligations Schedule 4 and accompanying Appendix 8.

A series of public open spaces would allow for community engagement and activity, while the retention and enhancement of existing landscape features and habitat areas would enable a connection to nature.

The retention and enhancement of existing trees, hedgerows and landscape features can provide either a focal point for as recreational space or an attractive backdrop.

Within the development the Brook runs east to west creating a natural corridor through the site. This provides a connection through the site linking the open spaces, while green corridors lead into the northern and southern parts of the site. Within the open spaces and green corridors community resources and recreational spaces would be provided including play areas, leisure routes, open meadows and community allotments.

The proposals for open space and recreation include:

• Castle Park Local Landscaped Area of Play (LLAP) forms part of the greenway in the northern development area.

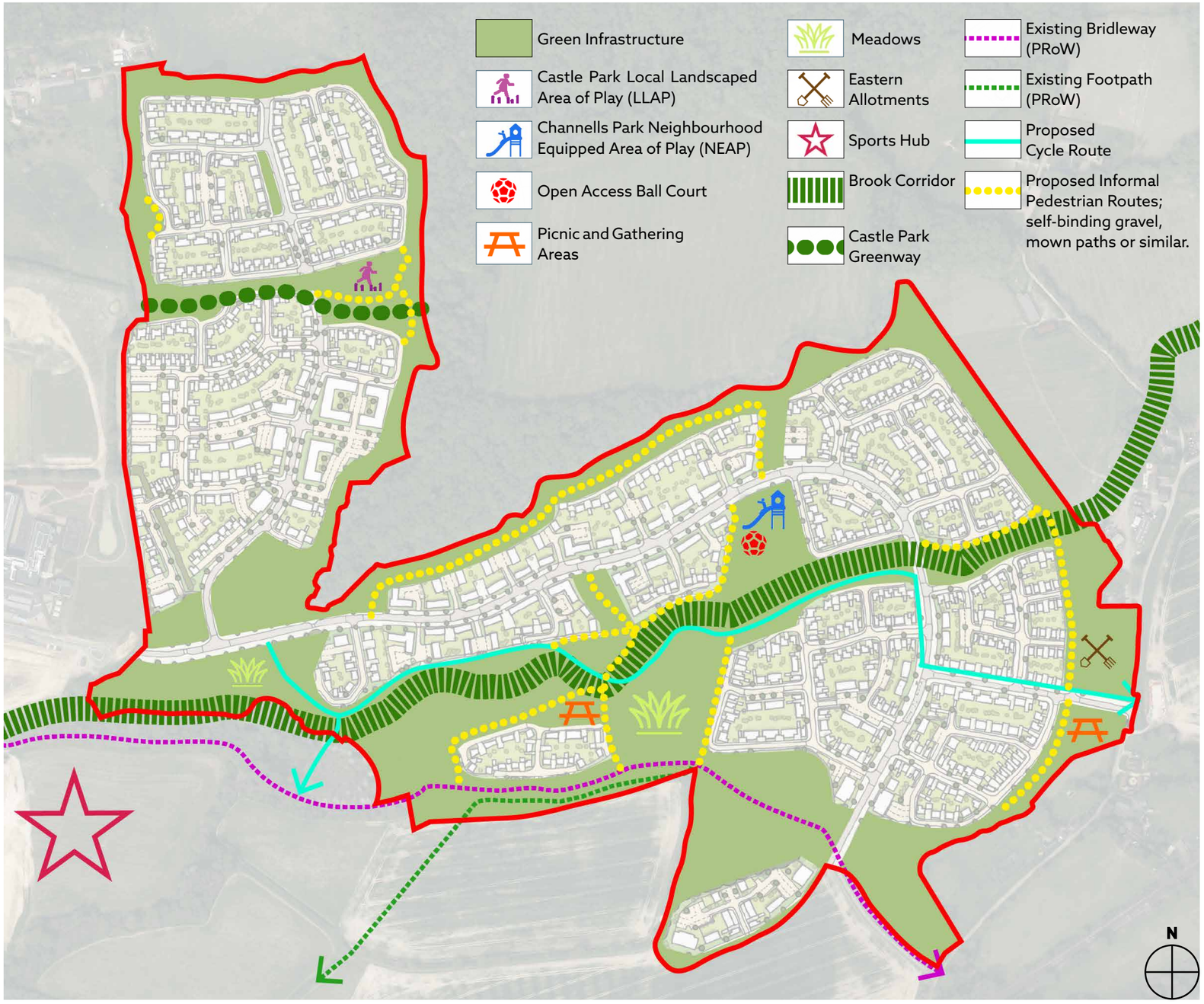
• Channells Park Neighbourhood Equipped Area of Play (NEAP) with an open access ball court would be located in the centre of the eastern development area to the north of the Channells Brook corridor.

• Local Areas of Play (LAP) and 'Natural' play spaces would be incorporated in appropriate locations.

• Strategic pedestrian, bridle and cycleways would run east to west, through Channells Wood, and north to south to link key spaces and destinations.

• Natural landscape areas for informal recreation including Channells Meadows and the Southern and Central Open Spaces.

• Owlcastle Allotments, as set out in the S106 Obligations Schedule the Eastern Allotment is to be a minimum 0.32 hectare to be provided in accordance with the Allotments Specification.



Play Strategy

Play provision is seen as key to the success of the development in creating a vibrant and happy community, in tandem with meeting the requirements of the Outline Permission S106 Obligations, Horsham District Council's access guidance and the aspirations of the Horsham Play Strategy 2017-2027.

The Horsham Play Strategy aims to ensure all children can move around in safety and seeks to ensure there are appropriate spaces where children can play freely, experience nature, explore their environment and be with their friends. The Horsham Play Strategy sets out the following key aims:

"• Aim 1 Improve the public realm as a child friendly environment which offers stimulating and challenging play opportunities.

• Aim 2 Ensure our play spaces are clean, safe and non-threatening.

• Aim 3 Encourage local people to use our play spaces to benefit their health and wellbeing.

• Aim 4 Where possible, work to reduce the barriers that prevent children from accessing and playing in the general public domain.

• Aim 5 Where possible, work with partners to identify opportunities for improving places for children and young people to play.

• Aim 6 Encourage children and young people to encounter the natural environment.

• Aim 7 Deliver excellent value and high performance while keeping the customer at the heart of what we do."

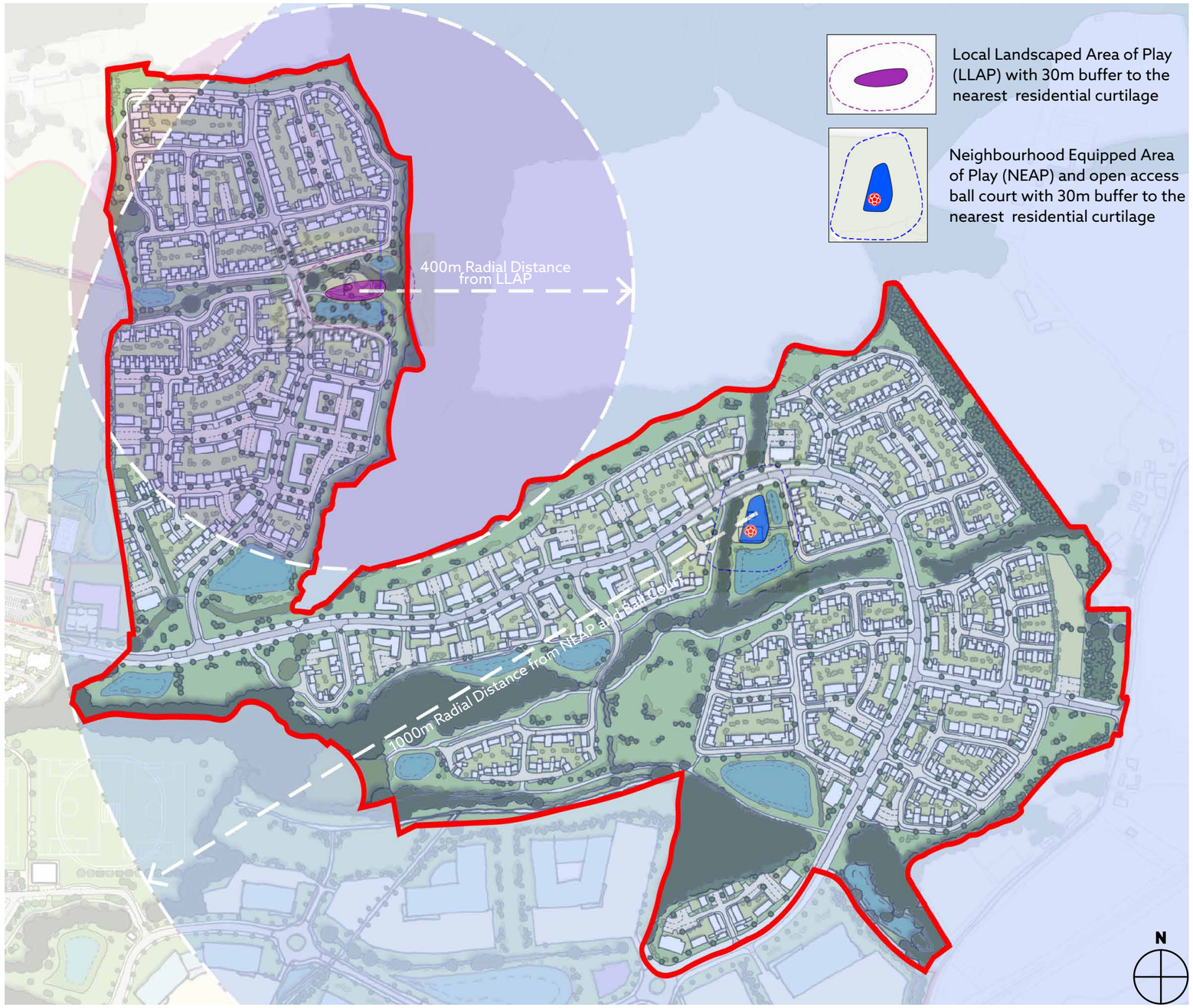
In order to achieve these aims the play strategy for Phase 2 sets out 2 key areas of play;

1. A Local Landscaped Area of Play (LLAP) located along the Castle Park Greenway' within the northern development area.

2. A Neighbourhood Equipped Area of Play (NEAP) and open access ball court located in the centre of the of the eastern development areas to the north of the Brook corridor.

• Local Areas of Play (LAP) and 'Natural' play spaces would need to be incorporated in appropriate locations.

The distribution of play spaces is in line with Appendix 8 of the Section 106 Obligations attached to the Outline Planning Permission, and Horsham District Council's access requirements for play.



The provision for play should include the following:

• Neighbourhood Equipped Area of Play (NEAP) and open access ball court; providing play opportunities for all age groups and abilities. To be located centrally within the development.

• Local Landscape Area of Play (LLAPs); an alternative to a predominantly equipped area of play with a focus on 'natural' play and play within the landscape. The LLAP would be located centrally and would allow for areas of calm, space for physical activity and opportunities for social interaction.

• Local Areas of Play (LAP) and 'Natural' play spaces to be incorporated in appropriate locations.

• Individual play spaces to be designed to provide a wide range of activities.

• Play equipment should cater for a range of age groups.

• Play area designs can draw on the distinct character and the historic and landscape context of the site, to ensure that a sense of place is built into the proposals.

• Play area equipment should be fabricated from natural materials wherever possible, with the use of plastic/metal play products kept to a minimum.

• Play spaces should, wherever possible, be accessible via multi-user routes, or as a minimum via strategic pedestrian routes to promote active and safe journeys from home to play space

• Play spaces should provide adequate seating, litter bins and cycle parking for a variety and appropriate number of users.

• Wherever possible play spaces should try to include existing hedgerows and tree planting to help them fit into the existing landscape and the wider Green Infrastructure of the site.

• Play areas should include appropriate landscaping such as trees and sensory planting.

• In developing further detail designs for RMA submissions, reference should be made to HDC's Play Strategy and Guidance.

• Practice guidance from ROSPA, FiT and Play England must be adhered to.

• Emphasis is to be placed on inclusivity and accessibility following the design hierarchy within HDC's Inclusive Spaces Guide, as set out at Appendix 8 of the S106, with HDC's Inclusive Spaces Guide to be considered where relevant.













Surface Water Drainage Strategy

The site-wide approach to water management has been developed on an holistic basis, and seeks to maximise the opportunities and benefits from surface water management in line with the guiding principles established within the Ciria SuDS Manual (C753).

The Mowbray Development presents the opportunity for development of a sustainable drainage system that manages flood risk by design, topography and situation. The design of the proposed surface water drainage scheme will use SuDS and attenuation basins, where feasible, to limit development run-off rates and manage surface water.

The Phase 2 drainage strategy has been prepared by Glanville, dated August 2023, which should be read in conjunction with this document.

The site is located within 13km of Gatwick Airport therefore landscape and SuDS proposals would need take in to consideration requirements regarding advice offered to reduce the potential attractiveness of landscaping schemes to hazardous bird species.

The proposed system will be designed to manage a 1 in 100 year rainfall event with an appropriate allowance for increase in rainfall intensities to take account of the predicted effects of climate change, thereby managing the on-site risk. The site will drain to attenuation features before discharging to the outfalls. Engineered systems, including crates, could be considered to provide additional SuDS capacity if necessary.

A summary of the key points are set out below:

• Surface water arising from a developed area should, as far as practicable, be managed in a sustainable manner to reduce surface water flows to no greater than the level prior to the proposed development, reducing the flood risk on the site itself, taking climate change into account.

• The topography of the site has a large number of sub-catchments. Within each sub-catchment, a SuDS 'train' of systems will convey the surface water runoff to the main outfalls. The drainage systems that serve each sub-catchment will drain into the local network of watercourses.

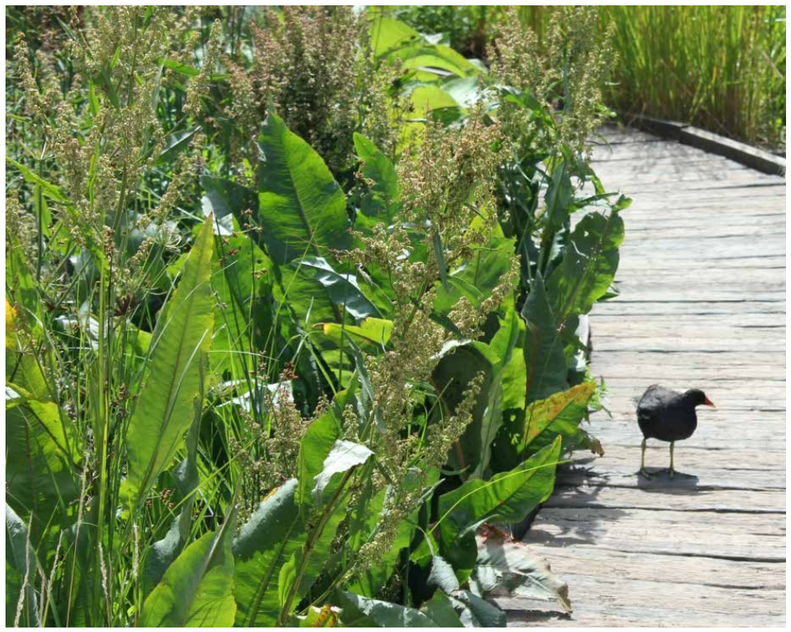
• The exact capacity of the attenuation basins will be subject to detail design for each reserved matters application, as required by Condition 54. The approach to SuDS in the Brook character area will be subject to detailed design.

The SuDS strategy should seek to achieve a multi-functional scheme incorporated into the Green Infrastructure, providing sustainable and high quality amenity spaces as well as varied and enhanced biodiversity for the site.











The SuDS Design Strategy should:

• Where possible provide SuDS features that appear to be an integral and natural element within the landscape areas.

• Where possible provide multifunctional SuDS that are sensitively incorporated into the Green Infrastructure, providing sustainable quality amenity spaces, and attractive interface to housing.

• Where possible SuDS features should be designed to avoid the need for safety fencing through the use of appropriate contouring with maximum 1 in 3 slopes. Planting should include emergent plants to waters edge and planting on basin edges to assist egress. Dry/wet benches above and below permanent water level of minimum 1.5m width would also allow easier egress.

• Contribute to varied and enhanced biodiversity for the site

• Integrate engineering and landscape elements from the outset

• 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

Design proposals should make reference to best practice guidance and documents as follows:

• The SuDS Manual - CIRIA - 2022 CIRIA C753

• Health and safety principles for SuDS: Framework and checklists CIRIA RP992 The SuDS Manual Update

• National Planning Policy Framework (December 2023) and associated online guidance

• Water Framework Directive 2017

• Flood and Water Management Act (2010)

• National Standards for Sustainable Drainage 2015

• RoSPA Safety at inland water sites 2019

Particularly regarding biodiversity:

• Sustainable drainage systems: Maximising the potential for people and wildlife (WWT and RSPB)

• Delivering biodiversity benefits through green infrastructure (C711) CIRIA

Materials Strategy

Surface materials will be selected to reflect the predominantly rural context of the development, with a simple palette of slabs, block, natural aggregate finishes and asphalt.

Surface materials would be used to reinforce the hierarchy of spaces, and uses. Muted, neutral colours would reflect the local stone tones and textures, and local building vernacular. Materials would reflect the function of each space and route through the site, including;

1. Residential Areas

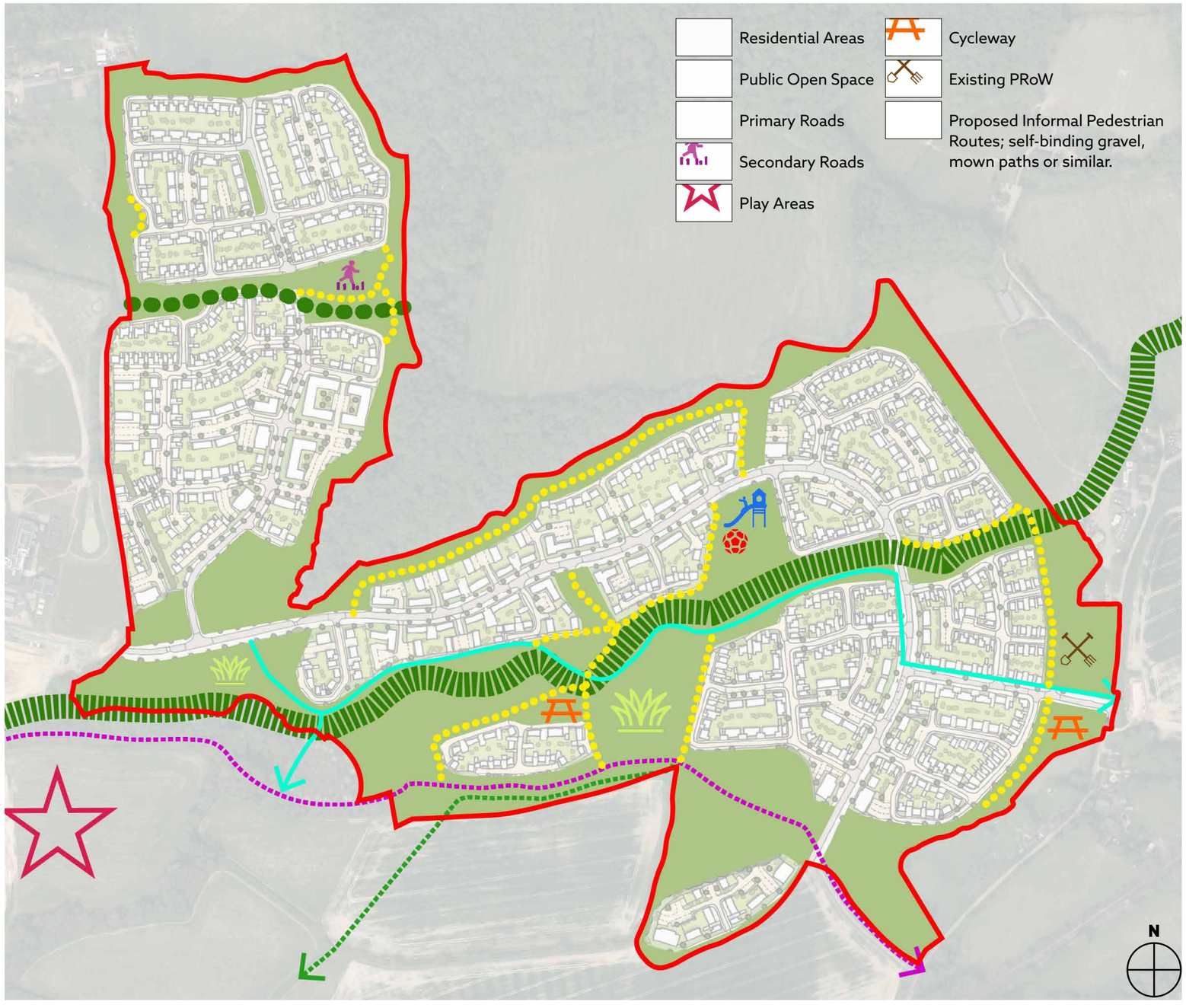
A variety of quality precast concrete blocks, and asphalt will be used in these areas to reinforce pedestrian and cycle routes, and shared surfaces. Pedestrian crossing zones be provided and surfaced with quality precast concrete blocks to match adjacent surface finishes or imprinted surface finishes. Edging materials to be in keeping in colour and quality with adjacent surfaces.

2. Open Space

Areas of public open space would use predominantly naturalistic materials and colours to reflect the rural character of the space. Where cycleways, bridle paths and pedestrian connections pass through open spaces materials should reflect the hierarchy and use of the route.

3. Play Areas

Play areas will be surfaced to provide a suitable safety surface in accordance with equipment suppliers requirements. Natural looking materials such as bark mulch, grass safety surface or play safety surfaces in natural colours are proposed. Where play space extends beyond the safety zones of formal equipment surfaces would be naturalistic through the use of grassed areas, and self-binding and bonded gravel.



Residential Areas

Quality precast concrete blocks and/or buff coloured asphalt and/or black asphalt.






Primary and Secondary Roads

Asphalt surfaces along the primary and secondary roads, and associated foot and cycleways, would reflect the hierarchy of the routes. Primary roads would be separated from footways with grassed verges and street trees where possible.






Cycleways

Sealed surfaces such as asphalt would provide a functional sealed surface. The use of natural colours and gravel mix would ensure routes integrate with the landscape.






Informal Pedestrian Routes

Pedestrian routes within the open space to use natural colours and materials to ensure they integrate into the rural aspect of the site. Self-binding gravel in natural tones to be used where hardstanding is require with mown grass paths providing access to soft landscaped areas.






Play Areas

Bark mulch, natural coloured play surface or grass safety surface, to ensure play areas appear naturalistic and are well integrated into the landscape.






In developing detailed proposals for the public realm the following principles should be taken into account:

- Materials should be selected to reinforce a hierarchy of spaces, and routes.
- Consideration should be given to the materials supply, durability, longevity and ease of replacement or replication.
- Materials colours must be muted and of natural tones to complement rather than detract from the adjacent buildings and landscape setting.
- The landscape and public realm materials should be selected to have regard to sustainable procurement.
- A range of appropriate adoptable materials should be used to create a safe, comfortable neighbourhood identity.
- The materials palette must also adapt to accommodate an evolving SuDS strategy, where permeable surface materials may be required to parking courts, or roadways, where the underlying geology allows.
- Materials should be related to each other - colour, texture and size and it should complement adjacent materiality.
- High quality precast concrete kerbs to be used to highways, and footways in built up areas.
- Timber edging to be used to edge bridleways, cycleways and footpaths in strategic landscape areas, notched at back to form smooth curves.
- Flush precast concrete kerbs to be laid flat as necessary to define changes in materials.
- Raised tables - where used to slow traffic - should be quality precast concrete block in colours to match adjacent pathways or buildings to highways design standards.

Street Furniture Strategy

The careful selection of street furniture provides an opportunity to create a distinct sense of place within the development, and to reinforce its historic characteristics and rural context.

Simple furniture palettes are proposed which reflect those found in historic market towns such as Horsham and materials commonly seen in and around historic village greens such as Rusper. Materials such as black cast iron fixtures and finishes found in market town centres, and timber elements seen in smaller village greens.

Play areas within the open spaces would also seek to reflect the rural and historic nature of the surrounding landscape through the use of Horsham Stone or similar, natural colours and timber furniture.

The street furniture strategy seeks to reinforce the distinctive character of the development through the use of 3 materials palettes:

1. Predominantly black painted metal and timber street furniture would be used along the Street Frontage to reinforce the hierarchy of the streetscape.

2. Within the Residential Centre a more rural approach with timber street furniture to reflect rural context of site.

3. Rustic timber furniture within the Rural Edge and open space, areas beyond the residential plots, to reinforce the interface with nature in these areas.

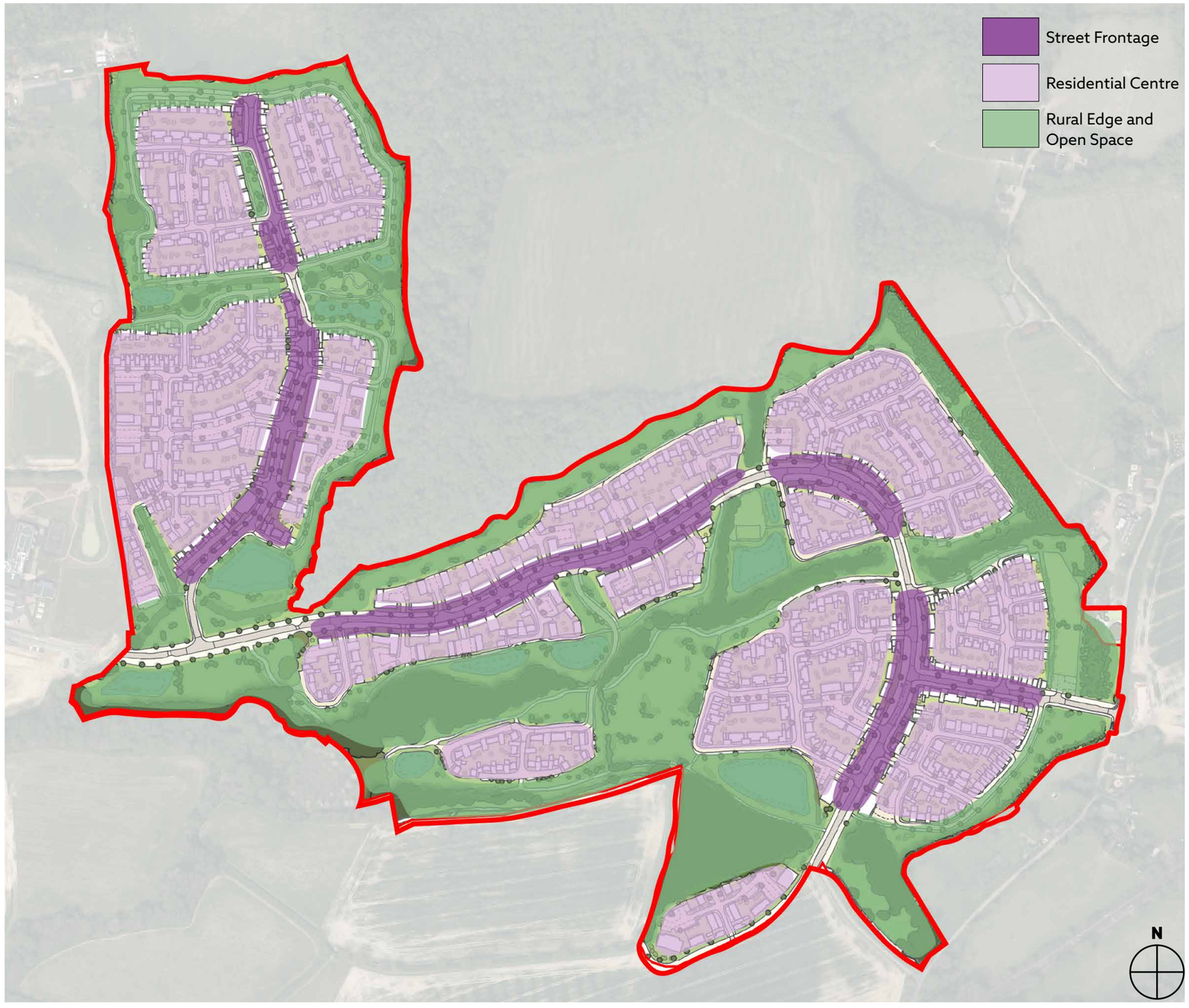
Three principle palettes are proposed to:

• Reinforce the hierarchy of the streetscape

• Reflect the rural context of the site.

