



**SUB-PHASE 2A STRATEGIC  
LANDSCAPE BUFFER  
APPLICATION FOR APPROVAL OF  
RESERVED MATTERS**

**Planning and Compliance Statement**

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

## Document Control Sheet

**Project Name:** Sub-Phase 2A Strategic Landscape Buffer

**Project Ref:** 333102644/A3

**Report Title:** Planning and Compliance Statement

|                                         | Name         | Position          | Signature | Date       |
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# 1 INTRODUCTION AND OVERVIEW

- 1.1 This Planning Statement has been prepared by Stantec UK Limited on behalf of Legal & General (Strategic Land North Horsham) Limited ('L&G') in support of this application seeking approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677. This application relates to the proposed creation of a Strategic Landscape Buffer to Sub-Phase 2A (as illustrated on approved drawing 2898-5-2 DR-0001 S4-P1; the 'Site').
- 1.2 L&G acquired majority control of the strategic site known as 'Mowbray', formerly known as 'Land North of Horsham', from Liberty Property Trust UK Limited in December 2018. The Site is allocated within the Horsham District Planning Framework (2015) to provide, inter alia, at least 2,500 new homes alongside a new business park, local centre, sports and recreation facilities and schools (Policy SD1).
- 1.3 An application for outline planning permission was submitted on behalf of Liberty in August 2016 and approved subject to conditions on 1 March 2018 (LPA reference DC/16/1677; the 'OPP') for a mixed-use strategic development as follows:

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

- 1.4 This application for the approval of Reserved Matters is made pursuant to Condition 5 of the OPP, which requires:

***5. Details relating to the layout, scale, appearance, means of access and landscaping associated therewith (hereafter called the Reserved Matters) for each Area of the site as shown on the Reserved Matters Area Plan approved pursuant to condition 7 of this permission shall be submitted to and approved by the Local Planning Authority before development of that Reserved Matters Area is commenced.***

- 1.5 Moreover, whilst this proposal does not consist of "development" against the S55 definition of the Town and Country Planning Act 1990, it is made to comply with Condition 46 of the OPP;

***46. The landscape details for the Landscape Buffers as shown on the Strategic Landscape Buffers Plan (drawing no.2153A-210D) shall be submitted with the first Reserved Matters application for each relevant Sub-Phase adjacent the buffers. The approved details shall be implemented in accordance with the provisions set out in Condition 6.***

- 1.6 Condition 6 sets out the triggers for when the Strategic Landscape Buffers need to be delivered. The Sub-Phase 2A Buffer will therefore be delivered prior to occupation of 50% of the residential units in Sub-Phase 2A.
- 1.7 Condition 2 of the OPP requires that development proposals demonstrate "broad" accordance with the approved parameters. This Planning Statement sets out the relevant parameters against which

this application is to be considered, and how the Development demonstrates complete accordance with them.

### Content of Submission

- 1.8 This application is accompanied by a comprehensive suite of technical, environmental and design documents which confirm that the Development is acceptable in planning terms, and accord with the relevant conditions and parameters of the OPP. These comprise the following:

Table 1: Submission Documents (*numbering consistent with Covering Letter*)

| No. | Report Title                                                       | Author                  |
|-----|--------------------------------------------------------------------|-------------------------|
| 04  | Planning and Compliance Statement                                  | Stantec                 |
| 07  | Landscape Statement                                                | David Jarvis Associates |
| 08  | Landscape and Ecological Management Plan                           | David Jarvis Associates |
| 09  | Landscape Specification                                            | David Jarvis Associates |
| 10  | Arboricultural Impact Assessment / Arboricultural Method Statement | David Jarvis Associates |
| 11  | Tree Survey                                                        | David Jarvis Associates |
| 12  | Sub-Phase 2A: Ecological Mitigation and Management Plan            | CSA                     |
| 13  | Heritage Statement                                                 | Wessex Archaeology      |

- 1.9 Detailed plans are also submitted in support of this application, which can be found listed in the accompanying Covering Letter.
- 1.10 This Planning and Compliance Statement is written in support of the Reserved Matters Application ('RMA'). The purpose of this Planning and Compliance Statement explains the form and content of the proposed Development against adopted and emerging policy and guidance, and to assess the planning merits of the application against any other material considerations. This includes demonstrating compliance with the relevant documents listed in Condition 48 of the OPP through the Compliance Design Document contained in Section 8 of this Planning and Compliance Statement.

## 2 SITE DESCRIPTION AND PLANNING HISTORY

### Strategic Allocation

- 2.1 The Site is the subject of a strategic allocation within the Council's adopted local plan: the Horsham District Planning Framework (2015; 'HDPF'). 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'. In addition to new homes, Policy SD1 clarifies that the 'associated infrastructure' would include a business park, local centre, land for new schools, land safeguarded for a new railway station adjacent to the business park and open space, sport and recreation facilities.

### Outline Planning Permission

- 2.2 Following the allocation of the Site through the HDPF, Liberty promoted an application for outline planning permission for the strategic development of the Site having regard to the principles outlined in Policy SD1. The application was submitted to the Council in August 2016 and approved on 1 March 2018 (LPA reference DC/16/1677) 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 m<sup>2</sup>), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure.'***

- 2.3 Mowbray is situated on the northern side of the A264 and comprises a new neighbourhood extending from Wimland Road in the east to Langhurstwood Road in the west with Rusper Road providing the central and principal vehicular access.
- 2.4 The approved Phasing Plan split the Mowbray site into three residential phases with those then separated into sub-phases. Sub-Phase 2A is the northern-most sub-phase of Phase 2, forming its northern edge to provide screening of the OPP from the wider landscape. The buffer is secured by Conditions 6 and 46 of the OPP.

### Site and Surrounding Area

- 2.5 Phase 2 of the Mowbray development forms its eastern third and is split into four sub-phases from 2A to 2D. The site subject of this application forms the northernmost part of Sub-Phase 2A as shown on Plan 10 – Phasing Plan (2153A - 507E) submitted within the OPP, the north-western sub-phase of Phase 2.
- 2.6 A Reserved Matters Area Plan for Phase 2 was approved pursuant to application DISC/26/0093 (dated 10 April 2026) discharging Condition 7 of the OPP. The Site wraps around the northern and western boundary of the future Residential Reserved Matters Area 13, which is to come forward as a separate application.
- 2.7 Sub-Phase 2A is bounded by an area of Ancient Woodland on its eastern side, within which is the Scheduled Monument of the "Castle" Moated site. A Grade II Listed Building, Hawksbourne

Farmhouse, is positioned around 170 metres to the Site's west. The Site is otherwise defined by existing field boundaries which are demarcated by existing hedgerows.

### 3 THE DEVELOPMENT

- 3.1 Pursuant to Condition 5 of the OPP, the approval of reserved matters is sought for development comprising the following description;

***Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the creation of the Sub-Phase 2A Strategic Landscape Buffer.***

- 3.2 The OPP Design and Access Statement and ES Addendum highlight the primary purpose of the 2A Landscape Buffer (the '**Development**') is to "connect to the existing areas of Ancient Woodland to the north and include areas of new planting to provide an appropriate edge to the woodland."
- 3.3 No built form or hard surfacing is proposed as part of the Development.

## 4 SCOPE OF APPLICATION AND SUBMISSION

- 4.1 Reserved Matters approval is required for the proposals. There are several conditions that set out the information required for submission as part of each Reserved Matters application. Additionally, a further four conditions need to be discharged/ partially discharged prior to commencement. **Table 2** summarises the relevant conditions.

| Condition No.          | Condition Title                                                  |
|------------------------|------------------------------------------------------------------|
| <b>RM Requirements</b> |                                                                  |
| 5                      | Reserved Matters                                                 |
| 46                     | Strategic Landscape Buffers                                      |
| 48                     | RM Compliance Design Document                                    |
| 49                     | RM Ecological Mitigation and Management Plan                     |
| 50                     | RM Landscape Scheme                                              |
| 52                     | Tree Survey and Arboricultural Implications and Method Statement |
| 54                     | Surface Water Drainage                                           |
| 55                     | Foul Water Drainage                                              |

Table 2: RM Conditions to be Discharged

## 5 PLANNING POLICY

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that where the Development Plan contains relevant policies, applications for development which are in accordance with these policies should be allowed unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) are material considerations.
- 5.2 This section sets out the relevant policy and material considerations, demonstrating how the Development complies with relevant national, regional and local planning policy.
- 5.3 The Development Plan comprises:
- Horsham District Planning Framework (2015) ('**HDPF**')
  - Site Specific Allocation of Land Document (2007)
- 5.4 Material considerations include:
- National Planning Policy Framework 2024 (as amended) ('**NPPF**')
  - Planning Practice Guidance (as amended) ('**PPG**')
  - Local Supplementary Planning Documents

### Adopted Planning Policy

- 5.5 Land North of Horsham is identified as a strategic allocation in the HDPF to deliver a mixed-use development (Policy S1). The key development principles outlined in Policy SD1 can be summarised as:
1. High quality, sustainable, mixed-use community with its own identity and character but connected to Horsham
  2. Locally distinctive and unique through its architecture, urban and landscape design
  3. Legible layout that facilitates modes of sustainable travel
  4. Minimal impact on existing transport network with new crossings of the A264 Business Park
  5. Safeguarded land adjacent to the business park for a new parkway railway station
  6. Local centre including shops, healthcare and community facilities
  7. Homes of different sizes, types and tenure to meet local needs
  8. Two primary schools and a site for a secondary school together with provision for Special Education Needs
  9. Open space, sport and recreation facilities

- 10. Strong landscape buffer
  - 11. Sequential approach to flood risk
- 5.6 Additional policies that specifically relate to the Land North of Horsham are SD2 to SD9. These policies set out more detailed provisions for the Site in respect of, inter alia, employment, the local centre, housing, sports, landscape, design, education and transport.
- 5.7 This application for Reserved Matters approval seeks to provide a Strategic Landscape Buffer. The following adopted policies, in addition to Strategic Policy SD1 as outlined above, are central to the assessment of the Development.

