



Mowbray – RM Area 12 Reserved Matters Application

Compliance Design Document (C48)

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

Project Ref: 35277 | Date: April 2026

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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 12 parcel sits within Sub Phase 2A of the Outline Planning Permission ('OPP') and proposes 278 dwellings, 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 12.

2 Description of Development

2.1 Reserved Matters approval is sought for residential development on RM Area 12, 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 12 comprising 278 (C3 Use) residential units, car and cycle parking, play area, drainage, internal roads, and associated infrastructure.’

2.2 The detail of the proposals includes:

- Construction of 278 Use Class C3 residential dwellings consisting of one-bed and two-bed apartments, two-bed, three-bed, four-bed house and five-bed houses.
- The scheme will provide:
 - 80 privately rented homes
 - 59 affordable homes (affordable rent and shared ownership)
 - 139 market homes
- Homes to be provided as the following mix and tenure (with exact affordable mix to be discussed further with officers):

TABLE 1: Proposed Mix by Tenure

	1 Bed Apart	2 Bed Apart	2 Bed House	3 Bed House	4 Bed House	5 Bed House	TOTAL
Private Rent	37	42	0	1	0	0	80
S106 Affordable	8	17	22	8	4	0	59
Market	6	5	32	71	22	3	139
Total	51	64	54	80	26	3	278

- All homes meet minimum internal space standards as per the Nationally Described Space Standards.
- Carbon reduction through fabric specification, energy efficient controls, water efficiency, low energy lighting and appliances, space heating and hot water from Air Source Heat Pumps
- Provision of 600 residential parking spaces comprising allocated on plot, garage and on-street parking bays as well as 11 wheelchair spaces and 55 visitor spaces.

- One electrical vehicle charging point per house and dual charging points for apartments, greater than the 53% required under WSCC guidance.
- Footways provided on tertiary streets. Other streets provided with a shared surface.
- Cycle parking provided in dedicated cycle storage within rear gardens for the houses and secure communal stores for the apartments.
- Bins to be stored in communal stores for the apartment blocks and within rear gardens for the houses.
- Drainage infrastructure including 1no. basin.
- Landscape proposals including tree planting along main streets and to break up parking, provision of open space around the drainage basin and LLAP and buffer to the Ancient Woodland to the east.
- 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.	<i>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.</i>	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.	<i>Relationship to Horsham: promote a shift towards more sustainable transport modes for travel between Land North of Horsham and Horsham.</i>	The proposals include provision for footpaths alongside the roads which connect into the primary road by Bohunt School and then southwards into Horsham (either by foot, cycle or public transport). There are no dedicated cycle paths within the RM area itself, but the road to the south will provide future connection to the	DAS (June 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
		cycle path proposed through the remainder of Phase 2 to the east and south towards Horsham. However, the proposals have been developed in a cycle-friendly manner in accordance with the WSCC Cycle Design Guide and the approved Site-Wide Cycling Strategy to provide a safe environment that encourages and promotes cycling.	
3.	<i>Mixed Uses & Forms:</i> build a range of homes to different types, sizes and tenures to meet the needs of different sections of the community and distribute them widely across the site.	The proposals are for a range of homes, including various sizes, types and tenures, including market, private rent and affordable homes.	DAS (June 2026)
4.	<i>Mixed Uses & Forms:</i> 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-1000). The proposals are therefore in accordance with this.	-
5.	<i>Mixed Uses & Forms:</i> provides connected neighbourhoods that cater for most daily needs of residents within easy walking distance of their homes.	The proposals include provision of a secondary road, tertiary streets as well as footpaths which will ensure good connectivity to the surrounding parcels which will provide a mix of uses.	DAS (June 2026)
6.	<i>Mixed Uses & Forms:</i> 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.	<i>Sustainable Community:</i> 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.	<i>Sustainable Community:</i> 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 (June 2026)
9.	<i>Sustainable Community:</i> 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. This parcel will connect into Phase 1 to provide residents access to these facilities. In addition, the Bohunt School is now operational, and there are	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
		bus stops here and on Rusper Road which further enhances access to services and facilities.	
10.	<i>Landscape & Place:</i> 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 landscaping scheme that compliments the existing natural environment.	DAS (June 2026), Landscape Specification (June 2026), landscape drawings
11.	<i>Landscape & Place:</i> 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.	<i>Landscape & Place:</i> create a series of green fingers linking to the countryside and towards the town centre.	The main routes through the parcel will have tree lined verges to provide green links through the development to the surrounding landscape, with the green buffer to the north of the RM Area further enhancing green links to the countryside	Landscape Specification, LEMP (June 2026), landscape drawings
13.	<i>Landscape & Place:</i> avoid Ancient Woodland and important hedgerows and aim to keep as much existing vegetation as possible.	Important hedgerows are retained within the proposals and an appropriate buffer provided to the Ancient Woodland in the east.	Landscape Specification, LEMP (June 2026), landscape drawings
14.	<i>Connectivity:</i> 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 connecting secondary and tertiary roads and footpaths which will ensure good connectivity to the surrounding services. Within the parcel there will be good legibility, with connections N-S and E-W.	DAS (June 2026)
15.	<i>Connectivity:</i> 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 (June 2026)
16.	<i>Connectivity:</i> retain existing rural lanes where possible encouraging pedestrian, cycle and equestrian use	Not relevant – there are no existing rural lanes within the RM Area land.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	through providing new routes better suited to vehicles.		
17.	<i>Urban Form:</i> create a clear hierarchy of streets and spaces to define a legible and varied urban environment.	The proposals include a clear hierarchy of streets, with the secondary road seeing a distinct street frontage which then softens toward the rural edges and open space. The use of different materials will assist in legibility, as will the orientation of buildings, with key apartment blocks and corner turning units used to provide variety but also placemaking.	DAS (June 2026), street scenes
18.	<i>Urban Form:</i> design high quality buildings to enclose spaces and form important landmarks within the street scene.	The homes will be high quality, and as above, buildings such as the apartment blocks have been used as landmarks, with elevations that turn the corners. The proposals have had regard to the layout of the other dwellings, with active frontages on corner plots and plots angled to create interest in the street scene.	DAS (June 2026), street scenes, elevations
19.	<i>Urban Form:</i> respect existing development by designing new development to avoid sunlight/daylight impact.	Not relevant – No existing development within the parcel.	-
20.	<i>Character & Identity:</i> 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 while reflecting the previous phase on the wider site.	DAS (June 2026)
21.	<i>Character & Identity:</i> 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, including Warnham, Slinfold, Rusper and Rudgwick. The materials such as darker red brick and roof tiles, tile hanging and timber boarding have been used as inspiration for the proposals, alongside the way the buildings interface with the street such as through soft landscaping, timber fencing and railings.	DAS (June 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
22.	<i>Character & Identity:</i> ensure that development complements and enhances the quality of the surrounding area.	The density and general form of 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 (June 2026)
23.	<i>Character & Identity:</i> create an attractive setting for buildings of heritage value within the site.	The parcel lies to the west of the Scheduled Monument (the 'Castle' moated site). The layout has been designed to be set back from this area, creating a large landscaped area to the west of this so as to not negatively impact its setting.	DAS (June 2026), Heritage Statement (June 2026)
24.	<i>Community Safety:</i> create spaces with appropriate levels of activity, which are well observed by residents, attractive and well lit.	The proposals have been designed to create attractive areas for residents, incorporating active frontages and overlooked parking areas to ensure high levels of natural surveillance within the scheme and the proposed open space and play area to the north of the parcel. The proposed street lighting strategy will create the right balance between safeguarding future residents while being sensitive to ecological receptors.	DAS (June 2026)
25.	<i>Community Safety:</i> 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 dwellings provided with a defensible boundary and set back and separated from public open spaces	DAS (June 2026), site drawings
26.	<i>Community Safety:</i> 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 (June 2026)
27.	<i>Inclusive Design:</i> 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.	DAS (June 2026), floor plans
28.	<i>Inclusive Design:</i> 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 (June 2026)
29.	<i>Car & Cycle Parking:</i> 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 layout predominately includes on plot parking at the side of dwellings to reduce impact on the streetscene. Where parking is	DAS (June 2026). Transport Statement (June 2026), Parking Plan