• Make reference to the characteristics of local village settlements.

• Reinforce the natural assets to the edges of the site including the Ancient Woodland and the historic woodland industries which operated from the woodlands on the top of the hill.



Street Frontage

Timber and metal street furniture to reflect market town vernacular and streetscape hierarchy

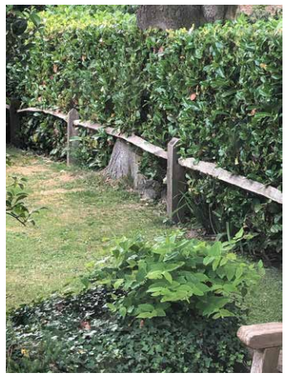





Residential Centre

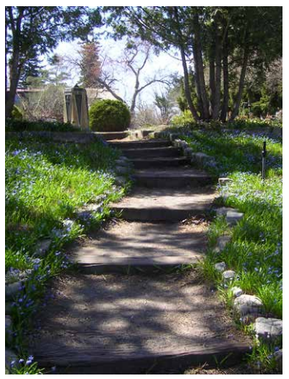
Predominantly timber furniture with simple styles and natural finishes.




Rural Edge and open Space

Rustic timber furniture and material finishes that reflect the rural and historic nature of the surrounding landscape.







The Street Furniture Strategy should ensure that:

• Distinctive palettes would reinforce the hierarchy of spaces throughout the development, using complementary materials to reflect the rural and historic context of the development.

• Street furniture products should be selected to suggest a family of products which have similar materiality, design references etc. Where products are selected from different suppliers, the emphasis should be on selection of products with similar design aesthetic.

• Street furniture should reflect the character of the space they are located in. Predominantly black painted metal and timber furniture along the Street Frontage, with timber items in the Residential Centre and a more rustic approach within the Rural Edge and Open Spaces.

• Street furniture products should be sourced from established suppliers to ensure a reliable procurement and replacement process.

• Street furniture products should be selected from sustainable sources.

• Street furniture should be selected which has a contemporary aesthetic without being overtly urban.

• Street furniture positions should be considered from the outset to ensure an uncluttered streetscape. Bins and benches should be located in appropriate positions for use by residents and visitors, bearing in mind maintenance access.

• Street furniture elements should be of suitable scale and frequency for the space they are in.

Boundary Treatments Strategy

The strategy for the provision of boundary treatments seeks to reinforce the rural character of the site and the distinctive character and design of the development.

To this end three palettes are proposed:

Primary Street Frontage

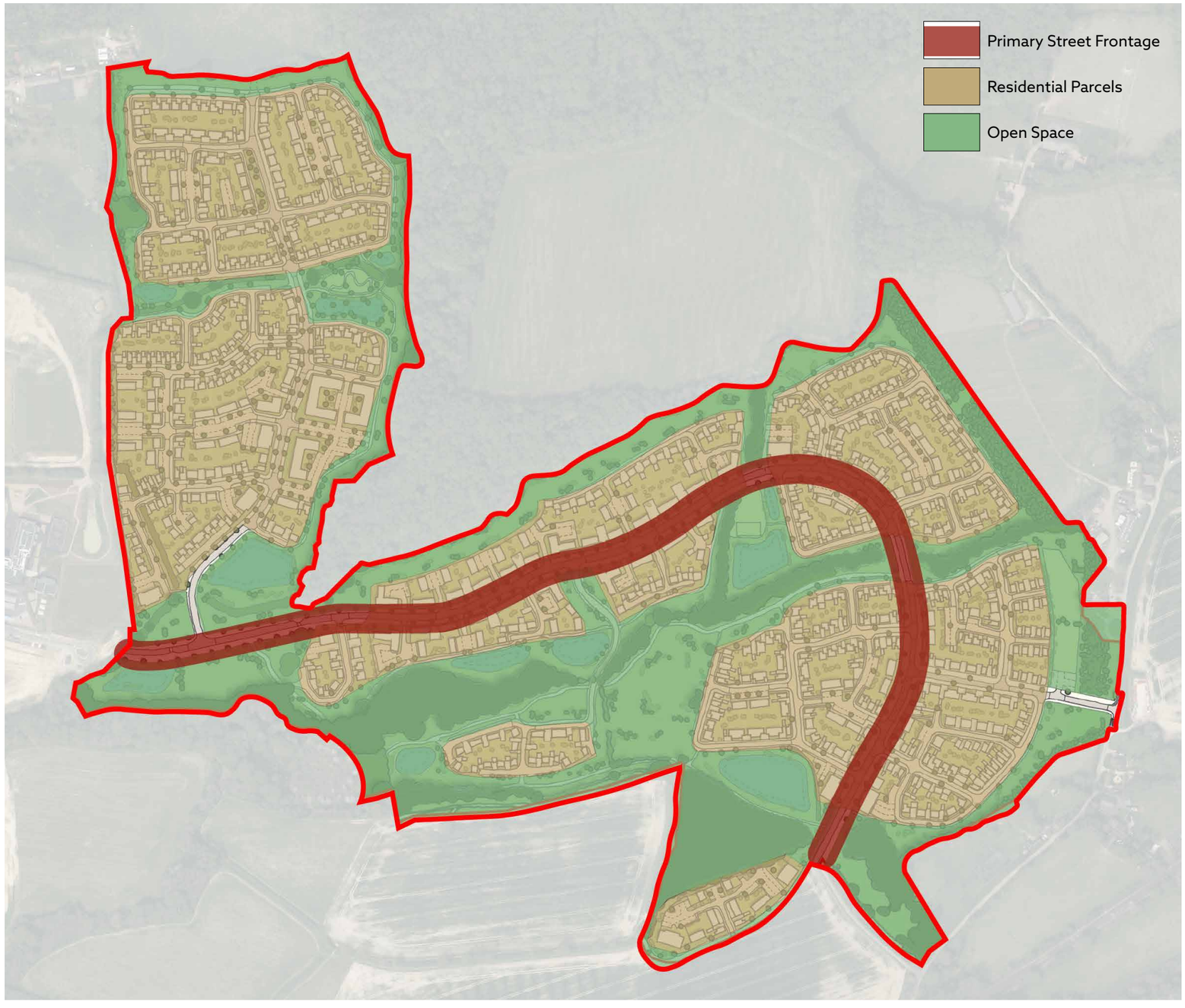
To reflect the hierarchy of street scenes boundary treatments along the primary roads would be set back from the roadway with paths, cycleways and tree planted verges providing an buffer between plot and road. The use of black metal railing, formal hedges and ornamental planting would reinforce the character of the streets.

Residential Parcels

Within the development parcels, where a frontage meets a roadway, formal planting should provide a boundary between private and public realm through the use of ornamental planting and clipped hedges, were space allows.

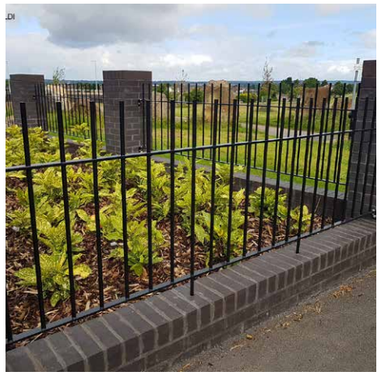
Open Space

To reflect the rural character of the site, cleft fencing is the preferred boundary treatment to strategic landscape areas. Where more substantial boundary treatment is required or facing is needed a Horsham stone finish, or similar, should be used.



Primary Street Frontage







To reflect the hierarchy of street scenes with the use of black metal railings, formal hedges and ornamental planting.

Residential Parcels



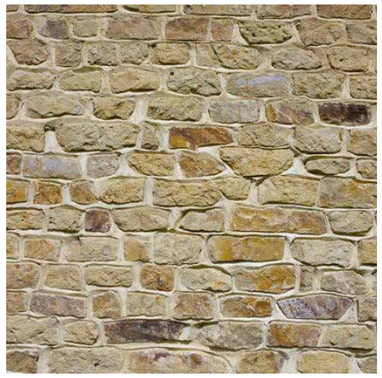




To reflect the hierarchy of street scenes with the use of black metal railings, formal hedges and ornamental planting.

Open Space







To reflect the rural character of the site.

Boundary treatments throughout Phase 2 should consider the following principles;

Street frontage

Boundary treatments along primary roads should reinforce hierarchy of the streetscape through the use of metal railings.

Where existing hedges are to be retained these are to be managed to achieve or maintain a height of no more than 2m to avoid overshadowing.

Formal hedges to be implemented as plot boundaries along the primary roads where spaces allows, reinforced with black estate rail where appropriate.

Residential Parcels and On Plot Boundaries

On plot boundary treatments should respond to the character of the parcels and housing density, reflecting the rural boundary treatments found locally, including;

- Timber fence with matching gates 0.9m high
- Timber fence with matching gates 0.9m high with native hedge planting
- Low brick wall with hedge
- Cleft post and rail fence with hedge planting 1.2m
- Estate metal rail with hedge planting 1.2m high
- Ornamental Hedge Planting Height 0.9-1.1m high max. Set back minimum 2m. Post and wire fence integral to the hedge while it establishes

Open Space

Strategic boundary treatments within the open space should reflect the rural context of the site, including;

- Cleft post and rail fence and cleft trip rail

Play Areas

Where possible play areas should be kept open and accessible. The LLAP has a focus on landscape and therefore formal boundaries should be avoided. The NEAP is situated near the primary road therefore a boundary would be needed. This play area takes its concept from the Motte and Bailey Fort therefore the boundary treatments should do the same;

- LLAP should be open with elements of soft landscape enclosing the space.
- NEAP is to use a combination of Horsham stone, or similar, walls between along the roadside and hedges between the NEAP and the wider landscape.
- Open Access Ball Court to be in-keeping with the NEAP boundary treatments with the additional of ball stop fencing to be provided behind goals such as 3m high metal fencing.

Side Boundaries and Retaining Walls

- Brick walls should be used along side and rear garden boundaries visible to the public realm along primary and secondary streets, a maximum 2m high. Planting is encouraged to soften walls.
- Retaining walls should be constructed in brick to match adjacent buildings, no more than 2m in height.
- Where plot boundary treatment is required above 2m in the public domain this should be of an open character such as fence with hedge planting or similar to minimise overbearing appearance of boundaries.
- Consider the use of bee bricks in brick boundary walls above 2m.
- Top of fences should be raked, not stepped, where level changes occur.
- Top of fence heights, surrounds to bin stores etc. should be consistent in height in any given area.
- Where level changes are required between properties and retaining walls are visible to the public brick to match adjacent building should be used.

estate primary streets only

Lighting Strategy

The lighting strategy has been developed to ensure safe levels of lighting to all main vehicular and pedestrian routes - in particular primary and strategic routes through the site.

Lighting to residential plots should ensure routes are safely lit to the minimum level required, with discrete and unobtrusive fittings. External lighting to the development must be kept to a minimum with light fittings to minimise intrusive light spillage beyond the intended area of public realm.

Fittings should be neutral in style. Simple black fittings are proposed in response to the street furniture palette, and to be recessive in appearance where possible.

Open spaces should be lit only if necessary to provide safe identifiable routes or to provide feature lighting to highlight specific features or points of interest. Where lighting is required near or within an ecologically sensitive area light spill should be reduced through the use of directional lighting.

Lighting provision to primary roads and residential streets should be in accordance with WSCC requirements and approved fittings.

Light fittings specification for light columns in all other public areas should adopt the same Luminare fittings as the WSCC standard to allow for ease of long term maintenance.

Primary and Secondary Road

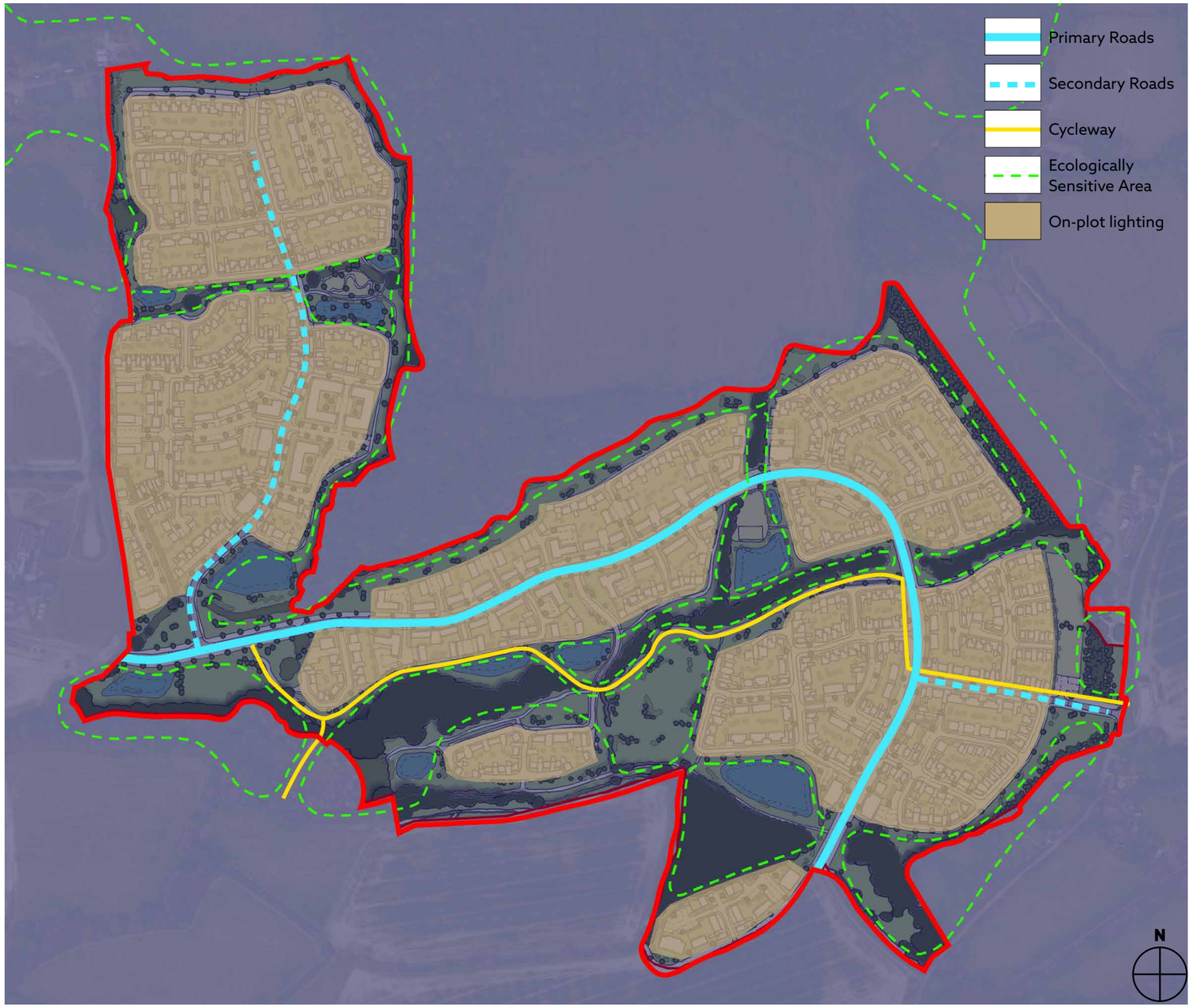
• Columns approximately 6-8m high to WSCC standards.

• Spacing to be to WSCC standards with adjacent trees located appropriately.

Residential Areas / On Plot

• Painted columns in private areas with columns to WSCC standards along adoptable roads.

• Sufficient illumination to make parking courts and footway routes safe.



Traditional light column - public open spaces and cycleways







- Warmer CCTs
- No Upward Light
- Dimmable
- Light Shields Available

Illuminated bollard - private / semi-private roads and strategic movement route







- Vandal-resistant
- Smart City ready
- Integral presence detector & emergency option available
- GRP option available
- BREEAM compliant

The following design measures are preferred across the development to ensure lighting design and requirements are appropriately addressed.

Ecologically Sensitive Areas

• Lighting units should be ecologically sensitive and reduce the amount of upward light pollution where possible. Light spill should be minimised in identified wildlife corridors and ecologically sensitive areas to create appropriated dark zones, restricting lighting to low level downward directional bollard lights, with carefully directed light outputs onto paths only.

• Precautionary and sensitive measures such as low heat output lights, minimum spread lamps, downward directional and back light control systems, should be used within and adjacent to identified ecologically sensitive areas.

Physical Appearance

• All lighting equipment should be selected to exhibit as small an appearance as possible. The design intent is to have a lighting effect rather than a display of lighting equipment.

Highways

• Roads and streets should be lit using column mounted, low level, downward directional luminaries and maximum spacing where appropriate.

• Lighting columns adjacent to ecologically sensitive areas should also use back light control systems to reduce backward spill.

• Wall/building luminaries should be used in places to help reduce street furniture within the pedestrian /highway corridors.

• Private, semi-private and shared surface areas should be lit using the same family of column as for streets and should use wall/building mounted luminaries where appropriate. External security lighting where appropriate to be set on motion sensors and short (1 min) timers.

Open Spaces

• Lighting within parks, greenways, green links and public informal open space should be limited to paths, cycleways and nodal points only.

• Lighting around formal play areas would be limited to adjacent streets, paths and cycleways to deter night time use.

• Low level, downward directional bollard lighting to be used along strategic movement routes.

Optimal Performance

• Light fittings should have optical control, using reflector design and internal and external accessories to ensure precise beam control and minimised light spill.

Ease of Maintenance

• Lighting equipment is often required to be mounted in difficult to access conditions. It is important that the fitting can be maintained without unnecessary effort.

Detail

• Light fittings to primary and secondary roads to be to adoptable- standards, and in accordance with WSCC requirements.

• Lighting columns would be spaced typically 30-35m apart to primary roads, subject to detail design.

• Columns should be located 1-2m from the edge of the road, but not in the footway/cycleway.

• Lighting to secondary and tertiary roads and residential plot areas should be 5m high.

• Light columns in residential areas approximately 5m high to achieve approximately 20 lux.

• All lighting should be robust, readily maintainable, and standardised within the development to a reasonable extent.

• A colour temperature of 2700K is to be used for illuminated bollards in order to be sensitive to the high proportion of ecologically and landscape sensitive areas throughout the scheme.

• The times that lights are on is to be limited, providing dark periods in order to limit disruptive effects on the photoperiodism of existing and proposed trees.

Biodiversity Strategy

Biodiversity & Ecology Strategy

The site largely comprises arable and pasture farmland, considered to be of low ecological value. However, the site is bordered by dense woodland to the north and bisected by the Channells Brook Corridor which runs east to west through the eastern development parcel. Along the Channells Brook corridor are areas of existing woodland including some Ancient Woodland. In the southern part of the site are further areas of existing woodland and vegetation. Woodland species are of a native variety predominantly broadleaved deciduous species.

A number of mixed native hedgerows dissect the site including a section of existing hedge running east/west through the northern development areas and sections of hedge running north/south off the Channells Brook corridor in the eastern development area.

The bridleway that runs through the site is characterised by existing areas of woodland and vegetation.

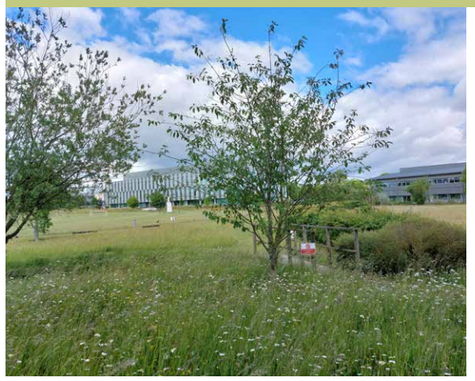
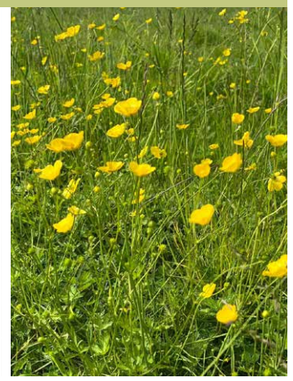
There are a number of veteran trees within the development areas, these are largely associated with existing hedgerows and areas of woodland. Tree species within the site are predominantly Oak with species such as Alder, Ash, Field Maple, Hawthorn, Hornbeam, Wild Cherry and Willow also present.

Existing habitats of high ecological value include the vegetation associated with the brook corridor within the eastern area of the development.

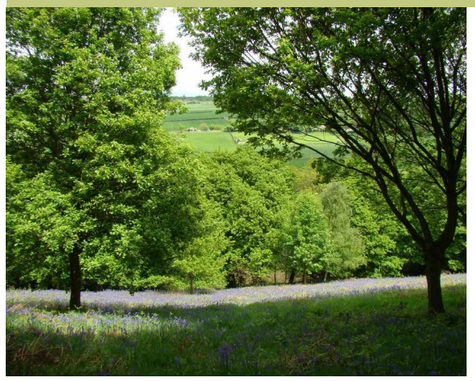
The development provides a unique opportunity to enhance biodiversity across the site, to engage the community with nature through the creation of new habitats and landscape typologies, which reinforce and build upon the site's existing ecological assets.



Meadows

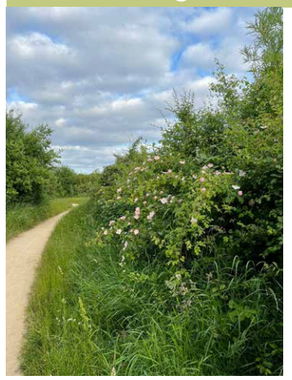
Trees and Woodland




Wetlands




Native Hedge and Woodland Edge




Hibernacula and Bug Hotels




Wildflower Meadows




Principles

Ecological enhancements should:

• Protect retained habitats and species.

• Create new opportunities for local wildlife on the site

• Retain existing trees where possible.

• Use predominantly native tree species in proposed tree planting strategy along boundaries and within green corridors.

• Provide a network of tree avenues and new planting to create ecological corridors and connectivity through the site for the benefit of foraging birds, commuting bats, and other wildlife.

• Plant fruit and flower bearing trees and hedgerow species to provide a valuable food resource for bees and other wildlife

• Enhance areas of native scrub along the boundaries by introducing areas of new native species planting to increase diversity, including providing suitable areas for hazel dormice.

• Create wildflower areas to provide foraging habitat for birds, bats and invertebrates such as bees and butterflies, where possible.

• Enhance the existing stream habitats.

• Retain and manage existing mature trees of high ecological or amenity value to promote nesting and foraging opportunities for wildlife as well as the installation of a number of bird and bat boxes.

• Create small log piles to provide habitat for invertebrates within the existing tree line using any dead wood from tree removal and ongoing maintenance.

• Remove invasive species currently recorded on site.

• Create shallow damp depressions which will provide undisturbed damp areas of vegetation for flora and fauna. To include rock piles and outcrops at intermittent intervals, to provide habitat for invertebrates.

• Provide interpretation to habitats and trails to engage community with nature.

• Use a hybrid approach to woodland buffers through initial planting followed by leaving buffers to naturally regenerate.

The following design measures should be considered:

• Install an appropriate number of bird boxes.

• Install an appropriate number of bat tubes.

• Pollinator and nectar rich planting should be incorporated into the Greenways

• Bat boxes should be located on the appropriate aspect, positioned in line with the ecological strategy with free flight paths and away from high level lighting such.

Planting Strategy

The planting strategy has been developed to ensure the proposed landscape scheme is in-keeping with the existing countryside and landscape context. Enhancing and expanding upon existing site features, landscape characteristics and planting species native to the area.

The site is located within 13km of Gatwick Airport therefore planting proposals would need take in to consideration requirements regarding advice offered to reduce the potential attractiveness of landscaping schemes to hazardous bird species.

Wherever possible existing trees and hedges would be retained and incorporated into proposed planting areas, with protection given to existing Ancient Woodlands both within and adjacent to the site.

Planting typologies will include predominantly native planting, including small woodlands, copses, hedgerows, meadows and marginal wetland areas to reflect the context of the site.

Planting should seek to provide:

• Instant impact where appropriate in key locations through 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 landscapes to engage the community with the living world.

The planting strategy proposes the following typologies:

• Avenue tree planting along the primary and secondary roads.

• Enhanced woodland edge to soften the transition between the development and existing woodland areas.

• Native hedgerows to extend green corridors and reinforce existing corridors.

• Management of open areas of grassland to create wildflower swards in the medium to long term.

• Damp grassland in association with provision of SuDS attenuation basins.

• Marginal grassland in association with wetland or pond areas.

• Hazel coppice and bramble understorey where appropriate to enhance habitat areas for Dormice.



Principles

• A variety of planting palettes should be provided to reinforce the hierarchy of spaces within the development.

• Open areas to be managed to provide an attractive grassland meadow.

• Existing hedgerows to be managed for wildlife benefit, to maintain the character of the site and ensure viable wildlife corridor.

• New hedges should be predominantly native species to reinforce the existing network of hedgerows across the site.

• Shrubs species for the areas adjacent to attenuation basin would provide a buffer between amenity space and areas of wetlands. These should not include invasive species which will be hard to maintain, or species which will grow to more than 1.2m in height, unless tolerant of being coppiced.

• Tree and shrub species selection to areas adjacent to water attenuation basins should be tolerant of a variety of soil conditions, from dry to wet.

• Trees in strategic locations to provide 'instant impact' to the scheme from the outset.

• Trees along primary roads to ensure positive visual impact from the outset with large trees selected, preferably of native species. Trees to be planted where possible a, allowing for visibility splays and cross routing of services.

• Trees along secondary roads to ensure positive visual impact from the outset. Medium trees to be selected, preferably of native species. Trees should be planted where possible, allowing for visibility splays and cross routing of services.

• Tree planting to tertiary roads and plots should be provided where possible. All service corridors to be provided in footway/cycleway or carriageway not landscape areas or verges where possible.

• Tree selection to accord with NHBC guidelines in respect of tree species selection, ground conditions, proximity to new buildings, visibility splays and driveways.

• Blackthorn and elder should form only a minor component of hedgerow mixes (5% or less of mix), as these species spread rapidly, and require extensive maintenance.

• Species selection to include native plants that provide biodiversity benefits including pollinators, fruit, nut and nectar bearing species.

• With reference to the supply of trees and plants - Suppliers must not knowingly purchase any plants from regions where the disease Xylella is known to exist.

• All plants for this project must be UK grown or spend a minimum of a full growing season in a British nursery to ensure plant health and non infection by foreign pests and diseases.

• Native shrub planting mixes should include species which will grow more than 1.5m in height, or which cannot be coppiced to maintain the lower height, to allow for intervisibility between spaces.

• In developing planting palettes prior to RMA submissions reference should be made to the NCA 121 Low Weald document to inform final details of species on a site area by area basis

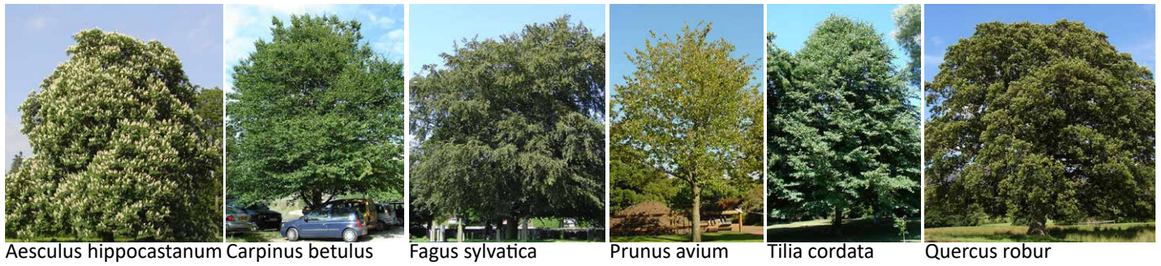
• Due to the seasonal nature of plant material, planting works must be undertaken at an appropriate time of year.

Existing Trees, Woodland Edge and Native Hedgerow



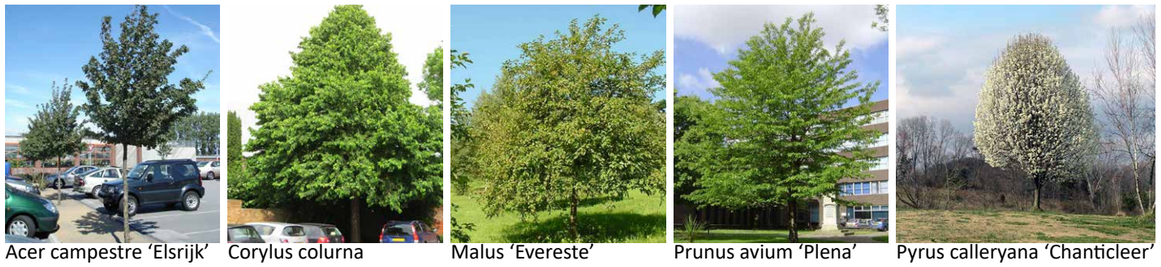
North Horsham Phase 2 Existing landscape features

Feature Trees and Primary Street Trees



Aesculus hippocastanum Carpinus betulus Fagus sylvatica Prunus avium Tilia cordata Quercus robur

Secondary and Tertiary Street Trees



Acer campestre 'Elsrijk' Corylus colurna Malus 'Evereste' Prunus avium 'Plena' Pyrus calleryana 'Chanticleer'

Wildflower Grass and Meadows



Wetlands and marginal Planting



Key Open Spaces

The distinctive rural character of the site provides an opportunity to create a new settlement which fits into the landscape providing access to open space and the wider countryside.