- ***Policy SD6: Landscape Buffer, Landscape Character, Biodiversity and Green Infrastructure***

A strong 'Landscape Buffer' shall be provided to the open countryside to provide a robust and long term, defensible boundary to the development. Should be delivered in accordance with an agreed upon phasing plan.

- ***Policy 24: Environmental Protection***

The environmental quality of the district is to be protected from development impacts through, inter alia, the minimisation of air pollution and greenhouse gas emissions, and the prevention of contaminated run-off to surface water sewers.

- ***Policy 25: The Natural Environment and Landscape Character***

Protects the landscape and natural environment from inappropriate development and seeks to protect, conserve and enhance the landscape, maintain and enhance the Green Infrastructure Network, ensure no net loss of biodiversity, delivering net gains where possible, and maintains and enhances the existing network of geological sites.

- ***Policy 31: Green Infrastructure and Biodiversity***

Requires development proposals to contribute to the enhancement of existing biodiversity and the creation of new habitats where possible. Any trees lost as a result of the development are to be replaced.

- ***Policy 32: Quality of New Development***

Development is expected to reflect an understanding of local, physical, social, economic, environmental and policy context for development.

- ***Policy 33: Design Principles***

Several principles set out within this policy. Relevant to this application, the appearance of development is required to respond to built surroundings and landscape features, offer a high standard of landscaping, and presume in favour of retaining existing landscape and natural features.

- ***Policy 35: Climate Change***

Supports development which makes a clear contribution in adapting to climate change, including measures which reduce energy use in construction (1), provide appropriate flood storage capacity (1), support the use of sustainable transport methods (4) inter alia.

- ***Policy 39: Infrastructure Provision***

This policy highlights that in the event of need for additional capacity, the infrastructure will need to be provided in time to serve the development (or relevant phase) to ensure the existing environment or amenities are not adversely affected (2).

## **Emerging Development Plan**

- 5.8 Horsham District Council commenced a review of its local plan in 2018. Regulation 18 consultation took place in February/ March 2020. Regulation 19 consultation took place between January 2024 and March 2024 and the Submission Version Local Plan was submitted to the Secretary of State for Examination in August 2024. The initial hearing sessions were held in December 2024, and the
- 5.9 However, the Written Ministerial Statement on Reforming Plan Making and the Minister of State's letter to the Planning Inspectorate of 27 November 2025 sets out that the Government's intention is to abolish the Duty to Cooperate in the plan-making system.
- 5.10 Considering this, and Natural England's withdrawal of their water neutrality position statement, the Planning Inspectorate recommenced examination of the Submission Local Plan with higher growth targets which took place in April 2026.
- 5.11 The Inspectorate has recommended a number of Main Modifications which are currently being consulted on. There are several more steps for HDC to take prior to being able to adopt the Emerging Local Plan, though adoption is provisionally targeted for January 2027.
- 5.12 NPPF paragraph 49 states increased weight can be attributed to the emerging policies as they progress towards adoption depending on the extent of unresolved objections. Whilst discussions between HDC and the Planning Inspectorate may continue, the examination remains at very early stages, and it is not entirely clear how previous objections will be overcome. Very limited weight can currently be attributed to its policies.

## **Draft National Planning Policy Framework**

- 5.13 The Ministry of Housing Communities and Local Government published a draft National Planning Policy Framework on 16 December 2025. The document contains proposed reforms and changes to the English planning system.
- 5.14 The draft NPPF and the policies contained therein are a material consideration in the context of decision making. However, given that the document remains in draft, is subject to consultation and possible amendments, it attracts only very limited weight at this time.

## **Biodiversity Net Gain**

- 5.15 As of 12th February 2024, all new major development is mandated to achieve a minimum 10% Biodiversity Net Gain, as set out within the Environment Act 2021 and Schedule 7A of the Town and Country Planning Act 1990. However, the submission of the OPP predates the BNG regulations so there is no statutory requirement for 10% BNG to be delivered by this RMA.

## 6 CASE FOR DEVELOPMENT

### Principle of Development

- 6.1 The principle of the strategic development of the Site is established through the allocation and subsequent OPP. As such, only matters of detail are to be considered or as required specifically by condition.

### Consistency with OPP Parameters

- 6.2 Condition 2 of the OPP requires that the detailed design of the development proposed through Reserved Matters Applications 'shall have regard to, and broadly accord with, the principles set out in the following parameter plans and supporting documents'. The Parameter Plans have been amended since the OPP was approved through S96A submissions. The relevant Parameters are therefore set by the S96A application of LPA reference DC/24/0876, dated 27 June 2024, and are as follows:
- Land Use Parameter Plan (2153A-100Q)
  - Density Parameter Plan (drawing reference 2153A-101P)
  - Building Heights Parameter Plan (drawing reference 2153A-102S)
  - Movement and Access Parameter Plan (drawing reference 2153A-103S)
  - Green Infrastructure Parameter Plan (drawing reference 2153A-105R)
- 6.3 The Development does not propose any alternate uses nor built form. Therefore, the Density Parameter Plan, and Building Heights Parameter Plan are immaterial to the consideration of this application. The Site does not intersect within any transitory routes illustrated on the Movement and Access Parameter Plan, so this too is immaterial.
- 6.4 The Site is shown as Green Infrastructure on the Land Use Parameter Plan and Natural Greenspace on the Green Infrastructure Parameter Plan. The Development therefore provides complete accordance with the approved parameters.

### Matters of Detail

- 6.5 The matters of detail which remain to be assessed are:
- Landscape and Trees
  - Ecology
  - Heritage
  - Archaeology

## Landscape and Trees

- 6.1 Policy 33 of the HDPF provides a presumption in favour of retaining existing landscape and natural features such as trees and hedgerows and that any losses are justified and mitigated. Further, the Policy highlights the need for high standards of finishes and landscaping, and provision of street furniture and public art where appropriate. This aligns with Paragraph 135 of the NPPF, which seeks to ensure developments provide effective landscaping.
- 6.2 Condition 50 of the OPP requires all Reserved Matters applications made pursuant to the OPP are accompanied by a scheme of landscaping that accord with the principles of the approved Phase-Wide Design and Landscape Strategy. Compliance with the Design Landscape Strategy is demonstrated in Chapter 7 of this Statement. Condition 50 further requires specific details such as details of trees to be removed or retained, planting plans and schedules of species, among other things.
- 6.3 This application is accompanied by an **Arboricultural Impact Assessment & Method Statement** ('AIA') and **Tree Survey Plan** ('TSP') which details the location, species, and quality of trees, identifies trees to be removed as part of the development, and protection measures for those being retained.
- 6.4 This application is also supported by a suite of landscaping plans and reports, including a **Landscape and Ecological Management Plan** ('LEMP'), **Landscape Statement**, and a **Landscape Specification** that together ensure the requirements of Condition 50 are met.

### Trees

- 6.5 Paragraph 193(c) of the NPPF states that development which results in the loss or deterioration of irreplaceable habitats (such as ancient woodland) should be refused. Natural England standing advice recommends a buffer of 15m is maintained from areas of ancient woodland to prevent detriment. The proposed Development maintains a 15m separation from the ancient woodland immediately abutting the Site to the east, ensuring that no tree planting occurs within the buffer.
- 6.6 The Development seeks to retain and enhance the Sites existing landscape character, and therefore all existing trees and hedging is to be retained. Root Protection Areas for all existing trees on the Site are illustrated on the submitted TSP. No new trees will be planted within the defined RPAs of the trees to ensure their long-term retention, and to aid new trees' establishment.

### Landscape

- 6.7 Policy SD6 of the HDPF requires the Mowbray Strategic Landscape Buffers provide a robust and long-term defensible boundary to the development.
- 6.8 The proposed landscape scheme prioritises the retention of existing trees and vegetation. Where existing hedgerows are sparse, additional planting is proposed to provide a clearer boundary to the development, improve biodiversity and improve transit routes for protected species. More general additional planting is proposed within the Site to provide a clearer naturalistic aspect buffering the Mowbray development to the south from the open countryside to the north, enhancing the amenity value of the Site and its surroundings and provide general biodiversity enhancements.

- 6.9 The Landscape Statement and LEMP details the proposed measures that seek to ensure that existing vegetation can be retained, and new planting successfully establish. This includes management prescriptions and a work schedule to ensure that the landscape scheme can be implemented and retained long-term.
- 6.10 The Development therefore complies with Policy 33 of the HDPF and Paragraph 135 of the NPPF, and satisfies the requirements of Condition 50 of the OPP.