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
		provided to the front of dwellings, or on the street as visitor parking, it is appropriately softened with landscaping, including trees at regular intervals. As such, the proposals successfully integrate parking without dominating the street scene.	
30.	<i>Car & Cycle Parking</i> : 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 (June 2026), Transport Statement (June 2026), Parking Plan
31.	<i>Car & Cycle Parking</i> : 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 (June 2026), Transport Statement (June 2026)
32.	<i>Sustainable Construction</i> : 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 (June 2026), Materials Plan
33.	<i>Sustainable Construction</i> : 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.	<i>Deliverability & Long Term Management</i> : 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.	<i>Deliverability & Long Term Management</i> : 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.	<i>Community Engagement</i> : 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.	<i>Community Engagement</i> : enable local people to continue to be involved in the running of their community after development has been completed.	L&GAH and L&GSBR are committed to ensuring that residents feel a sense of ownership over the development following completion.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION

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.	<i>Construction Mitigation:</i> 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.	<i>Construction Mitigation:</i> 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.	<i>Construction Mitigation:</i> 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.	<i>Existing Landscape Features:</i> 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, including provision of a suitable buffer to the Ancient Woodland in the east.	DAS (June 2026), Tree Survey/AIA/AMS
5.	<i>Existing Landscape Features:</i> 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	The proposals have had regard to the existing trees and hedgerows, including providing an appropriate buffer to the Ancient Woodland to the east	DAS (June 2026), Tree Survey/AIA/AMS, landscape drawings

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	woodlands, both within the application site and adjoining it, including the provision of appropriate 'buffers' to the woodlands.	and these existing features will be strengthened by new planting	
6.	<i>Ecological Habitats/ Enhancements:</i> 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.	Phase specific EMMP (June 2026), landscape plans
7.	<i>Ecological Habitats/ Enhancements:</i> creation of new habitats to enhance the biodiversity value within the application site, and compliment the surrounding habitats including the introduction/ creation of a new dormouse crossing point within the eastern parts of the application site to ensure that this species does not become isolated from section of habitat along and adjoining the Chennells Brook.	The proposals 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.	Phase specific EMMP (June 2026), and landscape drawings
8.	<i>Ecological Habitats/ Enhancements:</i> 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 (June 2026), Phase specific EMMP (June 2026),
9.	<i>Ecological Habitats/ Enhancements:</i> 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 or reptiles as part of the proposals, and therefore no enhancements for these species are proposed as part of this application.	-
10.	[REDACTED]	[REDACTED]	-
11.	<i>Landscape/ Open Space Provision:</i> 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 substantial areas of green space, including natural and semi-natural greenspace, parks and amenity space and a play area in the northern part of the RM Area 12. Incidental landscaping is also to be provided within the site, along new streets and within residential plots.	DAS (June, 2026), landscape plans
12.	<i>Elevated Parts of the Site:</i> avoiding, where possible, the more visible, open elevated parts of the application site located on (and	This RM Area is predominately located within the lower levels of the wider application Site, with only the northern section slightly	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	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 open countryside. This would also assist in creating a natural northern boundary to the development.	higher than that to the south, but would not be located on the more visible open elevated parts of the wider Site. This is therefore not of relevance.	
13.	<i>Structural Landscape 'Buffers':</i> 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	This RM area does not include the buffer with the A264 so the majority of this is not relevant. However, it would enhance the existing tree and hedgerow between RM Area 12 and 13 to provide a wide landscape buffer which would include open space, play space and additional planting to enhance the habitat.	DAS (June 2026), landscape plans