The Phase 2 development provides a direct link to Phase 1, via the Bailey Road Extension, as well as opportunities to create connections with Horsham to the south and the wider landscape to the east and north through a series of new pedestrian and cycle ways.

The landscape strategy has been developed to fit into the existing rural setting wherever possible, using existing green links such as hedgerows and woodland, and the Channells Brook corridor.

The landscape strategy ensures a direct connection between the Phase 2 Northern and Eastern Parcels via the Bailey Road Extension open space.

The Phase 2 Northern Parcel uses green corridors along the perimeter of the site to extend the landscape connections north with the Castle Park Greenway providing a link across the site creating opportunities for play and recreation.

Within the Phase 2 Eastern Parcel the Channells Brook corridor runs east/west though the development providing a green corridor linking the areas of open space. The Brook Corridor would provide pedestrian and cycle connections through the site, with opportunities for play and recreations as well as an ecological connection across the site from the ancient woodland to Wimland Road.

The Landscape Strategy seeks to optimise opportunities presented by the rural characteristics of the site for people to engage with nature and the countryside, ensuring existing woodland, hedgerows and trees are retained wherever possible to form an attractive backdrop to the development from the outset.

The focus for the community and key open spaces include;

- Bailey Fields
- Castle Park - Greenway and LLAP
- Channells Wood
- Channells Meadow
- Channells Park - Eastern NEAP
- Southern Open Space and basins
- Owlcastle Allotments



Bailey Fields



Key entrance into Phase 2

Connection between Phase 2 Northern and Southern Parcels

Wide open spaces attenuation features

Castle Park Greenway and LLAP

Opportunity for natural play

Provision of open space through the Phase 2 Northern development parcel

Environmental green link across the site



Channells Wood



Retained Ancient Woodland with 15m buffer

Pedestrian and cycle links

Wide open spaces attenuation features

Channells Meadow



Wide open space with pedestrian links throughout

Cycle connection to the north

Potential for informal recreation or kick about space

Channells Park and Eastern NEAP

Provision for play and recreation

Opportunities for creative connections to the wider site

Pedestrian connections to the Channells Brook corridor



Southern Open Space and Basins



Existing bridleway connection from Wimland Road

Connections to existing woodlands

Owlcastle Allotments

0.32ha of community growing space.

30m landscape buffer along the eastern boundary.

Orchard species to be incorporated into the wider open space.



Bailey Fields

Bailey Fields are located in the south west of Phase 2 where the Bailey Road Extension provides a connection between the Phase 2 Northern and Eastern parcels, extending out of Phase 1 to the west.

The landscape here opens up as it emerges from Phase 1 with wide open meadows and basins. The Channells Brook corridor and existing areas of woodland break up the open space creating an undulating landform, while tree lined roads lead towards the Phase 2 development areas to the north and east.

The existing Channells Brook corridor would be retained where possible with sections culverted to allow for access only. Existing trees and vegetation would also be retained where possible.

The east/west roadway would be lined with trees and hedgerow as it leads into the Phase 2 Eastern parcel.

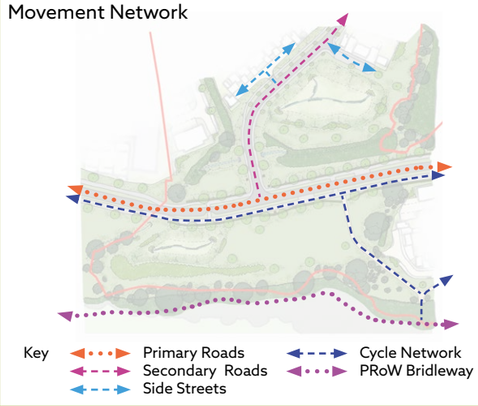
Green corridors lead out from the Bailey Road Extension open space along the Channells Brook corridor and along the perimeter of the site.

Pedestrian and cycle routes follow the road corridors as well as take residents and visitors south into the development.

Existing Features Enhanced at Entrance

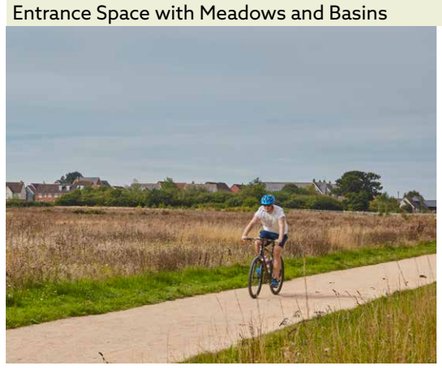


Movement Network





Entrance Space with Meadows and Basins









Landscape Principles

• Retain the Channells Brook corridor and existing trees and woodland where possible.

• Provide vehicular, pedestrian and cycle connections from the Phase 1 development into the Phase 2 northern and eastern parcels.

• Provision of attenuation features include areas of shrub and wetland.

• Roads to the north to be tree lined avenues.

• Roads to the east to be tree and hedge lined avenues.

• Pedestrian and cycle connections to the south.

• Propose design responses to the site which connect with the surrounding rural aspect and existing ecological features.

• Create clear links to adjacent public spaces.



Castle Park Greenway and LLAP

The Castle Park Greenway bisects the Phase 2 northern parcel creating opportunities for natural play and recreation as well as a pedestrian connection across the site.

Attenuation features would be included in the open space in this area as part of the surface water management strategy. Basins would be dry except during storm events. Planting would be introduced to break up the grassed expanse.

Existing large trees would be made a feature of the space to create a focal point and landmark.

Existing woodland and vegetation would be retained where possible to ensure ecological links across the site are maintained.

A tree lined avenue runs north/south through the Phase 2 Northern Parcel, bisecting the Castle Park Greenway. Tree planting would create a visual continuity through the open space while pedestrian crossings would ensure access.

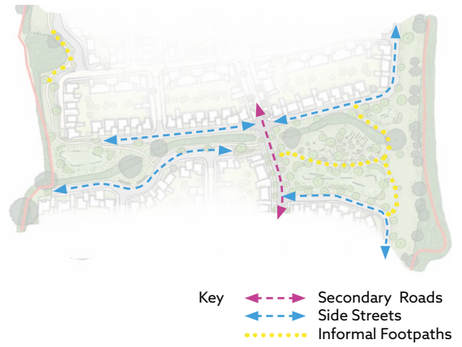
Within the eastern part of the Castle Park Greenway is the Local Landscaped Area of Play, LLAP. Within the LLAP are elements of natural play including sensory paths, earth mounds, hedge mazes, timber play equipment, lounging areas and picnic tables. The space would allow for informal play and recreation.



Landscape Principles

- Existing trees to become focal features.
- Existing trees and vegetation to be retained where possible.
- Streets to be tree lined to ensure visual continuity.
- Attenuation features to manage surface water.
- Shrub and wetland planting to break up grassed expanse.
- Informal play and recreation.
- Gathering places.
- Pedestrian and cycle connections to the south.
- Create clear links to adjacent areas.
- Green links connecting to the wider site,

Movement Network



Landscape Local Area of Play (LLAP)



Log Scramble



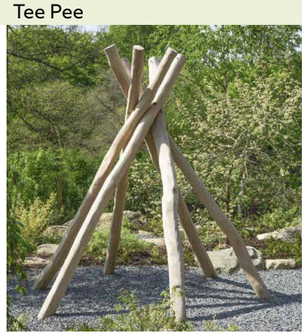
Lounging Mounds



Play Mounds



Tee Pee

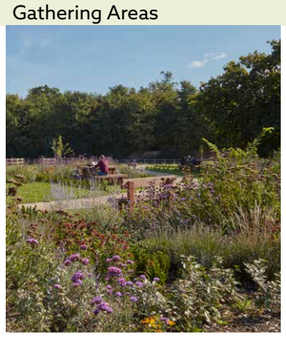




Tree Lined Streets



Gathering Areas



Focal Features



Basins and Open Space





Channells Wood

Channells Wood follows the Brook corridor and associated woodland. The woodland through this area is designated as Ancient Woodland an therefore required a 15m buffer of soft landscape around it.

The Movement Network Parameter Plan includes a cycle connection through this area to the north of the Ancient Woodland, providing a connection south west towards the Bailey Road Extension, and east through the Central Meadows and towards the eastern development parcels. A network of tree lined roadways provide vehicular connections through the parcel and into the development areas while a series of footpaths provide pedestrian access in and around the open spaces.

Attenuation basins are a key feature within this space and provide surface water management for the development parcels. Proposed shrub, wetlands and tree planting would be incorporated to break up the expanse of grassland to create a naturalistic appearance.

The Central Open Space would encourage recreational use with picnic areas and gathering places. Trees and hedging create a flowing movement through the space while areas of shrub and scrub tie into the existing areas of woodland and vegetation.

Greenways and Landscape Corridors



Movement Network





Basins and Open Space



Gathering and Recreation



Connections to Existing Natural Spaces



Movement and Wayfinding



Landscape Principles

• Existing Ancient Woodland to be retained with 15m soft landscape buffer

• Existing trees and vegetation to be retained where possible.

• Tree lined avenues provide vehicular connections.

• Cycle and pedestrian connections provide links to the wider site.

• Attenuation features to manage surface water.

• Trees, shrub and wetland planting break up grassed expanse.

• Tree and hedge planting create movement through the landscape.

• Shrub and scrub planting to tie into existing woodland and vegetation.

• Picnic areas and gathering places.

• Green links connecting to the wider site,



Channells Meadow

Channells Meadows are located at the heart of the Phase 2 Eastern area. An open space in the middle of the development with pedestrian and cycle connections to the wider site in every direction.

The expanse of grassed meadow would be interspersed with small areas of native shrub planting and scattered trees. Existing trees and woodland would be retained where possible to provide a physical and visual boundary to the space.

The roadways adjacent to the Central Meadows would be tree lined to provide a visual connectivity between the space and the adjacent open areas.

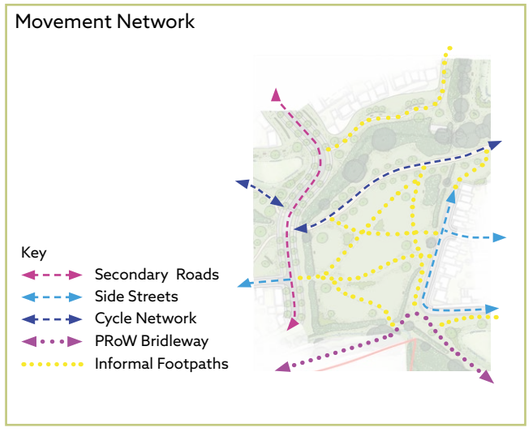
The Channells Meadows would provide a valuable area of open grassland, suitable for ground nesting birds, and would be managed as meadows. Mown paths would be cut through the meadow grass to allow pedestrian access. A cycleway would be the only area of hard development within this space running through the northern part of the space providing a cycle connection between the residential areas to the east and the wider site to the west.

Street furniture would be kept to a minimum with a few benches located around the perimeter of the space to provide rest areas. Lighting within the space would be limited to the cycleway, visual connections to the surrounding streets and residential parcels would provide further lighting and way finding at night.

Wildflower Meadows



Movement Network





Wildflower Meadows











Principles

• An open space with connection to the wider site in every direction.

• Existing trees and vegetation to be retained to provide a visual and physical boundary.

• Cycleway through the northern area provides an east/west connection through the site.

• Mown paths through the meadow grassland provide pedestrian connections.

• Scattered trees and small areas of native shrub planting would break up grassed expanse.

• Valuable habitat for ground nesting birds.

• Adjacent roadways to be lined with trees to provide visual continuity between open spaces.

• Benches would be located around the perimeter of the areas to provide resting places.

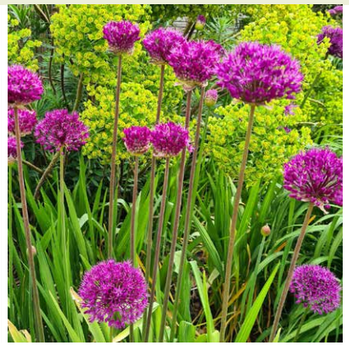
• Green links connecting to the wider site.

• Potential for a close mown area for informal recreation or kick about.



Wildflower Meadows







Channells Park and Eastern NEAP

Channells Park and the Eastern Neighbourhood Equipped Area of Play, NEAP, are located to the north east of the Central Meadow with the Southern Open Space and the Owlcastle Allotments to the south and east respectively.

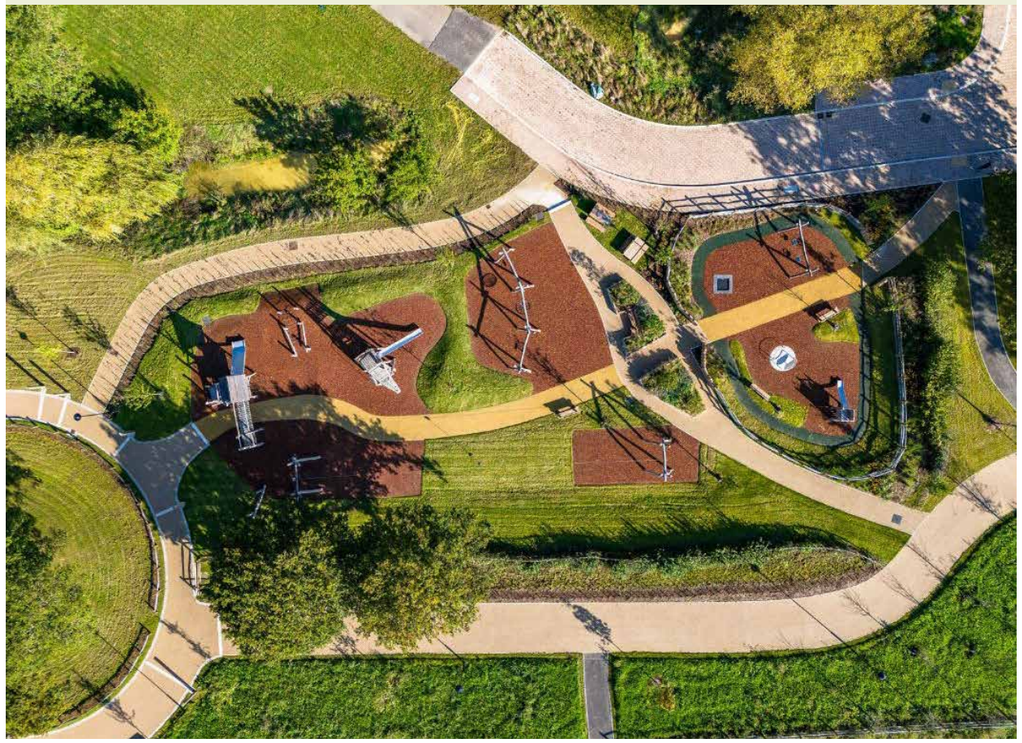
The NEAP is well connected in the centre of the Phase 2 Eastern development area with access along the primary road to the north, secondary roads to the east and pedestrian routes leading through the landscaped areas to the south and west.

The NEAP would provide a formal area of play with a combination of traditional play equipment, imaginative play elements and hard surfaced play.

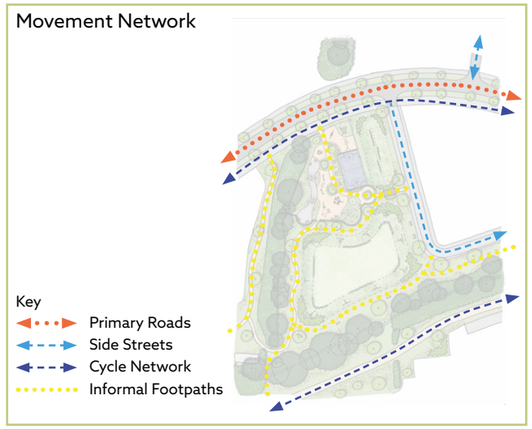
The NEAP would take elements from the local area including the concept of the Motte and Bailey Castle, with a high mounded embankment slide suggestive of the keep, entrance 'bridge' and stone piers to create the primary and secondary entrances, as well as a series of spaces within the NEAP indicative of turrets and walled gardens. Within this space hard areas of play would be accommodated alongside the traditional play elements, including a MUGA and scooter park. Space for older children to congregate and gather would also be provided.

To the south and east of the NEAP attenuation basins are proposed, while these form part of the surface water management they also create an additional barrier around the NEAP reinforcing the concept of the Motte and Bailey Castle while at the same time providing a buffer between the play area and the road. The basin would be dry except during storm events. Planting would be introduced to break up the grassed expanse

Phase 1 NEAP



Movement Network





Play Opportunities









Principles

• An central play area with connections to the wider site in every direction.

• Existing trees and vegetation to be retained to provide enclosure.

• Traditional play equipment alongside imaginative play, hard surface play and gathering areas for older children.

• Entrance features and topography to recreate the concept of the Motte and Bailey Castle form.

• Surface water management features to be incorporated into the play concept.

• Hard surfaced play features such as a MUGA and scooter park.

• Access to adjacent roadways,residential parcels, cycle routes and open spaces.

• Adjacent roadways to be lined with trees to provide visual continuity between open spaces.

• Green links connecting to the wider site.

Landscape Features











Play Opportunities







Southern Open Space and Basins

The southern open space includes an area of existing woodland and an attenuation basin surrounded by trees and vegetation. Channells Brook runs east to west through the existing woodland.

A designated bridleway runs along the north of the Channells Brook woodland before continuing to the south west of the existing woodland.

The proposals include a road connection between areas of existing woodland which would include a culvert over the brook and a pegasus crossing to ensure access along the bridleway is retained.

Adjacent housing parcels and the commercial areas to the south would be accessible via the roadway, bridleway, footpaths and also informal pedestrian routes. The roadway here forms a key entrance into the site with avenue trees along both sides of the road to enforce the hierarchy of the roadway.

The retention of the woodland and wetlands in this area would ensure valuable habitat areas are retained and enhanced where possible.

The attenuation basin would form part of the site wide drainage strategy while providing an open vista across the space.

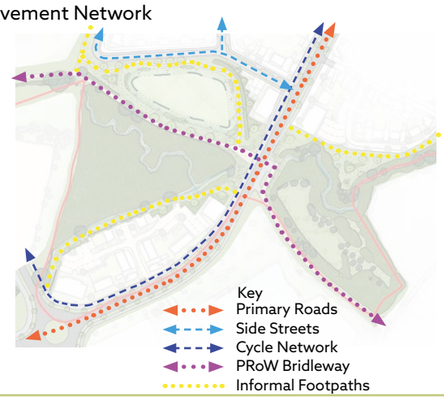
Landscape Basins



Principles

- Existing woodland and wetlands to be retained and enhanced, where possible
- Bridleway connection to be retained through the provision of a pegasus crossing over the new road.
- Connections to the wider site via the roads, cycleways, footpaths and informal pedestrian routes.
- A key entrance into the site the roadway would be a tree lined avenue to reinforce the hierarchy of the streetscape.
- Attenuation basin would provide surface water management as well as open views across the space.
- Green links connecting to the wider site.
- Rising main easement to be kept clear of tee planting.

Movement Network





Landscape Connections










N
Channells Meadow
Attenuation Basin
Bridleway
Channells Brook
Existing Woodland
Channells Brook
Pegasus crossing to connect Bridleway
Channells Brook
Bridleway
Existing Woodland

Owlcastle Allotments

In the eastern part of the site an area of allotments would be provided, as shown on the approved S106 'Plan 17 - Allotments - 2153A-509'. The requirement for the Owlcastle Allotments is set out in the S106 Schedule 4 where it states the eastern allotment site is to be a minimum of 0.32ha with boundary fence and hedge as well as associated parking. The area here would provide a community growing space for residents with shared allotment facilities and social gathering opportunities.

Between the allotments and the eastern boundary a 30m landscape buffer is required, as set out in the S106 Infrastructure Plans, '2153A-210D Strategic Landscape Buffers'. Within this buffer there would be no built development. This would ensure a buffer between Wimland Road to the east and the new development parcels creating opportunity for habitat enhancement and providing a visual screen.

To the north of the allotment area the open space extents along the perimeter of the site, the area here would be proposed as an orchard with fruiting species local to the area. This would create a connection between the growing areas of the allotments with the wider green corridors.

Immediately south of the allotments the roadway provides a vehicular access for users. The S106 Infrastructure Plan '25216-5506-012B Wimland Road Emergency Access Strategy' sets out the requirement for there to be an emergency vehicular access between this road and Wimland Road therefore the connection between the new roadway and Wimland Road would be for pedestrians, cyclists and emergency vehicles only. As such the roadway here narrows with a change of surface to signify the change in the hierarchy of the roadway.

To the south of the new road the 30m landscape buffer with no built development. Between the landscape buffer and the adjacent residential parcel there would be opportunity to provide some amenity space and create opportunities for social gathering areas.

Pedestrian routes alongside the allotments would provide connections between development parcels to the west, Wimland Road to the east, open space to the south, the orchard to the north and to the wider open space network beyond.

Community Allotments





Community Growing











Movement Network



Key

- Secondary Roads
- Side Streets
- Cycle Network
- PRoW Bridleway
- Informal Footpaths
- Emergency Access

Principles

• 0.32ha of allotment space including parking, as set out in the approved S106 'Plan 17 - Allotments - 2153A-509'.

•30m landscape buffer along the eastern boundary, alongside Wimland Road, where there would be no built development, as set out in the S106 Appendix 6 - S106 Infrastructure Plans, '2153A-210D Strategic Landscape Buffers'

• To the north an area of orchards with fruiting species local to the area.

• Vehicular access from the development into the • southern part of the allotment.

• Emergency access from Wimland Road, as set out in the S106 Infrastructure Plan '25216-5506-012B Wimland Road Emergency Access Strategy'

• Pedestrian connection to adjacent open spaces, residential parcels and Wimland Road.

• Existing woodland and vegetation to be retained and enhanced, where possible

• Green links connecting to the wider site.



Community Growing







5

Chapter 5
Movement Strategy





Well connected

MOWBRAY
WEST SUSSEX

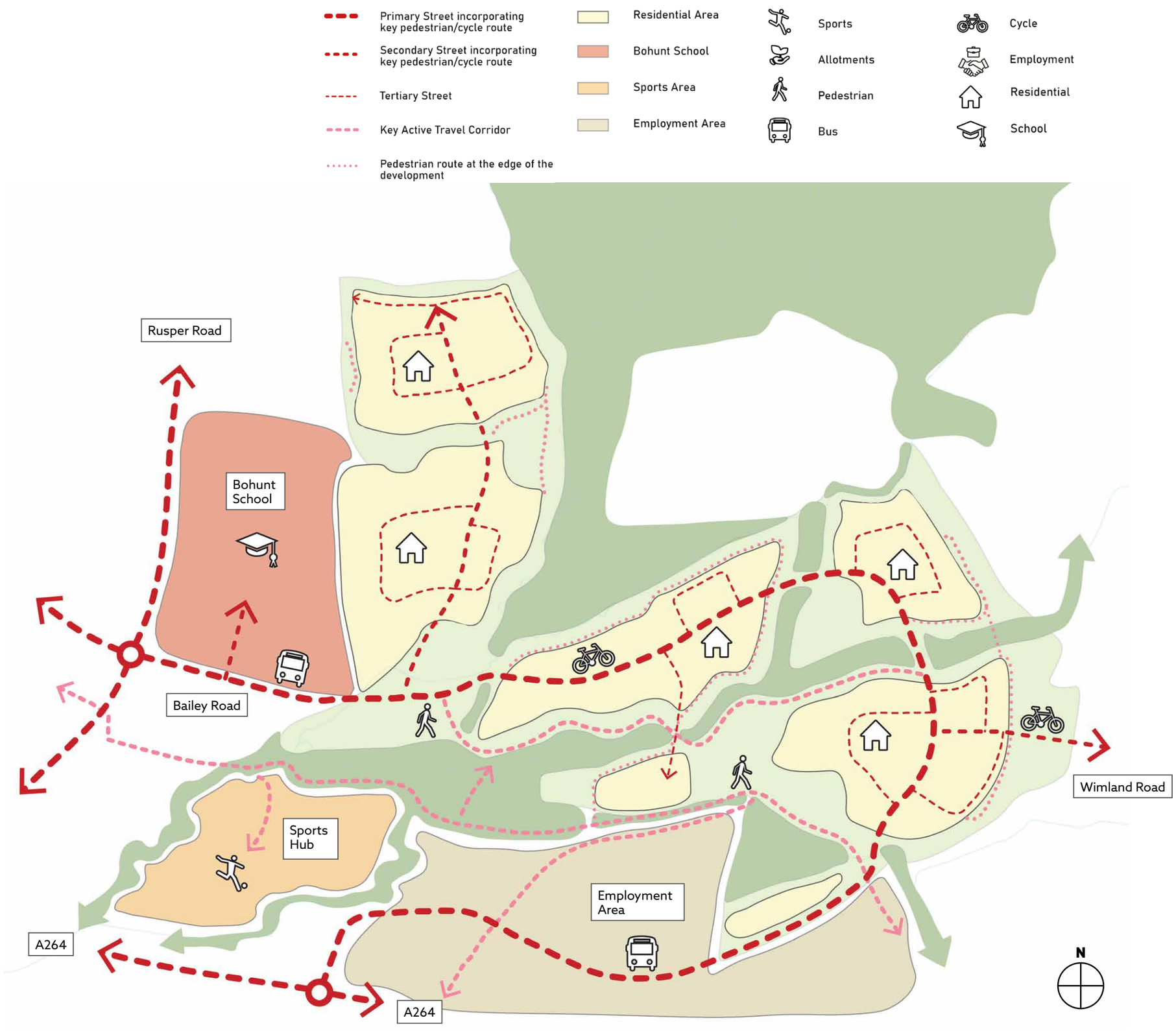
Movement Strategy

The Movement Strategy builds upon the principles established through the Movement and Access parameter plan providing a movement network which connects people to homes, open spaces and destinations within Phase 2 and the wider development, as well as to existing infrastructure, facilities in Horsham and the wider countryside.

Connecting with the movement and active travel corridors, residential streets and local paths will be designed as part of the public realm to provide a legible, safe and permeable network for pedestrians, cyclists and vehicles.

The creation of a network of Active Travel corridors will encourage the exploration of the great outdoors and provide for direct, safe and convenient routes across Phase 2 making it straightforward for day to day journeys to be undertaken on foot or by bicycle.