### Ecology

- 6.11 Condition 49 of the OPP requires any application seeking approval of Reserved Matters pursuant to the OPP to be accompanied by a detailed Ecological Mitigation and Management Plan which accords with the relevant Phase-Wide EMMP. The condition requires that the Reserved Matters EMMP includes details for the protection of retained habitat, and avoidance measures regarding protected and notable species, as well as measures pre, during and post-works, and ongoing maintenance and management to ensure the effectiveness of such measures. This application is therefore accompanied by an EMMP (Sub-Phase 2A Strategic Landscape Buffer: Ecology Mitigation and Management Plan) (the '**RM EMMP**') which is based on up-to-date ecological surveys carried out across Phase 2 to satisfy the above requirements.
- 6.12 The Phase-Wide EMMP covering Phase 2 of Mowbray has been approved under an application to discharge Condition 12 of the OPP application reference DISC/26/0157 (dated 19 June 2026).
- 6.13 The RM EMMP sets out the findings of previous surveys carried out that are relevant to the Site, and the results of a walkover survey carried out February 2026, to ensure that the findings of previous surveys remain relevant and up to date, in accordance with the requirements of Condition 49.
- 6.14 Avoidance, mitigation and compensation measures for protected and notable species are provided within the RM EMMP, based on the findings of the baseline and updated walkover surveys in accordance with Condition 49 and the mitigation hierarchy.
- 6.15 The RM EMMP does not identify any potential risks to protected or notable species arising from the Development itself, though notes some impact on retained habitat may arise from proposed additional planting. However, the RM EMMP does consider the potential disturbance to wildlife resulting from activity within the adjacent residential Reserved Matters Areas 12 and 13. Nonetheless, the RM EMMP identifies only limited risks of disturbance or harm from the Development itself, given it consists of soft planting only and adjacent activities. All potential impacts identified can be sufficiently mitigated through the measures proposed therein.
- 6.16 In addition to the general enhancements that the additional planting proposed would provide, more specific measures for ecological enhancements are to be provided which include, tree mounted bird and bat boxes, hibernacula, and barrier shrub planting which seeks to retain a 15m buffer from the area of Ancient Woodland to the east of the Site. The locations of these features are set out in Appendix D of the RM EMMP.
- 6.17 To ensure the efficacy of the above measures, a programme of monitoring has been set out which includes reporting and possible remedies should this be necessary.

## Heritage

- 6.18 Paragraph 207 of the NPPF requires applicants to describe the significance of any heritage assets which may be affected by development, including any contribution made by their setting. This extends to off-site heritage assets. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. A Heritage Statement is provided as part of this RMA which provides the information required by Paragraph 207.
- 6.19 There are no designated heritage assets within the Site proper, though a Grade II Listed building (Hawksbourne Farmhouse) sits circa. 160m west of the Site's western boundary, and a Scheduled Monument (The 'Castle' moated site) circa. 200m south-east. The Development proposes only limited works which do not include any built form, nor any other features that may be considered permanent. This, when taken with the distance separating the Site from the Heritage Assets, means there will be no impact on the significance of either asset or their settings.
- 6.20 Moreover, the Development itself is to provide a landscaped buffer between the Listed Building and the residential development in Sub-Phase 2A (which is to come forward under subsequent, separate Reserved Matters Applications) in accordance with approved parameters of the OPP.
- 6.21 The Development therefore complies with Chapter 16 of the NPPF.

## Archaeology

- 6.22 Condition 22 of the OPP (as amended by S96A ref. DC/19/0984) precludes commencement of development within a Reserved Matters Area until a programme of archaeological work which follows the principles set out in Chapter 13 of the OPP Environmental Statement within that Reserved Matters Area is approved by the LPA.
- 6.23 A Written Scheme of Investigation ('WSI') detailing the proposed methodology for a Geophysical Survey covering the northern half of Sub-Phase 2A was submitted and approved under application reference DISC/23/0124 (dated 20 February 2024).
- 6.24 The Geophysical Survey was carried out in June 2023, and the findings submitted under application reference DISC/24/0063 alongside a WSI for proposed trenching of the Site which sought to further investigate the findings of the Geophysical Survey. The Geophysical Survey's findings and the WSI for the trenching were approved dated 14 May 2024.
- 6.25 The approved trenching is yet to be carried out. Condition 22 requires that the condition is discharged prior to commencement. The trenching will be carried out and the findings submitted under an application to discharge C22 separate to this application prior to commencement of the Development of this RMA. Archaeology is therefore progressing under a separate consenting regime and should not preclude the positive determination of this application.

## 7 COMPLIANCE DESIGN STATEMENT

7.1 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).**

7.2 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; '**OPP DAS**')
- OPP Landscape and Visual Impact Assessment (contained within the Environmental Statement Addendum, March 2017; '**OPP LVIA**')
- Site-Wide Cycling Strategy (OPP Condition 19; March 2021)
- Site-Wide Surface Water Drainage Strategy (OPP Condition 12; July 2020)
- Phase-Wide Design and Landscape Strategy (April 2026; '**Phase 2 DLS**')
- Phase-Wide Construction Environmental Management Plan (April 2026; '**Phase 2 CEMP**')
- Phase-Wide Ecological Management and Mitigation Plan (March 2026; '**Phase 2 EMMP**')

### OPP DAS

7.3 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):

***'Create 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.'***

- 7.4 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: OPP DAS Compliance Schedule*

| KEY PRINCIPLES |                                                                                                                                                                                                                                                          | COMPLIANCE                        | SUBMISSION |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------|
| OPP DAS        |                                                                                                                                                                                                                                                          |                                   |            |
| 1.             | <i>Relationship to Horsham:</i> provide a range of facilities, commercial space and residential accommodation at Land North of Horsham that complement the existing provision within Horsham and support the economic prosperity of the town as a whole. | Not relevant to this application. | -          |
| 2.             | <i>Relationship to Horsham:</i> promote a shift towards more sustainable transport modes for travel between Land North of Horsham and Horsham.                                                                                                           | Not relevant to this application. | -          |
| 3.             | <i>Mixed Uses &amp; 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.                                                         | Not relevant to this application. | -          |
| 4.             | <i>Mixed Uses &amp; Forms:</i> provide a range of non-housing uses to service the needs of the residential community and create a varied and stimulating environment.                                                                                    | Not relevant to this application. | -          |
| 5.             | <i>Mixed Uses &amp; Forms:</i> provides connected neighbourhoods that cater for most daily needs of residents within easy walking distance of their homes.                                                                                               | Not relevant to this application. | -          |
| 6.             | <i>Mixed Uses &amp; Forms:</i> create a vibrant and viable Local Centre as a focus for                                                                                                                                                                   | Not relevant to this application. | -          |

| KEY PRINCIPLES |                                                                                                                                                                            | COMPLIANCE                                                                                                                                                                                                                          | SUBMISSION           |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| OPP DAS        |                                                                                                                                                                            |                                                                                                                                                                                                                                     |                      |
|                | the community life of the development.                                                                                                                                     |                                                                                                                                                                                                                                     |                      |
| 7.             | <i>Sustainable Community:</i> consider the social, economic and environmental impacts of proposals on existing and future residents and also the wider area.               | The Development would create significant biodiversity enhancements that, in addition to localised benefits, compensate for development within the wider area.                                                                       | Landscape Plans      |
| 8.             | <i>Sustainable Community:</i> facilitate the creation of a safe, comfortable, varied and attractive place.                                                                 | As above.                                                                                                                                                                                                                           | Landscape Plans      |
| 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.    | Condition 6 of the OPP provides a phasing plan for the delivery of Landscape Buffers across the OPP site. The proposed buffer will be delivered in accordance with this condition.                                                  | -                    |
| 10.            | <i>Landscape &amp; Place:</i> work with the existing site characteristics and landscape features to create a scheme which sits comfortably within the natural environment. | The OPP Design and Access Statement envisaged the 2A Landscape Buffer to provide a natural edge to the development, buffering the Ancient Woodland immediately adjacent.                                                            | -                    |
| 11.            | <i>Landscape &amp; Place:</i> take advantage of existing site features and orientation to maximise energy conservation and amenity.                                        | Not relevant to this application.                                                                                                                                                                                                   | -                    |
| 12.            | <i>Landscape &amp; Place:</i> create a series of green fingers linking to the countryside and towards the town centre.                                                     | Not relevant to this application.                                                                                                                                                                                                   | -                    |
| 13.            | <i>Landscape &amp; Place:</i> avoid Ancient Woodland and important hedgerows and aim to keep as much existing vegetation as possible.                                      | The Development provides a 15m buffer from the adjacent Ancient Woodland. All existing vegetation would be retained, and proposed planting locations have been considered to ensure the long-term retention of existing vegetation. | RM EMMP<br>AIM / AMS |

| KEY PRINCIPLES |                                                                                                                                                                                                       | COMPLIANCE                                                                                                      | SUBMISSION          |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|---------------------|
| OPP DAS        |                                                                                                                                                                                                       |                                                                                                                 |                     |
| 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.       | Not relevant to this application.                                                                               | -                   |
| 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. | Not relevant to this application.                                                                               | -                   |
| 16.            | <i>Connectivity:</i> retain existing rural lanes where possible encouraging pedestrian, cycle and equestrian use through providing new routes better suited to vehicles.                              | Not relevant to this application.                                                                               | -                   |
| 17.            | <i>Urban Form:</i> create a clear hierarchy of streets and spaces to define a legible and varied urban environment.                                                                                   | Not relevant to this application.                                                                               | -                   |
| 18.            | <i>Urban Form:</i> design high quality buildings to enclose spaces and form important landmarks within the street scene.                                                                              | Not relevant to this application.                                                                               | -                   |
| 19.            | <i>Urban Form:</i> respect existing development by designing new development to avoid sunlight/daylight impact.                                                                                       | Not relevant to this application.                                                                               | -                   |
| 20.            | <i>Character &amp; Identity:</i> create buildings and spaces which have a strong and distinct character.                                                                                              | Not relevant to this application.                                                                               | -                   |
| 21.            | <i>Character &amp; Identity:</i> take inspiration from local building styles and urban forms.                                                                                                         | Not relevant to this application.                                                                               | -                   |
| 22.            | <i>Character &amp; Identity:</i> ensure that development complements and enhances the quality of the surrounding area.                                                                                | The proposed development would provide a natural and landscaped edge to the Mowbray development and screens the | Landscape Statement |

