

Planning Statement

Phase 3, Malthouse Meadows,
West Sompting

June 2026



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EXECUTIVE SUMMARY

The site is part of a substantial allocation in the Adur District Council Local Plan: for up to 469 new homes (*Policy 6: Land at West Sompting*). A hybrid application was approved in August 2023 (Ref: AWDM/0323/19) for: (i) Detailed component for 96 homes (known as Phase 1), and (ii) Outline Application for the balance, of 373 homes. Phases 1 and 2 are currently under construction and the development site has been given the marketing name 'Malthouse Meadows'.

This Reserved Matters application is for Phase 3 and comprises 278 homes, open space and a children's play area. It is located on land to the south of Loose Lane. The overall scheme will consist of 1, 2, 3 and 4 bed dwellings; tenure will be 70% market housing and 30% affordable. The overall site area is 12.2ha, but the developable area is just 6.75ha, which equates to an average developable area density of 41 dwellings per net hectare.

The site divides into two character-areas interweaved by green space, giving a neighbourhood with a sequence of high-quality landscape corridors. Tree-lined roads and informal and formal open spaces will be accessible throughout the scheme and linkages will be provided to open space provided on Phase 1 and areas that lie beyond the red line. Every dwelling will be built to Nationally Described Space Standards and be M4(2) compliant with some M4(3) units provided in accordance with s106 requirements. All units will meet the minimum garden standards. All the design parameters have been established through an extensive detailed dialogue undertaken as part of the hybrid planning application process.

Thorough consideration has also been given to the National Design Guidance and Living with Beauty (Building Better, Building Beautiful Commission, 2020). The specialist team advising Persimmon Homes on these updated development proposals are:

- Persimmon Homes – Architecture and Design
- Milestone – Civil Engineering
- CSA - Ecology
- CSA – Landscape
- Noise – Sound Advice Acoustics Ltd
- Lighting -Nick Smith Associates



This document should be read in conjunction with the accompanying Design and Access Statement.



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1.0 Introduction

- 1.1 This Planning Statement accompanies the submission of a Reserved Matters Application (RMA) in relation to Persimmon Homes' land at West Sompting – which has been given the marketing name 'Malthouse Meadows'. The hybrid planning permission (part outline part full) to which this RMA relates was approved in August 2023 (reference AWDM/0323/19) for up to 469 new homes.
- 1.2 More specifically, the hybrid permission comprises:
- (1) Outline planning permission (all matters reserved with the exception of access) for the erection of 373 dwellings, community orchard / growing space, non-vehicular links between the site and Worthing, traffic calming measures, associated landscaping, open space / recreation areas, provision of formal playing pitches, ecological enhancements including improvements and extension to Cokeham Brooks Local Wildlife Site, and all other associated development works.
 - (2) Full planning permission for 96 dwellings comprising 2 no. 1 beds, 37 no. 2 beds, 40 no. 3 beds and 17 no. 4 bedroom homes, including 30 affordable housing units) and all other associated development works (Phase 1).
 - (3) Change of use of land south of Hamble Recreation Ground to community/ education and agricultural/horticultural uses associated with a new Community Farm.
- 1.3 This RMA submission relates to Phase 3. It is proposed to deliver 278 dwellings, 30% of which is to be affordable housing.
- 1.4 The design parameters have been established through the hybrid permission and also embrace design advice within the National Design Guidance and Living with Beauty (Building Better, Building Beautiful Commission, 2020).
- 1.5 This document sets out the policy context for the proposals; the high-level design rationale in relation to both the layout and the architectural appearance for Phase 3, and compliance with the outline parameter plans which were approved with the hybrid permission. In this regard it also sets out the key principles of the landscape, parking and movement strategies that have been developed.

2.0 The Reserved Matters Site

- 2.1 The site is located within Adur Local Authority, to the west and directly adjacent to the existing urban edge of the village of Sompting.
- 2.2 Sompting is a village and civil parish located within the south-eastern corner of West Sussex County Council. It is located approximately 2.5 km east of Worthing and 19 km west of Brighton. The A27 runs east to west through the northern edge of Sompting linking the village to Eastbourne in the east and Chichester to the west.
- 2.3 Our Phase 3 RMA site embraces some 12.2ha, the developable area is just 6.75ha. The land is situated to the south of Loose Lane adjoining the existing urban area. The Sompting Local Gap is situated westwards of the proposed development area, and the South Downs National Park extends to the northern edge of the A27 corridor.

