Mowbray – RM Area 18

Reserved Matters Application

Compliance Design Document (C48)

On behalf of **Legal & General (Strategic Land North Horsham) Limited**

Project Ref: 333102644 | Date: September 2026

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Project Name: **Mowbray RM Area 18 – Reserved Matters Application**

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For and on behalf of Stantec UK Limited				

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1 Introduction & Overview

1.1 The Site is subject a strategic allocation within the Council's adopted local plan (Horsham District Planning Framework, 2015). Policy SD1 (Strategic Policy: Land North of Horsham) allocates the Site for a 'mixed use strategic development to accommodate at least 2,500 homes and associated infrastructure'.

1.2 An Outline Application was submitted to the Council in August 2016 (ref. DC/16/1677) and approved on 01 March 2018 for the following:

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

1.3 The Reserved Matters ('RM') Area 18 parcel sits within Sub Phase 2C of the Outline Planning Permission ('OPP') and proposes 130 dwellings including 20 self/custom-build plots, parking, landscaping, drainage, internal roads and associated infrastructure.

1.4 This Compliance Design Document intends to demonstrate compliance with the requirements set out within Condition 48 of the OPP in respect of RM Area 18.

2 Description of Development

2.1 Reserved Matters approval is sought for residential development on RM Area 18, as follows:

> **'Application for approval of Reserved Matters (layout, scale, appearance, means of access and landscaping) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 18 comprising demolition of existing building and provision of 130 (C3 Use) residential units, including self/custom-build, car and cycle parking, landscaping, drainage, internal roads, and associated infrastructure.'**

2.2 The detail of the proposals includes:

- Construction of 130 Use Class C3 residential dwellings consisting of 20 self/custom-build plots and the remaining 110 dwellings comprising one-bed and two-bed apartments, two-bed, three-bed and four-bed houses.
- The scheme will provide:
  - 28 affordable homes
  - 82 market homes
  - 20 self/custom-build homes
- The market and affordable homes to be provided as the following dwelling size mix and tenure (excluding self/custom-build):

TABLE 2.1: Proposed Mix by Tenure

	1 Bed Apart	2 Bed Apart	2 Bed House	3 Bed House	4 Bed House	Total
Affordable	3	8	10	5	2	**28**
Market	2	3	14	39	24	**82**
Total	5	11	24	44	26	**110**

- The self/custom-build homes have been shown as 3-bed houses.
- All homes will meet minimum internal space standards as per the Nationally Described Space Standards
- Carbon reduction through Air Source Heat Pumps and improved fabric efficiency measures.
- Provision of 321 residential parking spaces, 295 allocated either on-plot, on-street or in courtyards and 26 visitor parking spaces.

- One electric vehicle charging point for each plot, greater than the 53% required for 2026 under WSCC guidance.
- Footways provided on tertiary streets. Other streets provided with a shared surface.
- Cycle parking provided in garages (dwellings which have them) and sheds/ stores within the rear gardens for all other dwellings. Dedicated secure cycle stores are provided within the apartment buildings.
- Bins to be stored in communal stores for the apartment blocks and in the rear gardens for the houses.
- Drainage infrastructure to connect into basins within adjoining parcels.
- Landscape proposals including tree planting along tertiary streets and to break up parking, provision of open space and landscaping to the northern boundary.
- Biodiversity enhancements including the provision of bird and bat boxes.

3 Compliance Design Document

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

> **48. Each Reserved Matters application submitted pursuant to this planning permission shall be accompanied by a design document which demonstrates how the Reserved Matters application is in compliance with the approved Design & Access Statement, Landscape & Visual Impact Assessment, Phase Wide Design and Landscape Strategy, Phase-Wide CEMP, Site-Wide Cycling Strategy, Site-Wide Surface Water Drainage Strategy, Phase-Wide Ecological Management and Mitigation Plan (hereafter called the Compliance Design Document).**

3.2 In short, the Compliance Design Document is to show compliance for each Reserved Matters proposal with the following key documents:

- OPP Design and Access Statement (March 2017; 'DAS')
- OPP Landscape and Visual Impact Assessment (contained within the Environmental Statement Addendum, March 2017; 'LVIA')
- Phase 2 Design and Landscape Strategy (OPP Condition 8; April 2026)
- Phase-Wide Construction Environment Management Plan (OPP Condition 9; March 2024)
- Site-Wide Cycling Strategy (OPP Condition 19; March 2021)
- Site-Wide Surface Water Drainage Strategy (OPP Condition 17; June 2019); and
- Phase-Wide Ecological Management and Mitigation Plan (OPP Condition 12; May 2026).

3.3 The tables below set out the key principles of each of the documents relevant to the proposed works and how / why they are compliant with reference to other documents / drawings submitted with this Reserved Matters application.

OPP Design and Access Statement (2017)

3.4 The original DAS submitted in support of the OPP was dated March 2016 and was subsequently amended in March 2017. The DAS (2017) identifies the 'vision' for Land North of Horsham as (page 7):

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

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

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

3.5 The principles set out in Table 3 below are identified in the DAS (2017) as 'Key Design Principles' (pages 28 and 29) which are stated as having 'influenced and informed the preparation of the masterplan and the information presented in the Design and Access Statement' (page 28). Given the limited scope of works for which Reserved Matters approval is sought, not all of the principles are relevant. However, for completeness all are included and, where appropriate, are identified as not relevant to this current Reserved Matters application.

Table 3: DAS Compliance Schedule

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
OPP Design and Access Statement (2017)			
1.	*Relationship to Horsham*: provide a range of facilities, commercial space and residential accommodation at Land North of Horsham that complements the existing provision within Horsham and support the economic prosperity of the town as a whole.	The Land Use of each parcel was set out in the Parameter Plan (2153A-100O) approved as part of the OPP (and subsequently amended) to ensure the development site as a whole provides a range of facilities that complements existing Horsham. The parcel is approved for residential development and green infrastructure which this RMA seeks detailed permission for.	-
2.	*Relationship to Horsham*: promote a shift towards more sustainable transport modes for travel between Land North of Horsham and Horsham.	The proposals would connect into the proposed cycle route along the Primary Road which is dealt with through a separate RM Area submission but connecting into this would promote sustainable modes of transport.	DAS (September 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
3.	*Mixed Uses & Forms*: build a range of homes to different types, sizes and tenures to meet the neds of different sections of the community and distribute them widely across the site.	The proposals are for a range of homes, including various sizes, types and tenures, including market and affordable homes as well as 20 self/custom-build plots	DAS (September 2026)
4.	*Mixed Uses & Forms*: provide a range of non-housing uses to service the needs of the residential community and create a varied and stimulating environment.	The parcel is identified for residential development as shown within the Parameter Plan (2153A-100O). The proposals are therefore in accordance with this.	-
5.	*Mixed Uses & Forms*: provides connected neighbourhoods that cater for most daily needs of residents within easy walking distance of their homes.	The proposals include provision of tertiary streets as well as footpaths which will connect into the Primary Road. The Secondary Street will provide emergency access to Wimland Road and as such, these connections will ensure good connectivity to the surrounding parcels which will provide a mix of uses and on to the wider area.	DAS (September 2026)
6.	*Mixed Uses & Forms*: create a vibrant and viable Local Centre as a focus for the community life of the development.	Not relevant – the Local Centre is not proposed within this parcel.	-
7.	*Sustainable Community*: consider the social, economic and environmental impacts of proposals on existing and future residents and also the wider area.	Delivery of new homes will create notable social and economic benefit. The retention of existing environmental and ecological features also has benefit, plus the enhancement of these through the proposed high-quality landscaping will further add to this.	-
8.	*Sustainable Community*: facilitate the creation of a safe, comfortable, varied and attractive place.	The proposals have been designed to create an attractive, comfortable and safe residential environment for residents of the parcel and visitors.	DAS (September 2026)
9.	*Sustainable Community*: explore phasing options to provide an appropriate level of services and facilities to support residents as the scheme is built over time.	Phase 1 has been progressed on site which will include the local centre as well as a supermarket. RM Area 18 will connect into this via to the neighbouring parcels with the Primary Road with footpath and cycle route connecting to facilities such as Bohunt School. This RM Area will also connect into the bus routes which further enhances access to services and facilities.	-
10.	*Landscape & Place*: work with the existing site characteristics and landscape features to create a scheme which sits comfortably within the natural environment.	The proposals work within the existing landscape and ecological features, with retention and strengthening of hedgerows and green buffers, with a	DAS (September 2026), Landscape and Ecological