| KEY PRINCIPLES |                                                                                                                                                                                 | COMPLIANCE                                                                                                                                                                                                                             | SUBMISSION                     |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| <b>OPP DAS</b> |                                                                                                                                                                                 |                                                                                                                                                                                                                                        |                                |
|                |                                                                                                                                                                                 | built form of Mowbray from the wider landscape.                                                                                                                                                                                        |                                |
| 23.            | <i>Character &amp; Identity:</i> create an attractive setting for buildings of heritage value within the site.                                                                  | The Landscape Buffer would screen the residential built form of Sub-Phase 2A from the Grade II Listed Hawksbourne Farmhouse with a soft and natural landscaped buffer, sustaining the significance of the heritage asset.              | Heritage Statement             |
| 24.            | <i>Community Safety:</i> create spaces with appropriate levels of activity, which are well observed by residents, attractive and well lit.                                      | Not relevant to this application.                                                                                                                                                                                                      | -                              |
| 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.        | The Development is intended to provide a landscape buffer and offer significant BNG enhancements. Public access has therefore been limited to benefit the latter, and no footpaths are provided to help delineate the use of the area. | Landscape Statement<br>RM EMMP |
| 26.            | <i>Community Safety:</i> aim to achieve Secured by Design accreditation from the local constabulary.                                                                            | Not relevant to this application.                                                                                                                                                                                                      | -                              |
| 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. | Not relevant to this application.                                                                                                                                                                                                      | -                              |
| 28.            | <i>Inclusive Design:</i> create an external environment that is accessible and appealing to all regardless of physical ability, age, gender or circumstance.                    | Not relevant to this application.                                                                                                                                                                                                      | -                              |
| 29.            | <i>Car &amp; Cycle Parking:</i> provide an appropriate amount of parking for the surrounding homes without allowing it to dominate the environment of the street.               | Not relevant to this application.                                                                                                                                                                                                      | -                              |

| KEY PRINCIPLES |                                                                                                                                                                                                    | COMPLIANCE                                                                                                                             | SUBMISSION                                         |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| <b>OPP DAS</b> |                                                                                                                                                                                                    |                                                                                                                                        |                                                    |
| 30.            | <i>Car &amp; Cycle Parking:</i> provide parking which is clearly defined and integral to the design of streets and spaces.                                                                         | Not relevant to this application.                                                                                                      | -                                                  |
| 31.            | <i>Car &amp; Cycle Parking:</i> provide ample, convenient and secure cycle parking to encourage reduced use of the car.                                                                            | Not relevant to this application.                                                                                                      | -                                                  |
| 32.            | <i>Sustainable Construction:</i> specify construction materials carefully and avoid those which have poor sustainability credentials.                                                              | Not relevant to this application.                                                                                                      | -                                                  |
| 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. | Not relevant to this application.                                                                                                      | -                                                  |
| 34.            | <i>Deliverability &amp; Long-Term Management:</i> design buildings and external environments that are robust and easily maintained.                                                                | Details for the long-term management of proposed landscaping is set out within the Phase 2 LEMP submitted as part of this application. | Landscape and Ecological Management Plan – Phase 2 |
| 35.            | <i>Deliverability &amp; Long-Term Management:</i> ensure that quality can be sustained over time through the development of long-term management strategies.                                       | Details for the long-term management of proposed landscaping is set out within the Phase 2 LEMP submitted as part of this application  | Landscape and Ecological Management Plan – Phase 2 |
| 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.   | Not relevant to this application.                                                                                                      | -                                                  |
| 37.            | <i>Community Engagement:</i> enable local peoples to continue to be involved in the running of their community after development has been completed.                                               | Not relevant to this application.                                                                                                      | -                                                  |

## OPP LVIA

- 7.5 The 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).
- 7.6 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). Given that this RMA relates mainly to roads, drainage features and landscaping, not all are relevant, but are included for completeness.

Table 4: OPP LVIA Compliance Schedule

| KEY PRINCIPLES  |                                                                                                                                                               | COMPLIANCE                                                                                                                                                                                                                | SUBMISSION                                                              |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <b>OPP LVIA</b> |                                                                                                                                                               |                                                                                                                                                                                                                           |                                                                         |
| 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.       | Not relevant to this application.                                                                                                                                                                                         | -                                                                       |
| 3.              | <i>Construction Mitigation:</i> reduce the visual effects of mobile cranes by minimising the length of time required for crane activity.                      | Not relevant to this application.                                                                                                                                                                                         | -                                                                       |
| 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 Development retains all existing trees and proposed densifying planting where necessary in areas that will not detriment existing trees long-term retention. The Development would result in greater landscape value. | AIA/AMS<br>Tree Survey                                                  |
| 5.              | <i>Existing Landscape Features:</i> retaining and strengthening with new planting, where possible, the majority                                               | As above.                                                                                                                                                                                                                 |                                                                         |

| KEY PRINCIPLES |                                                                                                                                                                                                                                                                                                                                                                                                                     | COMPLIANCE                                                                                                                                                                                                                                 | SUBMISSION |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| OPP LVIA       |                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                            |            |
|                | of existing hedgerows, shaws within the application site area, as well as retaining areas of woodlands, both within the application site and adjoining it, including the provision of appropriate 'buffers' to the woodlands.                                                                                                                                                                                       |                                                                                                                                                                                                                                            |            |
| 6.             | <i>Ecological Habits/ Enhancements:</i> retention and enhancement of existing high quality wildlife habitats within the application site, where possible.                                                                                                                                                                                                                                                           | The RM EMMP provides several proposed enhancement and management measures to improve the quality of wildlife habitats within the Site. A programme of monitoring is also proposed to ensure the effectiveness of the enhancement measures. | RM EMMP    |
| 7.             | <i>Ecological Habits/ 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.                                                                                                                                       | RM EMMP    |
| 8.             | <i>Ecological Habits/ Enhancements:</i> provision of new bird and bat roosting habitat.                                                                                                                                                                                                                                                                                                                             | Bird and bat boxes are to be installed on retained trees within the Site. The locations of these boxes are provided within the RM EMMP appendices.                                                                                         | RM EMMP    |
| 9.             | <i>Ecological Habits/ Enhancements:</i> retention and enhancement of the existing great crested newt (GCN) and reptile populations within the application site.                                                                                                                                                                                                                                                     | Native shrub planting is proposed to provide a buffer from nearby recreational disturbance. Log piles are proposed to provide additional support for reptiles.                                                                             | RM EMMP    |
|                |                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                            |            |

| KEY PRINCIPLES |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | COMPLIANCE                                                                                                                                                                             | SUBMISSION |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| OPP LVIA       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                        |            |
|                | <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>                                                                                              |            |
| 11.            | <p><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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>The Development would result in natural greenspace acting as a buffer to the development, and the countryside and would provide amenity value to the wider Mowbray development.</p> | -          |
| 12.            | <p><i>Elevated Parts of the Site:</i> avoiding, where possible, the more visible, open elevated parts of the application site located on (and adjoining) the wooded ridge (Hurst Hill – between Graylands and Wimland Rd). These areas would be retained in open uses with the central northern part of the application site proposed as a Natural Greenspace including parts of a recreational route around the development; whilst the western elevated parts of the application site are proposed for cemetery and allotment uses. It is envisaged that the central northern area would be predominantly open grassland habitat with appropriate landscape planting and 'buffers' along the edge of housing parcels whilst within the cemetery the landscape approach would be more formal with a parkland character. Within the development parcels adjoining these areas carefully consideration is to be given to building heights and building densities in order to create a</p> | <p>The Development does not consist of any built development.</p>                                                                                                                      | -          |

| KEY PRINCIPLES |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | COMPLIANCE                                                            | SUBMISSION |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|------------|
| OPP LVIA       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                       |            |
|                | transition from built development to open countryside. This would also assist in creating a natural northern boundary to the development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                       |            |
| 13.            | <p><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:</p> <ul style="list-style-type: none"> <li>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;</li> </ul> <p>.....</p> <ul style="list-style-type: none"> <li>The primary objective of the design of the buffer along the southern edge of the application site adjoining the A264 is to provide physical and visual separation from the road. The buffer would include noise reduction measures such as earth mounding and noise barrier fencing (design to be agreed) which would be heavily planted as well as SUDS as this is the lowest lying parts of the application site. It is envisaged that some of the SUDS are to be permanent ponds with the pond sides to be carefully designed with appropriate safe gradients and slopes allowing the</li> </ul> | Not relevant to this application, which proposed the northern buffer. | -          |