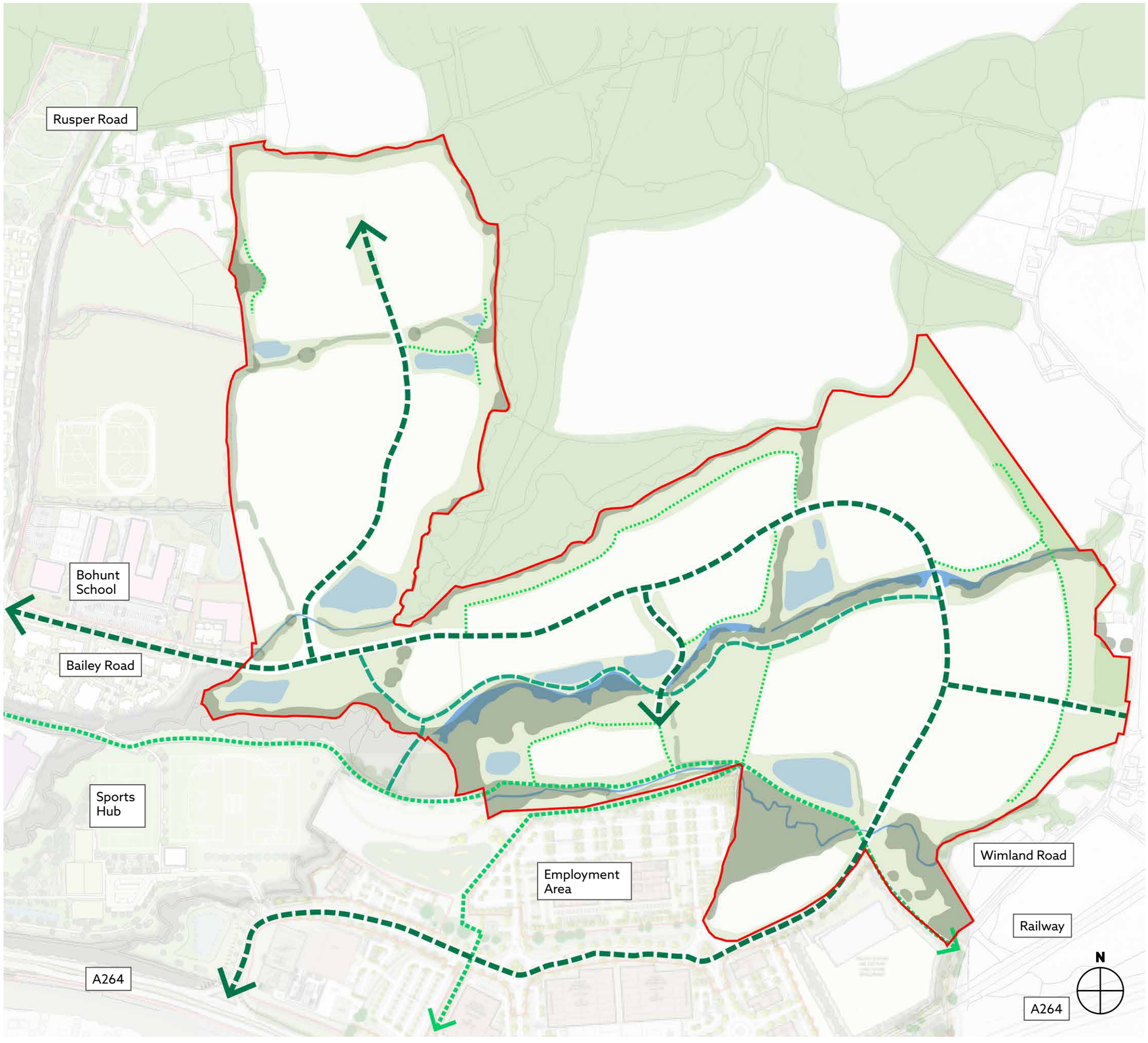


Active Travel Strategy

All roads, streets and public realm will provide safe and convenient routes for pedestrians connecting with a network of routes along green corridors and through green spaces to promote walking for both leisure and day to day journeys. Routes will be safe and easy to use, with appropriate signage and crossing points, and natural surveillance from homes overlooking routes.

The design of cycle routes will follow the guidance set out in the Site Wide Cycle Strategy. This will create a network of routes as part of the road network along with dedicated routes (off carriageway) which will connect across Phase 2 and to the surrounding areas and countryside.

The plan shows the broad location of active travel routes which will be defined through detailed design at Reserved Matters stage.



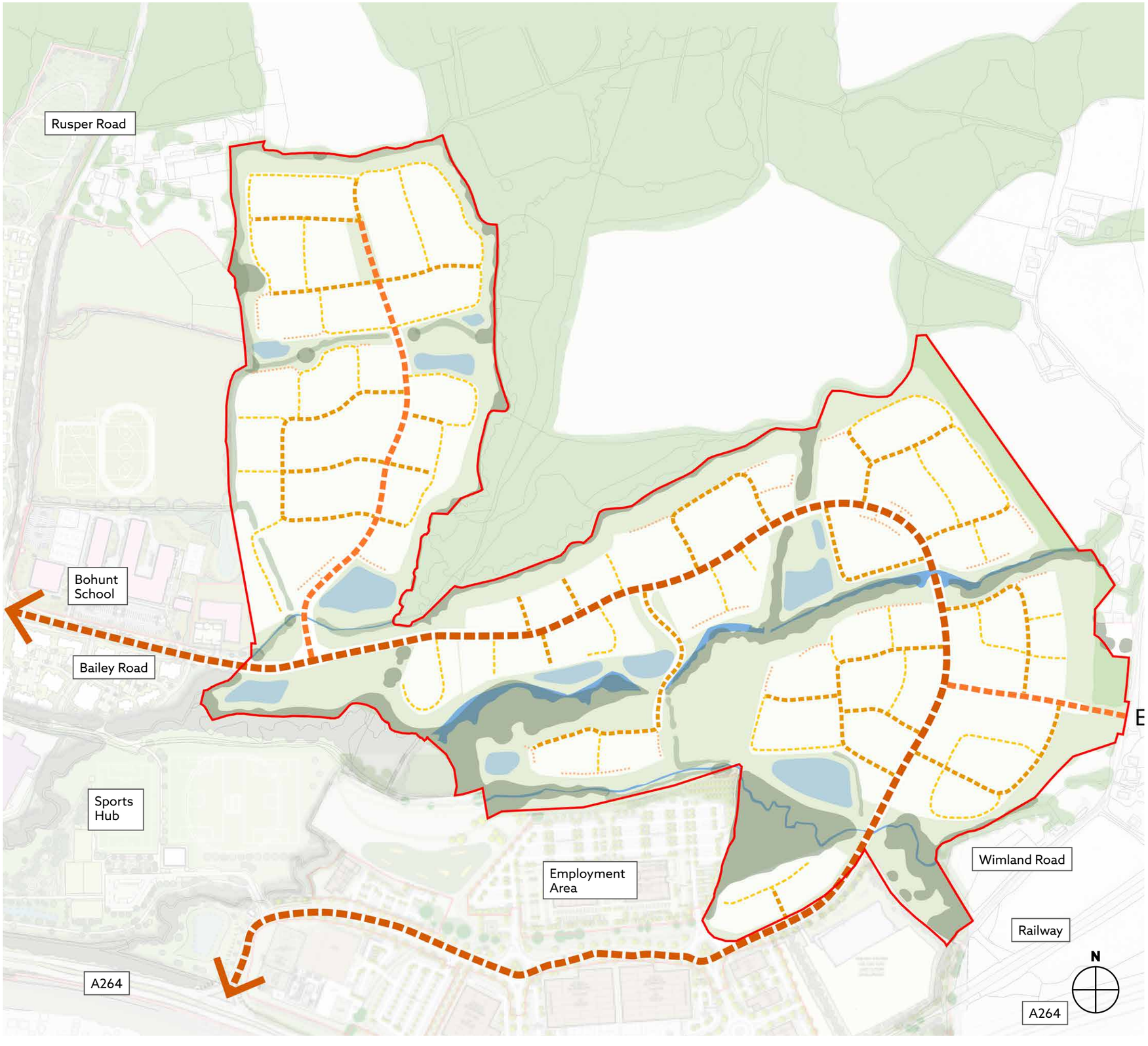
- Cycle and Pedestrian Route within street
- Existing Public Right of Way retained
- Key off street Cycle and Pedestrian Route
- Informal Paths/Potential mown grass
- E — Pedestrian & cycle access to Wimland Road, emergency access only for vehicles

Street Hierarchy

A well connected network of streets will provide access through the site to new homes across Phase 2

The street network has been developed in accordance with a movement hierarchy. A primary street forms the vehicular access spine through Phase 2, connecting with Rusper Road via Bailey Road to the west and the A264 to the south. Tertiary streets and shared surface streets connect to homes and mixed uses within development parcels.

Proposals will generally adhere to the principles set out for each street type within this section. The location of streets are indicative and will be defined through detailed design at Reserved Matters stage.



- Primary Street
- Secondary Street
- Tertiary Street
- Shared Surface Street
- Shared Private Drive
- E — Pedestrian & cycle access to Wimland Road, emergency access only for vehicles

Primary Streets

The spine street runs through the centre of Phase 2, serving as the primary vehicular connection to the wider network.

The primary street will accommodate all modes of movement: pedestrian, cycle and vehicular including buses.

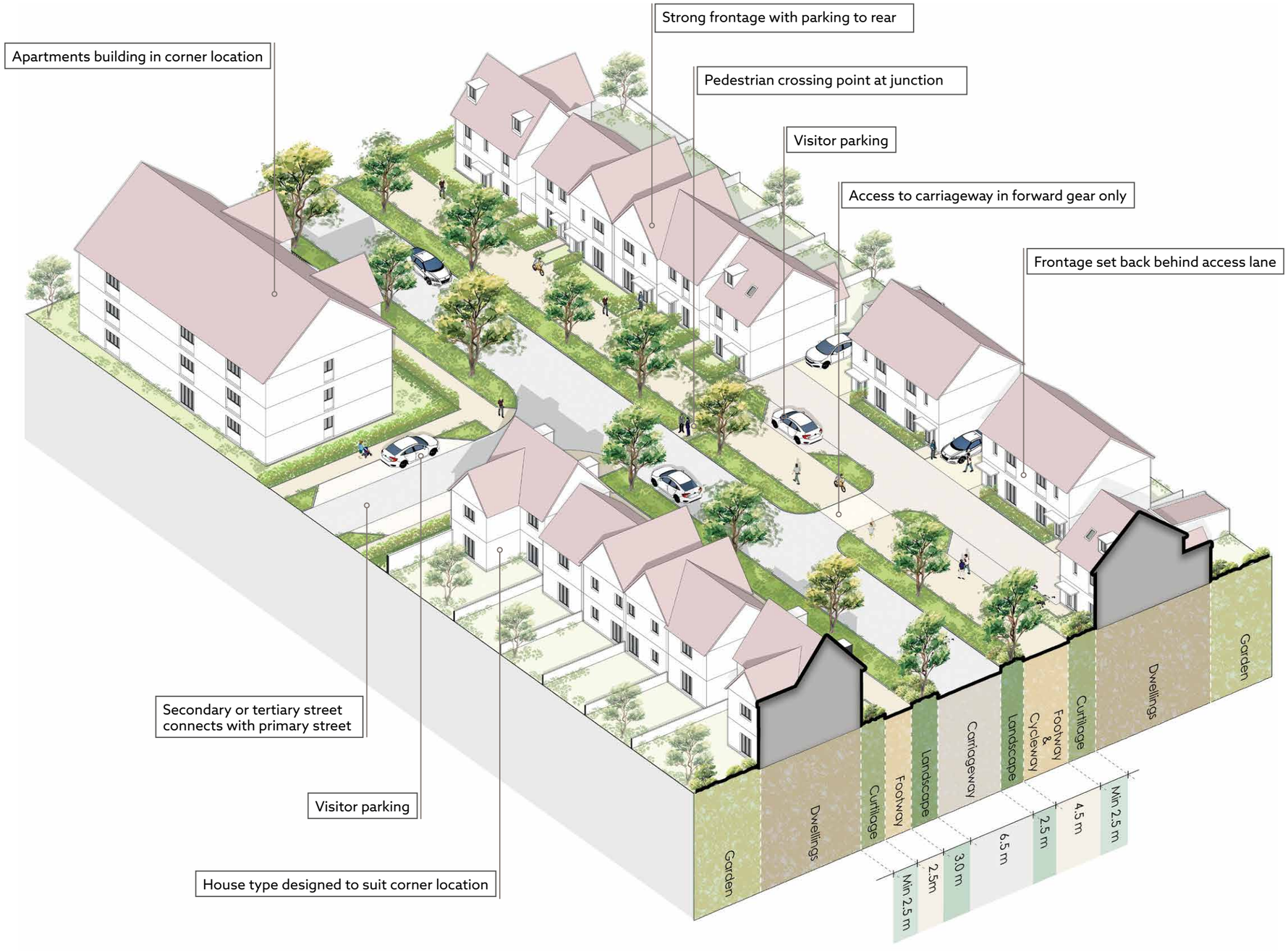
Carriageways, footways and cycleways are clearly defined within the primary street, with crossing points and junctions as necessary, facilitating movement to the development parcels and connecting with the wider active travel network.

The primary street incorporates significant landscaping, with street trees planted within soft verges.

Strong frontages bound the primary street, which can incorporate house typologies such as terraces, as well as apartment buildings. These frontages may either adjoin the footway, with rear parking, or be set back behind a shared surface access lane. This design enables direct vehicle access to the frontage while ensuring that vehicles enter the primary street's carriageway in forward gear only.

Street trees along primary streets should reflect species chosen for their large size at maturity and their dense canopies in order to provide shade, in line with sustainability principles. The choice of species must have regard to the adoption standards required by WSCC and any restrictions when close to buildings with regard to foundations.

It is recommended that multiple species are delivered for street tree planting to avoid urban monocultures, and for biosecurity and seasonal interest.



Carriageway width	6.5 metres
Verges	3.0 metres one side, 2.5 metres other side
Footway / cycleway	4.5 metres shared footway / cycleway one side, 2.5 metres footway other side
Back of footway to building line	2.5 to 3.0 metres typical

Bus route	Yes
On street parallel parking	No
Street tree planting	Both sides within verge
Direct access to private drives	No - vehicular access in forward gear only

Secondary Streets

Secondary streets lead off the primary street and provide access to other significant areas within Phase 2, such as the Northern Neighbourhood and connection with Wimland Road.

The secondary street will accommodate pedestrian, cycle and vehicular movement. The more localised status of secondary streets means that cycle movement is accommodated within the carriageway.

Carriageways and footways are clearly defined within the secondary streets, with crossing points and junctions facilitating movement to the development parcels.

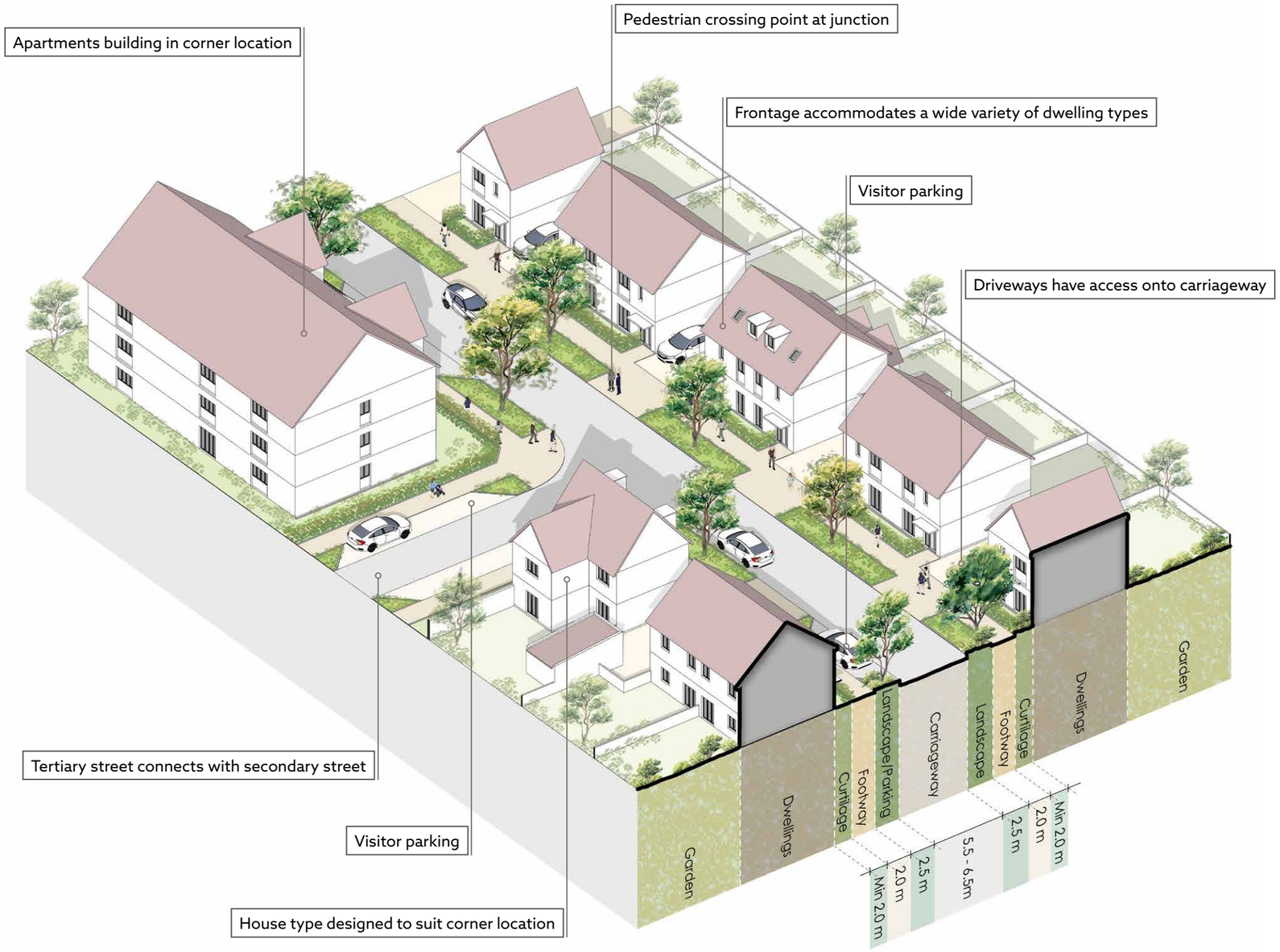
Secondary streets incorporate landscaping, with street trees planted within soft verges. Verges can be located on either one or both sides of the carriageway.

Secondary streets are bounded with strong frontages, which can incorporate a wide range of house typologies as well as larger buildings such as apartments.

Frontages will form a generally consistent building line along the street, with car parking often on plot beside the dwelling, or to the rear.

Street trees along secondary streets should reflect species chosen for their large size at maturity and their dense canopies in order to provide shade, in line with sustainability principles. The choice of species must have regard to the adoption standards required by WSCC and any restrictions when close to buildings with regard to foundations.

It is recommended that multiple species are delivered for street tree planting to avoid urban monocultures, and for biosecurity and seasonal interest



Carriageway width	5.5 to 6.5 metres
Verges	Minimum 2.5 metres one side or both sides
Footway / cycleway	2.0 metres footway both sides
Back of footway to building line	2.0 to 2.5 metres typical

Bus route	No
On street parallel parking	Yes within verges if required
Street tree planting	One or both sides, within verges
Direct access to private drives	Yes, forward and reverse gear

Tertiary Streets

Tertiary streets provide access within the proposed development parcels, typically connecting back to the primary or secondary roads.

Tertiary streets are designed to accommodate fewer vehicular movements than secondary streets. Their character is therefore more informal, with a narrower carriageway and more variation in streetscape and frontage typology.

The tertiary street will accommodate all modes of movement; pedestrian, cycle and vehicular. Cycle movement is accommodated within the carriageway.

Carriageways and footways are clearly defined within the tertiary streets, with crossing points and junctions facilitating movement to the development parcels.

Tertiary streets sometimes incorporate verges with street tree planting, often related to the provision of parallel visitor car parking. Even though the design of verges and street trees within tertiary streets is more informal, it should still be carefully considered.

Tertiary streets are bounded with frontages which can incorporate a wide range of house typologies. Frontages can be varied in character, with a range of approaches to parking strategies and curtilage depths.



Carriageway width	4.8 to 5.0 metres
Verges	2.5 metres between parallel parking spaces where these exist
Footway / cycleway	2.0 metres footway both sides, or 2.0 metres footway one side and 1.0 metres verge on other side
Back of footway to building line	1.5 to 2.0 metres typical

Bus route	No
On street parallel parking	Yes, one or both sides as required
Street tree planting	Within verges where these exist
Direct access to private drives	Yes, forward and reverse gear

Shared Surface Streets

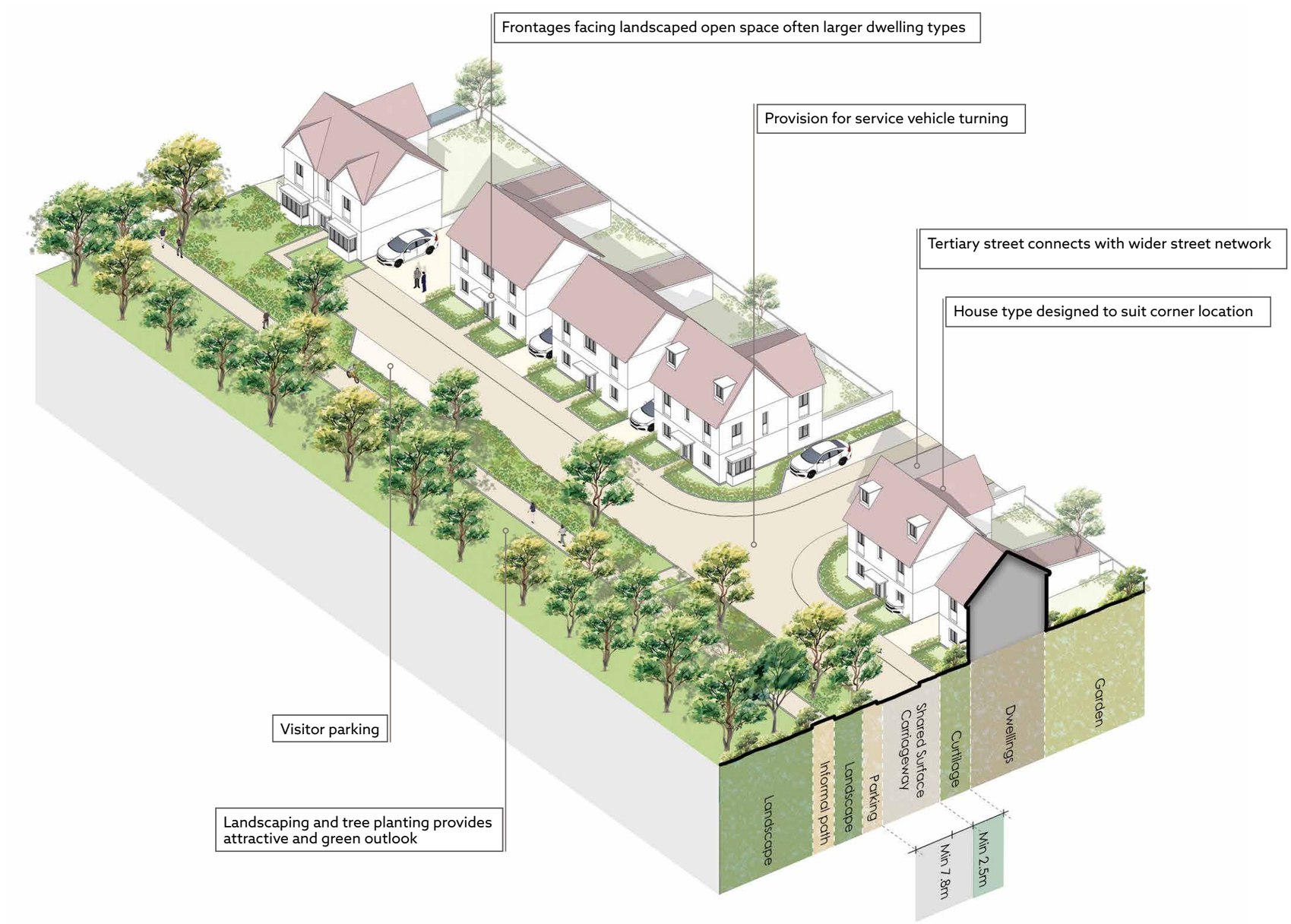
Shared surface streets are used where residential development fronts onto adjoining landscaping or tertiary streets with informal character.

Shared surface streets are designed to accommodate fewer vehicular movements than tertiary streets. Their character is therefore more informal, with a narrower carriageway and more variation in streetscape and frontage typology that respond to design and vehicular parking considerations.

Carriageway widths can vary informally in order to accommodate vehicular movement and passing, resident and visitor car parking, and landscaping and tree planting. Footpath zones are generally within the same surface area as the carriageway, delineating with paving colour changes.

Shared surface streets sometimes incorporate verges with street tree planting, often related to the provision of parallel visitor car parking. Eventhough the design of verges and street trees is more informal, it should still be carefully considered.

Shared surface streets are bounded with frontages which can incorporate a wide range of typologies. Frontages can be varied in character, with a range of approaches to parking strategies and curtilage depths.



Carriageway width	Minimum 4.8 metres
Verges	Minimum 2.0 metres on one side, 1.0 metres other side
Footway / cycleway	Within shared surface streets carriageway
Back of footway to building line	No footpath - Typical privacy strip of 2.5 to 3.0 metres

Bus route	No
On street parallel parking	Along landscape carriageway edge. Perpendicular parking also possible
Street tree planting	Along landscape edge
Direct access to private drives	Yes, forward and reverse gear

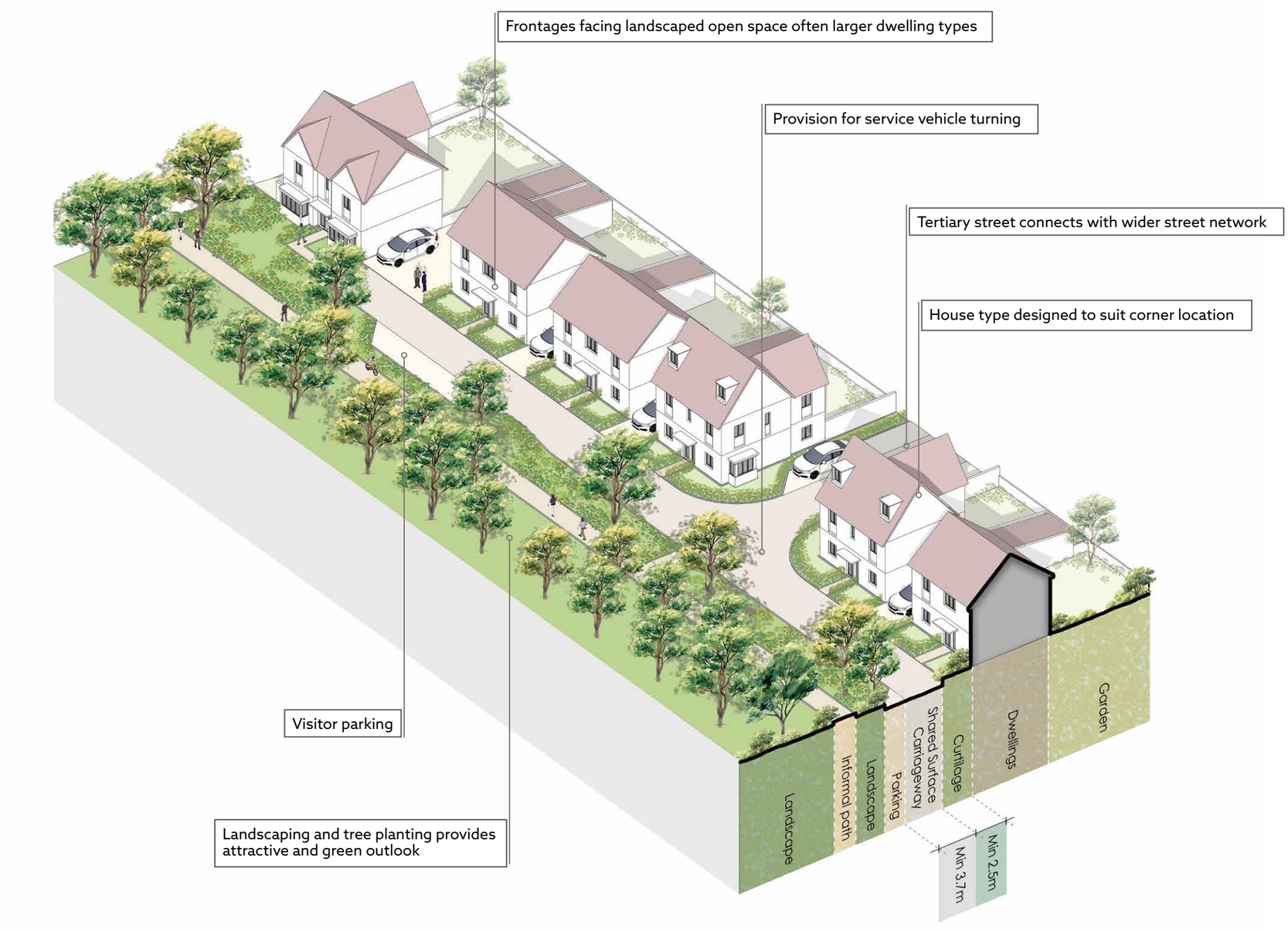
Shared Private Drives

Shared private drives are used where residential development fronts onto adjoining landscaping.

Shared private drives accommodate a very small number of dwellings. They are accessed via tertiary streets or lanes, connecting with the wider street network.

Shared private drives have an informal character, with variations in building form and setbacks responding to design and vehicular parking considerations. Carriageway widths can also vary informally in order to accommodate vehicular movement and passing, resident and visitor car parking, and landscaping and tree planting.