3.0 The Application Site Context

- 3.1 Access to the reserved matters development site will be from an extension of the existing main estate road from our Phase 1 development site. This will connect to Loose Lane and then loop through the Phase 3 development parcel.
- 3.2 To the west and south of the development parcel will be an expansive area of open space functioning as country park, the first phase of which has been delivered with our Phase 1 development. In addition, a pocket park and LEAP will be provided as part of the delivery of Phase 3.
- 3.3 Pedestrian walkways will be provided through open spaces enabling users to fully access all open space provided, they will be able to walk / cycle through the green space connecting to the sport pitches delivered on Phase 1 and the community orchard on Phase 2.
- 3.4 Notably, a key feature of the overall scheme is its extensive parkland components: over 29 ha of publicly accessible open space are incorporated into the wider development proposals.

4.0 The Planning Assessment

(a) The Policy Context

- 4.1 The principle of development has been established through (i) the site's allocation in the adopted Adur District Local Plan (Policy 6: Land at West Sompting) for up to 469 new homes, plus associated infrastructure and open space; and (ii) the hybrid permission that was granted in August 2023.
- 4.2 This reserve matters submission is for 278 units, located at the southern end of the new neighbourhood and will comprise the third and final phase of development. The proposals have been developed with full regard to the parameter plans and Design and Access Statement that was approved with the Hybrid permission. We have sought to have full regard to the NPPF and National Design Guidance and believe we are proposing a high-quality residential development that truly embraces the concept of delivering beautiful places.
- 4.3 In tandem we have also sought to adhere to the principles of good design as outlined in the Adur District Local Plan, under Policy 15, where all new development proposals are to have regard for local area characteristics and distinctiveness. The grain of new housing developments is required to embody the elements of landscaping, good architectural finishing, secure-by-design principles and pay due regard to natural features and biodiversity.
- 4.4 Also, we note that layouts (in Policy 15) are to consider the potential users of the site, should have safe access to the highway and accord with relevant parking standards.
- 4.5 The Phase 3 layout embodies fully these expressed principles for securing good design. As part of that process thorough consideration has been given to the landscape principles established with the hybrid permission, which includes the retention of hedgerows and trees and providing high quality public open space, which in this instance includes the remainder of the public open space which comprises something of a country park, a pocket park and a LEAP.

(b) The Neighbourhood Plan

- 4.6 The consultation version of the Sompting Parish Neighbourhood Plan was published in December 2020, with the consultation period ending in February 2021. The West of Sompting (Policy 6) strategic allocation follows through into the Sompting Parish

Neighbourhood Plan and we note that housing layouts and designs are to be safe, community-orientated and protect the natural environment.

- 4.7 In addition, the Plan goes on to say that the development should incorporate a mix of new home tenures, character areas, and a green network of cycle and pedestrian routes. The plan also advocates flint elevational detailing on prominent properties. This guidance has been embraced in the principles established by the hybrid permission but also these reserve matter proposals that are being submitted for consideration.

(c) Make up and Structure of the Layout

- 4.8 The layout embodies the following principles, as set out more fully in the Design and Access Statement Addendum:

- The 278 dwellings will consist of 1-, 2-, 3- and 4-bedroom dwellings, including 30% affordable housing (27 affordable units).
- Creation of a large publicly accessible area of open space on the western and southern edges of the development parcels with continuous footpath and cycle linkages throughout.
- A clearly defined street hierarchy - based on a spine road, secondary streets, shared surfaces and private/shared drives.
- Connections to the proposed walks in the country park that link northwards to the sports pitches and community orchard.
- A tree-lined central spine road, built to adoptable standards, with a 3m cycle way on one side and 2m footpath on the other side.
- An average developable area density of 41 dwellings per net hectare (though this varies through the character areas in accordance with the approved density parameter plan).
- Division of the site into two-character areas, based on locational considerations.
- A palette of traditional materials and building styles to reflect each character area.
- Inclusion of M4(2) and M4(3)-compliant dwellings.
- Retention of existing landscape features where possible.

- 4.9 The layout embodies a configuration which is centred around a tree-lined spine road, set within an envelope of open space on the western and southern flanks of the site. New pedestrian and cycle connections are provided through this large open green



space, creating new desire lines to traverse the area, allowing permeability to the wider area and open spaces provided with the earlier phases of development. This reinforces the development sites overall permeability / connectivity attributes.