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
		landscaping scheme that compliments the existing natural environment.	Management Plan (April 2026), landscape drawings
11.	*Landscape & Place*: take advantage of existing site features and orientation to maximise energy conservation and amenity.	The housing layout has been designed to optimise the outlook of properties towards existing and proposed landscape features, providing optimum visual amenity. The layout encourages connectivity to enjoy on site and off site amenity. Also the homes have been designed to prioritise energy conservation.	DAS (June 2026), landscape drawings
12.	*Landscape & Place*: create a series of green fingers linking to the countryside and towards the town centre.	There will be tree lined verges to provide green links through the development to the surrounding landscape, with the development set back from the northern, eastern and southern edges to reflect the existing landscape buffer	DAS (June 2026), Landscape and Ecological Management Plan (April 2026), landscape drawings
13.	*Landscape & Place*: avoid Ancient Woodland and important hedgerows and aim to keep as much existing vegetation as possible.	The development will be set back from the existing tree and hedgerow buffers in the north and southern parts of the RM Area itself.	Landscape drawings
14.	*Connectivity*: provide good connections both within the new development and to important destinations outside to facilitate access to jobs, schools, health and other important services.	The proposals include provision of a Secondary Street and tertiary roads and footpaths which will connect into the Primary Road and ensure good connectivity to the surrounding services. Within the parcel there will be good legibility, with connections E-W within the RM Area which then connect into the route of the Primary Street.	DAS (September 2026)
15.	*Connectivity*: consider the differing needs of pedestrians, cyclists, public transport users and car owners, with a focus on the creation of attractive streets rather than efficient highways.	The proposed roads have been designed to create an attractive environment for all, including cyclists in accordance with the WSCC Cycle Design Guide. The proposals will create an environment that encourages walking and cycling within a tree lined attractive environment, but also one that is safe with appropriate street lighting and legibility.	DAS (September 2026)
16.	*Connectivity*: retain existing rural lanes where possible encouraging pedestrian, cycle and equestrian use through providing new routes better suited to vehicles.	Not relevant – there are no existing rural lanes within the RM Area land.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
17.	*Urban Form*: create a clear hierarchy of streets and spaces to define a legible and varied urban environment.	The proposals include a hierarchy of streets, which while not including the Primary Street, has had regard to this, with a distinct street frontage along this Primary Road. The Secondary Street will also create a legible route through the RM Area, with development reflecting this hierarchy.	DAS (September 2026), street scenes
18.	*Urban Form*: design high quality buildings to enclose spaces and form important landmarks within the street scene.	The homes will be high quality, with landmarks such as elevations that turn the corners and apartment buildings to frame the Primary Road frontage.	DAS (September 2026), street scenes, elevations
19.	*Urban Form*: respect existing development by designing new development to avoid sunlight/ daylight impact.	Not relevant – No existing development within the parcel.	-
20.	*Character & Identity*: create buildings and spaces which have a strong and distinct character.	As above the proposals have been developed to follow the principles within the Design and Landscape Strategy and the character areas to create a distinctive residential neighbourhood that will reflect the landscaped character of the parcel and the character of nearby properties through the choice of materials, while reflecting the other phases on the wider site.	DAS (September 2026)
21.	*Character & Identity*: take inspiration from local building styles and urban forms.	The proposals have been informed by a study of buildings and urban form within the local area, particularly along Wimland Road. The materials such as dark weatherboarding and red brick are used as inspiration for the proposals.	DAS (September 2026)
22.	*Character & Identity*: ensure that development complements and enhances the quality of the surrounding area.	The development has been carefully considered to ensure that it enhances the quality of the surrounding area (as noted above), while also according with the approved Parameter Plan (2153A-101O).	DAS (September 2026)
23.	*Character & Identity*: create an attractive setting for buildings of heritage value within the site.	The RM Area does not include any heritage assets, but the setting of wider assets such as the listed buildings to the east have been taken into account with the Strategic Landscape Buffer acting to soften the development with these assets.	DAS (September 2026), Heritage Statement (August 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
24.	*Community Safety*: create spaces with appropriate levels of activity, which are well observed by residents, attractive and well lit.	The proposals have been designed to create attractive areas for residents, incorporating natural surveillance. The proposed street lighting strategy will create the right balance between safeguarding future residents while being sensitive to ecological receptors.	DAS (September 2026)
25.	*Community Safety*: ensure that the definitions between public and private spaces is clear and unambiguous and that different uses do not conflict with each other.	There will be a clear differentiation between public and private spaces, with houses and apartments provided with a defensible boundary and set back and separated from public open spaces	DAS (September 2026), drawings
26.	*Community Safety*: aim to achieve Secured by Design accreditation from the local constabulary.	The scheme has been designed on the basis of Secure by Design principles.	DAS (September 2026)
27.	*Inclusive Design*: provides homes which are of a reasonable size to allow adaptation and flexible use by owners throughout their lifetime regardless of physical ability.	The proposals include a range of homes of various sizes that accord with the Nationally Described Space Standards. 5% of the dwellings will also accord with M4(3) Standards.	DAS (September 2026)
28.	*Inclusive Design*: create an external environment that is accessible and appealing to all regardless of physical ability, age, gender or circumstance.	The proposals have had regard to accessibility for all, including ensuring site levels on the pavements are appropriate for all users and dropped kerbs are conveniently located.	DAS (September 2026)
29.	*Car & Cycle Parking*: provide an appropriate amount of parking for the surrounding homes without allowing it to dominate the environment of the street.	The level of parking proposed has been designed in compliance with WSCC guidance. The parking would predominately be on plot, with small pockets of parking to the front of dwellings. Where this occurs, planting and trees are proposed to soften these spaces. Visitor parking has also been carefully designed so that spaces are not in groups of more than three.	DAS (September 2026), Transport Statement (September 2026), Parking Plan
30.	*Car & Cycle Parking*: provide parking which is clearly defined and integral to the design of streets and spaces.	The proposed parking will be clearly defined, including where this is for visitors, and has been carefully considered as part of the design of the streets and spaces, as discussed above.	DAS (September 2026), Transport Statement (September 2026), Parking Plan
31.	*Car & Cycle Parking*: provide ample, convenient and secure cycle parking to encourage reduced use of the car.	The level of cycle parking proposed has been designed in compliance with WSCC guidance. It will be easily accessible to help encourage its use.	DAS (September 2026), Transport Statement (September 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
32.	*Sustainable Construction*: specify construction materials carefully and avoid those which have poor sustainability credentials.	The proposed materials palette has been chosen to accord with the Design and Landscape Strategy and ensure sustainability credentials are considered.	DAS (September 2026), and Materials Strategy Plan
33.	*Sustainable Construction*: 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.	This is embedded within L&G construction practices and will be passed on to the appointed contractor who will have regard to this as well as the measures contained within the Phase 2 CEMP relating to sustainability.	-
34.	*Deliverability & Long Term Management*: design buildings and external environments that are robust and easily maintained.	The buildings and external environment have been designed to ensure minimal long term management is required. The buildings will comprise hardy, long lasting materials to ensure the proposals have longevity.	-
35.	*Deliverability & Long Term Management*: ensure that quality can be sustained over time through the development of long term management strategies.	The management company will ensure that the quality of the development is sustained over time and will follow the requirements set out within the various management documents, such as the Landscape and Ecological Management Plan	-
36.	*Community Engagement*: work with local people and community stakeholders throughout the development process to ensure that proposals respond to their needs and reflect local aspirations.	There has been on-going liaison with Horsham District Council, West Sussex County Council and Parish Liaison Group to ensure this can be progressed	-
37.	*Community Engagement*: enable local people to continue to be involved in the running of their community after development has been completed.	L&GAH and L&GSBtR are committed to ensuring that residents feel a sense of ownership over the development following completion	-

OPP Landscape and Visual Impact Assessment (2017)

3.6 The Landscape and Visual Impact Assessment ('LVIA') is provided at Chapter 11 of the Environmental Statement Addendum (2017). The LVIA states (see paragraphs 11.1.1 and 11.1.2) that it provides a baseline landscape and visual appraisal for the Site which underpins the subsequent assessment of the potential effects of the Development during the construction stage and on completion. Where adverse effects are identified, mitigation measures are highlighted with the aim of avoiding, reducing or compensating for such effects. Residual landscape and visual effects are also considered and are defined as those 15 years post completion (paragraph 11.5.3).