Where shared private drives are used, provision for service vehicle turning within the adopted streetscape should be made, and appropriate travel distances for the collection of household refuse and recycling maintained.



Carriageway width	Minimum 3.7 metres
Verges	Generally service margins only adjoining buildings.
Footway / cycleway	Within shared private drives carriageway
Back of footway to building line	No footpath - Typical privacy strip of 2.5 to 3.0 metres

Bus route	No
On street parallel parking	Along landscape carriageway edge. Perpendicular parking also possible
Street tree planting	Along landscape edge
Direct access to private drives	Yes, forward and reverse gear

6

Chapter 6
The Built Form





Sense of place

MOWBRAY
WEST SUSSEX

Built Form Principles

Mowbray will be a landscape-led development, defined by its green spaces and architecture that complements its natural setting.
Buildings will feature traditional materials, primarily brick, with design details inspired by the local character.

The new neighbourhood will be designed as a coherent and carefully planned environment with a clear rationale for the composition and adjacency of different typologies. The built form will respond to and address the rich and varied landscape, which provides a green and natural setting to the neighbourhood, whilst also taking reference from the character and form of settlements in the surrounding area.

MOWBRAY
WEST SUSSEX

This section of the Design and Landscape Statement describes the key principles that will inform the detailed design of the development areas within the wider masterplan

Northern and Eastern Neighbourhoods

Mowbray Phase 2 can naturally be considered as two neighbourhoods.

These two Phase 2 neighbourhoods are connected through the primary street, but clearly distinct due to the landscape breaks and the topography.

Largely residential, they are connected or adjacent to other uses such as the Sports Hub, Bohunt School and the Employment Area.

Layout Principles

Both neighbourhoods will be designed according to the following principles:

- **Clear movement hierarchy:** The neighbourhoods will be structured through spine streets, slightly shifting in alignment, referencing the urban design structure of local villages.
- **Legibility:** With the undulating spine street organizing the layout, small local loops will branch off and connect to this main route. From these loops, smaller streets and lanes will extend, enhancing wayfinding and spatial clarity.
- **Create streets:** Strong street frontages will be a fundamental principle of the layout, ensuring all building types, including flats, create a street edge.

Streets will be well-defined, contained and as narrow as practicable, featuring both aligned and staggered arrangements to reflect the character of each area. This will enhance the potential for residents' social interaction and facilitate maintenance and sense of ownership of the public realm.

- **Edges to landscape spaces:** The layout will respect and emphasise the frontage to landscape spaces, whether they are existing natural elements or newly designed key spaces. These edges will be treated with a sense of formality, such as symmetrical block elevations or radial arrangements of similar building types to celebrate and enhance views to and from the landscape.
- **Arrival, Gateways and Focal Points:** Key arrival points will be accentuated to form identifiable gateways Where views terminate, focal points will be carefully designed, using features such as a gable house, a significant tree, or another distinctive element.
- **Concealed parking:** The layout will prioritize people and landscape, minimizing the visual impact of vehicles in public spaces where practical. Parking will be concealed behind the buildings' curtilage or arranged on-street in small clusters, separated by trees.

Northern Neighbourhood

Extending north from Bailey Road, the Northern Neighbourhood is structured by the Secondary Road.

Northern and Eastern Neighbourhoods

It features an arrival zone with a large SuDS feature, a landscape corridor with a focal green space and smaller green spaces to enhance legibility and local identity.

The undulating topography, raising circa 20m over its 600 meter length, also adds a distinct character to this neighbourhood.

Eastern Neighbourhood

The Eastern Neighbourhood is organised both sides of Bailey Road. It has a landscape corridor along a water course and mature trees and hedges that separate the neighbourhood into smaller character areas.

The central landscaped space, with its watercourse, is a defining landmark for this neighbourhood, giving it a strong identity and differentiation from other areas of Mowbray.



Northern Neighbourhood

Overview

A self-contained area for circa 450 homes, organised along the central spine road, divided into two character areas by a green central corridor.

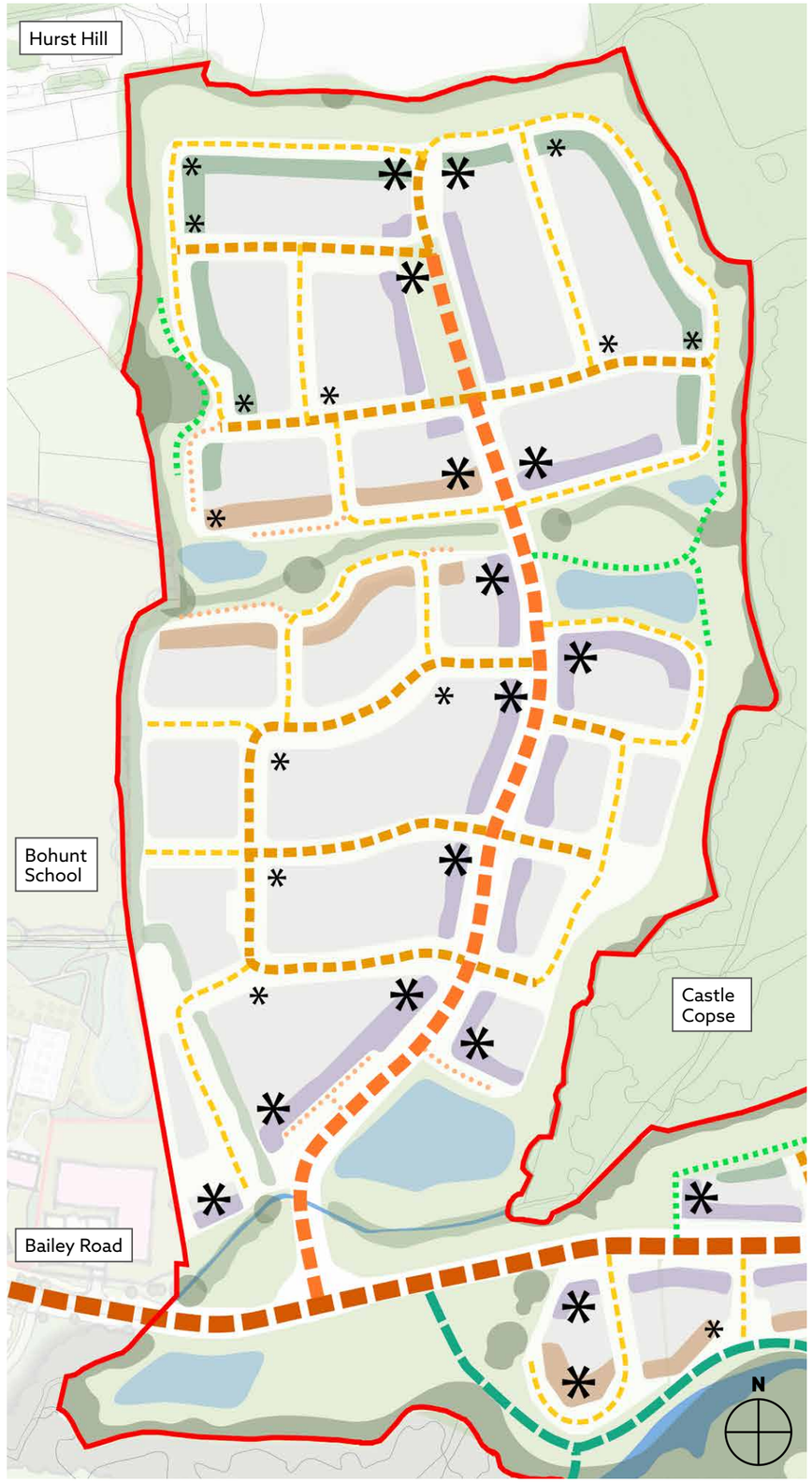
The Northern Neighbourhood will consist of a network of small streets and lanes set on the hill. Crossing the hedgerow north of Bailey Road, the southern part of the neighbourhood will feature a gateway marked by a SuDS element, a gently curving spine road, and a pair of buildings designed to frame the entrance to the neighbourhood.

The neighbourhood will be split into two distinct areas by the central green corridor. This landscaped space will include a natural area with existing landscape features, such as mature trees, alongside newly designed amenities, including play facilities and places for rest and leisure.

This neighbourhood is surrounded by landscape, and the layout will respond with formal edge compositions, framed views, and shared-surface private drive accesses.







Local Precedent images:

01 Small central green fronted by buildings (Slinfold)

02 Gently curving spine street with variety of building types and characters (Warnham)

Illustrative view across arrival space looking north

Northern Neighbourhood

Density

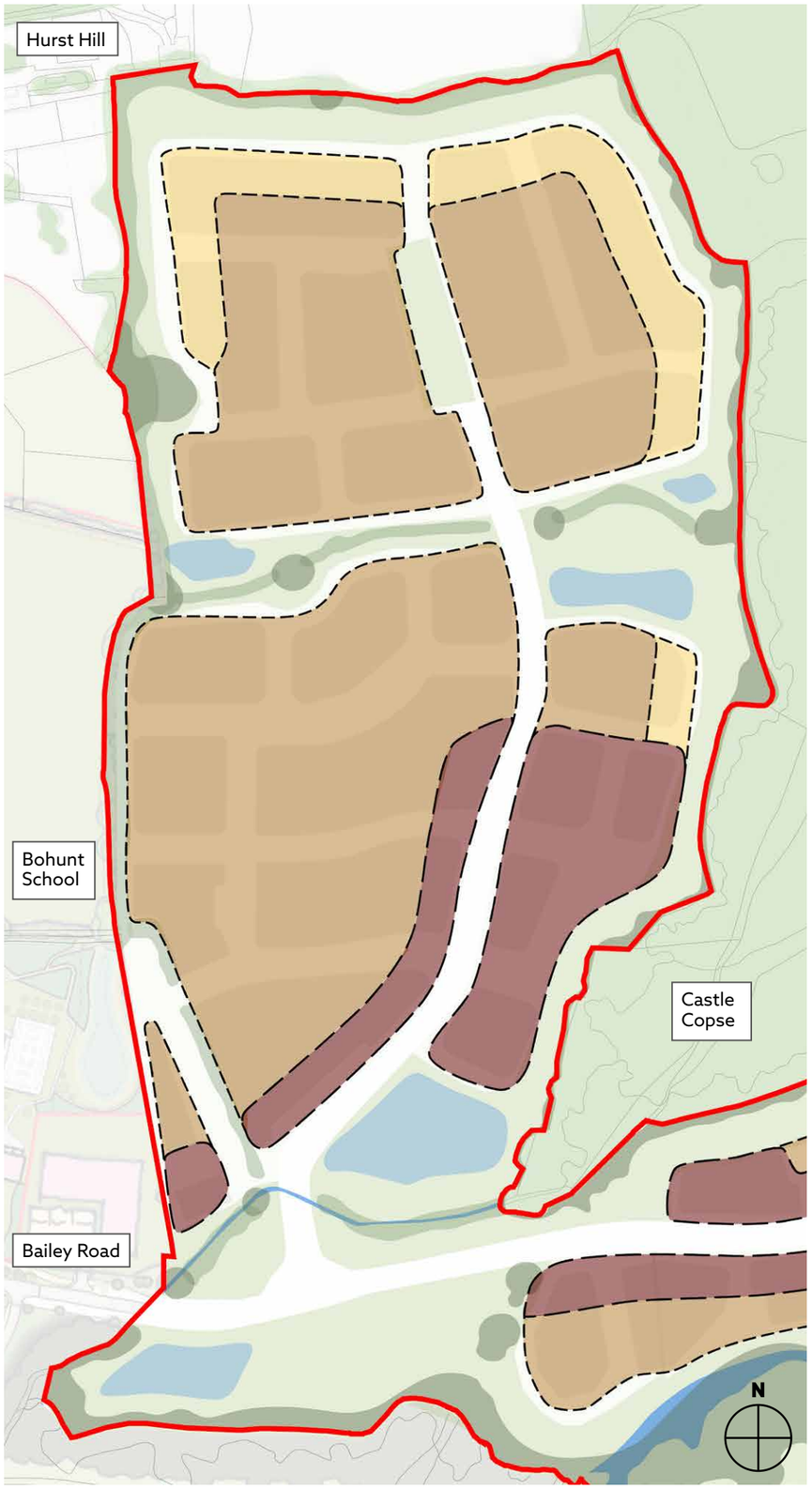
The Northern Neighbourhood features a range of densities in response to the topography, the movement hierarchy and the key landscape spaces.

Higher densities will create a sense of arrival within the Northern Neighbourhood, framing the pond and extending north along the secondary street. Typologies here will be predominantly link detached, semi-detached, terraced and apartments, helping to create the strong frontages. Dwelling mix will be wide ranging, with an emphasis on smaller apartments and medium sized houses. An element of Built To Rent provision will be included here, enhancing the diversity of tenure within Phase 2. Key landscape spaces will be lined with strong frontages, allowing for a ring of medium-high density to define these focal areas.

Medium densities will characterise the majority of development parcels within the Northern Neighbourhood.

Typologies here will be varied, predominantly semi-detached, terraced and detached houses, with occasional apartment buildings, for example at key corners. The dwelling mix here will be wide ranging, with an emphasis on smaller and medium sized houses, although with some apartments and some larger houses at key locations, in particular fronting onto landscaped corridors.

The outer edges of the Northern Neighbourhood will be lower density where these are located towards the edge of Phase 2. Typologies here will be predominantly detached houses with some semi-detached houses. The dwelling mix will have an emphasis on medium and larger houses, enabling the creation of frontages facing adjoining landscaping which are attractive and informal, characterised by landscape and built elements in combination.





Lower density



Medium density



Higher density

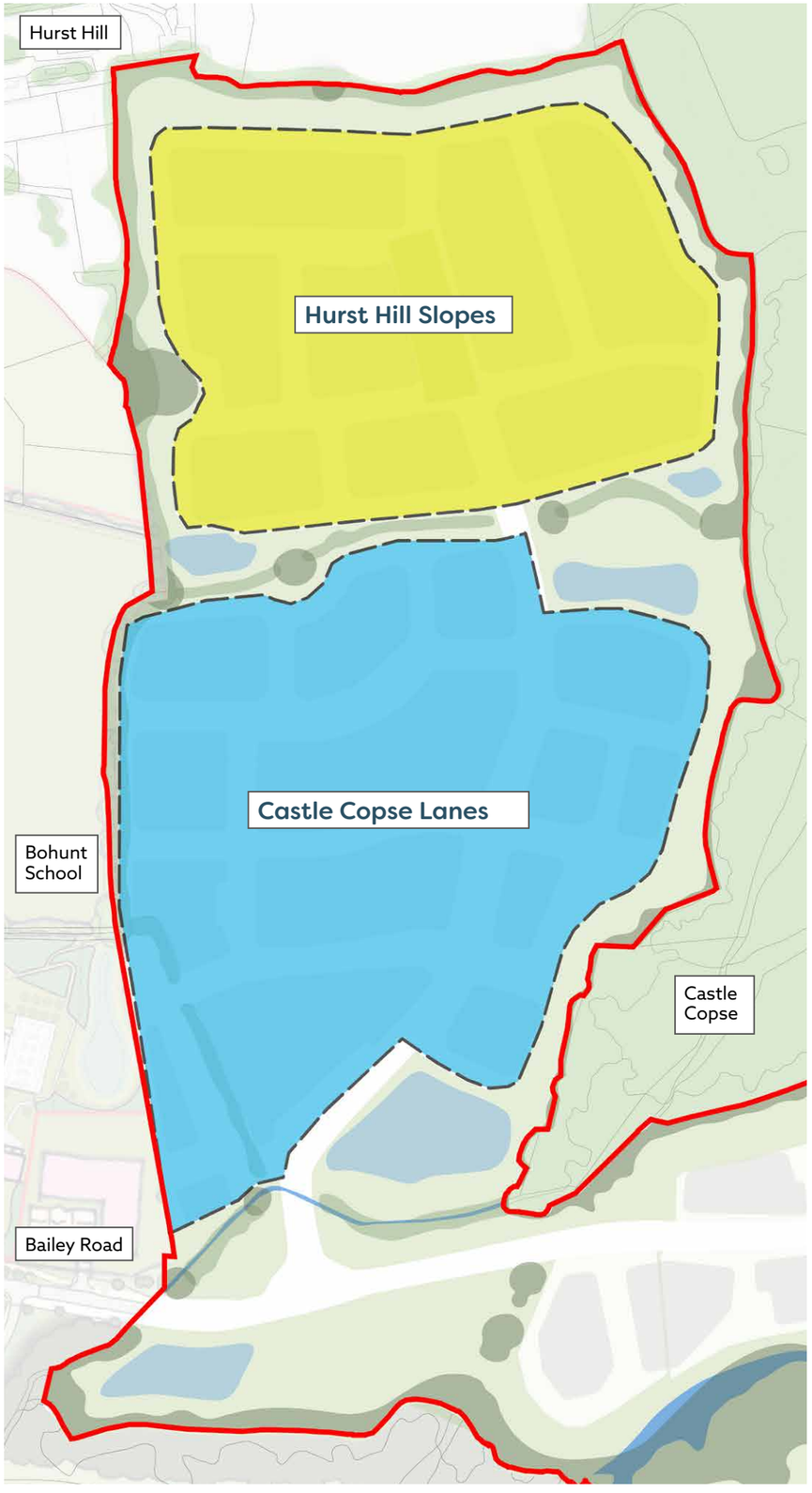
Northern Neighbourhood

Character Areas

Within the Northern Neighbourhood there are two character areas, connected by the spine road running from Bailey Road to the top of the site: Hurst Hill Slopes and Castle Copse Lanes.

Hurst Hill Slopes, situated in the northern and more elevated part of the neighbourhood, takes its name from Hurst Hill to the west, on which are located the nearby Hawkesbourne House and Old Hawkesbourne. Drawing inspiration from these farm buildings, with their clustered layouts and long eaves, this area will feature a more fragmented edge, straight streets and lanes, and a slightly lower density compared to the southern character area. At the centre, west of the spine road, there will be a linear small local green space to provide a focal point to Hurst Hill Slopes. The area's elevated position will provide views down the hill towards Horsham.

Castle Copse Lanes, located in the lower area of the Northern Neighbourhood, will be denser than its neighbouring character area. Its name and character are shaped by the surrounding context, with curving streets and lanes that follow the natural topography and integrate with nearby landscape features. Influenced by the adjacent copse and the proximity of the Scheduled Monument—a medieval moated site, now dry, dating back to between 1250 and 1350, containing archaeological and environmental evidence of its historic use—the area will offer views of the copse and surrounding woodlands. These views will be framed from the local green space situated between the two character areas.





The Castle scheduled monument



View from the site towards The Castle

Northern Neighbourhood

Castle Copse Lanes Character Area

Castle Copse Lanes is the southern of the two character areas within the Northern Neighbourhood

Topography

- Topography slopes down north to south, gradient around 1:40 to 1:30.

Landscape setting

- Tall, continuous and attractive woodland edge of Castle Copse to east creates strong sense of place and enclosure to the east.
- Hedgerow along stream to south layered with taller woodland to south also creates sense of enclosure.
- Northern hedgerow with occasional trees allows filtered views northwards towards higher ground.
- Western hedgerow with occasional trees relatively small scale with Bohunt School prominent to west and roofs of Phase 1 buildings visible, filtered by trees along Rusper Road.

Key design elements

- Arrival open space around SuDS, incorporating stream and looking over the primary spine street to woodland to south.
- Frontage to landscaped corridor to north opening out into green, adjoining the scheduled monument. Central corridor frontage responds to retained tree and hedgerow alignment.
- Secondary street alignment gently shifting, with strong frontages.
- Network of streets stemming from the secondary street structured around loop road with subsidiary lanes; streets and lanes curve to suit topography;
- Blocks flank on to western boundary with Bohunt School.
- Buildings to east of secondary street set within landscaped courtyards with views to adjoining woodland between blocks with development offset from woodland edge.

Building typologies

- Small flats in the higher density zones, designed to create street frontages rather than standalone, in perimeter block form with communal amenity and concealed parking.
- Varied housing types, small and medium houses arranged as terraces, plus semi-detached and detached larger units.

Community amenities

- Play area at eastern end of central corridor.
- Recreational route between eastern frontage and woodland.

Formality / informality

- Street geometry gently shifting responding to constraints and topography.
- Marker buildings at key locations, in particular along the southern frontage gateway, central green and secondary street.
- Local groupings to create local identity at key junctions and responding to retained features such as focal trees



- Marker Building
- Key Street Frontage
- Key Landscape Corridor Frontage
- Key Landscape Edge Frontage
- Primary Street
- Secondary Street
- Tertiary Street
- Shared Surface Street
- Shared Private Drive
- Existing Public Right of Way retained
- Key off street Cycle and Pedestrian Route
- Informal Paths/Potential mown grass





Precedent images:

01 Strong frontage overlooking landscape including sustainable drainage

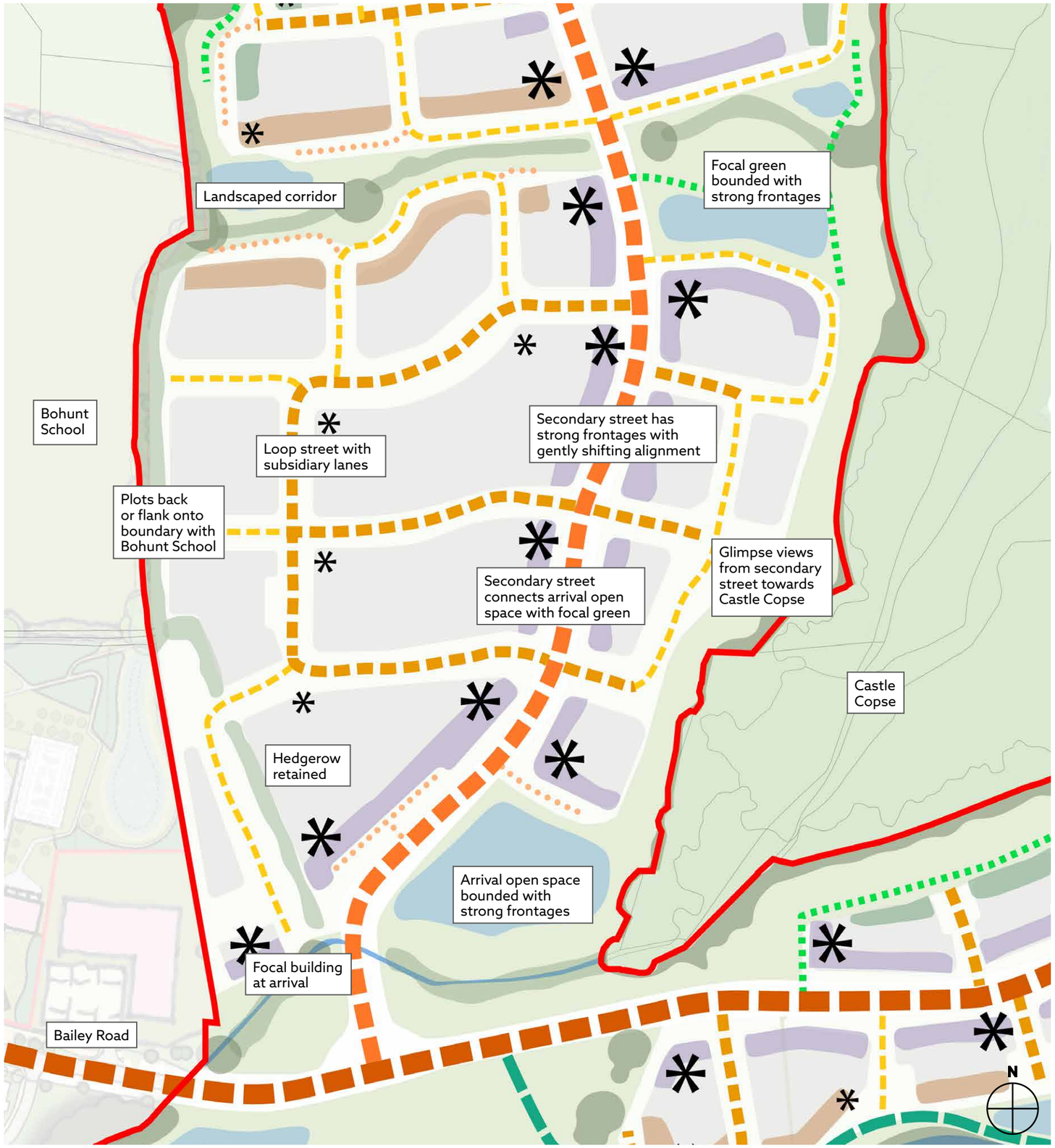
02 Apartments adjoining woodland edge

03 Informal frontage adjoining landscaped corridor with retained trees

04 Shared surface street closely fronted by smaller houses

05 Landscaped street incorporating tree planting

06 Buildings fronting green including childrens' play provision


Landscaped corridor
Focal green bounded with strong frontages
Bohunt School
Loop street with subsidiary lanes
Secondary street has strong frontages with gently shifting alignment
Plots back or flank onto boundary with Bohunt School
Secondary street connects arrival open space with focal green
Glimpse views from secondary street towards Castle Copse
Castle Copse
Hedgerow retained
Arrival open space bounded with strong frontages
Focal building at arrival
Bailey Road
N


03


04


05


06

Northern Neighbourhood

Hurst Hill Slopes Character Area

Hurst Hill Slopes is the northern of the two character areas within the Northern Neighbourhood

Topography:

- Topography slopes down northwest to southeast, gradient around 1:20. Potential for more distant views southwards.

Landscape setting

- Continuous and attractive woodland edge of Castle Copse to east creates strong sense of place and enclosure to the east.
- Northern hedgerow with occasional trees fairly low, with views towards adjoining fields and woodland to the northern skyline.
- Southern hedgerow with occasional trees allows filtered views southwards, with Bohunt School visible.
- Western hedgerow with occasional trees relatively small scale with roofs of Phase 1 buildings visible, filtered by trees along Rusper Road. Buildings associated with Hawkesbourne Farm are visible close to the northwestern corner of the site.

Key design elements

- Southern frontage onto landscaped corridor opening out into green adjoining the scheduled monument.
- Secondary street connecting with Castle Copse Lanes to the south and leading north via the central linear green providing north-south connection and structuring the character area.
- Central linear green provides focal element within heart of character area.
- Eastern edge set back from existing woodland with frontages facing woodland.
- Northern and western frontages set back from retained hedgerows with occasional trees;
- Straight streets and lanes.
- Frontages facing outwards to adjoining landscaping.

Building typologies

- Range of house sizes arranged as terraces, semi-detached and detached along the streets and spaces.

Community amenities

- Recreational routes through landscaped corridors around edges.

Formality / informality

- Block layout more organic, responding to overall parcel shape. East/west streets roughly follow contours; frontages to north/south streets will step up and down creating interest.
- Marker buildings at key locations, in particular at gateways along edges, central green and secondary street.
- Local groupings to create local identity at key junctions and responding to retained features such as focal trees.
- Generally greater variety of materials etc. than adjoining character area to south to create differentiation.



Marker Building
Key Street Frontage
Key Landscape Corridor Frontage
Key Landscape Edge Frontage
Primary Street
Secondary Street
Tertiary Street
Shared Surface Street
Shared Private Drive
Existing Public Right of Way retained
Key off street Cycle and Pedestrian Route
Informal Paths/Potential mown grass





Precedent images:

01 Gently curving frontage overlooking landscape

02 Informal frontage adjoining landscaped corridor with retained trees

03 Buildings fronting small formal green

04 Tertiary street closely fronted by smaller houses

05 Larger houses adjoining woodland edge

06 Houses off shared private drive fronting landscaped edge


Hurst Hill
Frontage to landscaped corridor
Frontage alignment curves in response to woodland edge
Frontage to landscaped corridor
Central linear green with strong frontages
Secondary street arrival from south creates central axis
Focal green bounded with strong frontages
Landscaped corridor


03


04


05


06

Eastern Neighbourhood

Overview

The Eastern Neighbourhood encompasses the northeast area of Mowbray, comprising pockets of development separated by landscape corridors with water features, yet connected by the spine road.