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	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.		
14.	<i>Key Views:</i> retention of long distance, panoramic views southwards from the wooded ridge looking over the Low Weald to the AONB and to the South Downs, although it is appreciated that these views would change and be experienced in the context of increased urban development on the lower land in the foreground within the application site.	The key views assessed and protected in the approved OPP are retained by virtue of compliance with the approved OPP height and development parcel parameter plans.	-
15.	<i>Listed Buildings:</i> 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 of the 'Castle' moated site, a Scheduled Monument. There has been an appropriate buffer designed into the layout and the Heritage Statement submitted in support of this RMA confirms the Scheduled Monument will be respected.	Heritage Statement (May 2026)
16.	<i>East – West 'Green' Link and New 'Greenways':</i> 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	Not relevant – Works located outside of this parcel.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	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.		
17.	<i>East – West 'Green' Link and New 'Greenways':</i> a number of new 'greenways' will be created along the principal access routes, bus routes and cycle paths and through development parcels which take the form of planted corridors of varying width depending on the location of the pedestrian / cycle route. It is envisaged that these routes would be aligned adjoin to existing hedgerows and hedgerow trees, where possible, new areas of tree, shrub, and hedgerow planting provided to enhance and create attractive routes and places for residents to use and enjoy.	Not relevant – Works located outside of this parcel.	-
18.	<i>East – West 'Green' Link and New 'Greenways':</i> 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 – Works located outside of this parcel.	-
19.	<i>Sports/ Recreation Provision:</i> 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	Not relevant – Works located outside of this parcel.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	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.		

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 (DLS) Compliance Schedule

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
Design and Landscape Strategy (April 2026)			
1.	<i>Masterplan Design Principles</i> 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 12 layout has been informed by the site's natural form and topography	DAS (June 2026)
2.	<i>Masterplan Design Principles</i> 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 in the northern green corridor, set back and buffer to the Ancient Woodland, and creation of a sensitive edge along this eastern area. This planting has also respected the setting of the heritage asset. Drainage basins have been incorporated into the landscape in the north.	DAS (June 2026), landscaping plans