3.7 Table 4 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 Reserved Matters elements of the proposals (where relevant) to demonstrate compliance.

Table 4: LVIA Compliance Schedule

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
OPP Landscape and Visual Impact Assessment (2017)			
1.	*Construction Mitigation*: locate contractor's compound and material stockpiles away from nearby sensitive receptors.	Where needed, compounds will be suitably located away from sensitive receptors and will be detailed within the CEMP specific to this RM Area.	CEMP (2024), site specific CEMP (to be submitted prior to commencement)
2.	*Construction Mitigation*: minimise length of construction time required for scaffolding, and use of designated routes within and around the site.	Construction traffic will utilise main roads only to reach the site and will then follow construction routing agreed through the CEMP.	CEMP (2024)
3.	*Construction Mitigation*: reduce the visual effects of mobile cranes by minimising the length of time required for crane activity.	Mobile cranes will be needed. The length of time these are on-site will be kept to a minimum.	CEMP (2024)
4.	*Existing Landscape Features*: retention and protection of existing boundary trees and shrubs within the application site which are worthy of retention.	The existing trees that are worthy of retention will be retained and protected.	DAS (September 2026), Tree Survey/AIA/AMS
5.	*Existing Landscape Features*: 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.	The proposals have had regard to the existing trees and hedgerows, including providing an appropriate buffer to existing features to the north, south and west. These existing features will be strengthened by new planting	DAS (September 2026), Tree Survey/AIA/AMS, landscape drawings
6.	*Ecological Habitats/ Enhancements*: retention and enhancement of existing high quality wildlife habitats within the application site, where possible.	The existing habitats will be retained where possible and managed appropriately, consistent with the EMMP with high quality landscaping proposed to enhance and provide new habitats.	EMMP Compliance (September 2026) landscape plans
7.	*Ecological Habitats/ Enhancements*: creation of new habitats to enhance the biodiversity value within the application site, and compliment the surrounding habitats including the introduction/ creation of a new dormouse crossing point within the eastern parts of the application site to ensure that this species does not become isolated from section of	The proposals include a variety of new habitats to enhance the biodiversity value of the wider Site and while there is some vegetation clearance, this is proposed to be robustly mitigated across the wider Site. The dormouse crossing points are not relevant to this RM Area.	EMMP Compliance (September 2026) and landscape drawings

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	habitat along and adjoining the Chennells Brook.		
8.	*Ecological Habitats/ Enhancements*: provision of new bird and bat roosting habitat.	There will be provision of new bird and bat roosting habitat through installation of bird and bat boxes	DAS (September 2026), EMMP Compliance (September 2026)
9.	*Ecological Habitats/ Enhancements*: retention and enhancement of the existing great crested newt (GCN) and reptile populations within the application site.	It is considered that there would be no impacts on GCN as part of the proposals, and therefore no specific enhancements are proposed as part of this application. There is potential for reptiles and this will be mitigated for accordingly.	EMMP Compliance (September 2026)
10.	*Ecological Habitats/ Enhancements*: provision of appropriate buffers to existing badger setts and incorporation of green-corridors within the development to provide foraging and dispersal routes for badgers.	Badger setts have been considered as part of this RM submission with appropriate buffers to certain areas and then specific mitigation measures proposed due to the required sett closure.	EMMP Compliance (September 2026)
11.	*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 proposals include provision of areas of green space, including natural and semi-natural greenspace, and amenity space. Incidental landscaping is also to be provided within the site, along new streets and within residential plots.	DAS (September 2026), landscape plans
12.	*Elevated Parts of the Site*: avoiding, where possible, the more visible, open elevated parts of the application site located on (and adjoining) the wooded ridge (Hurst Hill – between Graylands and Wimland Rd). These areas would be retained in open uses with the central northern part of the application site proposed as a Natural Greenspace including parts of a recreational route around the development; whilst the western elevated parts of the application site are proposed for cemetery and allotment uses. It is envisaged that the central northern area would be predominantly open grassland habitat with appropriate landscape planting and 'buffers' along the edge of housing parcels whilst within the cemetery the landscape approach would be more formal with a parkland character. Within the development parcels adjoining these areas carefully consideration is to be given to building heights and building densities in order to create a transition from built development to	Building heights have been carefully considered through the OPP and the parameters would be adhered to through the RM proposals, with heights lowering to the northern and eastern edges of the RM Area to transition into the countryside.	DAS (September 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	open countryside. This would also assist in creating a natural northern boundary to the development.		
13.	*Structural Landscape 'Buffers'*: provision of a wide landscape 'buffers', up to 30 metres in width, along the western, eastern and southern edges of the development comprising of the following: • Design and uses within the buffers is to include predominantly open uses, such as youth and children's play areas, sustainable urban drainage (SUDS), noise reduction measures, earth mounding, recreational areas [footpaths, cycle ways, seating areas, exercise trail(s), educational signage and other facilities], allotments and areas of new landscape planting; ….. • The primary objective of the design of the buffer along the southern edge of the application site adjoining the A264 is to provide physical and visual separation from the road. The buffer would include noise reduction measures such as earth mounding and noise barrier fencing (design to be agreed) which would be heavily planted as well as SUDS as this is the lowest lying parts of the application site. It is envisaged that some of the SUDS are to be permanent ponds with the pond sides to be carefully designed with appropriate safe gradients and slopes allowing the public access to the water's edge as well as for pond dipping etc, whilst other SUDS are to be dry attenuation areas apart from during peak periods of rainfall. Areas of existing vegetation adjoining the A264 would be retained, where possible, with additional screen planting and landscape planting provided to supplement and maintain the existing belt of trees/ hedgerow along this edge with areas of open space created including parts of a recreational route around the development.	The RM Area does not include, but is adjacent to, the Phase 2C Strategic Buffer which is dealt with under a separate RM submission.	
14.	*Key Views*: retention of long distance, panoramic views southwards from the wooded ridge looking over the Low Weald to the AONB and to the South	The key views assessed and protected in the approved OPP are retained by virtue of compliance with the approved	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	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.	OPP height and development parcel parameter plans.	
15.	*Listed Buildings*: provision of appropriate buffers to listed buildings within and adjoining the application site to safeguard / protect their rural landscape settings and minimize impacts where possible, albeit the context of the buildings will change due the proposed development.	The proposals lie to the west and of listed buildings along Wimland Road and have been considered as part of the RM proposals, although noting these are at a distance from the RM Area.	Heritage Statement (August 2026)
16.	*East – West 'Green' Link and New 'Greenways'*: creation of a strong east-west 'Green' link between Wimland Road and Langhurstwood Rd through the development. This would include retention of the existing east to west bridleway and footpath (Bridleway No.1585 and Footpath No.1575) between Wimland Road and Old Holbrook, and extension of the 'Green' link westwards to connect to Graylands Copse and Langhurstwood Road. The existing routes and new section of footpath / cycleway would be located within a wide corridor of open space including retaining existing hedgerows, trees and wooded adjoining existing routes and new areas of tree, shrub, and hedgerow planting provided to 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.	Not relevant – The main Greenways are located south of RM Area 18, but the proposals within RM18 will strengthen the existing hedgerow within this area.	-
17.	*East – West 'Green' Link and New 'Greenways'*: a number of new 'greenways' will be created along the principal access routes, bus routes and cycle paths and through development parcels which take the form of planted corridors of varying width depending on the location of the pedestrian / cycle route. It is envisaged that these routes would be aligned adjoin to existing hedgerows and hedgerow trees, where possible,	Not relevant – as above.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	new areas of tree, shrub, and hedgerow planting provided to enhance and create attractive routes and places for residents to use and enjoy.		
18.	*East – West 'Green' Link and New 'Greenways'*: provision of new tree and shrub 'buffer' planting adjoining the new east – west link road (within the northern central parts of the application site) to soften the effects of the road, integrate with adjoining areas of ancient woodland and to create a further wildlife corridor within this part of the application site.	Not relevant – as above.	-
19.	*Sports/ Recreation Provision*: provision of a 'Sport Hub' including formal sport pitches and other facilities together with area of 'Natural Greenspace' within the central eastern parts of the application site including vegetation adjoining Chennells Brook and its tributary streams and Bush Copse. It is envisaged that the sports hub will include sport changing facilities and car parking areas, an enclosed 3G artificial sport pitch with floodlighting, number of sports pitches (senior and junior pitches), multi-use games areas (MUGAs) and youth facilities and children's play area whilst the area of natural greenspace will use the existing habitats along the Chennells Brook as a starting point with these being improved and new habitats created to provide an area of informal recreational and educational interest for use by existing and new residents to experience and enjoy. The exact design for the 'natural Greenspace' has yet finalised but it is anticipated that this area would be relatively low key and designed in conjunction with the District Council and interested stakeholders.	Not relevant – Works located outside of this parcel.	-