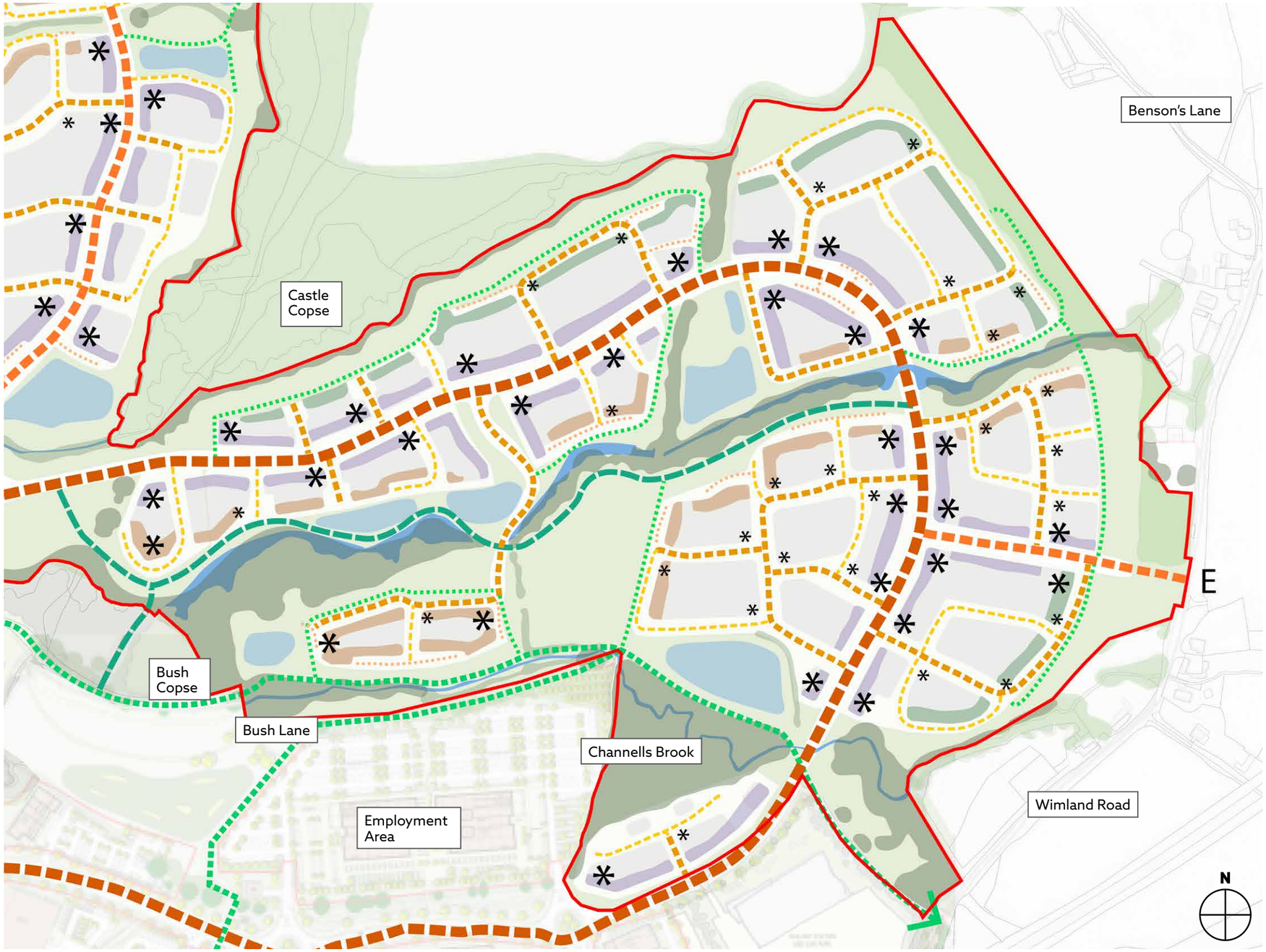
This large area will deliver approximately 600 new homes, arranged as six distinct character areas, each well defined by existing landscape corridors.

The neighbourhood benefits from many significant landscape assets, including mature hedgerows, established trees, and water elements such as the watercourse and drainage ponds. Additionally, Channells Brook runs along its southern edge.

The site's topography raises from east to west, with water elements naturally collecting in the lower areas. From the eastern side, vantage points offer views towards Horsham.

Due to its fragmented nature, the Eastern Neighbourhood has numerous edges to landscape and key corners forming gateways and reference points that enhance legibility and local identity.

The movement structure will further reinforce the sense of identity of each character area. Local loop roads will connect to the spine road, with smaller lanes branching out towards the development's edges, providing easy access to the surrounding landscape.



Illustrative view along stream corridor looking east

Eastern Neighbourhood

Density

The Eastern Neighbourhood is characterised by a range of densities distributed in response to the spine street and the landscape edges.

It is intended that a range of densities within this extended area will help create sufficient variety in house types and building forms.

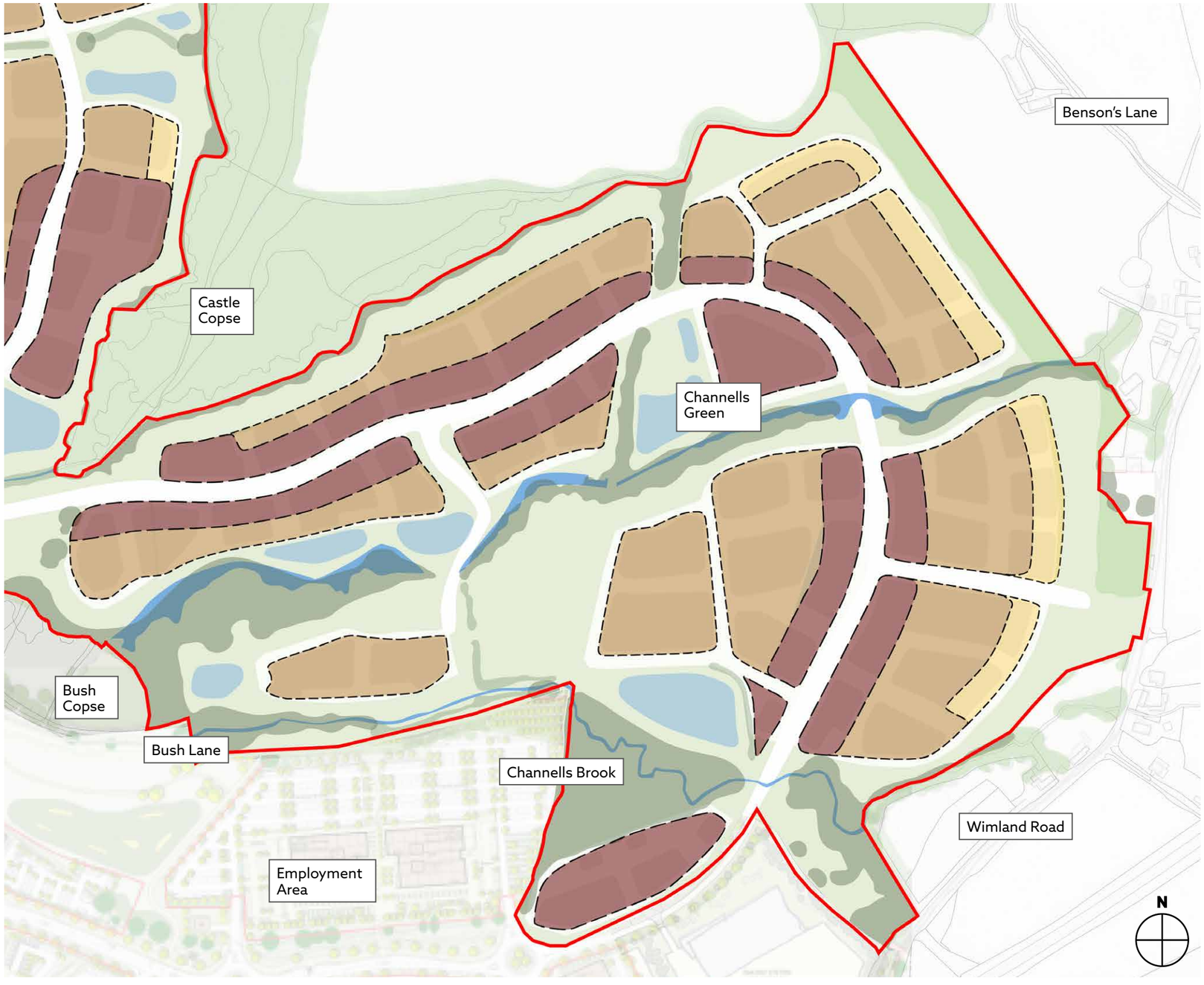
A higher density band will be concentrated along both sides of the spine road, creating a vibrant and active corridor that also extends into the vicinity of the Employment Area. Typologies here will be predominantly link detached, semi-detached, terraced and apartments, helping to create strong frontages.

Key landscape spaces will be lined with strong frontages. This higher density will support efficient land use and contribute to a more lively community atmosphere in this part of Mowbray.

Beyond the spine street, the density will gradually decrease, transitioning into medium-density development throughout much of the neighbourhood. Typologies here will be varied, predominantly semi-detached, terraced and detached houses, with potential for occasional small apartment buildings or landmark houses, for example at key corners. The dwelling mix here will be wide ranging, with an emphasis on smaller and medium sized houses, and larger homes at key locations, in particular fronting onto landscaped corridors.

In the most sensitive areas, particularly along the eastern edge, development will be lower in density. This careful reduction in density will minimise visual impact and ensure the housing integrates seamlessly with the natural landscape. Typologies here will be predominantly detached houses with some semi-detached houses. The dwelling mix will have an emphasis on medium and larger houses, enabling the creation of frontages facing adjoining landscaping which are attractive and informal, characterised by landscape and built elements in combination.

An element of Custom Build and/or Self Build provision will be included within the eastern part of this neighbourhood, enhancing the diversity of tenure within Phase 2.



Eastern Neighbourhood

Character Areas

The Eastern Neighbourhood is composed of six character areas, naturally defined by landscape and water elements.

Bailey Gate forms the western arrival to the Eastern Neighbourhood, and it will have a mix of house types, including potentially a landmark building facing the spine road and smaller houses arranged informally along the landscape frontages.

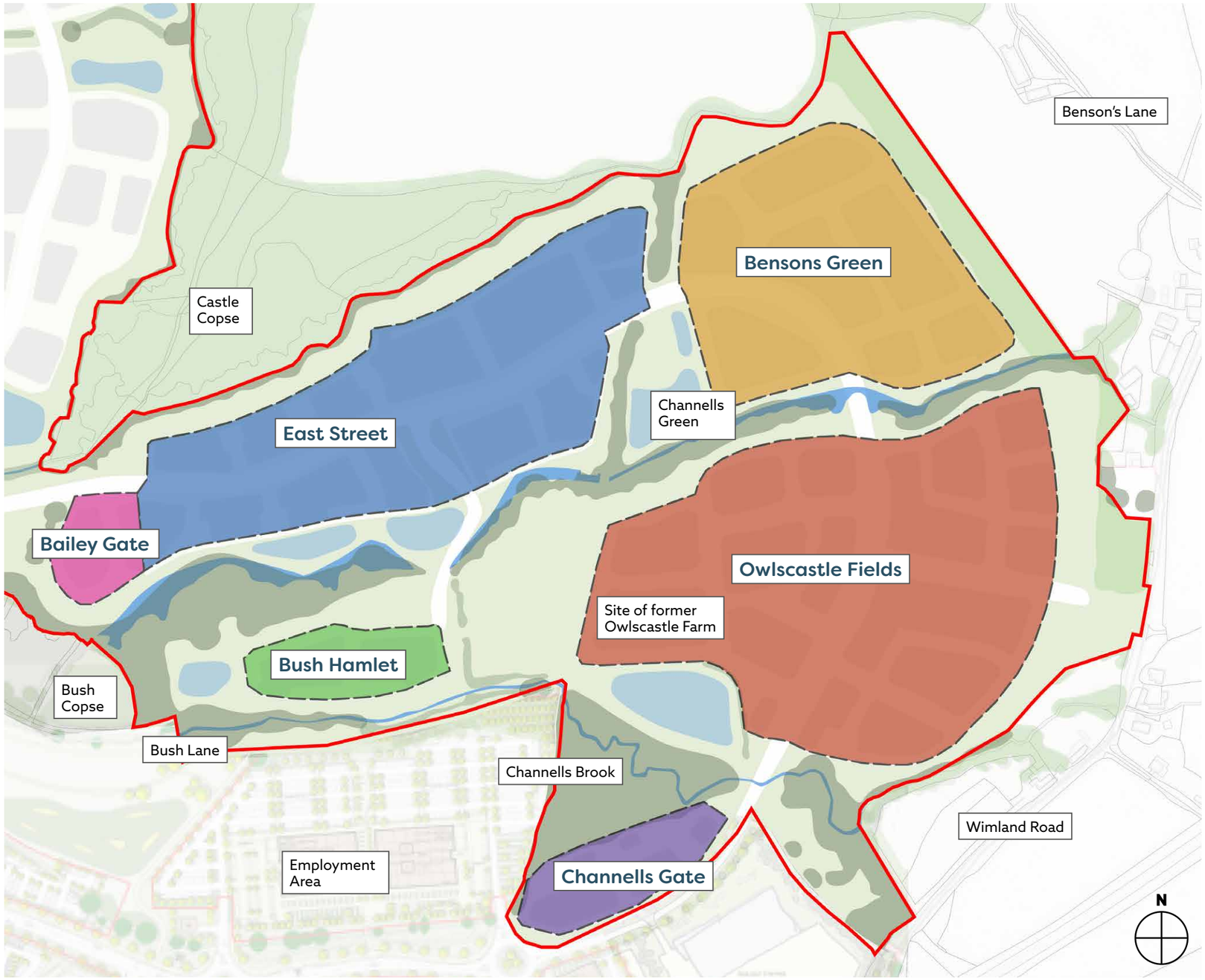
Bush Hamlet will be a small, distinct area, enclosed by natural landscape features, with larger properties arranged organically and incorporating rural architectural elements.

The East Street character area is a long zone along the spine road, featuring a mix of densities that accentuate the contrasting edge conditions between Bailey Road and the surrounding landscape. A formal, landscaped access to Bush Hamlet will be created, marked by pairs of buildings forming gateways.

Channells Gate will be a formal area, with strong frontage along Bailey Road, and a prominent gateway at the roundabout to highlight this key arrival point into both the neighbourhood and the wider Mowbray development.

Owlscastle Fields is laid out around a central focal node junction, with strong frontages and higher densities either side of the central spine street gradually transitioning to lower densities around edges, in particular to the more sensitive eastern edge towards Wimland Road.

Bensons Green has a similar pattern of density to Owlscastle Fields within a smaller area; its southwestern part responds to the adjoining Channells Green with a strong linear frontage defining this key focal location.



Eastern Neighbourhood

Bailey Gate Character Area

Bailey Gate, positioned at the western entrance to the Eastern Neighbourhood, has an informal layout highlighted by a gateway building to mark the arrival point

Topography

- The area is mostly flat, only very gently sloping down east to the west.

Landscape setting

- Southern edge defined by brook with strong tree line and woodland beyond.
- Western edge looks out towards arrival landscaped space between a pair of significant retained trees.
- Castle Copse overhangs prominently to the north to north.
- Eastern edge defined by low hedgerow with the open field of the East Street character area beyond.

Key design elements

- Single parcel with frontages facing outwards to west, north and south.
- Marker buildings at arrival points, in particular along the primary spine street, Bailey Road, and facing the cycle link from the south.
- Extensive landscaping around edges, incorporating retained and new planting and cycle and pedestrian routes which pass through the adjacent open space, linking the northern and eastern section with Bush Lane to the south.

Building typologies

- Potential apartment building or landmark house designed to mark the arrival point into the Eastern Neighbourhood.
- Small and medium houses, arranged informally.

Community amenities

- Cycle links to north, east and south across Phase 2.

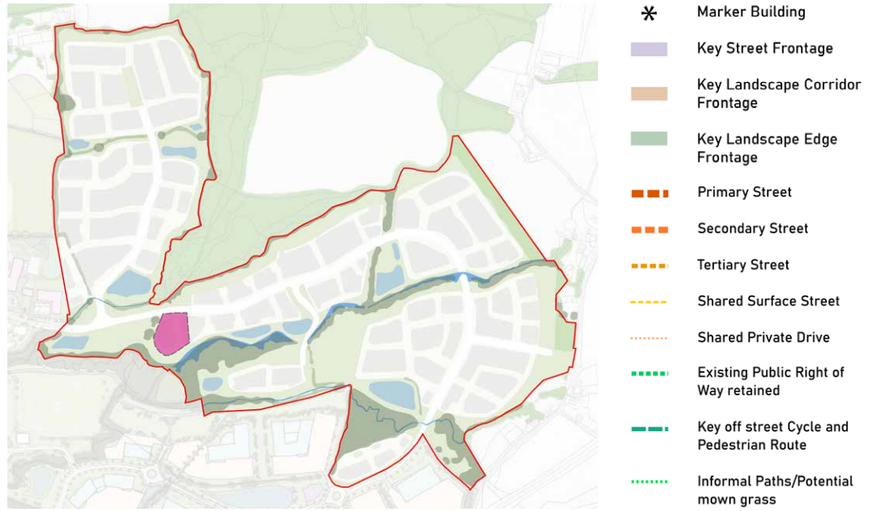
Formality / informality

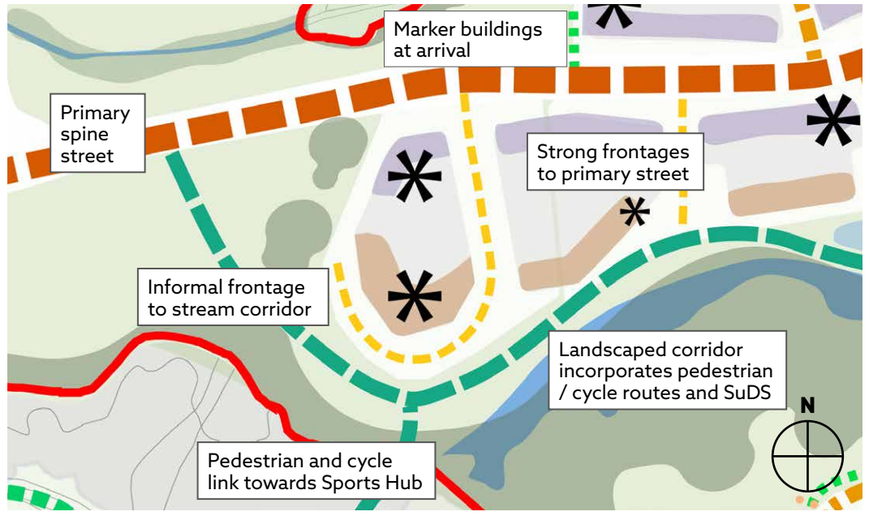
- Greater formality of character along primary spine street, more variation of form and alignment along landscape frontages.

Precedent images:

01 Marker buildings at arrival across watercourse corridor

02 Potential apartment building or landmark house at key junction facing landscaped corridor









Bush Hamlet Character Area

Bush Hamlet is a small, well contained area within its own landscape setting located to the west of Owlscastle Fields

Topography

- The area is mostly flat, only very gently sloping down from east to west.

Landscape setting

- Brook with strong tree lines defines northern edge of character area, creating strong enclosure.
- Southern edge open to Bush Lane with Channells Brook and associated trees and hedgerows beyond, with filtered views to open fields beyond.
- Western edge defined by the woodland of Bush Copse.
- The eastern edge comprises a line of trees with layered open fields and hedgerows visible beyond towards Owlscastle Farm.

Key design elements

- This character area is small and distinct, giving it an almost exclusive feel. The Hamlet term conveys its nature of an apparently self-contained settlement within the larger community.
- Bush Hamlet comprises two blocks with access lanes around and between, and informal frontages facing outwards to adjoining landscaping.
- The primary arrival is from the northeast and this corner is visually important to Bush Hamlet, with a Marker building.
- Given its Hamlet character, a rural style is envisaged for the buildings and boundary treatments .

Building typologies

- Generally detached and semi-detached houses suitable to an area that will feel exclusive and unique.

Community amenities

- Recreational routes through landscaped corridors around the edges.

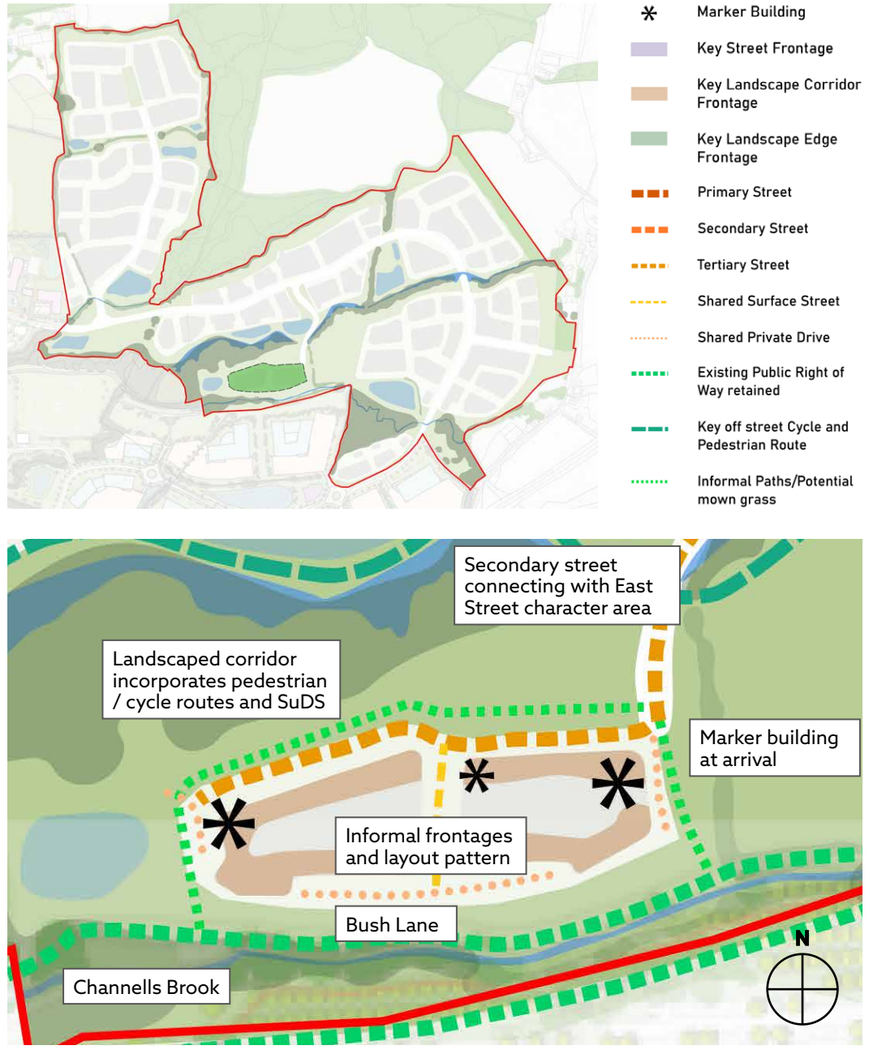
Formality / informality

- An informal character with rural features will be designed for this area, appropriate to its enclosed landscaped setting, away from the larger more developed character areas.

Precedent images:

01 Informal collection of buildings viewed across naturalistic landscaping

02 Farmstead type layout around small green







Eastern Neighbourhood

East Street Character Area

East Street is a high to medium density area, extending from Bailey Gate to the north-south landscape corridor that transverses the Eastern Neighbourhood

Topography

- The terrain slopes down east to west, with a gradient of around 1:60, but also northwestwards and southwards towards the brooks which define the character area's southern edges.

Landscape setting

- Tall, continuous and attractive woodland edge of Castle Copse to north creates strong sense of place and enclosure.
- Brook with strong tree lines defines southern edge of character area.
- Eastern edge defined by strong existing treed hedgerow boundary, with very limited intervisibility;
- Western edge defined by low hedgerow with orchard planting beyond.

Key design elements

- The primary spine street, Bailey Road, runs east to west centrally through the character area with gentle variations to its alignment.
- A formal street runs south providing a key link to Bush Hamlet. Its junction with Bailey Road will be a key area of focus, which will be emphasised by the landscape treatment and the built form.
- Due to the structuring movement elements, this character area is composed of three parcels, with all blocks fronting the primary spine street to one side and landscaped brook corridor to the other.
- The southern landscaped corridor varies in character and width, incorporating SuDS and a pedestrian/cycle route east to west through Phase 2. The watercourse corridor to the north incorporates a recreational pedestrian route.
- Contrasting frontages are a key design feature of this character area, reflecting the varied nature of the block edge conditions. For example, Bailey Road will feature strong, high-density frontages, while more informal, medium-density frontages will face outward towards the surrounding landscape.
- Marker buildings will address key view alignments, sometimes as pairs to formalise a gateway effect around the central junction and access to Bush Hamlet.

Building typologies

- Range of small and medium houses, with potential for small apartments or townhouses along the primary spine street.

Community amenities

- Cycle link east to west through Phase 2
- Recreational route through landscaped corridors around edges.

Formality / informality

- Greater formality of character along primary spine street contrasting with more variation of form and alignment along the landscape frontages.
- Layout around central junction space to read as a coherent place.
- Marker buildings at key locations, in particular at gateways along edges and central junction.
- Local groupings or pairs of buildings to help create local identity at key junctions and aid legibility.
- The materiality should enable primary spine street to be legible as of key importance, with potential for greater variety within the wider character area.



- Marker Building
- Key Street Frontage
- Key Landscape Corridor Frontage
- Key Landscape Edge Frontage
- Primary Street
- Secondary Street
- Tertiary Street
- Shared Surface Street
- Shared Private Drive
- Existing Public Right of Way retained
- Key off street Cycle and Pedestrian Route
- Informal Paths/Potential mown grass





Precedent images:

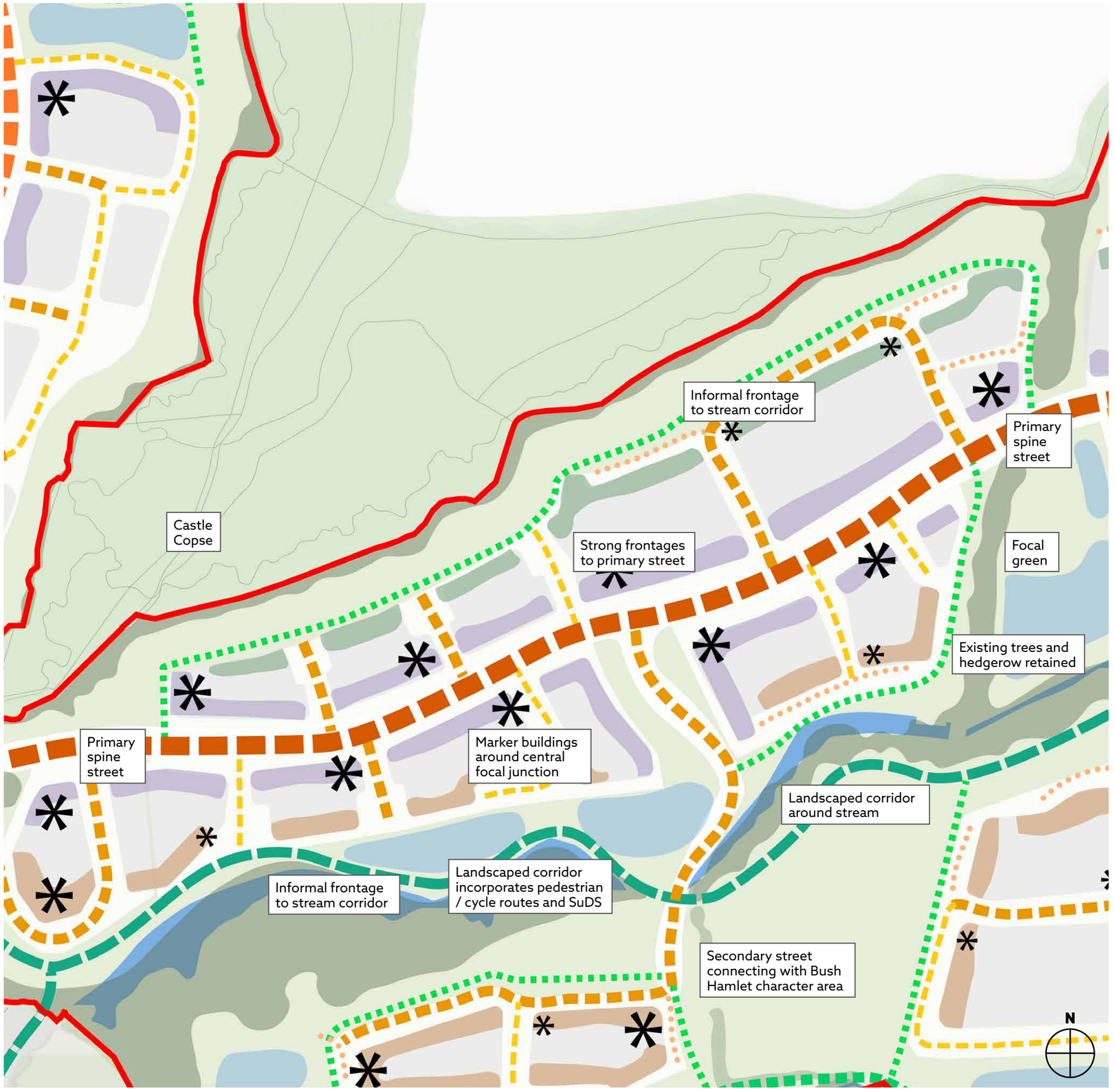
01 Characterful frontage to landscaped corridor with retained trees

02 Residential street incorporating tree planting

03 Strong frontage to primary street incorporating cycleway

04 Landscaped corridor pathway incorporating pedestrian and cycleway

05 Landscaped corridor incorporating retained trees and pedestrian route


Castle Copse
Strong frontages to primary street
Informal frontage to stream corridor
Primary spine street
Focal green
Existing trees and hedgerow retained
Primary spine street
Marker buildings around central focal junction
Landscaped corridor around stream
Informal frontage to stream corridor
Landscaped corridor incorporates pedestrian / cycle routes and SuDS
Secondary street connecting with Bush Hamlet character area
N


03


04


05

Eastern Neighbourhood

Bensons Green Character Area

Bensons Green is a self-contained area located centrally within the Eastern Neighbourhood

Topography

- Topography slopes down east to west, with a gradient of around 1:60, but also northwestwards and southwards towards the brooks.