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	respecting the setting of heritage assets.		
3.	<i>Masterplan Design Principles</i> 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 the secondary road almost centrally through the RM area which would create a direct pedestrian and cycle route through the parcel and connection to the school and A264. Pedestrians and cyclists would be able to safely move through the network of streets which will link into RM13 as well as into the wider future Phase 2 parcels to the east and existing Phase 1 area to the west.	DAS (June 2026)
4.	<i>Masterplan Design Principles</i> 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 12 sits within the North Character Area as defined within the OPP DAS. The proposals respond to the overall character envisaged for this area with inspiration from the Edwardian ideals of built form in harmony with nature, where the built form has been established around the existing landscaping, with enhanced landscaping provided by the tree lined secondary street and pockets of amenity space in the south and north of the parcel.	DAS (June 2026)
5.	<i>Landscape and Public Realm: Sustainability Principles</i> Key Commitments – Enable sustainable living through the layout of the scheme in terms of	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 75% carbon	Energy and Sustainability Statement (May 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	transport, energy use, water use and materials.	reduction through fabric specification, and energy efficient controls.	
6.	<i>Landscape and Public Realm: Sustainability Principles</i> 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 (June 2026)
7.	<i>Landscape and Public Realm: Sustainability Principles</i> 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, wetland habitats, Ancient Woodland buffer planting, provision of log piles, bird and bat boxes.	DAS (June 2026), Phase Specific EMMP (June 2026), LEMP/Landscape Statement (June 2026), landscape drawings
8.	<i>Landscape and Public Realm: Sustainability Principles</i> Key Commitments – To provide a connection between the local community and the wider landscape.	The proposals include vehicular and pedestrian connections south to what will be future links with the PRow, and sports provision.	DAS (June 2026)
9.	<i>Landscape and Public Realm: Sustainability Principles</i> 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 connection to the south which then links in with access to the Phase 1 area to the west, Horsham to the south and the wider landscape to the east through future parcels.	DAS (June 2026)
10.	<i>Landscape and Public Realm: Sustainability Principles</i> 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, such as ensuring an appropriate buffer to the Ancient Woodland, alongside providing enhancement across the parcel	Phase Specific EMMP (June 2026), LEMP/Landscape Statement (June 2026), Tree Survey/AIA/AMS
11.	<i>Landscape and Public Realm: Sustainability Principles</i> Natural Habitats and Wildlife – Provide a buffer zone adjacent to existing watercourses.	Not relevant – There are no existing watercourses within this parcel	-
12.	<i>Landscape and Public Realm: Sustainability Principles</i> Natural Habitats and Wildlife – Provide a buffer of at least 15m adjacent to Ancient Woodland areas.	This is provided within the proposals.	Phase Specific EMMP (June 2026), LEMP/Landscape Statement (June 2026), Tree Survey/AIA/AMS
13.	<i>Landscape and Public Realm: Sustainability Principles</i> Natural Habitats and Wildlife – Provide a landscape buffer of at least 30m along the eastern boundary.	Not relevant – this relates to the eastern boundary of the Phase 2 parcel which does not include RM Area 12.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
14.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> Natural Habitats and Wildlife – A network of green corridors and nature parks to be provided to promote nature and biodiversity within the development to supplement existing habitats.	The proposals include enhancement of the existing green corridor in the north of the RM Area 12, which links into the Ancient Woodland to the east and then into the existing hedgerows to the west which will supplement the existing habitats.	DAS (June 2026), Phase Specific EMMP (June 2026), LEMP/Landscape Statement (June 2026), Tree Survey/AIA/AMS
15.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> 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.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> 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.	Phase Specific EMMP (June 2026),
17.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> Natural Habitats and Wildlife – Use of local provenance plants	As above, the proposals include native planting where appropriate.	Landscape drawings
18.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> 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, dormouse, reptiles and birds amongst others. This includes wetland planting around the basins, wildflower meadows, natural and semi-natural grassland, hedging, tree planting, log piles and bird and bat boxes to create variety.	Phase Specific EMMP (June 2026), LEMP/Landscape Statement (June 2026), landscape drawings
19.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> Natural Habitats and Wildlife – Install log pile stacks in suitable areas	As above, log piles have been included in suitable areas.	Phase Specific EMMP (June 2026), LEMP/Landscape Statement (June 2026), landscape drawings
20.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> Natural Habitats and Wildlife – Wetland areas to be created in suitable locations providing habitats for newts and foraging bats.	As above, wetland areas have been included by virtue of the proposed basin, alongside wetland planting around this to create an appropriate environment.	Phase Specific EMMP (June 2026), LEMP/Landscape Statement (June 2026), landscape drawings
21.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> 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.	Phase Specific EMMP (June 2026), LEMP/Landscape Statement (June 2026), landscape drawings
22.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> Culture and Heritage –	The proposals have had regard to the natural characteristics, history and culture and development of	DAS (June 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	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 area to promote a strong sense of place and identity.	
23.	<i>Landscape and Public Realm: Sustainability Principles</i> Culture and Heritage – Creation of new community spaces and parks where different cultures can meet and share in community activity and recreation.	RM Area 12 does not contain any official community areas or buildings, but the LLAP would provide space for families to meet and play	DAS (June 2026)
24.	<i>Landscape and Public Realm: Sustainability Principles</i> 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, set back from the Ancient Woodland and creation of an attractive buffer along the eastern edge with regard to the Castle Scheduled Monument.	DAS (June 2026)
25.	<i>Landscape and Public Realm: Sustainability Principles</i> 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 the open space is created.	-
26.	<i>Landscape and Public Realm: Sustainability Principles</i> 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 around the apartment buildings where plenty of green and open space is provided for people to meet and children to play. In addition, the LLAP and open space area will be positioned almost centrally between RM Area 12 and 13 to create that focal point for the community.	DAS (June 2026)
27.	<i>Landscape and Public Realm: Sustainability Principles</i> 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 secondary street and southward toward the school, PRoW and bus links to Horsham.	DAS (June 2026), layout drawings
28.	<i>Landscape and Public Realm: Sustainability Principles</i> Health and Happiness – Provision of recreational foot, cycle and bridle routes throughout the development.	Recreational routes will be provided within the parcel, including through the open space, to create an attractive and healthy route for walks within the development.	DAS (June 2026), layout drawings

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
29.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> 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 include a vast network of open spaces, a LLAP and natural green spaces which will provide an attractive setting to the development.	DAS (June 2026), landscape drawings
30.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> 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 bringing the community into this space to appreciate the green and attractive environment, particularly through the space between RM Area 12 and 13 and the LLAP which will be landscaped focused.	DAS (June 2026), landscape drawings
31.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> Health and Happiness – Provision of play facilities that satisfy HDC's requirements for NEAPs and LLAPs.	The proposed LLAP is in accordance with the OPP Parameter Plans and will include a range of naturalistic play features which meet HDC's requirements.	DAS (June 2026), LLAP drawings?
32.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> 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 (June 2026), lighting drawings
33.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> 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.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> 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 (June 2026), landscape drawings
35.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> Local and Sustainable Food – Promote community allotments in the eastern part of the site.	Not relevant – allotments are not required in RM Area 12.	-
36.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> 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.	<i>Landscape and Public Realm:</i> <i>Sustainability Principles</i> Inclusive Access – Where possible space should be designed to ensure it can be used safely, easily and with dignity by all,	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 (June 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	regardless of ability, age, gender, ethnicity or economic circumstances.		
38.	<i>Landscape and Public Realm: Sustainability Principles</i> Inclusive Access – Where possible space should be designed to ensure it can be convenient and welcoming with no disabling barriers so everyone can use it independently without undue effort, separation or special treatment.	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 (June 2026)
39.	<i>Landscape and Public Realm: Sustainability Principles</i> 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 (June 2026)
40.	<i>Landscape and Public Realm: Sustainability Principles</i> 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 (June 2026)
41.	<i>Landscape and Public Realm: Sustainability Principles</i> 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, particularly over the open space areas.	DAS (June 2026), layout
42.	<i>Landscape and Public Realm: Sustainability Principles</i> Waste – Use of recycled materials wherever possible.	Where possible recycled materials will be used.	-
43.	<i>Landscape and Public Realm: Sustainability Principles</i> Waste – Re-use or compost site arisings from landscape maintenance wherever possible.	Where possible this will be carried out through the landscape maintenance.	LEMP/Landscape Statement (June 2026)
44.	<i>Landscape and Public Realm: Sustainability Principles</i> Waste – Felled trees and vegetation to be chipped and reused as mulch.	Where possible this will be carried out through the landscape maintenance.	LEMP/Landscape Statement (June 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
45.	<i>Landscape and Public Realm: Sustainability Principles</i> Log piles – Creation of log pile stacks in natural green spaces.	The proposals include log piles within the green spaces.	Phase Specific EMMP (June 2026)
46.	<i>Landscape and Public Realm: Sustainability Principles</i> Waste – Reuse and protection of existing site soils.	This will be carried out where possible.	-
47.	<i>Landscape and Public Realm: Sustainability Principles</i> 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.	<i>Landscape and Public Realm: Sustainability Principles</i> 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.	<i>Landscape and Public Realm: Sustainability Principles</i> 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 the attenuation basin	Drainage Strategy (June 2026)
50.	<i>Landscape and Public Realm: Bailey Fields Landscape Principles</i> - Retain the Channells Brook corridor and existing trees and woodland where possible. - Provide vehicular, pedestrian and cycle connections from the Phase 1 development into the Phase 2 northern and eastern parcels. - Provision of attenuation features include areas of shrub and wetland. - Roads to the north to be tree lined avenues. - Roads to the east to be tree and hedge lined avenues. - Pedestrian and cycle connections to the south. - Propose design responses to the site which connect with the	Only the very southern part of RM Area 12 is within this area. As such, where relevant: The proposals include connections into Phase 2 northern parcels (RM Area 12 and RM Area 13) from Phase 1. The basin will be set within area of wetland planting. The northern road through RM Area 12 tree lined and hedging to frontages on other roads. The RM Area 12 area will connect into other pedestrian and cycle connections to the south in the future, and connections into the future public spaces adjacent to the RM area.	DAS (June 2026), Site Layout