Design and Landscape Strategy (2026)

3.8 To discharge Condition 8 (Design and Landscape Strategy) in relation to Phase 2, a Design and Landscape Strategy (April 2026) has been submitted to HDC following detailed pre-application feedback. The following sets out how these have been incorporated within the Reserved Matters elements of the proposals (where relevant) to demonstrate compliance.

Table 5: Design and Landscape Strategy Compliance Schedule

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
Design and Landscape Strategy (April 2026)			
1.	*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 RM Area 18 layout has been informed by the site's natural form and topography.	DAS (September 2026)
2.	*Masterplan Design Principles* 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	The proposals have been based around the existing landscape features, with the retention of existing green infrastructure. The proposals also create enhancement of this through additional planting to reflect the strategic buffer. There are no drainage basins within this RM Area as the proposals will link into basins proposed within the wider site.	(September 2026) landscaping plans

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	respecting the setting of heritage assets.		
3.	*Masterplan Design Principles* 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.	The proposals include logical and convenient connections into the Primary Road which would then connect in with the wider development, through to the west where the school and other facilities are located. Pedestrians and cyclists would be able to safely move through the network of streets, by a well-connected neighbourhood.	DAS (September 2026), site plans
4.	*Masterplan Design Principles* 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.	RM Area 18 sits within the East Character Area as defined within the OPP DAS. The proposals respond to the overall character envisaged for this area being lower in density on the edges and characterised by the streams, woodland features and linear greenways within the wider East Character Area.	DAS (September 2026)
5.	*Landscape and Public Realm: Sustainability Principles* Key Commitments – Enable sustainable living through the layout of the scheme in terms of transport, energy use, water use and materials.	The proposals include measures to promote sustainable living such as the inclusion of ASHPs and fittings within the homes to reduce water consumption. This will ensure an up to a 67.25% carbon reduction through fabric specification, and energy efficient controls.	Energy and Sustainability Statement (August 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
6.	*Landscape and Public Realm: Sustainability Principles* Key Commitments – To enhance the overall value of the development and create positive social, economic and environmental benefits.	Delivery of new homes will create notable social and economic benefits. The retention of existing environmental and ecological features also has benefit, plus the enhancement of these through the proposed high-quality landscaping will further add to this.	DAS (September 2026)
7.	*Landscape and Public Realm: Sustainability Principles* Key Commitments – To improve biodiversity across the development area through the creation of a variety of habitats, and protection of existing protected species	The proposals include the retention of protection of existing habitats where possible and will provide a suite of ecological enhancements which will improve the biodiversity of the area, including through substantial additional planting, buffer planting, provision of log piles, bird and bat boxes.	DAS (September 2026), EMMP Compliance (September 2026), LEMP (April 2026), landscape drawings
8.	*Landscape and Public Realm: Sustainability Principles* Key Commitments – To provide a connection between the local community and the wider landscape.	The proposals include vehicular and pedestrian connections between the local community and the wider landscape	DAS (September 2026)
9.	*Landscape and Public Realm: Sustainability Principles* Key Commitments – 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.	As above, the proposals include vehicular and pedestrian connections which then links in with the Primary Road then the Phase 1 area to the west, Horsham to the south and the wider landscape.	DAS (September 2026)
10.	*Landscape and Public Realm: Sustainability Principles* Natural Habitats and Wildlife – Existing habitats will be protected and enhanced, wherever possible.	As above, the proposals include the retention of protection of existing habitats where possible, alongside providing enhancement across the parcel.	EMMP Compliance (September 2026), LEMP (April 2026), Tree Survey/AIA/AMS
11.	*Landscape and Public Realm: Sustainability Principles* Natural Habitats and Wildlife – Provide a buffer zone adjacent to existing watercourses.	Not relevant – There are no existing watercourses within this RM Area.	-
12.	*Landscape and Public Realm: Sustainability Principles* Natural Habitats and Wildlife – Provide a buffer of at least 15m adjacent to Ancient Woodland areas.	Not relevant – There is no nearby Ancient Woodland that requires a buffer.	-
13.	*Landscape and Public Realm: Sustainability Principles* Natural Habitats and Wildlife – Provide a landscape buffer of at least 30m along the eastern boundary.	This is secured by the Phase 2C Strategic Buffer.	-
14.	*Landscape and Public Realm: Sustainability Principles* Natural Habitats and Wildlife – A network of green corridors and nature parks to be provided to promote nature and biodiversity within	The proposals include strengthening of the existing green infrastructure and would connect into the wider Strategic 2C landscape buffer.	DAS (September 2026), EMMP Compliance (September 2026), LEMP (April 2026), landscape drawings

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	the development to supplement existing habitats.		
15.	*Landscape and Public Realm: Sustainability Principles* Natural Habitats and Wildlife – Native plant species to be used wherever possible, based on existing species compositions on the site.	The proposals include native planting where appropriate.	Landscape drawings
16.	*Landscape and Public Realm: Sustainability Principles* Natural Habitats and Wildlife – Provide bat and bird boxes in park areas as appropriate	The proposals include bat and bird boxes within the open space areas where appropriate.	EMMP Compliance (September 2026)
17.	*Landscape and Public Realm: Sustainability Principles* Natural Habitats and Wildlife – Use of local provenance plants	As above, the proposals include native planting where appropriate.	Landscape drawings
18.	*Landscape and Public Realm: Sustainability Principles* Natural Habitats and Wildlife – Create a range of habitats to promote diversity with reference to Priority habitats and species	The proposals have had regard to Priority Habitats and species, with the new planting enhancing and creating new habitats for bats, reptiles and birds amongst others. This includes wildflower meadows, natural and semi-natural grassland, hedging, tree planting, log piles and bird and bat boxes to create variety. A new sett will also be provided for badgers	EMMP Compliance (September 2026), LEMP (April 2026), landscape drawings
19.	*Landscape and Public Realm: Sustainability Principles* Natural Habitats and Wildlife – • Install log pile stacks in suitable areas	As above, log piles have been included in suitable areas.	EMMP Compliance (September 2026), LEMP (April 2026), landscape drawings
20.	*Landscape and Public Realm: Sustainability Principles* • Natural Habitats and Wildlife – Wetland areas to be created in suitable locations providing habitats for newts and foraging bats.	There are no wetland areas as part of these proposals but would be provided as part of the wider development.	-
21.	*Landscape and Public Realm: Sustainability Principles* Natural Habitats and Wildlife – Biosecurity - tree procurement to be of native stock wherever possible, and latest biodiversity guidance on procurement of tree and plant stock to be followed.	As above, the proposals include native planting where appropriate and all latest guidance will be followed.	LEMP (April 2026), landscape drawings
22.	*Landscape and Public Realm: Sustainability Principles* Culture and 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.	The proposals have had regard to the natural characteristics, history and culture and development of the area to promote a strong sense of place and identity.	DAS (September 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
23.	*Landscape and Public Realm: Sustainability Principles* Culture and Heritage – Creation of new community spaces and parks where different cultures can meet and share in community activity and recreation.	Not relevant – there are no community spaces proposed within RM Area 18.	-
24.	*Landscape and Public Realm: Sustainability Principles* Culture and Heritage – Spatial arrangements and material choices should reference the surrounding landscape, historic features and reinforce new habitat creation where possible.	As above, the layout has been designed so the existing habitats and landscape form have been retained and reinforced through the areas of open space and reflective of the Phase 2C Strategic Landscape Buffer	DAS (September 2026)
25.	*Landscape and Public Realm: Sustainability Principles* Equity and 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.	This will be considered when any open spaces are created.	-
26.	*Landscape and Public Realm: Sustainability Principles* Equity and Fair Trade – Creation of attractive public realm for use by all sectors of society where new and existing communities can meet.	The layout has been designed to create an attractive public realm, including legible connections to the wider areas where communities can meet	DAS (September 2026)
27.	*Landscape and Public Realm: Sustainability Principles* Health and 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.	The proposals include safe and legible streets which all include pavements (unless on a shared road), that easily connect into the Primary Road and would promote safe cycling.	DAS (September 2026), layout drawings
28.	*Landscape and Public Realm: Sustainability Principles* Health and Happiness – Provision of recreational foot, cycle and bridle routes throughout the development.	There will not be any specific recreational routes within the RM Area, but these are provided within the wider development.	DAS (September 2026), layout drawings
29.	*Landscape and Public Realm: Sustainability Principles* Health and Happiness – Provision of a network of open spaces including parks, play areas, and natural green spaces to provide an attractive setting to the development.	As above, the proposals will connect into a network of natural green spaces which will provide an attractive setting to the development.	DAS (September 2026), landscape drawings