- 4.10 There are to be two-character areas, each with a high standard of architectural individuality: the formal core and the green edge.
- 4.11 These character areas were defined in the original design and access statement, with a mannered transition from one character area to the other: thus, the rural West Sussex vernacular in the green edge flows sensitively into the higher density, more formal architecture of the core residential areas. Our objective has been to give a strong sense of identity to each sub-area, based empirically on the site's location-imperatives. This has resulted in an informal grain at the outer edges and a higher density pattern at the entrance, centrally and along the spine road.
- 4.12 The shaping of the 278 dwellings into two-character areas and the enclosing effect of the “green periphery” around the edges will give a discernible sense of place to the scheme. The sense of identity is further enhanced by clear architectural elements and styling features within each sub-area.
- 4.13 A variety of parking arrangements are proposed, including on plot, in frontages and courtyard arrangements. The parking solutions are considered appropriate and in accordance with the character areas that have been established for this phase of development. The frontage and courtyard arrangements are within the formal core area where higher density development has been permitted. They have been appropriately designed to ensure landscaping can be incorporated, breaking up the visual dominance of parked vehicles. On plot / to the side parking arrangements are prevalent in the green edges area, allowing for a more open built form, where larger areas of landscaping prevail.
- 4.14 The layout, both from dwelling composition, street scene form and parking arrangements seek to embody a clear transition from the more open, organic countryside-edge into a traditional, more concentrated form, set around a clear road hierarchy. Tree planting is to be much in evidence along the spine road and, once matured, will bolster the green infrastructure weaved through the development.
- 4.15 There is a pocket park in the north-west section of the site, close to where the access from Phase 1 will be created. It will act as a local focal point adding a visual green break as well as local amenity provision. Wrapping around the western and southern edges of the site is a large expanse of public open space, that will function as something of a



country park, in conjunction with the open spaces provided on Phase 1. Together this large expanse of open green space will provide for a range of recreational activities for residents and visitors. Once delivered this country park sets a green character for the development, providing cohesion. It is also a key factor in the creation of a meaningful sense of place for residents.

- 4.16 Key desire lines for pedestrians and cyclists are fostered through the layout, giving comprehensive connectivity across the allocated site and its associated open spaces.
- 4.17 The evolution in the design stems from the dialogue with officers during the consideration of the hybrid permission. As a result, apartment blocks are limited to the central area of the formal core character area. They are 3 storeys in height, which is in accordance with the building heights parameter plan approved with the hybrid permission. The ridge height of these blocks will be between 12 and 12.m so they are not overly tall or overbearing. There are also small elements of 2.5 storey houses, again these are located within the more central areas, in accordance with the building heights parameter plan.
- 4.18 Turning to the site access arrangements, the connection from Phase 1 is a simple extension of the primary estate road, the design of which has been approved under the Phase 1 RMA and s38 processes. This will connect to into Loose Lane and also loop through the central part of Phase 3 terminating in a shared surface arrangement at the eastern edge of the site.
- 4.19 Overall, it is considered that the proposals submitted for Phase 3 of our Malthouse Meadows development fully accords with the design aspirations and parameters established by the hybrid planning permission that we are delivering out under. Further details in this regard are provided in the design and access statement which accompanies this reserve matters planning submission.

5.0 The Design Evolution of Phase 3: Detailed Scheme for 278 Dwellings

(a) Key Design Principles

5.1 During the consideration of the hybrid permission, a number of key principles emerged that have been incorporated into this reserved matters submission:

- Delivery of the formal core of the site, where elements of higher density are acceptable, supported by medium density more formal residential parcels.
- A more formal arrangement of homes, in accordance with established character areas, particularly in the central parts of the site.
- A reduction in numbers and density around the sites southern and western edges to create a looser development weave over the areas of open space provided, reflecting the edge of countryside location.
- A 'gateway' built form at the entrance with Phase 1 – in this instance an apartment block, that is part 3 storey, part 2 storey in form – this is in accordance with the higher density development areas permitted in this part of the site.
- Delivery of the tree lined Spine Road, which connects up to the Spine Road provided on Phase 1.
- A logical street hierarchy, which has regard to the street hierarchy parameter plan.
- Pedestrian and cycle connectivity through the site, and to the countryside beyond.
- Frontage landscaping, to break up parking areas, spine road and built edges.
- A design rationale that has regard to the two-character areas established for this phase of development – namely the formal core and green edge.