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	surrounding rural aspect and existing ecological features. Create clear links to adjacent public spaces.	The design responds to the existing ecological features with buffers and substantial planting, and a more rural character on the edges of the parcel.	
51.	<i>Landscape and Public Realm: Castle Park Greenway and LLAP Landscape Principles</i> - Existing trees to become focal features. - Existing trees and vegetation to be retained where possible. - Streets to be tree lined to ensure visual continuity. - Attenuation features to manage surface water. - Shrub and wetland planting to break up grassed expanse. - Informal play and recreation. - Gathering places - Pedestrian and cycle connections to the south. - Create clear links to adjacent areas - Green links connecting to the wider site	There are no existing trees within the parcel itself (they are at the edges), however the proposals ensure existing vegetation such as the hedgerows are retained where possible. Street trees will be introduced along the secondary road Attenuation features are included. A variety of planting will be provided to break up grassed areas. The LLAP will provide both formal and informal play through its nature inspired design. Linkages including pedestrian connections, and green infrastructure corridors will be provided within the RM area to connect into adjacent parcels.	DAS (June 2026), Site Layout
52.	<i>The Built Form: Layout Principles</i> 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 (June 2026), Site Layout
53.	<i>The Built Form: Layout Principles</i> 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 loops of tertiary streets connecting back into the secondary road ensure legibility. The shared streets then extend off these.	DAS (June 2026), Site Layout
54.	<i>The Built Form: Layout Principles</i> 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.	The proposals include apartment buildings on the eastern side of the secondary street which will create a street edges, and pockets of narrower streets along the tertiary roads	DAS (June 2026), Site Layout

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	This will enhance the potential for residents' social interaction and facilitate maintenance and sense of ownership of the public realm.		
55.	<i>The Built Form: Layout Principles</i> 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 fronts the existing landscape features where possible and all the newly created open spaces or basins will be fronted by dwellings to frame these spaces.	DAS (June 2026), Site Layout
56.	<i>The Built Form: Layout Principles</i> 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 opposite the northern shared spaces where these terminate at the open space, with the dwellings opposite (within RM13) directly facing these terminated views to create interest.	DAS (June 2026), Site Layout
57.	<i>The Built Form: Layout Principles</i> 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.	The majority of dwellings see parking to the side of properties, with all apartment parking located to the side or 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 (June 2026), Site Layout, landscaping plans
58.	<i>The Built Form: Layout Principles</i> 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 (June 2026), Site Layout
59.	<i>The Built Form: Layout Principles</i> 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 that the centre of the parcel sees a tighter streetscene with narrower dwellings, which then opens out to larger dwellings with more spacious placement to the northern edge to reflect the softer green corridor and rural edge.	DAS (June 2026), Site Layout
60.	<i>The Built Form: Layout Principles</i> Roof Principles – Each character area should have its own unique expression, using building and landscape features to provide a	Each streetscene within the parcel will use a consistent palette of materials with roof forms that complement each other	DAS (June 2026), street scenes