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
30.	*Landscape and Public Realm: Sustainability Principles* Health and Happiness – Promote the benefits of nature and a 'green' and attractive environment.	As above, the proposals will focus on the benefits of nature, through enhancement of the existing green corridors and connecting into the existing and proposed green infrastructure.	DAS (September 2026), landscape drawings
31.	*Landscape and Public Realm: Sustainability Principles* Health and Happiness – Provision of play facilities that satisfy HDC's requirements for NEAPs and LLAPs.	Not relevant – there are no play facilities proposed within RM Area 18.	-
32.	*Landscape and Public Realm: Sustainability Principles* Health and Happiness – Minimise light pollution through the use of low light fittings as necessary.	The proposals include low energy lighting for the dwellings, and will also provide sensitive lighting solutions externally along the edges of the development where these interface with the existing habitats	DAS (September 2026), lighting drawings
33.	*Landscape and Public Realm: Sustainability Principles* Health and Happiness – Minimise noise pollution through sensitive environmental master planning and mounding, and planting	The proposals include buffer planting around the RM area to assist with minimising noise pollution.	-
34.	*Landscape and Public Realm: Sustainability Principles* Health and Happiness – Create healthy and comfortable micro-climate by using planting where appropriate to reduce the effects of adverse weather	The proposals include a careful consideration of species that will withstand climate change and have good lifespans. The LEMP also ensures any loss of landscaping is appropriately replaced.	LEMP (April 2026), landscape drawings
35.	*Landscape and Public Realm: Sustainability Principles* Local and Sustainable Food – Promote community allotments in the eastern part of the site.	Not relevant – allotments are not required in RM Area 18.	-
36.	*Landscape and Public Realm: Sustainability Principles* Local and Sustainable Food – Provide foraging habitats where space allows within natural green areas.	Not relevant – foraging habitats are not provided for residents (but would provide appropriate habitats for wildlife).	-
37.	*Landscape and Public Realm: Sustainability Principles* 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.	The layout has been designed so it is inclusive for all, with appropriate levels, widths and tactile paving, with the design of the dwellings consistent across the market and affordable homes so the proposals are tenure blind.	DAS (September 2026)
38.	*Landscape and Public Realm: Sustainability Principles* Inclusive Access – Where possible space should be designed to ensure it can be convenient and welcoming with no disabling barriers so everyone can	As above, the layout has been designed so it is inclusive for all, with appropriate levels, widths, tactile paving and no harmfully enclosing features which would feel unsafe or create separation.	DAS (September 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	use it independently without undue effort, separation or special treatment.		
39.	*Landscape and Public Realm: Sustainability Principles* Inclusive Access – Where possible space should be designed to ensure it can be flexible and responsive, taking into account what different people need and want.	All dwellings are NDSS compliant, thus providing the space for residents in the future to adapt the homes to their individual needs. In addition, all gardens are of appropriate sizes so outside spaces can be used flexibility as well.	DAS (September 2026)
40.	*Landscape and Public Realm: Sustainability Principles* Inclusive Access – Where possible space should be designed to ensure it can be realistic, offering more than one solution to help balance everyone's needs.	As above, all dwellings are NDSS compliant, thus providing the space for residents in the future to adapt the homes to their individual needs. In addition, all gardens are of appropriate sizes so outside spaces can be used flexibility as well.	DAS (September 2026)
41.	*Landscape and Public Realm: Sustainability Principles* 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.	The layout has been designed to promote active frontages, where development turns corners and provides natural surveillance around parking areas.	DAS (September 2026), site layouts
42.	*Landscape and Public Realm: Sustainability Principles* Waste – Use of recycled materials wherever possible.	Where possible recycled materials will be used.	-
43.	*Landscape and Public Realm: Sustainability Principles* Waste – Re-use or compost site arisings from landscape maintenance wherever possible.	Where possible this will be carried out through the landscape maintenance.	LEMP (April 2026)
44.	*Landscape and Public Realm: Sustainability Principles* Waste – Felled trees and vegetation to be chipped and reused as mulch.	Where possible this will be carried out through the landscape maintenance.	LEMP (April 2026)
45.	*Landscape and Public Realm: Sustainability Principles* Log piles – Creation of log pile stacks in natural green spaces.	The proposals include log piles within the green spaces.	EMMP, landscape proposals (September 2026)
46.	*Landscape and Public Realm: Sustainability Principles* Waste – Reuse and protection of existing site soils.	This will be carried out where possible.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
47.	*Landscape and Public Realm: Sustainability Principles* Sustainable Water – Conserve and enhance visual and ecological character of existing water courses	Not relevant – there are no existing watercourses within the RM Area	-
48.	*Landscape and Public Realm: Sustainability Principles* Sustainable Water – Provide a buffer of at least 3m adjacent to existing watercourses to enhance visual appearance and protect and enhance existing wildlife habitats.	Not relevant – there are no existing watercourses within the RM Area	-
49.	*Landscape and Public Realm: Sustainability Principles* Sustainable Water – 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	The proposals include appropriate management of surface water through connection into the attenuation basins outside the RM Area.	Drainage Strategy (September 2026)
50.	*The Built Form: Layout Principles* Clear Movement Hierarchy – The neighbourhoods will be structured through spine streets, slightly shifting in alignment, referencing the urban design structure of local villages.	The proposals include a variety of street types, with varying alignment within the tertiary roads.	DAS (September 2026), site layout
51.	*The Built Form: Layout Principles* 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.	The layout includes a main loop within the northern part of the RM Area connecting into the secondary street, with another loop to the south, each with shared surfaces then branching off these	DAS (September 2026), site layout
52.	*The Built Form: Layout Principles* 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.	The proposed layout ensures all building types create a street edge, with aligned arrangements along the primary street and main tertiary roads with a looser more staggered arrangement along the edges of the parcel along shared surfaces.	DAS (September 2026), site layout