5.2 As detailed in the preceding section, the Phase 3 design sits comfortably in its contextual setting and fully matches the requirements of the Neighbourhood Plan, plus LPA and national design guidance.

(b) Unit Types and Affordable Housing Provision

5.3 In accordance with Policy 20: (Housing Mix and Quality) & Policy 21: (Affordable Housing) of the Adur Local Plan and in conjunction with Adur 'Strategic Housing Market Assessment', there is a range of 1-, 2-, 3- and 4-bedroom family homes units geared to

meeting local needs. The scale, orientation and layout of the buildings derive from the intended identity for each character area.

5.4 This phase in the development has the following housing mix:

Private – 194 units:

22 x 1 bed duplex flats

14 x 1 bed houses

60 x 2 bed houses

69 x 3 bed houses

29 x 4 bed houses

Affordable Rent – 63 units

12 x 1 bed duplex flats

2 x 1 bed flats

21 x 2 bed flats

10 x 2 bed houses

16 x 3 bed houses

2 x 4 bed houses

Affordable Intermediate – 21 units

6 x 1 bed duplex flats

2 x 1 bed flat

2 x 1 bed house

4 x 2 bed flats

2 x 2 bed houses

3 x 3 bed houses

2 x 4 bed houses

5.5 The overall housing mix comprises 1-, 2-, 3- and 4-bedroom units, and all dwellings are M4(2) compliant (both market and affordable). 11 of the affordable dwellings are M4(3) compliant, in accordance with the LPA's requirement set out in the s106 which sits alongside the hybrid permission we are delivering out under.

5.6 In addition, the LPA's external space standards are complied with, including minimum garden sizes.

5.7 The 30% affordable housing is split as follows: 75% rental units and 25% intermediate ownership dwellings, which is in accordance with the affordable housing requirements in the s106.

5.8 Regarding compliance with the affordable housing scheduled attached to our s106 agreement, there is some minor variance to highlight. This in part is due to the reduction in overall numbers being delivered on site, along with the requirements to demonstrate compliance with the parameter plans, achieving policy and technical compliance and addressing evolving site constraints. However, the s106 agreement does allow for a variance to agreed through the reserve matter approvals, as per the definition of the ‘affordable housing spreadsheet’ in the DoV dated 23.10.25 and paragraph 1.2 of schedule 7 in the original agreement dated 04.08.23). The table below summarised the changes:

Affordable Housing Spreadsheet	Our Proposed Mix
Rent	Rent
1 bed flat = 11 dwellings	1 bed flat / duplex = 14 dwellings
2 bed flat = 22 dwellings	2 bed flat = 21 dwellings
2 bed houses = 12 dwellings	2 bed house = 10 dwellings
3 bed houses = 17 dwellings	3 bed house = 16 dwellings
4 bed houses = 2 dwellings	4 bed house = 2 dwellings
Intermediate	Intermediate
1 bed maisonette = 8 dwellings	1 bed flat / duplex / houses = 10 dwellings
2 bed maisonette = 8 dwellings	2 bed flat = 4 dwellings
2 bed house = 2 dwellings	2 bed house = 2 dwellings
3 bed house = 1 dwellings	3 bed house = 3 dwellings
4 bed house = 2 dwellings	4 bed house = 2 dwellings

5.9 Overall, we are slightly up on 1 bed provision in both the rented and intermediate dwellings. This is due to the need to provide a slightly higher density on this phase of development as well as ensuring overall numbers are as close to the outline numbers as possible. Any reduction in overall numbers is reflected in a lower provision of affordable so to try and limit the impact of this we have sought to deliver a slightly larger number of smaller dwellings across both the private and market tenures. However, the change is not significant, and a good range of family accommodation is still provided, meeting for a wide range of needs.

5.10 We have also had to change the maisonette units to duplex flats or flats to ensure compliance with updated technical requirements.

- 5.11 The affordable dwellings are well located throughout the site, reasonably pepper potted. They meet all policy standards and are M4(2) and NDSS compliant. We are also providing the necessary amount of M4(3) units, which breaks down as 7 rented and 4 intermediate.