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	distinct identity. Frontages on both sides of main streets should have a consistent palette with common materials to create a cohesive streetscape. A key component of character is the treatment and profiles of roofs along a street. Bland and repetitive forms should be avoided		
61.	<i>The Built Form: Layout Principles</i> 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 apartment buildings, houses that turn the corners and use of materials on key plots	DAS (June 2026), Site Layout, Street scenes
62.	<i>The Built Form: Layout Principles</i> 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 (June 2026), Site Layout
63.	<i>The Built Form: Layout Principles</i> 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 shades of red brick and weatherboarding which reflect and respond to the local area.	DAS (June 2026)
64.	<i>The Built Form: Northern Neighbourhood</i> Density – Higher densities will create a sense of arrival within the Northern Neighbourhood, framing the pond and extending north along the secondary street. Typologies here will be predominantly link detached, semi-detached, terraced and apartments, helping to create the strong frontages.	The proposals include apartments along the secondary street to create a strong frontage that sit within the area identified for high density within the DLS. There would be a range in the housing mix from 2-5 bed dwellings but with a focus on medium sized houses within that mix. The RM Area 12 will also include Built to Rent.	DAS (June 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	Dwelling mix will be wide ranging, with an emphasis on smaller apartments and medium sized houses. An element of Built To Rent provision will be included here, enhancing the diversity of tenure within Phase 2. Key landscape spaces will be lined with strong frontages, allowing for a ring of medium-high density to define these focal areas.		
65.	<i>The Built Form: Northern Neighbourhood</i> Density – Medium densities will characterise the majority of development parcels. Typologies here will be varied, predominantly semi-detached, terraced and detached houses, with occasional apartment buildings, for example at key corners. The dwelling mix here will be wide ranging, with an emphasis on smaller and medium sized houses, although with some apartments and some larger houses at key locations, in particular fronting onto landscaped corridors.	Within the medium density areas which focus in the central areas of the RM Area12, there will predominately be semi-detached dwellings and detached dwellings, with a focus on 2 and 3-bed dwellings which complies with the DLS in this regard. Larger houses are placed in the north of the parcel fronting onto the landscaped area.	DAS (June 2026), Site Layout
66.	<i>The Built Form: Northern Neighbourhood</i> Density – The outer edges of the Northern Neighbourhood will be lower density where these are located towards the edge of Phase 2. Typologies here will be predominantly detached houses with some semi-detached houses. The dwelling mix will have an emphasis on medium and larger houses, enabling the creation of frontages facing adjoining landscaping which are attractive and informal, characterised by landscape and built elements in combination.	The majority of the lower density areas are within RM Area 13 so not relevant. There is a small area of lower density in the north-east of RM Area 12 and this is reflected in the layout with the use of detached dwellings overlooking the basin and open space.	DAS (June 2026), Site Layout
67.	<i>The Built Form: Northern Neighbourhood – Castle Copse Lanes Character Area</i> Key Design Elements – Arrival open space around SuDS, incorporating stream and looking over the primary spine street to woodland to south.	The proposals include a tree lined avenue around the SuDS area with houses overlooking this to create an active frontage.	DAS (June 2026), Site Layout
68.	<i>The Built Form: Northern Neighbourhood – Castle Copse Lanes Character Area</i> Key Design Elements – Frontage to landscaped corridor to north opening out into green, adjoining the scheduled monument.	The proposals include the retention of the hedgerow alignment through the northern part of the RM Area 12 and strengthen this with additional landscaping to create a strong green corridor	DAS (June 2026), Site Layout

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	Central corridor frontage responds to retained tree and hedgerow alignment.		
69.	<i>The Built Form: Northern Neighbourhood – Castle Copse Lanes Character Area</i> Key Design Elements – Secondary street alignment gently shifting, with strong frontages.	The secondary street would have a gentle route with strong frontages created by the apartment buildings.	DAS (June 2026), Site Layout
70.	<i>The Built Form: Northern Neighbourhood – Castle Copse Lanes Character Area</i> Key Design Elements – Network of streets stemming from the secondary street structured around loop road with subsidiary lanes; streets and lanes curve to suit topography;	The layout includes looped tertiary streets which connect back into the secondary road, with shared streets that curve in the northern section to respond to the landscape and green corridor.	DAS (June 2026), Site Layout
71.	<i>The Built Form: Northern Neighbourhood – Castle Copse Lanes Character Area</i> Key Design Elements – Blocks flank on to western boundary with Bohunt School.	Parts of the western edge of RM Area 12 flank on to the Bohunt School site, with other parts rear facing to create the best use of space along this boundary and add variety in the street scene. This accords with the key diagram for this area within the DLS.	DAS (June 2026), Site Layout
72.	<i>The Built Form: Northern Neighbourhood – Castle Copse Lanes Character Area</i> Key Design Elements – Buildings to east of secondary street set within landscaped courtyards with views to adjoining woodland between blocks with development offset from woodland edge.	Development will be set back from the woodland edge to ensure an appropriate green buffer, with courtyards created between the apartment blocks that will be well landscaped.	DAS (June 2026), Site Layout
73.	<i>The Built Form: Northern Neighbourhood – Castle Copse Lanes Character Area</i> Building Typologies - Small flats in the higher density zones, designed to create street frontages rather than standalone, in perimeter block form with communal amenity and concealed parking. - Varied housing types, small and medium houses arranged as terraces, plus semi-detached and detached larger units.	The proposals include three sets of perimeter block apartments which will have communal amenity spaces as green courtyard style areas and parking that is set down the side of the blocks or to the rear to be concealed. Three other apartment blocks are also proposed with parking at the rear. Across the remainder of the RM Area 12 there will be varying housing types including a focus on small and medium houses and detached and semi-detached unit types.	DAS (June 2026), Site Layout
74.	<i>The Built Form: Northern Neighbourhood – Castle Copse Lanes Character Area</i> Community Amenities - Play area at eastern end of central corridor. - Recreational route between eastern frontage and woodland.	The proposals include a LLAP at the eastern end of the central corridor and recreational route around the open space. The route along the eastern edge is not provided to ensure no harm to the Ancient Woodland buffer.	DAS (June 2026), Site Layout