| KEY PRINCIPLES |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | COMPLIANCE                                                                                                                                                                                                                                   | SUBMISSION         |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| OPP LVIA       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                              |                    |
|                | 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.                                                                                                                                             | Not relevant to this application.                                                                                                                                                                                                            | -                  |
| 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 Development provides a natural screen from the Grade II Listed Building to the west of the Site to the built development of Mowbray. The Development therefore contributes to sustaining the significance of the nearby Listed Building. | Heritage Statement |
| 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                                                                                                                                                                                                                          | Not relevant to this application.                                                                                                                                                                                                            | -                  |

| KEY PRINCIPLES |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | COMPLIANCE                        | SUBMISSION |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------|
| OPP LVIA       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                   |            |
|                | <p>Footpath No.1575) between Wimland Road and Old Holbrook, and extension of the 'Green' link westwards to connect to Graylands Copse and Langhurstwood Road. The existing routes and new section of footpath / cycleway would be located within a wide corridor of open space including retaining existing hedgerows, trees and wooded adjoining existing routes and new areas of tree, shrub, and hedgerow planting provided to enhance the routes together with incidental seating areas, play areas and open spaces. It is envisaged that Bridleway No.1585 would remain essentially unchanged and form part of an extended section of the Horsham Riverside Walk between Wimland Road and Rusper Road (with a new footbridge provided over the A264) whilst the complete east – west 'Green' link would form an integral part of a Heritage trail and Wildlife trail around and through the application site connect places / points of interest.</p> |                                   |            |
| 17.            | <p><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 with existing hedgerows and hedgerow trees, where possible, new areas of tree, shrub, and hedgerow planting provided to enhance and create attractive routes</p>                                                                                                                                                                                                                                                                                                                                                                                                                 | Not relevant to this application. | -          |

| KEY PRINCIPLES |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | COMPLIANCE                        | SUBMISSION |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------|
| OPP LVIA       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                   |            |
|                | and places for residents to use and enjoy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                   |            |
| 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 to this application. | -          |
| 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 junior pitches), multi-use games areas (MUGAs) and youth facilities and children’s play area whilst the area of natural greenspace will use the existing habitats along the Chennells Brook as a starting point with these being improved and new habitats created to provide an area of informal recreational and educational interest for use by existing and new residents to experience and enjoy. The exact design for the ‘natural Greenspace’ has yet finalised but it is anticipated that this area would be relatively low key and designed in conjunction with the District Council and interested stakeholders. | Not relevant to this application. | -          |

### Site-Wide Cycling Strategy

- 7.7 A Site-Wide Cycle Strategy (July 2022) was approved pursuant to Condition 19 on 3 November 2022 (HDC reference: DISC/22/0232).
- 7.8 **Table 5** below sets out the principles of the approved Site Wide Cycling Strategy (July 2022). Only cycle parking is relevant to this RMA, but all principles are included for completeness.

*Table 5: Site-Wide Cycling Strategy Compliance Schedule*

| KEY PRINCIPLES             |                                                                                                                                                                                                                                                                                                         | COMPLIANCE                        | SUBMISSION |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------|
| Site-Wide Cycling Strategy |                                                                                                                                                                                                                                                                                                         |                                   |            |
| 1.                         | <p><i>Movement and Access Parameter Plan</i></p> <p>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.</p> | Not relevant to this application. | -          |
| 2.                         | <p><i>Links to Off-Site Cycle Network</i></p> <p>Proposed cycle connections beyond the site to be provided in accordance with the approved Movement and Access Parameter Plan. Includes links across the A264.</p>                                                                                      | Not relevant to this application. | -          |
| 3.                         | <p><i>Site-Wide Cycle Route Hierarchy</i></p> <p>Cycle routes to be either segregated, dedicated, or residential.</p>                                                                                                                                                                                   | Not relevant to this application. | -          |
| 4.                         | <p><i>Cycleway Design</i></p> <p><u>Segregated</u></p> <p>Two-way cycle tracks between 2.5m and 5.0m or shared paths between 2.5m and 4.0m.</p> <p><u>Dedicated</u></p> <p>Mandatory between 1.5m-2.0m wide.</p> <p>Advisory between 1.5m-2.0m wide.</p>                                                | Not relevant to this application. | -          |

| KEY PRINCIPLES                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | COMPLIANCE                        | SUBMISSION |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------|
| <b>Site-Wide Cycling Strategy</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                   |            |
|                                   | <p>One-way cycle track (including stepped cycle track) between 1.5m-2.0m wide.</p> <p>Shared cycle/pedestrian path, between 2.5m-4.0m.</p> <p><u>Residential</u></p> <p>Residential streets within the site should be designed to minimise traffic speed and promote cycling on the carriageway.</p>                                                                                                                                                                                                                                                                                                                                                                                                              |                                   |            |
| 5.                                | <p><i>Cycle Parking</i></p> <p>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.</p> <p>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).</p> | Not relevant to this application. | -          |

### Site-Wide Surface Water Drainage Strategy

- 7.9 A Site-Wide Surface Water Drainage Strategy (June 2019) to discharge the requirements of Condition 17 of the OPP was approved in September 2019 (HDC reference DISC/19/0214).
- 7.10 The aim of the Site-Wide Surface Water Drainage Strategy is to manage surface water arising from the developed area in a sustainable manner to attenuate the surface water flows arising to below the level prior to the development taking place thus reducing flood risk on the site and elsewhere, taking account of climate change (paragraph 3.1.1). To achieve this aim, the Strategy outlines how

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 the masterplan, the Site has been split for the purposes of the Strategy into catchments.

- 7.11 The Site does not fall within any catchments of the Site-Wide Strategy, nor does the Development propose any hard surfacing or built form. It does not therefore require any drainage provisions to be made.

### Phase 2 DLS

- 7.12 To satisfy Condition 8 of the OPP, a DLS has been submitted for approval following pre-application engagement with HDC to discuss its contents.

Table 6: Phase 2 DLS Compliance Schedule

| KEY PRINCIPLES               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | COMPLIANCE                                                                                                                                | SUBMISSION          |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Phase 2 DLS                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                           |                     |
| Masterplan Design Principles |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                           |                     |
| 1.                           | <p><i>Responding to the site's natural form:</i> The existing site's natural form guided the design, setting the development zones and primary connections, and shaping the overall structure and character of Phase 2. The site's key natural form features are:</p> <ul style="list-style-type: none"> <li>• Topography: from the lowest part of the site at its southwestern corner, the northern part of the site rises northwards with a gradually steepening gradient, creating a south-facing slope similar to the northern areas within Phase 1. The eastern part of the site rises much more gently and to the east.</li> <li>• Watercourses: a number of watercourses flow south-westwards across the site or adjacent to it, responding to the site's topography. These are associated with flood risk areas.</li> </ul> | Not relevant to this application.                                                                                                         | -                   |
| 2.                           | <p><i>A landscape-driven design:</i> 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</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | The Development is a natural buffer between the area of Ancient Woodland adjacent to the Site, and the Listed Building to the Sites west. | Landscape Statement |

| KEY PRINCIPLES |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | COMPLIANCE                        | SUBMISSION |
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| Phase 2 DLS    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                   |            |
|                | <p>recreational amenity and an attractive setting:</p> <ul style="list-style-type: none"> <li>Landscaped corridors - existing watercourses, woodland and hedgerows are retained and shape landscaped corridors throughout the site, shaping the extent of development.</li> <li>Focal spaces - focal landscaped spaces are found at key locations, often incorporating play and recreation elements.</li> <li>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.</li> <li>Blue infrastructure - sustainable drainage features such as basins and ditches are incorporated into landscaped corridors and focal spaces.</li> <li>Sensitive edges - landscaping and planting respond to sensitive neighbours through the provision of buffer zones at site edges, offsets from ancient woodland, and respecting the setting of heritage assets.</li> </ul> |                                   |            |
| 3.             | <p><i>Well-connected neighbourhoods and destinations:</i> Links have been created to different types of destinations via pedestrian, cycle, public transport and vehicular modes:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Not relevant to this application. | -          |

| KEY PRINCIPLES |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | COMPLIANCE                                                                                                                                                                   | SUBMISSION          |
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| Phase 2 DLS    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                              |                     |
|                | <ul style="list-style-type: none"> <li>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.</li> <li>Connections to wider destinations are created via all modes, in particular into Horsham over the A264 and via public transport.</li> <li>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.</li> </ul>                                                                                           |                                                                                                                                                                              |                     |
| 4.             | <p><i>Creating Strong Local Identities:</i> 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:</p> <ul style="list-style-type: none"> <li>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.</li> <li>Within these areas, character areas are identified, naturally defined by the existing landscape structure of the site and the green infrastructure network.</li> <li>Within each character area, high quality urban design creates attractive streetscapes, spaces and buildings which relate richly to their individual settings while</li> </ul> | The Development would provide a natural and defining edge of the Mowbray development which would assist in establishing its character and strengthen its landscaped setting. | Landscape Statement |