Landscape setting

- Tree lined brook defines southern edge of character area and creates sense of enclosure, significantly filtering wider views southwards.
- Tree lined brook also defines northern edge of character area, with more intermittent enclosure allowing views north to adjoining fields and woodland beyond.
- Western edge defined by strong existing treed hedgerow boundary, with very limited intervisibility.
- To the east are open fields towards Bensons Lane.

Key design elements

- Key focal green incorporating play provision and SuDS is located within the southwestern part of the character area.
- The primary spine street runs south to west through the western part of character area on a continuous curve. This divides the character area into a smaller western parcel between focused on the focal green, and a larger parcel to the east subdivided by streets and lanes.
- Strong frontages along the primary spine street and facing the focal green space, with townhouses, terraced houses or small apartment blocks as the preferred building types to meet high-density requirement.
- Marker buildings at arrival points and key corners, especially either side of the primary spine street and fronting the focal green.
- More informal frontages facing outwards to adjoining landscaping in the northeast edges.
- New planting to north-east creates a separation to retained fields adjoining Bensons Lane.
- Extensive landscaping around edges of character area incorporating retained and new planting and informal routes.

Building typologies

- A diverse mix of building types is planned to accommodate varying densities, including potentially small apartment buildings at focal points, along the spine street and near the green space, plus a range of houses in different sizes and types throughout the other areas.

Community amenities

- Play provision within the focal green space.
- Recreational routes through landscaped corridors around edges, connecting with the focal green.

Formality / informality

- Formal frontage is envisaged along the spine street and to the focal green space.
- Local groupings to create local identity at key junctions
- The distribution of materials, potentially drawing inspiration from Bensons Lane and Bensons Farm which lend its name to this character area, should ensure that the primary spine street is clearly legible as a key element with consistent materiality. There is potential for a richer palette and more variation beyond the spine street towards the landscaped edges.



- Marker Building
- Key Street Frontage
- Key Landscape Corridor Frontage
- Key Landscape Edge Frontage
- Primary Street
- Secondary Street
- Tertiary Street
- Shared Surface Street
- Shared Private Drive
- Existing Public Right of Way retained
- Key off street Cycle and Pedestrian Route
- Informal Paths/Potential mown grass





Precedent images:

01 Strong frontage providing surveillance over childrens' play area

02 Strong frontage onto gently curving primary street

03 Formal frontage overlooking landscaped green including sustainable drainage

04 Larger houses fronting landscaped corridor

05 Residential street incorporating tree planting

06 Informal frontage adjoining landscaped corridor with retained trees


Benson's Lane
Landscaped corridor around stream
Informal frontage to stream corridor
Landscaped corridor incorporates new edge planting
Tertiary street with subsidiary lanes
Marker buildings at arrival
Strong frontages to primary street
Primary spine street
Strong frontages and marker buildings facing focal green
Central focal green incorporating play provision and SuDS
Marker buildings at arrival
Informal frontage to stream corridor
Existing trees and hedgerow retained
Landscaped corridor around stream
Primary spine street


03


04


05


06

Eastern Neighbourhood

Owlscastle Fields Character Area

Owlscastle Fields is a large residential area located centrally within the Eastern Neighbourhood, north of Channells Brook

Topography

- The area slopes down northwest to southeast, with a gradient of around 1:50. This creates higher view points on its northeast corner.

Landscape setting

- Tree lined brook defines northern edge of character area and creates sense of enclosure, significantly filtering wider views northwards.
- Trees and woodland associated with Channells Brook define southern edge of character area, with only occasional glimpse views beyond.
- Buildings and trees interspersed along Wimland Road adjoin the eastern boundary, with wider views beyond to trees and woodland.
- The western edge comprises layered open fields and hedgerows gradually narrowing towards Bush Copse.

Key design elements

- Extensive landscaping around edges of this character area incorporating retained and new planting and access routes.
- Primary spine street runs southwest to north through this character area, and the secondary street runs east providing a link to Wimland Road. These establish three parcels within the character area
- The junction of these streets is a key focal location, and the two corners and the centre area are envisaged to be treated as marker buildings to aid legibility in the area.
- Strong frontages to primary spine street and secondary street.
- Marker buildings at arrival points, especially either side of the primary spine street.
- More informal frontages facing outwards to the adjoining landscaping.
- Allotments to east and new planting create a separation to existing properties along Wimland Road. Carefully designed relationship with allotments to east, preferably with unit sides/ gables or back gardens rather than fronts facing the allotments.

Building typologies

- A wide range of types is envisaged to address a range of densities in this area, including houses of all sizes and potentially small apartment buildings or landmark house at focal points.

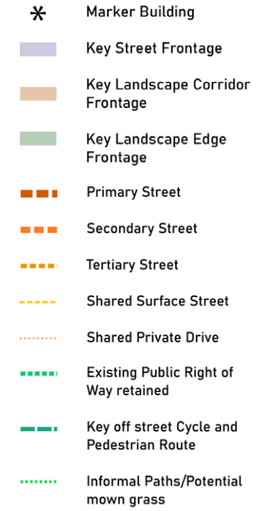
Community amenities

- Allotments to the east of character area.
- Cycle link east from Wimland Road.
- Recreational route through landscaped corridors around edges, connecting with existing PROW along Bush Lane.

Formality / informality

- Formal and rectilinear block layouts within the centre of the character area along the spine street, and more informal at edges responding to adjoining landscape context.
- Marker buildings at key locations, in particular at gateways, key corners and central junction
- Local groupings to create local identity at key junctions.









Precedent images:

01 Apartments potentially fronting landscaped open space

02 Informal frontage adjoining landscaped corridor with retained trees

03 Shared surface streets closely fronted by smaller houses

04 Buildings fronting informal landscaping

05 Characterful frontage overlooking landscape including sustainable drainage


Primary spine street
Landscaped corridor around stream
Marker buildings at arrival
Informal frontage to stream corridor
Plots flank onto boundary with allotments
Allotments
Tertiary street with subsidiary lanes
Marker buildings around central focal junction
Secondary street
Strong frontages to primary and secondary streets
Emergency access
Marker building at arrival
Informal frontage to boundary landscaping
Wimland Road
Channells Brook
Primary spine street
N


03


04


05

Eastern Neighbourhood

Channells Gate Character Area

Channells Gate is located at the arrival into Phase two from the south, near Channells Brook, from which it derives its name

Topography

- Topography slopes down southeast to northwest at a gradient of around 1:50.

Landscape setting

- Woodland immediately adjoining to northwest forms strong backdrop creating strong sense of place and enclosure to the northwest.
- Woodland along Bush Lane also creates enclosure to the east.
- Southern aspect facing on to the employment zone.

Key design elements

- By the roundabout, a gateway block potentially paired across the road in the Employment Area, highlights this key corner as an arrival point to the Eastern Neighbourhood.
- A smaller gateway will be designed for the east edge of the character area, by the end of the bridge over Channells Brook.
- This character area spans between primary spine street to the southeast and retained woodland to NW which forms strong backdrop.
- Marker buildings at west and east ends of the character area, marking key arrival and transition points.
- Continuous frontage to the primary spine street.
- Symmetrical layout to emphasise unique position of this character area within the development.
- Access into the character area via a single central street within aligned street frontage.

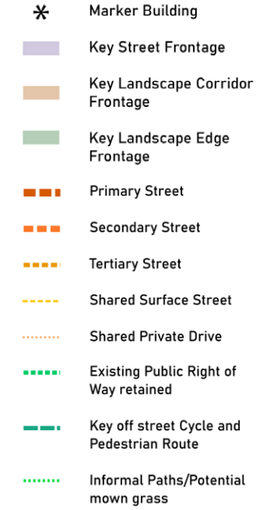
Building typologies

- Apartments at west and east corners, small and medium houses in-between.

Formality / informality

- Channells Gate will have a formal and more urban layout facing the primary spine street and around the access street.
- Marker buildings at western and eastern ends to have strong individual characters.
- Central part of the character area layout to have consistency of material and character to allow end marker buildings to read as such.









Precedent images:

01 Strong frontage to primary street across landscaping

02 Frontage with strong character and repeated rhythms

03 Focal apartments with parking and landscaping adjoining

04 Smaller houses adjoining woodland edge


Channells Brook
Primary spine street
Focal building at arrival
Retained woodland
Focal building at arrival
Strong frontage to primary street
Primary spine street
Employment Area
N


03


04

Layout Principles - Development Blocks

Active Frontages

Development blocks should be designed with front doors facing the streets, creating a strong street edge and ensuring active frontages facing onto and helping to animate the public realm, spaces, streets and routes.

A key design principle is creating streets with carefully considered relationships between buildings across the road and thoughtfully composed street elevations to ensure high-quality urban design.



Building orientation relates to spaces, streets and routes

- A building's primary frontage should directly face adjoining spaces, streets and routes. For informal arrangements the primary frontage should still generally align to the immediate edge of the route, street or space it faces.
- Primary entrances to buildings, or to entrance courtyards serving buildings, should be visible from the public realm.

Spaces, streets and routes addressed by active frontage

- Spaces, streets and routes within the public realm should generally be overlooked by windows to habitable rooms at ground and first floor levels, facilitating natural surveillance. Blank elevations largely devoid of windows should be avoided where they face – or are clearly visible from – the public realm.
- Active frontage should be enhanced where appropriate. This will enhance natural surveillance and assist in creating animation along the street scene.

Continuity and enclosure clearly defining public and private space

- All frontages to spaces, streets and routes should be designed to create clearly legible continuity of building form, linkage and positioning.
- Public and private space should be clearly distinguished through continuity of frontage and the use of well defined boundary treatments.
- Detached dwellings should be clearly detached, with ideally a minimum of 2.0 metres clear between flank walls.

Coherent building alignment establishing building line

- Building frontages should establish a common building line where they face routes or linear spaces (except in areas of lowest density with informal frontages, where departure from this principle is permitted).
- Rear and flank walls of garages and outbuildings may be considered as components in establishing a common building line.

Street Scene Principles

Opportunities to configure dwellings in identifiable groupings that define spaces of a certain character or function should be identified and taken

The profile of blocks and building elevations along streets should reflect the character area, the density, the function of the street and the movement hierarchy.



Groupings forming components of the layout

- Opportunities to configure dwellings in identifiable groupings that define spaces of a certain character / function should be identified and taken.
- Groupings should be discernible either as 'clusters' of buildings around a shared space, or configurations that face and define a particular space to their front.
- In particular, opportunities for the creation of groupings should be identified in areas of lower density or centrally within development parcels.

Expression of individuality within coherent groupings

- Within an overall coherent approach, dwellings should express individuality through for example: celebrating entrances and openings; and/or through alternating features such as projecting elements or set back elements within the composition of a group of linked dwellings.
- Variety could be achieved through handed, framed and repeated elements but groupings of dwellings forming street scenes must achieve order and unity within their overall layout and composition.

Roofscape designed to create interest and incident

- Roof forms along a frontage should be considered in an integrated design approach to create interest, incident and articulation within the streetscape.
- Roof forms within terraces and groupings of dwellings should have rhythm and coherency.
- Particular consideration should be given to the articulation of silhouettes through, for example, the use of strong and well proportioned gables or other roofscape features such as chimneys.

Coherence and individuality of terraced and linked buildings

- Terraces should demonstrate a coherent approach from ground to ridgeline, and rhythm in rooflines along groups of linked dwellings.
- Within this overall coherence, dwellings forming part of a terrace or grouping of buildings should express individuality through for example: celebrating entrances and openings; and/or through alternating features such as projecting elements or set back elements within the composition of a group of linked dwellings.

Layout Principles - Roof Profiles

Roof Principles

Each character area should have its own unique expression, using building and landscape features to provide a distinct identity. Frontages on both sides of main streets should have a consistent palette with common materials to create a cohesive streetscape.

A key component of character is the treatment and profiles of roofs along a street. Bland and repetitive forms should be avoided, as shown below.

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Lack of variation combined with poor roofline continuity



Inconsistent alignment and rhythm along terrace and group rooflines



Introducing carefully scaled gables can enhance both rhythm and character



Chimneys are encouraged as a means of adding definition to the roofline

Phase 1 Examples

Phase 1 provides precedents for high quality facades and landscape treatments as illustrated below. These include good examples of boundary treatments, marker buildings on important corners, and varied roofscapes created from a mix of profiles - gables, pitched roofs and chimneys as shown in the illustrations.

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Distinctive character through elevation treatment
(image credit - Cala Homes Mowbray)



Homes fronting onto green space
(image credit - Cala Homes Mowbray)



Oppurtunities for interest in the landscape



Marker building on the corner with distinct materials



Streetscape with a variety of forms and roof profiles



Dormer windows and chimneys add interest to the roofscape

Layout Principles - Development Blocks

Marker Buildings

Buildings at significant locations within the layout, for example the ends of vistas or long views, prominent corners, and buildings that frame key views, should be considered as marker buildings.

Marker buildings can vary from primary gateways, normally associated with arrivals to a certain distinct area, to secondary gateways which help navigating local areas and ensure interest in the urban fabric composition, and local focal points for example for framed views.

Careful consideration must be given to highlights, marker buildings, focal points, and gateways, which do not always need to be tall structures. These effects can often be achieved through variations in materiality, roof profile, style, or proportion.



Marker buildings should be identifiably different from their neighbours

- This could be achieved through contrasts in:
  - scale;
  - material;
  - architectural language;
  - architectural elements
- Architectural elements could include projecting bays, larger window openings, balconies and expressive roof forms.
- Relevant reserve matters applications should include a design rationale for marker buildings.

Buildings located at corners should positively address both directions

- Buildings located on corners should positively address both directions through positioning of entrances, windows to habitable rooms, glazed bays/projections and upper level balconies where appropriate.
- Corner buildings should have the tallest or largest element of the building mass being located on that corner. Where possible, buildings L-shaped in plan should be positioned on defined corner locations.
- Where a corner plot forms the end of a row of street-facing dwellings, the dwelling on that corner plot can have its primary entrance positioned on its flank elevation.

Buildings that together frame key views should be considered as a gateway pair

- Where two corner buildings are located either side of a vista, thereby framing the vista (for example either side of a street junction), they should be considered as a gateway pair.
- A gateway pair of buildings should be designed with coherent and similar form and massing elements.

Establishing visual stops to terminate vistas

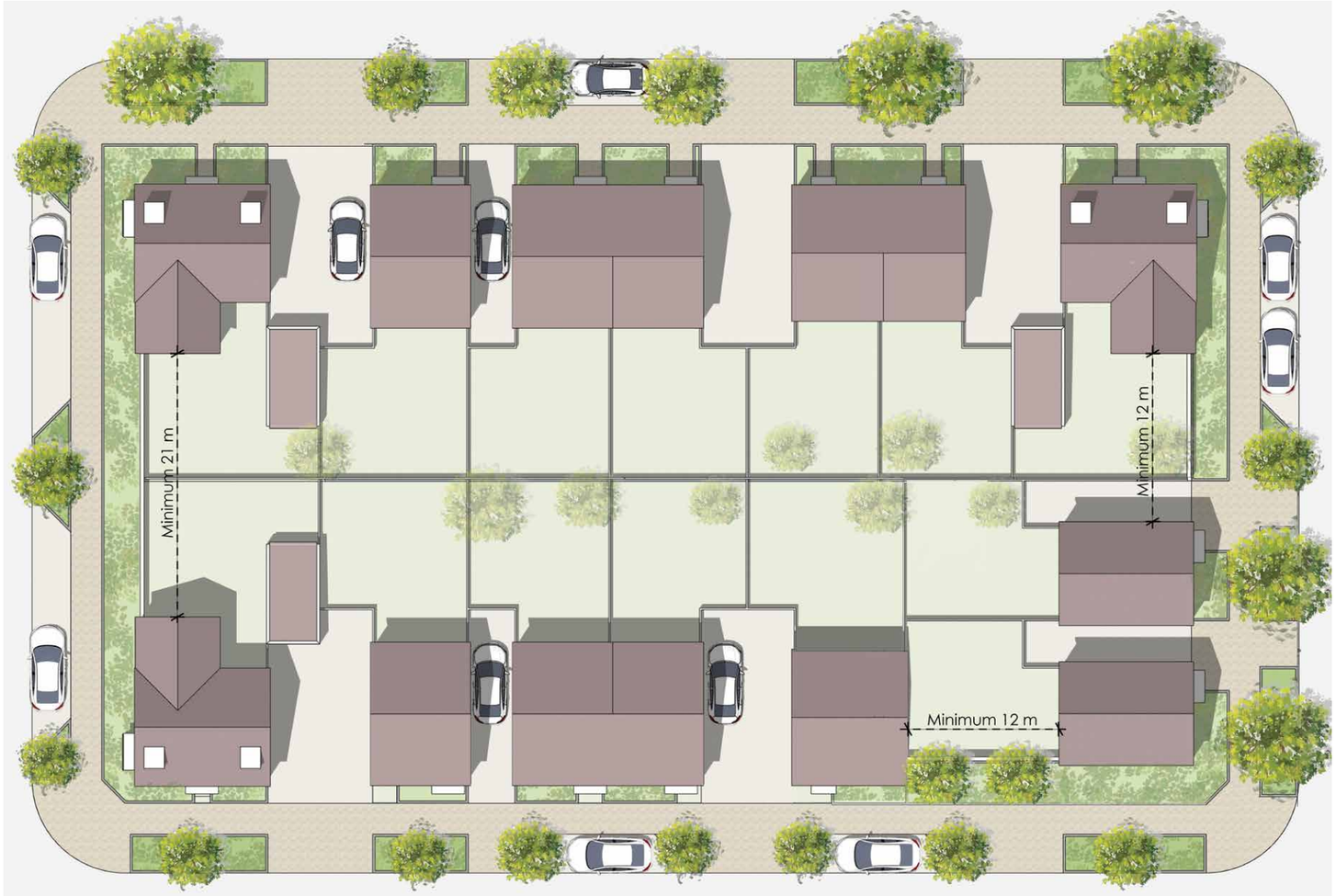
- Where linear spaces or routes establish a vista, that vista should either end in a defined public open space or be terminated by a visual stop.
- A visual stop may be a carefully positioned building or landmark, or a landscape feature.
- Any building acting as a visual stop should be considered a marker building.

Layout Principles - Development Blocks

Building relationships

Building locations and elevations should be designed to avoid overlooking between dwellings and ensure appropriate private amenity space for dwellings with good daylighting.

The composition and balance between variation and continuity across both sides of the street must be carefully considered. A preference is given to buildings that mirror those on the opposite side, as this typically enhances the perceived value of the area. Variations in building heights across the street should be limited to locations featuring key buildings or gateways.



Maintaining privacy between dwellings by avoiding overlooking

- Direct views from dwellings into dwellings through windows on their rear and flank elevations should be avoided, either by separation of at least 21 metres between facing elevations, or through detailed design measures.
- No habitable room should be served only by windows comprising opaque glass.

Maintaining good daylighting for habitable rooms and private amenity space

- Where the only fenestration to habitable rooms face flank elevations of adjoining buildings with blank walls, there should be a separation of at least 12 metres between elevations.
- Dual aspect accommodation is preferred. Single aspect north facing accommodation should be avoided.
- The relationship of private amenity space with surrounding built form should ensure that within the space direct sunlight is received at some point during the year.

Each house should be provided with appropriately sized private amenity space

- Houses should be provided with private amenity space adjoining the dwelling of a scale appropriate to the size of the dwelling.
- Where possible, private amenity space should be well proportioned on plan and have a depth of at least 10 metres from habitable room to rear boundary.
- Private amenity space should be able to be accessed either directly from the edge of curtilage or through parking or garage areas, without having to pass through the interior of the dwelling.

Flats should be provided with amenity space including private outdoor space where possible

- Where possible, flats should be provided with communal amenity space, having regard to the availability of nearby public open space. The main element of this may be shared with other dwellings within the same building, for example as a shared garden area.
- In addition, where possible, each flat should be provided with an outdoor private space. This could comprise a ground floor patio area or a balcony.

Layout Principles - Building Design

Regardless of architectural style, the design of buildings, should draw inspiration and reference the local villages

The design approach will ensures that new structures respect and reflect the area's heritage and context.

The buildings will be designed to strengthen the local identity by incorporating materials and forms rooted in the local vernacular. This includes careful consideration of elements such as openings, façades, and roof forms, using traditional or locally appropriate materials to create a sense of place and continuity with the surrounding built environment.



















Aspect and orientation

- Dwellings should maximise the potential for south facing roof pitches.
- Where possible, dwellings should maximise potential for south / south west facing habitable rooms.
- Dwellings may include passive solar shading to provide a comfortable habitable environment in the hot months. The position and angle of these elements should be designed for high angled summer sun rays, so that it does not prevent sunlight penetration in the winter months.

Entrances and thresholds

- Entrances to dwellings should add definition and create interest to the front elevation.
- Buildings with residential accommodation at ground floor level should, where possible, incorporate a 'defensible space' between them and back-of-footpath enclosed by either brick walling to match the primary building material, railings, low fencing or robust planting depending on character area.
- Front doors should be of a high quality, in keeping with the character of the dwelling through the use of quality materials.

Porches

- 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 manufacture. Poor quality GRP porches should be avoided.
- Porches can be formed by a recessed entrance within the primary elevation which will emphasise the entrance and create depth within the elevation.

Windows

- Window openings should where possible have a vertical emphasis. All openings within masonry walls should be set back to display a reveal and give depth to the elevation.
- Window frame colour, quality and design should be consistent on all elevations of a building. Asymmetrically openable window configurations should be avoided.
- Frame members and corner posts for bay windows 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 material of the main roof. If flat, the roofing material of bay windows should be lead or proprietary roof manufacturer. Poor quality GRP roofing should be avoided.












Roofs

- The roof pitch should be of a consistent angle along a terrace or group of buildings, generally between 35 and 55 degrees.
- Barge boards should be shallow and match window frame colour. The use of obtrusive boxed eaves should be avoided.
- Chimneys and vent stacks where used should match the primary elevation material. Chimneys 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 or located within vent stacks.

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.
- The number and proximity of dormers which break the eaves line should be limited to avoid excessive rainwater goods on the building elevation.
- Gabled dormers should use a consistent pitch and material to that of the main roof. Hipped dormers should avoid oversizing of ridge and hip tiles.
- Flat roof dormers should use standing seam lead, or proprietary roof manufacturer. Poor quality GRP roofing should be avoided.

Rainwater goods

- Rainwater goods should be considered as part of the overall composition of the building elevation.
- Rainwater goods including guttering and rainwater pipes will preferably be black in colour or a metal finish.
- Downpipes should generally be applied to the same elevation as the gutter to which they connect.

Servicing and utilities

- Refuse storage for homes should follow the principles for refuse storage solutions set out in the National Design Guide.
- Utility meter boxes where possible should be located on inner flank walls of porch structures / recessed porches, or otherwise concealed from view.White utility boxes to be avoided.
- Pipes, vents and flues should be architecturally integrated and should align with adjacent building features.

Self Build

These guidelines for the self-build element of Phase 2 provide a flexible design framework that supports individual house proposals while preserving coherence, legibility, and landscape integration. The intention is for self-build dwellings to sit comfortably on the plot, with clear boundaries, frontages, and private/public realm transitions.

Developable footprint

- Buildings to be set back by min 1.5 metres from the plot boundary on the street side.
- Rear gardens to be at least 9m deep, measured from the rear boundary.
- Parking is to be provided on plot.

Building storeys and height

- Houses should be a maximum of 2 storeys

Character and appearance

- Buildings should create a strong frontage to the street.
- Where the plot is on a corner, there should be active frontages on both side of the house that face the street.
- Simple roof forms should be used (gable, hipped, or dormered variants) with modest pitches (24–36°).

Frontages and materials

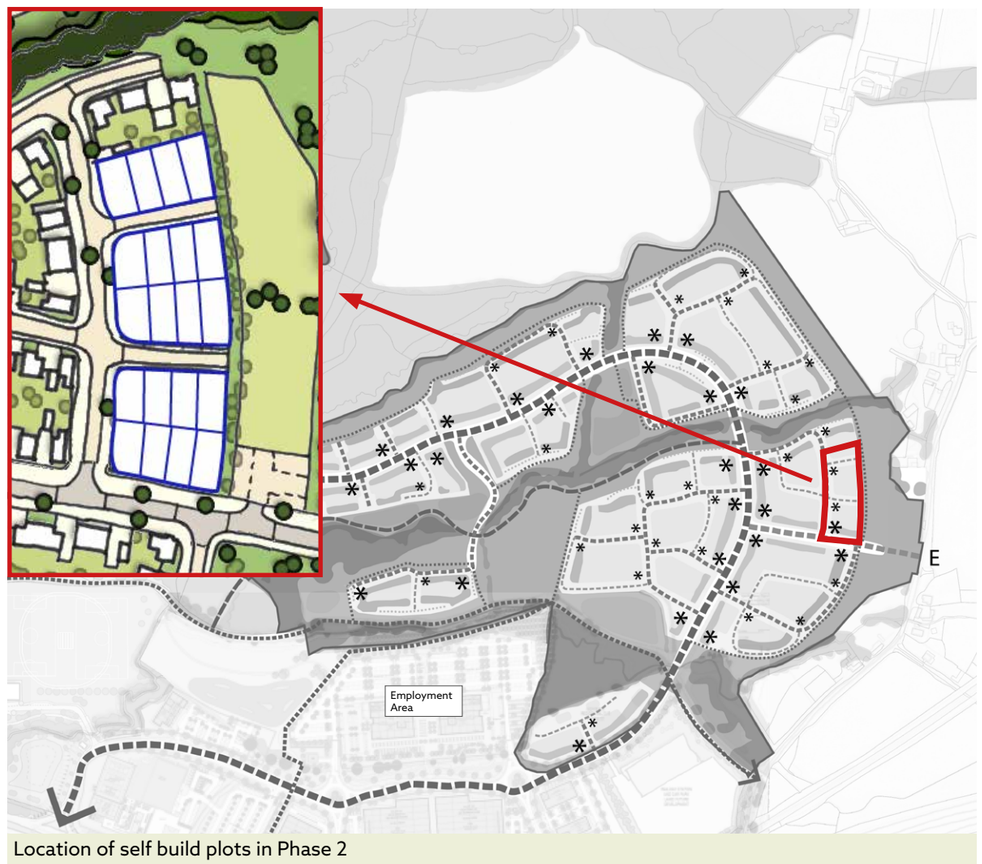
- Predominantly brick, timber cladding, stone or render with natural pigments
- Windows arranged to provide overlooking on streets, frame views, and provide light into living spaces while maintaining privacy
- Primary entry to the home should be clearly legible from the street with a defined path and porch / covered entrance

Boundaries

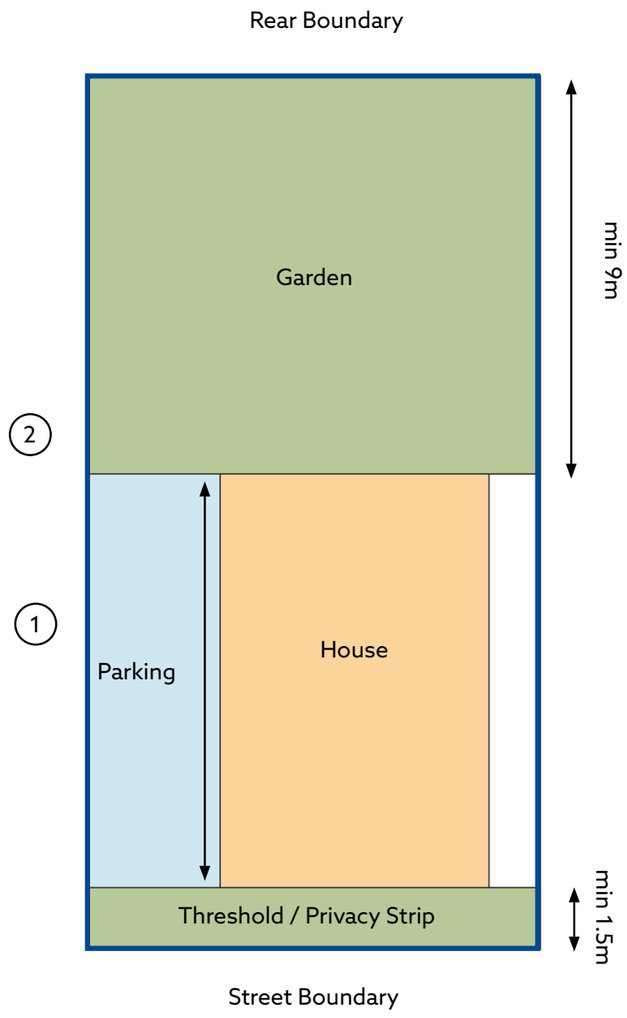
- Preference for low boundary treatments (up to 1.2m high) e.g., hedges, low brick/stone walls with railings, timber railings.
- Boundary treatments should be durable and low-maintenance.
- Boundary materials should harmonise with house materials to create a unified plot composition.