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
75.	<i>The Built Form: Northern Neighbourhood – Castle Copse Lanes Character Area</i> Formality/Informality - Street geometry gently shifting responding to constraints and topography. - Marker buildings at key locations, in particular along the southern frontage gateway, central green and secondary street. - Local groupings to create local identity at key junctions and responding to retained features such as focal trees	The secondary and tertiary roads respond to the geometry, with marker buildings in the general location identified within the DLS. There are no focal trees within RM Area 12 but the dwellings are orientated to respond to the green corridors that are being retained and strengthened.	DAS (June 2026), Site Layout
76.	<i>The Built Form: Car Parking Principles</i> Reserved Matters Applications should generally follow the principles set out within each parking typology. Provision of spaces should accord with WSCC guidance with electric vehicle charging incorporated where appropriate. Parking within the development should be designed so as not to dominate the street scene or obstruct movement of pedestrians and cyclists. As part of this, a variety of parking solutions should be used throughout Phase 2 (as below)	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 (June 2026), Parking Plan
77.	<i>The Built Form: Car Parking Principles</i> 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 a majority of RM Area 12 seeing a maximum of two parallel on street spaces, and where there are three spaces there is planting before the next set of spaces. The placement of the on street parking separated by landscaping and trees along the secondary street would ensure there is no unauthorised parking as there would be no room for this along this route.	DAS (June 2026), Parking Plan
78.	<i>The Built Form: Car Parking Principles –</i> 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.	All houses with on plot parking will have tandem parking which 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 only occurs within the central part of RM Area 12 and to a limited number of properties so would not impact on the wider character of the parcel.	DAS (June 2026), Parking Plan

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	- Generally two tandem spaces to be provided for each dwelling. - For minimum garage dimensions refer to local policy guidance.		
79.	<i>The Built Form: Car Parking Principles –</i> 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.	-
80.	<i>The Built Form</i> On plot integral garage - Spaces will be designed where practicable so as not to allow for tandem parking space projecting beyond the building line and/or plot boundary. - Windows can be provided on flank elevations from habitable rooms overlooking parking/driveways. - Generally one tandem space to be provided for each dwelling. An additional space can be provided adjoining the tandem space. - For minimum garage dimensions refer to local policy guidance.	This is not relevant to this RM Area.	-
81.	<i>The Built Form</i> On plot forecourt Applies where appropriate to large detached dwellings only.	This is proposed for a very small number of dwellings and all for detached properties, thus complies.	DAS (June 2026), Parking Plan
82.	<i>The Built Form</i> 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 proposed for a very small number of dwellings in the central northern part of RM Area 12 and only comprises up to four spaces and will be enclosed appropriately with brick walls and fencing.	DAS (June 2026), Parking Plan
83.	<i>The Built Form</i> 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	This is not relevant to this RM Area	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	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.		
84.	<i>The Built Form</i> Parking court • To generally serve no more than 8 dwellings / 16 parking spaces. For apartment blocks this may be increased, but courts must be sensitively designed as a whole to create a coherent space with a strong framework of landscape planting. • Tandem parking within parking courts should be discouraged unless adequate manoeuvring space can be demonstrated. • Enclosure will be provided to define the access into the court. • To include where practicable an area of space where a medium or large tree species can be located in view from the streetscene (and planted no closer than 7 or 10m to the nearest building respectively). • Where storage of bins and bicycles for the host dwelling is located within the court, this will be within a building (which could be a FOG or a coach house). • Garages including within FOGs / coach houses to adhere to the minimum garage dimensions set out local policy guidance.	The proposals only include courtyard parking to the apartment buildings where the spaces will be softened by trees and hedging. There would be no tandem parking within the proposed courtyards.	DAS (June 2026), Parking Plan
85.	<i>The Built Form: Facing Materials</i> 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 (June 2026), elevations, Materials Plan

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
86.	<i>The Built Form: Facing Materials</i> 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.	There will be slightly varying materials palette depending upon where the buildings are within RM Area 12, with the internal parts of the development seeing mixed red and dark red brick to reflect the denser development along the secondary street, and the outer edges seeing light red brick to reflect the softer landscaped edges.	DAS (June 2026), elevations, Materials Plan
87.	<i>The Built Form: Facing Materials</i> 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 RM Area 12.	DAS (June 2026), elevations, Materials Plan
88.	<i>The Built Form: Facing Materials</i> 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.	Marker buildings will feature alternative materials like weatherboarding in suitable locations to differentiate from neighbouring plots	DAS (June 2026), elevations, Materials Plan
89.	<i>The Built Form: Facing Materials</i> 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 (June 2026), elevations, Materials Plan
90.	<i>The Built Form: Facing Materials</i> Proposals should demonstrate consistency of material selection for buildings on both sides of streets, either where a street passes through the parcel itself, or where the parcel faces another completed / consented parcel across a street.	The proposals will see a consistent pattern of materials on both sides of the streets, but with interest created in marker buildings.	DAS (June 2026), elevations, Materials Plan, streetscenes
91.	<i>The Built Form: Facing Materials</i> No more than two materials where possible should be used across walls of any given dwelling or block.	This is complied with, with the exception of the apartments where a third tone of red brick is used to highlight architectural features	DAS (June 2026), elevations, Materials Plan, streetscenes
92.	<i>The Built Form: Facing Materials</i> 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 (June 2026), elevations
93.	<i>The Built Form: Facing Materials</i> Marker buildings may feature other materials providing there is a design justification for moving away from the suggested material palette.	Marker buildings feature additional materials like weatherboarding which have been carefully selected to reflect the local characteristics and harmonise with the design approach across the parcel	DAS (June 2026), elevations

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 12 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 12 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.	CEMP (2024)

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 12 as falling within Catchment U and within Catchment W (see drawing reference 25216/2007/SK02 Rev E and 25216/2007/SK03 Rev E). Catchment U is shown as draining south to the pond identified as R38 with Catchment W draining east to the R37 pond and south to the R39 pond.
- 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.