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
53.	*The Built Form: Layout Principles* 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.	The layout respects the edges of the RM Area where these meet with the Strategic Landscape Buffer, with houses facing this space.	DAS (September 2026), site layout
54.	*The Built Form: Layout Principles* Arrival, Gateway 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.	The proposals include key focal points when entering and exiting the RM Area with the use of apartment buildings and the termination of the roads have either trees located at the end or terminate at the entrance to the northern apartment block to frame this space.	DAS (September 2026), site layout
55.	*The Built Form: Layout Principles* 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.	As set out above in the DAS section, the majority of dwellings see parking to the side of properties, with all apartment parking located to the rear of the buildings, softened by trees and landscaping. Where there is front of property parking, this will be broken up by tree and hedge planting	DAS (September 2026), site layout, landscaping plans
56.	*The Built Form: Layout Principles* 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.	The layout has all front doors of the houses fronting the respective street to ensure active frontages.	DAS (September 2026), site layout
57.	*The Built Form: Layout Principles* 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 layout has been designed so dwellings are grouped within the internal parts of the RM Area, and then transitions out to a less dense form on the edges.	DAS (September 2026), site layout
58.	*The Built Form: Layout Principles* 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	Each streetscene within the parcel will use a consistent palette of materials with roof forms that complement each other	DAS (September 2026), site layout, Materials Plan

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	character is the treatment and profiles of roofs along a street. Bland and repetitive forms should be avoided		
59.	*The Built Form: Layout Principles* 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 feature buildings.	The layout includes marker buildings as generally shown within the DLS, with the use of houses that turn the corners and use of materials such as weatherboarding to create interest and reflect the use of this material within dwellings in the wider area.	DAS (September 2026), site layout, Materials Plan
60.	*The Built Form: Layout Principles* 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 layout provides suitable space between all the buildings, with appropriate set back distances to ensure private amenity space and daylighting is achieved.	DAS (September 2026), site layout
61.	*The Built Form: Layout Principles* Building Design – Regardless of architectural style, the design of buildings, should draw inspiration and reference the local villages. The design approach will ensure 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.	The proposals include the use of a variety of red brick tones, dark grey weatherboarding and terracotta hung tiles to reflect the site's context	DAS (September 2026), site layout, Materials Plan
62.	*The Built Form: Eastern Neighbourhood* Density – 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, semidetached, terraced and apartments, helping to create strong frontages.	A higher density band is created along the Primary Road with a mix of apartments and semi-detached properties	DAS (September 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
63.	*The Built Form: Eastern Neighbourhood* Density – 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.	The higher density is focused along the Primary Road which features a landscaped street. A strong frontage is also created on the eastern edge of the RM Area to frame the Strategic Landscape Buffer where houses front and overlook this space	DAS (September 2026), site layout
64.	*The Built Form: Eastern Neighbourhood* Density – 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.	The proposals include the gradual decrease in density, where the centre of the site includes semi-detached terraced and detached dwellings. Larger homes are included at key locations in accordance with this.	DAS (September 2026), site layout
65.	*The Built Form: Eastern Neighbourhood* Density – 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.	The proposals include lower densities along the edges of the RM Area, particularly along the eastern edge where houses are set back from the Strategic Landscape Buffer to aid transition to the landscape. Typologies are all detached (bar one) accordance with this.	DAS (September 2026)
66.	*The Built Form: Eastern Neighbourhood* Density – 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.	This RM Area includes the Self/Custom Build area in accordance with the s106 and DLS requirements.	Site layout
67.	*The Built Form: Eastern Neighbourhood – Bensons Green Character Area* Key Design Elements –	Not relevant to this RM Area – is included within the adjacent Sub Phase to the north-west.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	Key focal green incorporating play provision and SuDS is located within the southwestern part of the character area.		
68.	*The Built Form: Eastern Neighbourhood – Bensons Green Character Area* Key Design Elements – 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.	The Primary Road is included within the associated Phase 2C Infrastructure RM.	-
69.	*The Built Form: Eastern Neighbourhood – Bensons Green Character Area* Key Design Elements – 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.	The proposals include a strong street frontage to the Primary Road, with apartment block bookending the RM Area to focus the high density along this route.	DAS (September 2026), site layout
70.	*The Built Form: Eastern Neighbourhood – Bensons Green Character Area* Key Design Elements – Marker buildings at arrival points and key corners, especially either side of the primary spine street and fronting the focal green.	The apartment blocks will provide marker buildings in the general locations shown within the DLS along the Primary Road	DAS (September 2026), site layout
71.	*The Built Form: Eastern Neighbourhood – Bensons Green Character Area* Key Design Elements – More informal frontages facing outwards to adjoining landscaping in the northeast edges.	The proposals include more informal frontages along the RM Area edges with the Strategic Landscape Buffer	Site Layout
72.	*The Built Form: Eastern Neighbourhood – Bensons Green Character Area* Key Design Elements – New planting to north-east creates a separation to retained fields adjoining Bensons Lane.	Not relevant – new planting will be secured through the 2C Strategic Landscape Buffer.	-
73.	*The Built Form: Eastern Neighbourhood – Bensons Green Character Area* Key Design Elements – Extensive landscaping around edges of character area incorporating retained and new planting and informal routes.	Landscaping around the edges of the RM Area will be retained and new planting provided to enhance these spaces.	Landscaping plans

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
74.	*The Built Form: Eastern Neighbourhood – Bensons Green Character Area* 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.	The proposals include two apartment buildings along the Primary Road, with a mix of semi-detached and detached dwellings provided elsewhere within which a range of sizes are also proposed.	DAS (September 2026)
75.	*The Built Form: Eastern Neighbourhood – Bensons Green Character Area* Community amenities – Play provision within the focal green space.	Not relevant – the play area is located to the north-west of the RM Area.	-
76.	*The Built Form: Eastern Neighbourhood – Bensons Green Character Area* Community amenities – Recreational routes through landscaped corridors around edges, connecting with the focal green.	The proposals include connectivity with the Strategic Landscape Buffer around the edge of the RM Area	Landscaping plans
77.	*The Built Form: Eastern Neighbourhood – Bensons Green Character Area* Formality / Informality – Formal frontage is envisaged along the spine street and to the focal green space.	As above, the proposals include a formal frontage to the Primary Road	Site Layout
78.	*The Built Form: Eastern Neighbourhood – Bensons Green Character Area* Formality / Informality – Local groupings to create local identity at key junctions	As above, there would be local groupings of buildings at key junctions, including the apartment buildings.	Site Layout
79.	*The Built Form: Eastern Neighbourhood – Bensons Green Character Area* Formality / Informality – 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.	The proposals have drawn inspiration from the local area, including from Bensons Lane and Farm and this is reflected in the materials palette and design of the dwellings.	DAS (September 2026)
80.	*The Built Form: Car Parking Principles* Reserved Matters Applications should generally follow the principles set out within each parking typology. Provision of spaces should accord with WSCC guidance with electric	As above, the parking areas have been designed to accord with WSCC guidance and either positioned away from street frontages or softened through landscaping where front of plot to ensure it does not dominate the street scene.	DAS (September 2026), Parking Plan

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	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 *(as below)*		
81.	*The Built Form: Car Parking Principles* 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.	This is complied with, with all of the RM Area seeing no more than two parallel on street spaces. The placement of the on street parking separated by landscaping would deter unauthorised parking	DAS (September 2026), Parking Plan
82.	*The Built Form: Car Parking Principles –* 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. • Generally two tandem spaces to be provided for each dwelling. For minimum garage dimensions refer to local policy guidance.	All houses with on plot parking will not project forward of the building line or plot boundary. Where parking is provided to the front of dwellings it would be well landscaped to soften the streetscene. This occurs only within one area, which is located centrally within the layout so would not impact on the wider character of the parcel, particularly as it would not be visible from the main route through the RM Area.	DAS (September 2026), Parking Plan
83.	*The Built Form: Car Parking Principles –* 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).	This is not relevant to this RM Area.	-
84.	*The Built Form* On plot integral garage	This is not relevant to this RM Area.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	• 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.		
85.	*The Built Form* On plot forecourt Applies where appropriate to large detached dwellings only.	This is not relevant to this RM Area.	-
86.	*The Built Form* 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.	This is not relevant to this RM Area.	-
87.	*The Built Form* 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 spaces will be set behind the building line and would be appropriately overlooked.	Parking Plan
88.	*The Built Form* 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.	The proposals include two areas of courtyard parking, two of which for the apartment buildings. All courtyards would be softened by landscaping and trees and there would be no tandem parking.	Parking Plan