(d) Movement Strategy and Parking

- 5.12 Cycle and pedestrian connectivity are a key part of the of the Phase 3 proposals – which maintains the existing linkage across the development site through the large area of open space and residential development parcels.
- 5.13 The Phase 3 parcel is accessed from Phase 1 and Loose Lane. The Spine Road delivered in Phase 1 will be extended into Phase 3 and will run eastwards, terminating in a shared surface arrangement. From the Spine Road, secondary streets spur off. These formal streets form the hierarchy and development platform for the formal core character area. Shared surfaces and private/shared drives flow from the secondary streets and form the basis of the green edges character area, they help establish a marked difference in appearance and create a looser more organic form of development. The road hierarchy will be marked through varying road/carriage widths and plot to road relationships. Turning heads will be incorporated, at Highway Authority standards throughout, to facilitate delivery vehicle and fire / refuse manoeuvrability.
- 5.14 The main spine road is a 5.5 metre carriageway width and will be built to adoptable standards; with a 3m cycle path running alongside and 2m footpath on the other side. Verge areas are provided for tree planting; and small frontage gardens continue the sense of green framing along the main thoroughfare.
- 5.15 Parking provision is provided in accordance WSCC standards, which equates to 2 spaces for every 1-, 2-and 3-bedroom dwelling and 2.5 for every 4-bedroom dwelling. Overall, 528 allocated parking spaces are provided.
- 5.16 In addition, 20% visitor parking has been provided (equating to 57 spaces), which is distributed evenly and discretely throughout the development, this includes some disabled visitor parking bays. A car club space is also provided.
- 5.17 Cycle parking will either be in cycle stores for the flats or in the rear gardens for the houses, where a cycle shed will be provided.
- 5.18 Motorcycle parking provision of 14 spaces is provided and distributed across the site.

6.0 Infrastructure Provision

(a) Off-site Highway Improvements – s106 Provisions

- 6.1 The highway improvements within the s106, as detailed below, will have all been completed before the occupation of any dwellings on Phase 3:
- Priority change along West Street, to facilitate access into the southern parcel;
 - A new vehicular connection along the southern end of Loose Lane;
 - Traffic calming along Loose Lane;
 - Primary access into Phase 1 from Dankton Lane to facilitate traffic movements; and;
 - Off-site improvements, such as dropped kerbs.
- 6.2 Regarding a westbound de-acceleration lane along the A27, design work is still being undertaken with National Highways, it is proposed to deliver this highway scheme by 175th occupation.
- 6.3 The s106 also secures some highway related financial contributions. The only contribution that may be triggered by Phase 3 is that towards a new cycle way between The Templars and Lambleys Lane. However, this is only triggered if this link is not provided within the Upper Brighton Road allocation (A14) in the Worthing Local Plan.

(b) Open Space Provision

- 6.4 Overall, the scheme emphasises green space permeability – particularly via the green edges on the western and southern flanks, providing an open and verdant setting, with wide-ranging views across the countryside beyond.
- 6.5 There are boundary hedges and trees on Phase 3 and the majority of these will be retained as part of the development as these form an important component of the wider landscape setting for the site. Any removal has been limited to that strictly necessary to accommodate the development proposed.
- 6.6 To mitigate the loss of a limited number of trees extensive tree planting is proposed throughout the development, including in the new public open spaces.
- 6.7 Across the wider neighbourhood scheme, there is a significant amount of open space being provided (over 29 acres), to which Phase 3 has convenient access. The POS components (site-wide) are as follows:
- Community Orchard: 9.11 acres
 - Peripheral Open Space (forming a new country park): 17.5 acres

- Sports Pitches (1 junior and 1 senior): 1.89 acres
- LEAP: 0.64 acres

(c) Drainage and Flood Risk

- 6.8 The Phase 3 drainage strategy follows the principles established in the hybrid permission and combines infiltration and tanking, along with an open attenuation feature for surface water attenuation.
- 6.9 Foul sewage will discharge into the existing network.

(d) Energy and Sustainability

- 6.10 An energy and sustainability statement accompanies this RMA. It details that the proposed dwellings will be developed in accordance with the energy hierarchy, which aims to reduce energy demand through passive design measures and a fabric first approach before utilising low carbon energy and the production of on-site renewable energy to deliver a carbon reduction in alignment with Building Regulations.
- 6.11 All houses will be served by an air source heat pumps and PV panels, and the flats air source heat cylinders. Both houses and dwellings will have 2 PV panels to provide additional energy generation.
- 6.12 In terms of water efficiency all the proposed new homes on the site will target a water consumption rate of 110l/p/d in accordance with the higher efficiency standard set out in the Building Regulations.