Bin stores

- If bin stores are provided in front of the house they must be well screened with materials in keeping with the main building.
- If bins are stored to the rear of the house space must be provided on the side of the house to pull the bins to the street on collection day.



Location of self build plots in Phase 2



Typical plot arrangement responding to the design principles

01 Allowance for parking and bin movement to street

02 Zone for bin/bike storage + airsource heaT pump

Car Parking Typologies

This section sets out the preferred parking typologies for use within Mowbray Phase 2. Reserved Matters Applications should generally follow the principles set out within each parking typology. Provision of spaces should accord with WSCC guidance with electric vehicle charging incorporated where appropriate.

Parking within the development should be designed so as not to dominate the street scene or obstruct movement of pedestrians and cyclists. As part of this, a variety of parking solutions should be used throughout Phase 2.





On street

- A maximum of 3 parallel spaces before landscaping occurs.
- Medium sized tree species to be planted no closer than 7m to the dwelling.
- Designed and located to prevent unauthorised parking.

On plot between buildings

- Parking spaces should be set behind the building line.
- Spaces will be designed where practicable so as not to allow for tandem parking projecting beyond the building line and/or plot boundary.
- Windows can be provided on flank elevations from habitable rooms overlooking parking/driveways.
- No more than two tandem spaces to be provided for each dwelling.
- For minimum garage dimensions refer to local policy guidance.





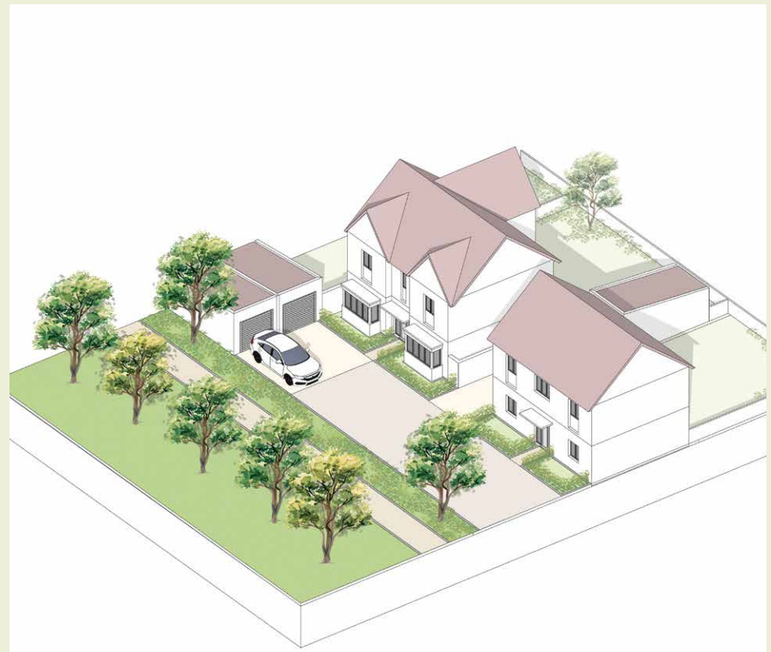
On plot front access drive through

- Similar to on plot between buildings, with the following additional elements:
- An openable screen or gate with visual permeability should be used to access parking spaces to ensure that gardens are not open to the street.
- Solid garage doors must not be used for drive through parking spaces (except for a flat over garage where this will be permitted).



On plot integral garage

- Spaces will be designed where practicable so as not to allow for tandem parking space projecting beyond the building line and/or plot boundary.
- Windows can be provided on flank elevations from habitable rooms overlooking parking/driveways.
- Generally one tandem space to be provided for each dwelling. An additional space can be provided adjoining the tandem space.
- For minimum garage dimensions refer to local policy guidance.



On plot forecourt

- Applies where appropriate to large detached dwellings only.



On plot corner

- A maximum of five spaces (10 with garages).
- Enclosure will be provided through the use of brick walls / fence enclosing parking bays.
- For minimum garage dimensions refer to local policy guidance.



Adjoining plot frontage

- Parking spaces should be set behind the building line.
- Spaces will be designed where practicable so as not to allow for tandem parking projecting beyond the building line and/or plot boundary.
- Windows can be provided on flank elevations from habitable rooms overlooking parking/driveways.
- Generally two tandem spaces to be provided for each dwelling.
- For minimum garage dimensions refer to local policy guidance.





Parking court

- To generally serve no more than 8 dwellings / 16 parking spaces. For apartment blocks this may be increased, but courts must be sensitively designed as a whole to create a coherent space with a strong framework of landscape planting.
- Tandem parking within parking courts should be discouraged unless adequate manoeuvring space can be demonstrated.
- Enclosure will be provided to define the access into the court.
- To include where practicable an area of space where a medium or large tree species can be located in view from the streetscene (and planted no closer than 7 or 10m to the nearest building respectively).
- Where storage of bins and bicycles for the host dwelling is located within the court, this will be within a building (which could be a FOG or a coach house).
- Garages including within FOGs / coach houses to adhere to the minimum garage dimensions set out local policy guidance.

Facing Materials

The rich and diverse palette of materials from local precedent villages presented here has influenced our design proposals, to ensure that Mowbray Phase 2 reflects the local character and heritage. The treatment of privacy edges and boundaries between public, semi-public, and private spaces in the local villages has also been a reference in defining the character of Mowbray Phase 2, contributing to a strong sense of place.

General Principles

Facing materials should be carefully selected to reinforce historic local patterns of tone and texture. This approach should be followed whatever architectural language and approach to detailing is used, whether traditional or contemporary.

Each character area should demonstrate a considered approach to the range and distribution of facing materials used. This approach should reinforce the overall level of formality or informality within the character area.

The proposed distribution of facing materials within each character area should also reinforce the sense of place and legibility within the proposed layout, in particular through enhancing the identity of particular groupings of buildings or individual streets.

Where marker buildings are defined by their difference in facing material in relation to their neighbours, the distribution of facing materials within a character area should facilitate this.

In general, materials should be consistent along a row of terraced dwellings or linked dwellings, including dwellings linked by garages.

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.

No more than two materials where possible should be used across walls of any given dwelling or block.

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.

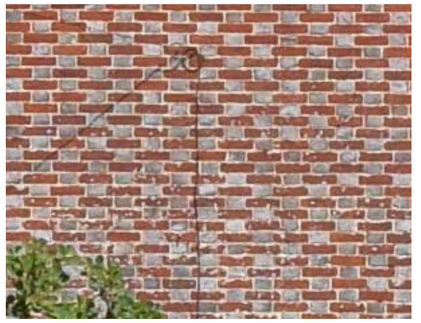
Marker buildings may feature other materials providing there is a design justification for moving away from the suggested material palette.

Walls

















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.
- Brick is the most common facing material used in the local context, traditionally sourced from local clay and brickworks. Primary wall materials should normally be brick.
- Primary wall materials should provide a richness and texture to elevations (see brick principles below).
- Tile hanging, weatherboarding and brick detailing should be used to complement and add richness and variety to the predominant red brick vernacular.
- Where tile hanging is used, the tone and texture should reflect traditional local patterns.
- Where weatherboarding is used, the most common tones should be white, off white or black. Colour tones may be used to identify a marker building or as part of a carefully considered characteristic within a character area.
- White, off white or cream painted render can be used, in particular as one way to identify a marker building, but render should not be the primary facing material within a character area.
- Where parapet walls are used, copings to parapet walls should be detailed to prevent staining of façades by water flow from the top of that parapet.
- Heavy materials at the base / ground floor should be used on front elevations to emphasise the impression of a solid base.

Brickwork

- The specification of brick types, tones and textures should give character and subtle variation across building elevations.
- Red brick tones, reflecting local traditional patterns, should be the most common brick facing material.
- Other brick tones such as brown can be used as a contrasting character element.
- Feature bricks such as a blue / black / grey brick could be used as an accent building material to contrast with the predominant red.

Roofs





Enclosure













Roofs

- Pitched roofs should be faced in materials reflecting local patterns. Tiles are the most common traditional roofing material and should be the most common facing material for pitched roofs. Tiles should generally be red/brown in colour, with roofs often exhibiting a natural variety in tone.
- Slates are also often used, and provide a pleasing contrast in tone and texture to the predominant use of tiles.

Enclosure

- A wide range of traditional precedents for means of enclosure are used within the local area. Selection of means of enclosure should be carefully considered as a key element within establishing the identity of each character area; for example, the use of brick walls and / or painted metal railings can reinforce a more formal character, while the use of timber fencing and soft landscaping such as low hedgerows can enhance a more informal, naturalistic character.
- Enclosure facing the public realm should be faced in high quality materials and well designed. Timber panel fencing will not be appropriate in such locations, although can be used for boundaries between private rear gardens.
- Enclosure between public realm and private rear gardens should have a height of at least 1.8 metres to ensure privacy.

7

Appendices





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Appendix 1

Condition 8 Compliance Schedule

This table sets out how the requirements of Condition 8 will be met by the proposed Design and Landscape Strategy Document for Phase 2. The wording of Condition 8 is set out below, tabulating the individual requirements to list how and where these will be covered in the Design and Landscape Strategy Document.

Condition 8. Pre-Commencement Condition:

No later than the submission of the first application for approval of Reserved Matters within a Phase, a Phase Wide Design and Landscape Strategy for that Phase, setting out details of any principles relevant to that Phase, shall be submitted to and subsequently approved, in writing, by the Local Planning Authority. The Phase Wide Design and Landscape Strategy shall demonstrate how the development will comply with the design principles set out in the Design and Access Statement (prepared by Liberty, March 2017) and the mitigation measures set out in the Landscape and Visual Impact Assessment and how these principles are to be applied and followed throughout the development, including:

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Condition 8 Requirement	Notes	Location within Document
i. details of individual character areas	The character of Phase 2 is described throughout the document, specifically: character areas are defined in Chapter 6 to describe the proposals for Phase 2. Further details on the character of built form is also provided in Chapter 6. The character of the key landscape spaces is set out in Chapter 4.	Chapter 4 pp.62-77; Chapter 6 pp.95-99, 103-113;
ii. placemaking objectives	There are six placemaking objectives for Phase 2, which build upon the Vision for Land North of Horsham.	Chapter 1 pp.14-15
iii. indicative layout	The illustrative masterplan is provided in Chapter 3.	Chapter 3 pp.34-37
iv. development mix	A description of the proposed mix of homes is described in Chapter 6 alongside the density plans for each neighbourhood.	Chapter 6 pp.94, 102
v. hard surfacing and external finish materials for residential, commercial and community use areas	A surface materials strategy is provided in Chapter 4 for residential and non-residential areas.	Chapter 4 pp.50-51
vi. sustainable landscape construction principles	Sustainable landscape design principles are set out at the beginning of Chapter 4. Appendices 4 and 5 provide information on sustainable construction principles and the soil resource plan.	Chapter 4 p.44; Appendix 4; Appendix 5
vii. provide principles, approximate heights, materials and acoustic expectations of all bunds	There are no noise attenuation bunds within Phase 2.	
viii. the landscape strategy for the Phase including:	The landscape strategy is provided in Chapter 4.	Chapter 4 pp.40-42

Condition 8 Requirement	Notes	Location within Document
a) Landscape design principles for green corridors, open spaces, streets, mews and lanes, squares and car parking areas	Design principles for the key landscape spaces are provided in chapter 4. Design principles for the street typologies are provided in Chapter 5.	Chapter 4 pp.64-77; Chapter 5 pp.82-87
b) A general arrangement plan indicating location and size of hard and soft landscape areas including landscape buffers, open spaces SuDS, car park areas, other vehicle and pedestrian access and circulation areas, children's play areas, exercise trails, noise reduction measures, earth mounding, etc..	The landscape masterplan illustrates the general arrangement and layout of strategic landscape with further detail of key landscape spaces at the end of Chapter 4, including locations of key movement elements within each space. Landscape strategies are provided in Chapter 4 for features such as SuDS. The street hierarchy plan and pedestrian and cycle movement plans in Chapter 5 also illustrate the proposed routes within Phase 2 through the landscape and development parcels.	Chapter 4 pp.43, 45-49, 62-67; Chapter 5 pp.80-82
c) Design principles and themes for planting including street trees, amenity areas, naturalistic and native species, structural planting and wildflower seeding;	A planting strategy is provided in Chapter 4 setting out principles for planting across different landscape and public realm areas within this phase.	Chapter 4 pp.60-61
d) Design principles for Sustainable Drainage Systems (SuDS) including ponds, swales and basins to ensure that these are of a naturalistic appearance well integrated into the landscape, designed to be beneficial to wildlife and ecology and having regard to the Airport Operators Association Safeguarding Advice Note 3: Wildlife Hazards Around Aerodromes (August 2016)	The surface water drainage strategy sets out principles for the design of attenuation features.	Chapter 4 pp.48-49
e) Hard landscape palette for surfacing, fencing, walls, street furniture, lighting columns/ lanterns	Chapter 4 includes a street furniture strategy, boundary treatments strategy and lighting strategy to set out principles for these elements.	Chapter 4 pp.52-57
f) A Play Strategy detailing the location of different types of play area, appropriate buffer zones to each play area, target age group for each play area, illustrative play equipment for each equipped area and design themes for each play area	Chapter 4 includes a play strategy for Phase 2, illustrating the location, character and type of play areas throughout the landscape proposals.	Chapter 4 pp.46-47
g) The timing of provision of strategic open spaces	The timing of provision of strategic open spaces is to be confirmed in relation to the build programme at the RMA Stages.	



Appendix 2

DAS Principles Compliance Schedule

The contents of this document builds upon the principles set out in the OPP DAS and the Phase 1 proposals are an evolution of these principles. This table summarises how the DAS principles are addressed in this document.

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DAS Key Principles	Demonstration of Compliance
Landscape & Place: • Work with the existing site characteristics and landscape features to create a scheme which sits comfortably within the natural environment. • Take advantage of existing site features and orientation to maximise energy conservation and amenity. • Create a series of green fingers linking to the countryside and towards the town centre. • Avoid ancient woodland and important hedgerows and aim to keep as much existing vegetation as possible.	The Masterplan and the Landscape Strategy demonstrates how the existing landscape features form the basis of the landscape framework within Phase 2, creating green corridors incorporating existing woodland, watercourses, tree belts and hedgerows to create a scheme which is embedded within its existing landscape setting. Ancient Woodland is identified and respected with sensitive landscape edges and the relationship of built form to these protected landscape assets is carefully considered.
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. • 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. • Retain existing pathways where possible encouraging pedestrian, cycle and equestrian use through providing new routes better suited to vehicles.	Phase 2 will be connected to Rusper Road via connections constructed as part of the Principal Access Works, providing safe pedestrian and cycle access within a landscape setting to Bohunt School, community facilities within Phase 1, and to Horsham via the A264 footbridge crossing. Connections to the adjoining Sports Hub and Employment Area are proposed with existing public rights of way complemented by new routes. A hierarchy of streets are proposed with different characters, which accommodate different models of travel, connecting to existing and proposed pedestrian and cycle routes. The existing public right of way is retained and forms an important east to west connection across Phase 2.
Urban Form: • Create a clear hierarchy of streets and spaces to define a legible and varied urban environment. • Design high quality buildings to enclose spaces and form important landmarks within the street scene. • Respect existing development by designing new development to avoid sunlight/ daylight impact.	The hierarchy of streets and the landscape framework create a legible network of streets and spaces onto which new homes and mixed uses will face. The frontage characters of built form define the appropriate character for built form from formal to informal across the phase. Within Phase 2, all new development is offset from retained existing development.
Character and Identity: • Create buildings and spaces which have a strong and distinct character. • Take inspiration from local building styles and urban forms. • Ensure that development complements and enhances the quality of the surrounding area. • Create an attractive setting for buildings of heritage value within the site.	A materials palette and principles for building and plot features have been developed from a study of the local context, reflecting the local character. The way in which dwellings are arranged along streets and overlooking green spaces will reflect the character of local vernacular from urban to rural. There are no buildings of heritage value within Phase 2; the relationship with listed buildings and the Scheduled Monument close to the Phase 2 site reflects the principles carefully considered and established by the Outline Planning Permission.
Community Safety: • Create spaces with appropriate levels of activity, which are well observed by residents, attractive and well lit. • Ensure that the definitions between public and private spaces is clear and unambiguous and that different uses do not conflict with each other.	The landscape framework consists a rich variety of characterful spaces which can host a wide range of activities, as demonstrated in the landscape chapter. Homes will address these landscape spaces to provide natural surveillance. A lighting strategy considers the sensitive lighting of key routes and spaces. Public and private space will be clearly defined by the use of appropriate boundary treatments where necessary.

DAS Key Principles	Demonstration of Compliance
Car and Cycle Parking: • Provide an appropriate amount of parking for the surrounding homes without allowing it to dominate the environment of the street. • Provide parking which is clearly defined and integral to the design of streets and spaces. • Provide ample, convenient and secure cycle parking to encourage reduced use of the car.	The integration of parking and cycle parking will be developed through RMAs in accordance with current local policy. The car parking typology principles provide guidance on how to ensure parking does not dominate the street scene.
Sustainable Construction: • Specify construction materials carefully and avoid those which have poor sustainability credentials. • Minimise the requirement for landfill and make use of in-situ remediation and decontamination technology to reduce the amount of waste material leaving the site.	Sustainable construction principles for landscape are provided in Appendix 4. Principles for a sustainable approach to sourcing building materials is provided in chapter 5.
Deliverability and Long Term Management: • Design buildings and external environments that are robust and easily maintained. • Ensure that quality can be sustained over time through the development of long term management strategies.	Landscape and built form strategies throughout this document take into consideration the selection of materials and planting that will endure and be easily maintained. A site-wide management strategy has been approved.
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. • Enable local peoples to continue to be involved in the running of their community after development has been completed.	An exhibition was held in November 2019 to introduce the emerging Phase 1 proposals. This event was the start of the conversation and Legal & General will continue to engage with representatives of the local community and key stakeholders as the proposals evolve.
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. • Create an external environment that is accessible and appealing to all regardless of physical ability, age, gender or circumstance.	The vision and principles for the proposals for Phase 2 encourage the growth of a multi generational and diverse community to thrive at Mowbray. The design of homes and detailed design of streets and spaces will be developed through RMAs.



Appendix 3

LVIA Mitigation Measure Compliance Schedule

The table below sets out the key mitigation measures which the LVIA identifies as forming 'the design principles behind the open space and landscape strategy' (paragraph 11.6.4) and how these have been incorporated within the DLS to demonstrate compliance.

Mitigation Measures	Demonstration of Compliance
Construction Mitigation: • Locate contractor's compound and material stockpiles away from nearby sensitive receptors. • Minimise length of construction time required for scaffolding, and use of designated routes within and around the site. • Reduce the visual effects of mobile cranes by minimising the length of time required for crane activity.	• Masterplan, landscape strategy and emerging proposals seek to minimise impacts on the identified 'sensitive receptors' as these are recognised as important to the design principles of the strategy and providing interest to the future development. Protection measures to be detailed within respective RMA's and required CEMP's. [Future RMAs and CEMPs] • Detailed construction consideration to be addressed by respective CEMP's. [Future CEMP]
Existing Landscape Features: • Retention and protection of existing boundary trees and shrubs within the application site which are worthy of retention where practical. • Retaining and strengthening with new planting, where possible, the majority of existing hedgerows, shaws within the application site area, as well as retaining areas of woodlands, both within the application site and adjoining it, including the provision of appropriate 'buffers' to the woodlands.	• As noted above, retention of existing trees, hedgerows and other vegetation has been a key consideration in the development of the proposals. Where removals are necessary, these will be kept to a minimum with replacement planting proposed. [DLS p.44, Appendix 4, Arboricultural Survey undertaken and sections to be submitted with future RMA's]
Landscape / Open Space Provision: • Provision of substantial areas of multifunctional greenspace, natural and semi-natural greenspace, parks and amenity space, youth and children's play spaces, sports and recreational areas and community facilities including cemetery and allotment(s) which exceed the requirements of Policy SD1, SD5, and SD7 of the HDPF.	• The broad principles of all the areas of landscape and open space provision is set out within the DLS. Definitive confirmation of areas required by OPP s106 Agreement. Open Green Space Plan provided for s106 Agreement compliance. [DLS p.45, s106 Open Space Strategy Submission].
Structural Landscape 'Buffers': Provision of a wide landscape 'buffers', up to 30 metres in width, along all 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 buffers are designed primarily to provide physical and visual separation from roads, screen longer-distance views, and connect ecological elements.	• Area illustrated within landscape strategy in accordance with LVIA aspirations. [DLS p.43] • SuDS features included in open water [DLS p.48] • Phase 2 does not adjoin the A264 along its southern boundary

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Mitigation Measures	Demonstration of Compliance
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. • 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. • 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 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 east – west 'Green' link would form an integral part of a Heritage trail and Wildlife trail around and through the application site connect places / points of interest. • 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. • 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.	• The elements within Phase 2 that are the subject of this Condition 8 DLS application are landscape dominated which have been carefully designed to ensure a high-quality landscaped area that will evolve in to the setting for the Phase 2 area. [DLS pp.40-42] • There are no listed buildings within the Phase 2 area. The relationship with listed buildings and the Scheduled Monument close to the Phase 2 site reflects the principles carefully considered and established by the Outline Planning Permission. • The east west link within the phase 2 area (incorporating the retained bridleway between Wimland Road and Rusper road) is accommodated as a key element in the open space proposals set out in the DLS. [DLS p.45] • Other new 'greenway' routes are created along new principal access routes and though the sequence of central landscaped spaces (Bailey Fields, Channells Park, Channells Meadow, Channells Green) [DLS pp.64-65, 68-73]



Appendix 4

Sustainable Landscape Construction Principles

The landscape proposals have been developed according to sustainable design principles and in accordance with Condition 8, the following sustainable landscape construction principles are proposed, to accord with codes of landscape best practice.

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Key Principles:

- Reduce waste during construction and demolition phases and sort waste stream on site where practical.
- Reduce the risk of statutory nuisance to neighbouring properties as much as possible through site management.
- Reduce dust and emissions from demolition and construction.

Waste:

- Reduce waste by specifying and purchasing only what is needed for the project and ensuring demolition waste is managed in line with the waste hierarchy.
- Sort waste streams to maximise recycling and reuse of waste and decrease landfill costs.

Protection of Trees, Vegetation & Watercourses to be Retained:

- Protect established trees, vegetation and watercourses.

Recycling:

- Felled trees/cleared vegetation chipped and reused as where possible.
- Create log pile stacks from felled trees.
- Compost green waste.
- Reuse existing concrete hard standing for road construction, land drains / bioswales, ballast to green / brown roofs where provided.

Management of Existing Site Soils:

- Retain and reuse existing site soils wherever possible.
- Undertake soil stripping, storage and distribution in accordance with the Soil Management Plan TOHA 2016.
- Protect site soils to be retained from construction traffic.

Sustainable Procurement:

- Wherever possible specify paving with cement substitute content.
- Wherever possible specify paving with high recycled aggregate content.
- Wherever possible source timber from FSC certified resources.
- Use specified nurseries for the procurement of plants.
- Biosecurity - tree procurement to be of native stock wherever possible, and latest biodiversity guidance on procurement of tree and plant stock to be followed.

Wildlife Conservation:

- Comply with protected species legislation.
- Comply with best practice for works during mating or hatching seasons.
- Restore and enhance habitats as far as possible when construction is finished or in adjacent areas.
- Relocating plants and animals to similar areas.
- Avoid the use of heavy machinery close to habitats or breeding areas.
- Update ecological surveys for each sub phase.
- Monitor for invasive weeds, and if found notify the main contractor, and prepare mitigation measures, and agree methodology and programme for removal and disposal.

Appendix 5

Soil Resource Plan

A Soil Resource Survey, and Soil Management Plan were prepared by Tim O'Hare Associates, 23.09.19 and 30.09.19 respectively. The Soil Resource Plan assessed the quality of the site soils to advise on their suitability for re-use for landscape purposes, including residential back gardens. The Soil Management Plan sets out the correct procedures for topsoil recovery (stripping and storage), respreading and amelioration as well as treatments for the subsoil on the Land North of Horsham Phase 2 site area, to ensure a suitable soil profile is produced to help healthy root growth and successful establishment of new planting on the site.

The Soil Management Plan also meets the criteria for a 'Soil Resource Plan', as defined by the Defra 'Construction Code of Practice for the sustainable use of soils on construction sites'.

The soil management plan details the requirements for soft landscape purposes only and excludes Sports Pitch construction.

The site is currently used for agriculture and pasture, and in summary the soil report identifies:

Topsoil:

- The topsoil on site is slightly acid to slightly alkaline
- Very low to low stone content
- Sufficient reserves of organic matter and total nitrogen
- Silty clay loam to silty clay soil texture (heavy, moisture retentive, restricted drainage)

The topsoil is not considered suitable for plant species or planting environments that require light or free-draining soil, including tree planting.

Subsoil:

The site subsoil has a silty clay to clay soil structure. This soil is characterised as moisture retention, and any damage to the structure of this soil will further reduce its drainage potential.

Full details of the required Soil Management Practices for this site are set down in the TOHA Soil Management Plan, 30.09.19. In summary the following applies:

General Soil Handling:

Soil physical degradation during all phases of soil handling should be avoided, and should be undertaken when the soil is reasonably dry and friable in consistency.

The soils should not be unnecessarily compacted by trampling or trafficking by site machinery.

If, during the course of the earthworks, the soil is structurally damaged, it should be suitably cultivated to relieve the compaction and restore the structure prior to any planting, seeding or turfing.

Topsoil Stripping:

The loose tip method, using dump trucks and hydraulic excavators, should be used to strip, transport and stockpile the topsoil.

Stripping should ideally be carried out when the soil is reasonably dry and friable. If due to construction programme constraints topsoil stripping needs to be carried out whilst the topsoil is wet, an alternative method for topsoil will be used.

Topsoil Stockpiling:

The topsoil should be stockpiled prior to re-spreading into the gardens and landscape areas when they become available.

Two options for stockpiling topsoil are recommended dependent on the moisture content and plasticity of the stripped topsoil: dry and wet stockpiling.

Topsoil Respreading:

Operations should be carried out to minimise and eliminate any soil compaction being caused during the process.

For full details, please refer to the Soil Management Plan. Stripped topsoil: dry and wet stockpiling.

Topsoil depths after firming and settlement are summarised in the table below. If surplus topsoil needs to be re-used on site, the topsoil depths for amenity grass (low footfall) and species-rich wildflower meadows could be increased up to a maximum depth of 300mm.

Landscape Type	Topsoil depth (mm)	Soil Type
Rootballed trees	300	Use alternative sand dominant topsoil
Bare root whips and transplants	300	Site-won topsoil
Containerised shrubs	300	Site-won topsoil
Amenity grass (low footfall)	150	Site-won topsoil
Back gardens / Amenity grass (high footfall)	300	Site-won topsoil with sand amelioration
Species-rich wildflower meadows	150	Site-won topsoil

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