| KEY PRINCIPLES                                        |                                                                                                                                                                         | COMPLIANCE                                                                                                                                                                         | SUBMISSION             |
|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Phase 2 DLS                                           |                                                                                                                                                                         |                                                                                                                                                                                    |                        |
|                                                       | reinforcing the wider sense of character and identity.                                                                                                                  |                                                                                                                                                                                    |                        |
| Landscape and Public Realm: Sustainability Principles |                                                                                                                                                                         |                                                                                                                                                                                    |                        |
| 5.                                                    | <i>Key Commitments:</i> Enable sustainable living through the layout of the scheme in terms of transport, energy use, water use and materials.                          | Not relevant to this application.                                                                                                                                                  | -                      |
| 6.                                                    | <i>Key Commitments:</i> To enhance the overall value of the development and create positive social, economic and environmental benefits.                                | The Development would provide BNG enhancements through re-enforcement planting in existing vegetation and new planting.                                                            | RM EMMP                |
| 7.                                                    | <i>Key Commitments:</i> To improve biodiversity across the development area through the creation of a variety of habitats, and protection of existing protected species | The Development would enhance existing habitats through additional planting, and actively provide additional habitat creation through the use of hibernacula and bird / bat boxes. | RM EMMP                |
| 8.                                                    | <i>Key Commitments:</i> To provide a connection between the local community and the wider landscape.                                                                    | Not relevant to this application.                                                                                                                                                  | -                      |
| 9.                                                    | <i>Key Commitments:</i> 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.     | Not relevant to this application.                                                                                                                                                  | -                      |
| 10.                                                   | <i>Natural Habitats &amp; Wildlife:</i> Existing habitats will be protected and enhanced, wherever possible.                                                            | All existing trees will be retained, with additional planting proposed within the Site that will enhance habitat value without detriment to existing retained vegetation.          | AIA/AMS<br>Tree Survey |
| 11.                                                   | <i>Natural Habitats &amp; Wildlife:</i> Provide a buffer zone adjacent to existing watercourses.                                                                        | Not relevant to this application.                                                                                                                                                  | -                      |
| 12.                                                   | <i>Natural Habitats &amp; Wildlife:</i> Provide a buffer of at least 15m adjacent to Ancient Woodland areas.                                                            | A small portion of the Site falls within the 15m buffer of Ancient Woodland to the east. It therefore assists in providing a 15m buffer, though a 15m buffer is to be              | Landscape Statement    |

| KEY PRINCIPLES     |                                                                                                                                                                                                 | COMPLIANCE                                                                                                                                                                                                                                     | SUBMISSION                           |
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| <b>Phase 2 DLS</b> |                                                                                                                                                                                                 |                                                                                                                                                                                                                                                |                                      |
|                    |                                                                                                                                                                                                 | retained throughout subsequent RMAs.                                                                                                                                                                                                           |                                      |
| 13.                | <i>Natural Habitats &amp; Wildlife:</i> Provide a landscape buffer of at least 30m along the eastern boundary.                                                                                  | Not relevant to this application.                                                                                                                                                                                                              | -                                    |
| 14.                | <i>Natural Habitats &amp; Wildlife:</i> A network of green corridors and nature parks to be provided to promote nature and biodiversity within the development to supplement existing habitats. | The Development seeks to integrate into wider ecological corridors to improve transit and foraging for biodiversity.                                                                                                                           | RM EMMP                              |
| 15.                | <i>Natural Habitats &amp; Wildlife:</i> Native plant species to be used wherever possible, based on existing species compositions on the site.                                                  | All General Planting species are of native species.                                                                                                                                                                                            | Landscape General Arrangement 1 of 3 |
| 16.                | <i>Natural Habitats &amp; Wildlife:</i> Provide bat and bird boxes in park areas as appropriate                                                                                                 | Bird and bat boxes are to be provided by the Development on retained trees. The location of these boxes are illustrated within the RM EMMP appendices.                                                                                         | RM EMMP                              |
| 17.                | <i>Natural Habitats &amp; Wildlife:</i> Use of local provenance plants                                                                                                                          | Existing hedgerows will be in-filled with native species of local provenance as set out within the planting schedule                                                                                                                           | RM EMMP<br>Planting Proposals Plans  |
| 18.                | <i>Natural Habitats &amp; Wildlife:</i> Create a range of habitats to promote diversity with reference to Priority habitats and species                                                         | The Development provides significant ecological enhancements through strategic planting to minimise disturbance, additional foraging opportunities, and targeted habitat creation for birds and bats through the addition of bird / bat boxes. | RM EMMP<br>Landscape Planting Plans  |
| 19.                | <i>Natural Habitats &amp; Wildlife:</i> Install log pile stacks in suitable areas                                                                                                               | Seven log piles are proposed within the Development.                                                                                                                                                                                           | RM EMMP                              |
| 20.                | <i>Natural Habitats &amp; Wildlife:</i> Wetland areas to be created in suitable locations providing habitats for newts and foraging bats.                                                       | The Development seeks to integrate into existing natural features in proximity to the Site, so no wetland areas are proposed. Other wetland areas                                                                                              | -                                    |

| KEY PRINCIPLES |                                                                                                                                                                                                                                                       | COMPLIANCE                                                                                                                                                                   | SUBMISSION                                           |
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| Phase 2 DLS    |                                                                                                                                                                                                                                                       |                                                                                                                                                                              |                                                      |
|                |                                                                                                                                                                                                                                                       | are to be provided within Phase 2.                                                                                                                                           |                                                      |
| 21.            | <i>Natural Habitats &amp; Wildlife:</i> Biosecurity - tree procurement to be of native stock wherever possible, and latest biodiversity guidance on procurement of tree and plant stock to be followed.                                               | All General Planting species are native.                                                                                                                                     | Planting Proposals 1 of 3                            |
| 22.            | <i>Culture and Heritage:</i> Proposals for planting, and materials strategies should build on the natural characteristics, history and culture of the development area and surrounding communities to promote a strong sense of place and identity.   | The proposals have had regard to the natural characteristics to strengthen the sense of place and identity.                                                                  | Landscape Statement<br><br>Planting Proposals 1 of 3 |
| 23.            | <i>Culture and Heritage:</i> Creation of new community spaces and parks where different cultures can meet and share in community activity and recreation.                                                                                             | Not relevant to this application.                                                                                                                                            |                                                      |
| 24.            | <i>Culture and Heritage:</i> Spatial arrangements and material choices should reference the surrounding landscape, historic features and reinforce new habitat creation where possible.                                                               | The layout has been designed so the existing habitats and landscape form have been retained and reinforced through choice planting.                                          | Landscape Statement<br><br>Planting Proposals 1 of 3 |
| 25.            | <i>Equity &amp; Fair Trade:</i> 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. | The submitted LEMP details the methodology to ensure establishment of new planting, and long-term management of new and existing vegetation.                                 | LEMP                                                 |
| 26.            | <i>Equity &amp; Fair Trade:</i> Creation of attractive public realm for use by all sectors of society where new and existing communities can meet.                                                                                                    | The Development is positioned on the edge of the Mowbray development and aids in establishing a strong landscape character when viewed from the public realm within Mowbray. | Landscape Statement<br><br>General Arrangement Plans |
| 27.            | <i>Health &amp; Happiness:</i> Provision of comprehensive and attractive cycle                                                                                                                                                                        | Not relevant to this application.                                                                                                                                            | -                                                    |

| KEY PRINCIPLES |                                                                                                                                                                                 | COMPLIANCE                                                                                                                                                                                            | SUBMISSION          |
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| Phase 2 DLS    |                                                                                                                                                                                 |                                                                                                                                                                                                       |                     |
|                | 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.   |                                                                                                                                                                                                       |                     |
| 28.            | <i>Health &amp; Happiness:</i> Provision of recreational foot, cycle and bridle routes throughout the development.                                                              | Not relevant to this application.                                                                                                                                                                     | -                   |
| 29.            | <i>Health &amp; Happiness:</i> Provision of a network of open spaces including parks, play areas, and natural green spaces to provide an attractive setting to the development. | The Development is to provide a naturalistic area of planting that would provide a landscaped setting to the edge of Mowbray.                                                                         | Landscape Statement |
| 30.            | <i>Health &amp; Happiness:</i> Promote the benefits of nature and a 'green' and attractive environment.                                                                         | As above.                                                                                                                                                                                             | Landscape Statement |
| 31.            | <i>Health &amp; Happiness:</i> Provision of play facilities that satisfy HDC's requirements for NEAPs and LLAPs.                                                                | Not relevant to this application.                                                                                                                                                                     | -                   |
| 32.            | <i>Health &amp; Happiness:</i> Minimise light pollution through the use of low light fittings as necessary.                                                                     | Not relevant to this application.                                                                                                                                                                     | -                   |
| 33.            | <i>Health &amp; Happiness:</i> Minimise noise pollution through sensitive environmental master planning and mounding, and planting                                              | The adjacent parcel to the south is to provide residential uses, which is unlikely to provide significant noise pollution. Nonetheless, the additional landscaping proposed would provide mitigation. | RM EMMP             |
| 34.            | <i>Health &amp; Happiness:</i> Create healthy and comfortable micro-climate by using planting where appropriate to reduce the effects of adverse weather                        | The Development consists only of planting.                                                                                                                                                            | -                   |
| 35.            | <i>Local &amp; Sustainable Food:</i> Promote community allotments in the eastern part of the site.                                                                              | Not relevant to this application.                                                                                                                                                                     | -                   |