(e) Ecology

- 6.13 An Ecological Impact Assessment and Reptile Mitigation Strategy was submitted with the hybrid permission. This identified that there will be some inevitable ecological impact arising from this major residential development. However, as the site is an arable field, which is cropped regularly it experiences a lot of activity, as such it is its margins that provide the most beneficial habitats.
- 6.14 The sites margins have been identified as being suitable for reptiles and relevant mitigation has already taken place, in accordance with the Hybrid planning permission to ensure that slow worms have been translocated from the fields into the reptile habitats that are being retained.

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- 6.15 Phase 3 is also subject to badger activity, including some active setts. A badger mitigation strategy is submitted with this RMA which details the surveys and monitoring that has been undertaken along with the mitigation that has been accommodated in the design of the scheme. Mitigation comprises a combined programme of avoidance, licenced sett closure and precautionary methods during the construction phase.
- 6.16 With regards to the bat sensitive lighting requirements of condition 16, the layout has evolved following engagement with a suitably qualified lighting consultant, and an appropriate strategy / lighting design is submitted with this RMA submission.
- 6.17 In terms of the wider ecological impact of the development, this was considered in detail as part of the Hybrid permission; and, it is important to reiterate that the Cokeham Reedbed and Ditches Local Wildlife Site Extension, which form part of the hybrid permission provide significant ecological gains for the site as a whole. This along with the extensive new tree and hedgerow planting throughout the overall development site does mitigate the ecological impact of the development. Specific to this Phase 3 RMA, the large tranche of public open space will introduce a variety of habitats which will help sustain local wildlife as well as introducing new habitats.
- 6.18 An ecological mitigation and enhancement strategy accompanies this reserve matters submission. In accordance with condition 31 of the hybrid permission, it sets out the mitigation and enhancement measures that will be implemented across Phase 3 to improve its ecological value and biodiversity.

(f) Noise

- 6.17 In accordance with the requirement of condition 18 attached to the hybrid permission a noise assessment accompanies this reserve matters submission. A noise survey was undertaken to assess the background noise levels that the site is subject to. The results of this are that the development should be designed with 4mm glass / 16mm air gap / 4mm glass double glazed windows and a Titon V25 / Standard Canopy vent or similar to all rooms to ensure the internal noise levels are acceptable in terms of the assessment to British Standard 8233: 2014.

7.0 Summary and Concluding Remarks

- 7.1 The Phase 3 / 278 dwellings proposal submitted for approval run forward from Policy 6 in the Adur Local Plan, the parameters established by the hybrid permission that has been secured for the site, and the long-standing dialogue between Persimmon and Officers on the form and content for development proposals at our Malthouse Meadows development site. This context has ensured that the proposals submitted have undergone a process of refinement and improvement in the design approach taken, and what emerges is a thoughtful scheme that sits comfortably with the site's locational context.
- 7.2 The evolution of Phase 3's detailed design has been a response to key elements. First and foremost, the scheme can be weaved comfortably into the site's locational setting. Next, it has been necessary to strike a good balance between green space and built development, and to create connectivity into the planned open spaces encircling the site.
- 7.3 The development then divides into two-character areas, located according to the imperative for a looser form at the edges, and a denser housing pattern at the site's core. This gives the two areas a strong sense of identity, alongside the necessary gradation in structure and form. Much of the design principles were established in Phase 1, and Phase 3 fits comfortably within both its local context and the adopted aspirations for the overall masterplan.
- 7.4 Persimmon Homes consider these proposals to be a positive response to the site, its setting, and the fulfilment of Local Plan requirements and policies, plus those of the Neighbourhood Plan – not least in the provision of 30% affordable housing. The scheme fully embraces the NPPF's insistence on achieving high-quality buildings and places.
- 7.5 Finally, we respectfully urge that the Adur District land supply situation (and that of its neighbouring Authorities), and the continuing local house price inflation, are compelling considerations which, not unreasonably, give a very strong reason for securing the immediate practical implementation of these Phase 3 proposals.