

Land West of Southwater, Southwater



Site area: 140 hectares

The site currently comprises arable and pasture land, hedgerows and larger areas of woodland. Overall the site is rural in character, particularly to the west. To the east and south there land joins the existing urban edge of Southwater.

The site promoter has suggested that this site could bring forward around 1,200 homes as an urban extension of Southwater. The land is in single ownership.

The site promoter has stated that if the site were allocated they would provide:

- Affordable homes and homes for older people and key workers
- Biodiversity net gains
- Commercial land for 1,200 new jobs
- Land for an all through-school along with sports and leisure facilities
- A small area of additional retail development
- Transport upgrades, including link roads to Hop Oast and Two Mile Ash Road and full signalisation of the Hop Oast roundabout.

Pros and Cons

- If allocated, the site would help the Council to meet the Government's housing requirements and would provide open space and land for a school and some new retail.
- Although affordable housing would be provided the percentage is not specified.
- Development would be large scale and would lead to a significant change in the settlement pattern and rural environment.
- Great House Farm is a Grade II* listed building. This would be retained as a community building and the setting will be protected.
- The promoter has recognised the need to minimise climate impacts but further work is needed to understand how this would be achieved.
- The scheme would provide biodiversity net gains and open space.
- Development in this location will increase traffic and car use in the area. More work is needed to understand the precise impacts.

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