| KEY PRINCIPLES     |                                                                                                                                                                                                                                                                     | COMPLIANCE                                                                                                                                                   | SUBMISSION |
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| <b>Phase 2 DLS</b> |                                                                                                                                                                                                                                                                     |                                                                                                                                                              |            |
| 36.                | <i>Local &amp; Sustainable Food:</i> Provide foraging habitats where space allows within natural green areas.                                                                                                                                                       | The additional planting proposed would provide foraging opportunities.                                                                                       | RM EMMP    |
| 37.                | <i>Inclusive Access:</i> Where possible space should be designed to ensure it can be used safely, easily and with dignity by all, regardless of ability, age, gender, ethnicity or economic circumstances.                                                          | Not relevant to this application.                                                                                                                            | -          |
| 38.                | <i>Inclusive Access:</i> 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.                                | Not relevant to this application.                                                                                                                            | -          |
| 39.                | <i>Inclusive Access:</i> Where possible space should be designed to ensure it can be flexible and responsive, taking into account what different people need and want.                                                                                              | Not relevant to this application.                                                                                                                            | -          |
| 40.                | <i>Inclusive Access:</i> Where possible space should be designed to ensure it can be realistic, offering more than one solution to help balance everyone's needs.                                                                                                   | The Development seeks to maximise ecological benefits, including enhancing habitat and foraging opportunities for protected species and improving BNG value. | RM EMMP    |
| 41.                | <i>Security and Safety:</i> 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. | Not relevant to this application.                                                                                                                            | -          |
| 42.                | <i>Waste:</i> Use of recycled materials wherever possible.                                                                                                                                                                                                          | Not relevant to this application.                                                                                                                            | -          |

| KEY PRINCIPLES           |                                                                                                                                                                                                                                                                                                                                                 | COMPLIANCE                                                                 | SUBMISSION                     |
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| <b>Phase 2 DLS</b>       |                                                                                                                                                                                                                                                                                                                                                 |                                                                            |                                |
| 43.                      | <i>Waste:</i> Re-use or compost site arisings from landscape maintenance wherever possible.                                                                                                                                                                                                                                                     | Where possible this will be carried out through the landscape maintenance. | LEMP                           |
| 44.                      | <i>Waste:</i> Felled trees and vegetation to be chipped and reused as mulch.                                                                                                                                                                                                                                                                    | Where possible this will be carried out through the landscape maintenance. | LEMP                           |
| 45.                      | <i>Waste:</i> Creation of log pile stacks in natural green spaces.                                                                                                                                                                                                                                                                              | At least seven log piles are proposed for use within the Development.      | RM EMMP                        |
| 46.                      | <i>Waste:</i> Reuse and protection of existing site soils.                                                                                                                                                                                                                                                                                      | The Development consists of planting only, which uses existing soils.      | RM EMMP<br>Landscape Statement |
| 47.                      | <i>Sustainable Water:</i> Conserve and enhance visual and ecological character of existing water courses                                                                                                                                                                                                                                        | Not relevant to this application.                                          | -                              |
| 48.                      | <i>Sustainable Water:</i> Provide a buffer of at least 3m adjacent to existing watercourses to enhance visual appearance and protect and enhance existing wildlife habitats.                                                                                                                                                                    | Not relevant to this application.                                          | -                              |
| 49.                      | <i>Sustainable Water:</i> 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                                                                                                    | Not relevant to this application.                                          | -                              |
| <b>Layout Principles</b> |                                                                                                                                                                                                                                                                                                                                                 |                                                                            |                                |
| 50.                      | <p><i>Southern Open Space and Basins</i></p> <ul style="list-style-type: none"> <li>Road connection between areas of existing woodland which would include a culvert over the brook and a pegasus crossing to ensure access along the bridleway is retained.</li> <li>Adjacent housing parcels and the commercial areas to the south</li> </ul> | Not relevant to this application.                                          | -                              |

| KEY PRINCIPLES |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | COMPLIANCE                        | SUBMISSION |
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| Phase 2 DLS    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |            |
|                | <p>would be accessible via the roadway, bridleway, footpaths and also informal pedestrian routes. The roadway here forms a key entrance into the site with avenue trees along both sides of the road to enforce the hierarchy of the roadway.</p> <ul style="list-style-type: none"> <li>Retention of the woodland and wetlands in this area would ensure valuable habitat areas are retained and enhanced where possible.</li> <li>Attenuation basin would form part of the site wide drainage strategy while providing an open vista across the space.</li> </ul> |                                   |            |
| 51.            | <i>Clear Movement Hierarchy:</i> The neighbourhoods will be structured through spine streets, slightly shifting in alignment, referencing the urban design structure of local villages.                                                                                                                                                                                                                                                                                                                                                                             | Not relevant to this application. | -          |
| 52.            | <i>Legibility:</i> 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.                                                                                                                                                                                                                                                                                                                     | Not relevant to this application. | -          |
| 53.            | <i>Create Streets:</i> Strong street frontages will be a fundamental principle of the layout, ensuring all building types, including flats, create a street edge. Streets will be well-defined, contained and as narrow as practicable, featuring both aligned and staggered arrangements to reflect the character of each area. This will enhance the potential for residents' social interaction and                                                                                                                                                              | Not relevant to this application. | -          |

| KEY PRINCIPLES |                                                                                                                                                                                                                                                                                                                                                                                           | COMPLIANCE                        | SUBMISSION |
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| Phase 2 DLS    |                                                                                                                                                                                                                                                                                                                                                                                           |                                   |            |
|                | facilitate maintenance and sense of ownership of the public realm.                                                                                                                                                                                                                                                                                                                        |                                   |            |
| 54.            | <i>Edges to Landscape Spaces:</i> 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. | Not relevant to this application. | -          |
| 55.            | <i>Arrival, Gateway and Focal Points:</i> 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.                                                                                                                  | Not relevant to this application. | -          |
| 56.            | <i>Concealed Parking:</i> 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.                                                                                                              | Not relevant to this application. | -          |
| 57.            | <i>Active Frontages:</i> 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.                                                                                                                                          | Not relevant to this application. | -          |
| 58.            | <i>Street Scene Principles:</i> Opportunities to configure dwellings in identifiable groupings that define spaces of a certain character or function should be identified and taken.                                                                                                                                                                                                      | Not relevant to this application. | -          |

| KEY PRINCIPLES |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | COMPLIANCE                        | SUBMISSION |
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| Phase 2 DLS    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                   |            |
| 59.            | <i>Roof Principles:</i> Each character area should have its own unique expression, using building and landscape features to provide a distinct identity. Frontages on both sides of main streets should have a consistent palette with common materials to create a cohesive streetscape. A key component of character is the treatment and profiles of roofs along a street. Bland and repetitive forms should be avoided.                                                                                                   | Not relevant to this application. | -          |
| 60.            | <i>Feature Buildings:</i> 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.                                                                                                                                                                                                                                                                                               | Not relevant to this application. | -          |
| 61.            | <i>Building relationships:</i> Building locations and elevations should be designed to avoid overlooking between dwellings and ensure appropriate private amenity space for dwellings with good daylighting.                                                                                                                                                                                                                                                                                                                  | Not relevant to this application. | -          |
| 62.            | <i>Building Design – Aspect and Orientation:</i> <ul style="list-style-type: none"> <li>Dwellings should maximise the potential for south facing roof pitches.</li> <li>Where possible, dwellings should maximise potential for south / south west facing habitable rooms.</li> <li>Dwellings may include passive solar shading to provide a comfortable habitable environment in the hot months. The position and angle of these elements should be designed for high angled summer sun rays, so that it does not</li> </ul> | Not relevant to this application. | -          |

| KEY PRINCIPLES |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | COMPLIANCE                        | SUBMISSION |
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| Phase 2 DLS    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                   |            |
|                | prevent sunlight penetration in the winter months.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                   |            |
| 63.            | <p><i>Building Design – Entrances and Thresholds:</i></p> <ul style="list-style-type: none"> <li>Entrances to dwellings should add definition and create interest to the front elevation.</li> <li>Buildings with residential accommodation at ground floor level should, where possible, incorporate a 'defensible space' between them and back-offfootpath enclosed by either brick walling to match the primary building material, railings, low fencing or robust planting depending on character area.</li> <li>Front doors should be of a high quality, in keeping with the character of the dwelling through the use of quality materials.</li> </ul> | Not relevant to this application. | -          |
| 64.            | <p><i>Building Design – Porches:</i></p> <ul style="list-style-type: none"> <li>Porches should be designed as integral to the overall composition of the elevation with sufficient depth to provide shelter.</li> <li>Pitched roof porches should match materials used on the roof of the dwelling, whilst flat roof porches will have a roof finish of lead, or be of proprietary manufacture. Poor quality GRP porches should be avoided.</li> <li>Porches can be formed by a recessed entrance within the primary elevation which will emphasise the entrance and create depth within the elevation.</li> </ul>                                           | Not relevant to this application. | -          |

| KEY PRINCIPLES |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | COMPLIANCE                        | SUBMISSION |
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| Phase 2 DLS    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                   |            |
| 65.            | <p><i>Building Design – Windows:</i></p> <ul style="list-style-type: none"> <li>Window openings should where possible have a vertical emphasis. All openings within masonry walls should be set back to display a reveal and give depth to the elevation.</li> <li>Window frame colour, quality and design should be consistent on all elevations of a building. Asymmetrically openable window configurations should be avoided.</li> <li>Frame members and corner posts for bay windows should be carefully considered to ensure they are neither too bulky nor too flimsy.</li> <li>If pitched, the roofing material of bay windows should match the material of the main roof. If flat, the roofing material of bay windows should be lead or proprietary roof manufacturer. Poor quality GRP roofing should be avoided.</li> </ul> | Not relevant to this application. | -          |
| 66.            | <p><i>Building Design – Roofs:</i></p> <ul style="list-style-type: none"> <li>The roof pitch should be of a consistent angle along a terrace or group of buildings, generally between 35 and 55 degrees.</li> <li>Barge boards should be shallow and match window frame colour. The use of obtrusive boxed eaves should be avoided.</li> <li>Chimneys and vent stacks where used should match the primary elevation material. Chimneys on end elevations should connect to the ground to provide articulation to the built form.</li> </ul>                                                                                                                                                                                                                                                                                             | Not relevant to this application. | -          |