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	• 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.		
89.	*The Built Form: Facing Materials* 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.	The proposed materials have had regard those used within the locality, so the buildings feel part of the wider area.	DAS (September 2026), elevations, Materials Plan
90.	*The Built Form: Facing Materials* 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 RM Area falls within a single Character Area, where materials in combination with landscaping will be more formal along the Primary Road and then more informal on the edges	DAS (September 2026), elevations, Materials Plan
91.	*The Built Form: Facing Materials* 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.	As above, the proposals include a slightly varying materials palette depending upon where the buildings are within the RM Area.	DAS (September 2026), elevations, Materials Plan
92.	*The Built Form: Facing Materials* 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.	This is reflected with the use of weatherboarding or hung tiles for marker buildings	DAS (September 2026), elevations, Materials Plan
93.	*The Built Form: Facing Materials* In general, materials should be consistent along a row of terraced dwellings or linked dwellings, including dwellings linked by garages.	The proposed materials will be consistent across linked dwellings	DAS (September 2026), elevations, Materials Plan
94.	*The Built Form: Facing Materials* Proposals should demonstrate consistency of material selection for buildings on both sides of streets, either where a street passes through	The proposed materials will be slightly different but see a consistent pattern on both sides of the streets	DAS (September 2026), elevations, streetscenes , Materials Plan

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	the parcel itself, or where the parcel faces another completed / consented parcel across a street.		
95.	*The Built Form: Facing Materials* No more than two materials where possible should be used across walls of any given dwelling or block.	This is complied with except where there are marker buildings.	DAS (September 2026), elevations, streetscenes , Materials Plan
96.	*The Built Form: Facing Materials* 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.	All external features of the proposed buildings are complementary to the main materials of the buildings	DAS (September 2026), elevations
97.	*The Built Form: Facing Materials* Marker buildings may feature other materials providing there is a design justification for moving away from the suggested material palette.	Marker buildings do feature other materials to compliment the neighbouring buildings while also being distinct.	DAS (September 2026), elevations, Materials Plan

Construction Environment Management Plan (2024)

3.9 Condition 9 attached to the OPP requires the submission and approval of Construction Environment Management Plans ('CEMP') in relation to works within a Phase. A Phase 2 CEMP was approved by HDC in April 2024 (ref. DISC/24/0030) and contains the main principles for the wider Phase 2 area. This provides an overarching framework for the construction works within Phase 2 to which RM Area developers are required to comply, and it is these overarching principles that the proposals for RM Area 15 are considered against, as set out below.

Table 6: Construction Environment Management Plan Compliance Schedule

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
Construction Environment Management Plan (2024)			
1.	Vehicle Routing (Section 4) Will ensure that access from the north on Rusper Road is not permitted.	Vehicle routing and deliveries to RM Area 15 will ensure access is not from the north on Rusper Road.	CEMP (2024)
2.	Access and Compound (Section 5) Details of the site compound is reported in the appendix relevant to that works parcel. Provision will be made for a full 360-degree turnaround of vehicles to discourage the use of reverse gear while on site. Banksman will be provided to marshal vehicles so that they can enter and leave the site safely.	Compound location to be determined by contractor (once appointed) and then appended to the CEMP. Compounds will need to accord with the requirements set out within the CEMP, including ensuring space for vehicles to turn fully and banksmen to ensure vehicles safely enter and exit the site.	-

3.	Hours of Construction (Section 6) 07.00-18.00 Monday to Friday, 08.00-13.00 Saturday (when required) with no construction on Sundays or Public Holidays except in emergencies.	Hours of construction will be adhered to as per the approved CEMP.	CEMP (2024)
4.	Mitigation Measures (Section 7) Includes mitigation measures relating to mud, dust and air quality, noise, vibration, waste and fuel storage.	The proposals will need to accord with the mitigation measures set out within Section 7 and include the use of a vacuum sweeping rod brush, wheel washing, dust suppression via mobile bowsers, all equipment conforming to required noise and vibration legislation, sensitive placement of plant to reduce noise, segregation of waste where possible and suitably secured fuel storage areas.	-

Site-Wide Surface Water Drainage Strategy (2019)

3.10 A Site-Wide Surface Water Drainage Strategy (July 2019) was prepared to discharge the requirements of Condition 17 of the OPP in full and was approved in September 2019 (HDC reference DISC/19/0214).

3.11 The aim of the Site-Wide Surface Water Drainage Strategy is to manage surface water arising from the developed area in a sustainable manner, attenuating surface water flows arising to below the level prior to the development taking place, thus reducing flood risk on the Site and elsewhere, taking account of climate change (paragraph 3.1.1). To achieve this aim, the Strategy outlines how Sustainable Drainage Systems ('SUDS') will be used to minimise changes in the volume and rate of surface water run-off from the development (section 3.2). Based on topography and on the masterplan, the Site has been split for the purposes of the Strategy into catchments.

3.12 The approved Site-Wide Surface Water Drainage Strategy shows RM Area 18 as falling within Catchment BB and DD (see drawing reference 25216/2007/SK03 Rev G). Catchment BB is shown as draining west to the pond R49, and Catchment DD is shown as draining east to the pond R46.

3.13 To support this RMA, a Drainage Strategy pursuant to Condition 54 and 55 has been submitted to demonstrate compliance with the Site-Wide Drainage Strategy.

3.14 Table 7 below sets out the principles of the Site Wide Drainage Strategy (July 2019) and demonstrates how the proposals are compliant.

3.15

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

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
Site-Wide Surface Water Drainage Strategy (2019)			
1.	Pond R46 and R49 to be provided to attenuate for drainage.	The on-site drainage system will connect to pond '9a' (previously R49) as part of the strategic surface water drainage strategy, which has been updated to reflect the proposals under the Primary Road application.	Drainage Strategy (September 2026) and drainage plans

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
2.	SUDS Water Treatment possible solutions: • Roof water will pass through leaf / debris filters within the downpipes then via water butts for harvesting. • The private parking areas will be paved by porous blocks where necessary with a high voids sub-base to gain water quality improvements. • Tarmac paved access roads will drain via trapped road gullies to wetlands and / or ponds. Both routes would pass through an oil separator or a vortex type separators such as Hydro Research's 'Downstream Defender', where necessary. • Soakaway systems, if appropriate, will include a sand filter layer or Bio matting as appropriate to ensure minimum treatment train components as appropriate in compliance with the SUDS Manual.	These solutions have been explored as set out within the submitted Drainage Statement	Drainage Strategy (September 2026) and drainage plans
3.	Potential Residential surface water disposal methods: Roof water – to piped network via water buffs. Private drives and communal parking – via porous paving or adjacent swales or wetlands to piped systems.	Roof water, private drives and communal car parking will connect into a positive drainage system before connecting onto the strategic network.	Drainage Strategy (September 2026) and drainage plans
4.	The drainage systems that serve each sub-catchment will drain into the local network of watercourses. These will contribute to a series of ponds created and retained across the site associated with the local watercourse corridors enabling Green Infrastructure and Linear Parks through the development site. These will provide significant areas of open space and enhance the ecology and biodiversity of the development.	The on-site drainage system discharges into the attenuation pond located outside the RM Area which contributes to a series of ponds and green infrastructure across the site.	Drainage Strategy (September 2026) and drainage plans

Ecological Mitigation and Management Plan (2026)

3.16 An Ecological Mitigation and Management Plan ('EMMP') has been prepared, and submitted to HDC, that covers Phase 2 (May 2026) and addresses the requirements of Condition 12. The EMMP also addresses the requirements of Condition 49 which requires that an EMMP is submitted with each application for Reserved Matters approval.

3.17 Table 8 below sets out the key mitigation and management measures within the Phase-Wide EMMP (March 2026) and demonstrates how the proposals are compliant.