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

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
Site-Wide Surface Water Drainage Strategy (2019)			
1.	Ponds R37, R38 and R39 to be provided to attenuate for drainage.	The on-site drainage system will connect to the R38 and R39 pond as part of the strategic surface water drainage strategy (with these ponds having been amalgamated). Pond R37 is not proposed in the east but has been incorporated with R36 which forms part of the catchment to the north (V) but partly included within the RM Area 12. The submitted Drainage Strategy sets out how this slight change to the pond locations will continue to appropriately accommodate surface water in accordance with the Site-Wide Strategy.	Drainage Strategy (June 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 considered and are set out in the submitted Drainage Strategy.	Drainage Strategy (June 2026) and drainage plans
3.	Potential Residential surface water disposal methods: Roof water – to piped network via water butts. Private drives and communal parking – via porous paving or adjacent swales or wetlands to piped systems.	Roof water, private drives and communal car parking will connect into a positive drainage system before connecting into the strategic network.	Drainage Strategy (June 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 a series of attenuation ponds which are focused within the green infrastructure and linear park areas, to contribute to the biodiversity of these green open spaces.	Drainage Strategy (June 2026) and drainage plans

Ecological Mitigation and Management Plan (2026)

- 3.15 An Ecological Mitigation and Management Plan ('EMMP') has been prepared, and submitted to HDC, that covers Phase 2 (April 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.
- 3.16 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.	<i>General Recommendations</i> 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.	<i>General Recommendations</i> 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 proposals include SuDS features.	Layout, landscaping plans
3.	████████████████████ ████████████████████ ████████████████████ ████████████████████ ████████████████████ ████████	The proposals will ensure the existing and new habitats created will be managed to ensure these are retained for all relevant species.	LEMP (June 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
4.	<i>General Recommendations</i> 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 Landscape and Ecological Management Plan which secures appropriate mowing and cutting regimes.	LEMP (June 2026)
5.	<i>General Recommendations</i> Bat and bird boxes are to be mounted on retained trees	The proposals include this provision.	LEMP (June 2026)
6.	<i>General Recommendations</i> The tree and scrub species for the creation of the landscape buffers will comprise native species of a composition present within the existing woodland and hedgerows	The proposals include native species where appropriate to reflect the nearby woodland and other habitats.	Landscaping plans
7.	██████████ ██████████ ██████████ ██████████ ██████████	The proposals include fruit/berry bushes to encourage foraging.	Landscaping plans
8.	<i>General Recommendations</i> Dormouse compensation areas should be established and managed appropriately	This is not relevant as there are no compensation areas within RM Area 12, but the wider site ensures these areas are established and appropriately managed.	-
9.	<i>Dormouse</i> 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 have ensured the woodland is retained with an appropriate buffer and hedgerows are also retained as much as possible. And as above, there will be compensation areas relating to dormouse.	Landscaping plans
10.	<i>Great Crested Newts</i> 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 areas 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.	This is not relevant to this RM Area as no ponds will be lost within the parcel.	-

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
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.	This is not relevant to this RM Area as no trees or buildings are being removed.	-
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 hedgerows, mature trees, and the proposed SuDS features.	The lighting design has taken into account any foraging and commuting habitats for bats, with light spill considered sensitively	LEMP (June 2026), Lighting plans
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.	There is only one area where a break in an existing hedgerow is proposed to facilitate a road, within the south-western part of RM Area 12. This road would be a narrower shared surface road and the hedgerow would be retained to the north beyond this so the break would not be harmful.	Layout, landscaping plans
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 (June 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 (June 2026)

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
16.	<i>Birds</i> 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 (June 2026)?
17.	<i>General Enhancements</i> <i>Arboreal Connections –</i> The masterplan design has sought to keep the width of the hedgerow breaks to a minimum wherever possible.	As above, there is only one area where a break in an existing hedgerow is proposed to facilitate a road, within the south-western part of RM Area 12. This road would be a narrower shared surface road and the hedgerow would be retained to the north beyond this so the break would be kept to its minimum possible.	Layout, landscaping plans
18.	<i>General Enhancements</i> <i>Log Piles –</i> 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.	LEMP (June 2026)
19.	<i>General Enhancements</i> <i>Wet attenuation (SuDS) Ponds –</i> Where possible, the attenuation ponds within the scheme will be constructed in accordance with the following specification: • 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.	The SuDS basin within the northern part of RM Area 12 has been designed with a varying depth, with appropriate planting around the edges to reflect the habitats within the local area. Log piles are also proposed within proximity of the basin.	Landscaping plans, drainage plans
20.	<i>General Enhancements</i> 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)

- 3.17 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)			
1.	<i>Movement and Access Parameter Plan</i> 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 12 does not include any formal cycle routes as identified in the Parameter Plan.	-
2.	<i>Links to off-site Cycle Network</i> 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 12 does not include off-site proposed cycle connections, but does include a secondary street which connects into the wider connections, in accordance with the Parameter Plan.	-
3.	<i>Cycle Route Hierarchy</i> Cycle routes to be either segregated, dedicated or residential.	No dedicated or segregated cycle routes proposed, however all streets within the site are designed as cycle friendly residential streets.	Transport Statement (June 2026), Highway General Arrangement
4.	<i>Cycleway Design</i> <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 the RM area, however the residential streets have been designed to minimise traffic speed, and would promote safe cycling on the carriageway.	Transport Statement (June 2026), Highway General Arrangement

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
e)	<i>Cycle Parking</i> 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 (June 2026), Transport Statement (June 2026), Highway General Arrangement, Parking Plan

4 Conclusions

- 4.1 As demonstrated above, the works that are subject of this submission for RM Area 12 comply with the terms of Condition 2 and where relevant, the matters identified at Condition 48.