| KEY PRINCIPLES |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | COMPLIANCE                        | SUBMISSION |
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| Phase 2 DLS    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                   |            |
|                | <ul style="list-style-type: none"> <li>Vents should be black and positioned away from the front elevation of a building where possible, to the side or rear or located within vent stacks.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                   |            |
| 67.            | <p><i>Building Design – Dormer Windows:</i></p> <ul style="list-style-type: none"> <li>Dormer windows should be integral to the composition of the main facade in terms of design and positioning. Dormer windows should maintain overall vertical proportions.</li> <li>The number and proximity of dormers which break the eaves line should be limited to avoid excessive rainwater goods on the building elevation.</li> <li>Gabled dormers should use a consistent pitch and material to that of the main roof. Hipped dormers should avoid oversizing of ridge and hip tiles.</li> <li>Flat roof dormers should use standing seam lead, or proprietary roof manufacturer. Poor quality GRP roofing should be avoided.</li> </ul> | Not relevant to this application. | -          |
| 68.            | <p><i>Building Design – Rainwater Goods:</i></p> <ul style="list-style-type: none"> <li>Rainwater goods should be considered as part of the overall composition of the building elevation.</li> <li>Rainwater goods including guttering and rainwater pipes will preferably be black in colour or a metal finish.</li> <li>Downpipes should generally be applied to the same elevation as the gutter to which they connect.</li> </ul>                                                                                                                                                                                                                                                                                                 | Not relevant to this application. | -          |

| KEY PRINCIPLES |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | COMPLIANCE                        | SUBMISSION |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------|
| Phase 2 DLS    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                   |            |
| 69.            | <p><i>Servicing and Utilities:</i></p> <ul style="list-style-type: none"> <li>Refuse storage for homes should follow the principles for refuse storage solutions set out in the National Design Guide.</li> <li>Utility meter boxes where possible should be located on inner flank walls of porch structures / recessed porches or otherwise concealed from view.</li> <li>Pipes, vents and flues should be architecturally integrated and should align with adjacent building features.</li> </ul> | Not relevant to this application. | -          |

### Phase 2 CEMP

7.13 Condition 9 attached to the OPP requires the submission and approval of a 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.

7.14 The key principles from the approved CEMP that are relevant to this RMA have been summarised in the table below along with details of how the proposals would comply.

*Table 7: Phase 2 CEMP Compliance Schedule*

| KEY PRINCIPLES |                                                                                                                                                                                                                      | COMPLIANCE                                                                                                                                                              | SUBMISSION |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Phase 2 CEMP   |                                                                                                                                                                                                                      |                                                                                                                                                                         |            |
| 1.             | <p><i>Vehicle Routing:</i> Construction traffic routed via the A264, and in compliance with timing restrictions (07:00 – 18:00 Monday to Friday, 08:00 – 13:00 Saturday (when required)).</p>                        | All traffic to be routed via the A264 within permitted hours.                                                                                                           | -          |
| 2.             | <p><i>Site Access and Compound:</i></p> <p>Details of the site compound is reported in the appendix relevant to that works parcel.</p> <p>Provision will be made for a full 360-degree turnaround of vehicles to</p> | <p>Compound location to be determined by contractor (once appointed).</p> <p>Compounds will need to accord with the requirements set out within the CEMP, including</p> | -          |

| KEY PRINCIPLES      |                                                                                                                                                                                                                      | COMPLIANCE                                                                                                                                                                                                                                                                                                                                                                                       | SUBMISSION |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <b>Phase 2 CEMP</b> |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                  |            |
|                     | discourage the use of reverse gear while on site.<br><br>Banksman will be provided to marshal vehicles so that they can enter and leave the site safely.                                                             | ensuring space for vehicles to turn fully and banksmen to ensure vehicles safely enter and exit the site.                                                                                                                                                                                                                                                                                        |            |
| 3.                  | <i>Hours of Construction:</i> Construction activities, which includes deliveries to and from site, will be permitted between the hours of 07:00 – 18:00 Monday to Friday and 08:00 – 13:00 Saturday (when required). | Hours of construction will be adhered to as per the approved CEMP.                                                                                                                                                                                                                                                                                                                               | -          |
| 4.                  | <i>Mitigation Measures:</i> 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 bowzers, 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. | -          |

### Phase 2 EMMP

- 7.15 As with the CEMP, an EMMP has been prepared that covers Phase 2 (March 2026) and addresses the requirements of Condition 12. An EMMP has been prepared for the area covered by this RMA to ensure a comprehensive approach to ecological mitigation and management. The EMMP also addresses the requirements of Condition 49 which requires that an EMMP is submitted with each application for Reserved Matters approval.
- 7.16 **Table 8** below sets out the key mitigation and management measures within the Phase-Wide EMMP and demonstrates how the proposals are compliant.

*Table 8: Phase 2 EMMP Compliance Schedule*

| KEY PRINCIPLES      |                                                                       | COMPLIANCE                        | SUBMISSION |
|---------------------|-----------------------------------------------------------------------|-----------------------------------|------------|
| <b>Phase 2 EMMP</b> |                                                                       |                                   |            |
| 1.                  | SuDS features, which will include open swales, are to be incorporated | Not relevant to this application. | -          |

| KEY PRINCIPLES      |                                                                                                                                                                                                                                                                                                                   | COMPLIANCE                                                                                                                                                                                                      | SUBMISSION                                                   |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| <b>Phase 2 EMMP</b> |                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                 |                                                              |
|                     | 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                                                                                                                                                     |                                                                                                                                                                                                                 |                                                              |
| 2.                  | 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                                                                                                                                             | Native scrub and trees are proposed.                                                                                                                                                                            | Landscape Statement<br><br>Landscape Planting Proposals plan |
| 3.                  | The landscape plan will include fruit/berry bushes to provide an additional foraging resource for <span style="background-color: black; color: black;">REDACTED</span> birds                                                                                                                                      | Several of the proposed planting species provide berries / fruits.                                                                                                                                              | Landscape Planting Proposals plan                            |
| 4.                  | 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. | Not relevant to this application.                                                                                                                                                                               | -                                                            |
| 5.                  | 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. | Areas of existing planting within the application site are to be reinforced and densified through additional planting, which will assist in offsetting hedgerows lost through other development within Phase 2. |                                                              |
| 6.                  | 34 bat boxes will be installed in suitable locations across Phase 2 in retained tree belts and woodlands.                                                                                                                                                                                                         | 3 bat boxes are proposed to be installed on retained trees within the Development, along its northern edge. Additional bat boxes will be delivered across Phase 2.                                              | RM EMMP                                                      |
| 7.                  | A total of 80 bird boxes will be provided within the Phase 2                                                                                                                                                                                                                                                      | 2 bird boxes are proposed to be installed on retained trees within                                                                                                                                              | RM EMMP                                                      |

| KEY PRINCIPLES      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | COMPLIANCE                                                                                                                                                                                                      | SUBMISSION |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <b>Phase 2 EMMP</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                 |            |
|                     | 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 Development, along its northern edge. Additional bird boxes will be delivered across Phase 2.                                                                                                               |            |
| 8.                  | 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.                                                                                                                                                                                                                                                                                                                                    | Not relevant to this application.                                                                                                                                                                               | -          |
| 9.                  | Arboreal Connections. The masterplan design has sought to keep the width of the hedgerow breaks to a minimum wherever possible.                                                                                                                                                                                                                                                                                                                                                                                                | Areas of existing planting within the application site are to be reinforced and densified through additional planting, which will assist in offsetting hedgerows lost through other development within Phase 2. | RM EMMP    |
| 10.                 | Log Piles. Small log piles (with approximate dimensions of 0.5m long x 0.5m wide x 0.3m high) will aim to be provided approximately every five to ten metres within the retained hedgerows.                                                                                                                                                                                                                                                                                                                                    | Seven log-piles are proposed as part of the Development, spread evenly across the Site.                                                                                                                         | RM EMMP    |
| 11.                 | Wet attenuation (SuDS) Ponds. Where possible, the attenuation ponds within the scheme will be constructed in accordance with the following specification: <ul style="list-style-type: none"> <li>Ponds to incorporate a range of depths (including shallow shelves) and scalloped edges in places to produce diverse wildlife habitat.</li> <li>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.</li> </ul> | Not relevant to this application.                                                                                                                                                                               | -          |

| KEY PRINCIPLES |                                                                                                                                                                                                                        | COMPLIANCE                                           | SUBMISSION                                               |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|----------------------------------------------------------|
| Phase 2 EMMP   |                                                                                                                                                                                                                        |                                                      |                                                          |
|                | <ul style="list-style-type: none"> <li>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.</li> </ul> |                                                      |                                                          |
| 12.            | New habitats will incorporate native species wherever possible which will reflect the species found in the local area.                                                                                                 | The Development uses native shrub and tree planting. | Landscape Planting Plans<br><br>Landscape Planting Plans |

## **8 CONCLUSION**

- 8.1 This Planning Statement demonstrates that the development proposals would accord with the relevant policies within the Development Plan and the NPPF, and is in complete accordance with the approved Parameters of the OPP. This application seeking approval of Reserved Matters should be approved without delay.