Table 8: EMMP Compliance Schedule

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
Phase 2: Ecological Mitigation and Management Plan (2026)			
1.	*General Recommendations* Wildlife underpasses under roads are to be included in the scheme to assist in retaining existing commuting routes for great crested newts (and small mammals) through the application site	This is not relevant to this RM Area.	-
2.	*General Recommendations* SuDS features, which will include open swales, are to be incorporated into the scheme in order to increase the quality of surface water discharge, and to provide additional features for great crested newts and for foraging bats	The wider proposals include SuDs features outside the RM Area.	-
3.	*General Recommendations* The Green Infrastructure is to be managed for a range of species including for reptiles, badgers, great crested newts and bats	The proposals will ensure the existing and new habitats created will be managed to ensure these are retained for all relevant species.	Phase specific EMMP (September 2026), landscaping plans
4.	*General Recommendations* An ecological management plan will be produced; this will include the mowing regimes for areas of semi-natural grassland for the benefit of reptiles and cutting regimes for the hedgerows	The submission includes a Phase specific Landscape and Ecological Management Plan which secures appropriate mowing and cutting regimes.	LEMP (April 2026)
5.	*General Recommendations* Bat and bird boxes are to be mounted on retained trees	The proposals include this provision.	EMMP (September 2026),
6.	*General Recommendations* The tree and scrub species for the creation of the landscape buffers will	The proposals include native species where appropriate to	Landscaping plans

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	comprise native species of a composition present within the existing woodland and hedgerows	reflect the nearby woodland and other habitats.	
7.	*General Recommendations* The landscape plan will include fruit/berry bushes to provide an additional foraging resource for badgers and birds	The proposals include fruit/berry bushes to encourage foraging.	Landscaping plans
8.	*General Recommendations* Dormouse compensation areas should be established and managed appropriately	This is not relevant as there are no compensation areas within RM Area 18, but the wider site ensures these areas are established and appropriately managed.	-
9.	*Dormouse* The masterplan has been designed to retain as much of the woodland and hedgerow resource as possible, minimising the potential impact upon any potential dormouse. Where any suitable dormouse habitat has been identified for removal, it will be replaced with suitable alternative new planting at a ratio of 1:1.25.	The proposals would be set back from trees and hedgerows appropriately.	-
10.	*Great Crested Newts* No additional ponds known to contain great crested newts will be lost as a result of Phase 2 works. The scheme has sought to avoid area that are perceived to be good terrestrial habitat for newts. Extensive newt habitat has been created within the Hillside which will offset the loss of any habitats within Phase 2.	Not relevant – no ponds will be lost within the parcel.	-
11.	*Bats* Any trees proposed to be removed as part of the development will be subject to a pre-works inspection (by climbing if required) to check potential roost features for evidence of bats. In respect of the buildings, if these are to be demolished or modified then they will be re-inspected for evidence of bats prior to works commencing.	Any removal of trees would be subject to the appropriate checks in accordance with the EMMP and legislation.	-
12.	*Bats and Lighting* The lighting strategies for each reserved matters area (pursuant to Condition 62) will be designed so as to minimise the impact of lighting on species such as bats, with this mainly taking the form of preventing light spillage onto retained and new	The lighting design has taken into account any foraging and commuting habitats for bats, with light spill considered sensitively	LEMP (April 2026), Lighting plans

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	hedgerows, mature trees, and the proposed SuDS features.		
13.	*Bats* To compensate for the loss of sections of hedgerows within Phase 2, proposals will incorporate new hedgerows wherever possible, connecting to retained hedgerows and woodland. Where hedgerows are unavoidably breached by new roads, strategic tree planting will be included wherever possible and appropriate.	Not relevant – there are no breaks in the hedgerows as part of these proposals, but are considered under the separate 2C Road RM application.	-
14.	*Bats* 34 bat boxes will be installed in suitable locations across Phase 2 in retained tree belts and woodlands.	The proposals include the provision of bat boxes	LEMP (April 2026), EMMP (September 2026),
15.	*Birds* A total of 80 bird boxes will be provided within the Phase 2 development. These boxes will be sited in accordance with the requirements of the particular species, with a particular focus on the green edges of the Phase, near to the woodlands.	The proposals include the provision of bird boxes.	LEMP (April 2026), EMMP (September 2026),
16.	*Birds* Building-mounted bird boxes will be installed at the time of construction on each sub-phase; the number and style will be determined with the subsequent EMMP for the particular sub-phase.	The proposals include the provision of bird boxes on the buildings.	LEMP (April 2026), EMMP (September 2026),
17.	*General Enhancements* Arboreal Connections – The masterplan design has sought to keep the width of the hedgerow breaks to a minimum wherever possible.	As above, not relevant to this RM Area.	-
18.	*General Enhancements* Log Piles – Small log piles (with approximate dimensions of 0.5m long x 0.5m wide x 0.3m high) will aim to be provided approximately every five to ten metres within the retained hedgerows.	The proposals include the provision of log piles within the northern landscaped area close to the existing tree/hedge line.	LEMP (April 2026), EMMP (September 2026)
19.	*General Enhancements* Wet attenuation (SuDS) Ponds – Where possible, the attenuation ponds within the scheme will be constructed in accordance with the following specification:	Not relevant – as above, SuDs basins are provided outside of this RM Area.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	• Ponds to incorporate a range of depths (including shallow shelves) and scalloped edges in places to produce diverse wildlife habitat. • A fringe of marginal planting will encircle each pond. The planting list contains only UK native species, and is primarily based on species known to occur locally. Addition of a log pile (approximate dimensions of 1m length x 1m width x 0.5m height) in proximity to each pond to provide habitat for invertebrates and amphibians.		
20.	*General Enhancements* New habitats will incorporate native species wherever possible which will reflect the species found in the local area.	The proposals include native species where appropriate to reflect the nearby woodland and other habitats	Landscaping plans

Site-Wide Cycle Strategy (2022)

3.18 A Site-Wide Cycle Strategy (July 2022) was approved pursuant to Condition 19 on 3 November 2022 (HDC reference: DISC/22/0232).

Table 9: Site-Wide Cycle Strategy Compliance Schedule

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
Site Wide Cycling Strategy (2022)			
a)	*Movement and Access Parameter Plan* The parameter plan contains details of pedestrian and cycle principles. It indicates the broad alignment of existing cycle routes; bridleways, and proposed cycle paths. The proposals should be in general accordance with the Parameter Plan.	Not relevant – RM Area 18 does not include any formal cycle routes but would connect into the Primary Road in accordance with the Parameter Plan.	-
b)	*Links to off-site Cycle Network* Proposed cycle connections beyond the site to be provided in accordance with the approved Movement and Access Parameter Plan. Including links across the A264.	Not relevant – RM Area 18 does not include off-site proposed cycle connections, but does include roads and routes which connect into the Primary Road and then wider connections, in accordance with the Parameter Plan.	-
c)	*Cycle Route Hierarchy*	No dedicated or segregated cycle routes proposed however, all streets within the site are	Transport Statement(September 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	Cycle routes to be either segregated, dedicated or residential.	designed as cycle friendly residential streets.	
d)	*Cycleway Design* <u>Segregated</u> Two-way cycle tracks between 2.5m and 5.0m or shared paths between 2.5m and 4.0m. <u>Dedicated</u> Mandatory between 1.5m-2.0m wide. Advisory between 1.5m-2.0m wide. One-way cycle track (including stepped cycle track) between 1.5m-2.0m wide. Shared cycle/pedestrian path, between 2.5m-4.0m. <u>Residential</u> Residential streets within the site should be designed to minimise traffic speed and promote cycling on the carriageway.	There are no segregated or dedicated cycle routes within RM Area 18, however the proposals would connect into the Primary Road where this is provided and has had regard to these routes.	-
e)	*Cycle Parking* Cycle parking should be provided for each type of use on the site. Where multiple uses are proposed in a single parcel/phase the opportunity to share visitor cycle facilities should be investigated. All cycle parking facilities should be secure, easy to use and located in convenient, sheltered positions. The exception is where it is to be conveniently located next to mixed use development for visitors, in which case it should be in visible, well-lit areas with natural surveillance. The level of cycle parking for each use should be provided in line with WSCC standards as set out in WSCC Guidance on Parking at New Developments (August 2019).	Cycle parking will be provided in sheds for houses and secure stores for apartments. The level of cycle parking and size of storage meets the WSCC guidance.	DAS (September 2026), Transport Statement (September 2026) Parking Plan

4 Conclusions

4.1 As demonstrated above, the works that are subject of this submission for RM Area 18 comply with the terms of Condition 2 and where relevant, the matters identified at Condition 48.