1. Horsham District Local Plan 2023 – 2040 Examination

Date: 25 September 2026

From: Nexus Planning obo Berkeley Strategic Land Ltd

Representor ID: 1198968

Matter 6b – Strategic Policy HA3: Land North West of Southwater

1.1 This Hearing Statement has been prepared by Nexus Planning, on behalf of Berkeley Strategic Land Limited ('Berkeley'), in respect of the promotion of the 'Land North West of Southwater' (Strategic Policy HA3) for development.

1.2 The proposed allocation of Land North West of Southwater for residential-led mixed-use development in the emerging Local Plan is sound. Berkeley wishes to see the emerging plan adopted, subject to modifications as appropriate.

1.3 To further evidence the soundness of the proposed allocation, reference is made throughout these representations to the live Outline Planning Application ('OPA') (reference: DC/26/0366) for the development of the site. The OPA has been prepared to align with the provisions of emerging Policy HA3 wherever possible and prudent to do so.

1.4 Whilst Berkeley considers Strategic Policy HA3 to be sound in principle, specific criteria should be updated, to be effective and justified in detail, and in order to reflect the evidence borne out of the development management process, where appropriate.

1.5 For the Inspector's reference, the Illustrative Masterplan submitted with the OPA is provided at **Appendix 1**, and the Design and Access Statement is provided at **Appendix 2**.

1.6 This Hearing Statement responds to the format of the Week 2 Hearings Agenda (IDJB07), published 07 September 2026.

1.7 Further to this Hearing Statement, Berkeley would welcome the preparation of a Statement of Common Ground with Horsham District Council ('HDC') in relation to Matter 6b, should the Inspector find it helpful.

(i) Transport and Movement

- Highways Access Arrangements

1.8 Strategic Policy HA3(7) requires a comprehensive transport strategy to be submitted as part of the development masterplan proposal, taking account of several criteria. Criterion (7)(c) relates to specific access and highways infrastructure enhancements.

1.9 Berkeley considers MM213, MM214, MM215, MM216, MM217, and MM218 to be sound in principle. These modifications broadly reflect the position arrived at via the development management process, taking account of thorough technical assessment and engagement with the Council and relevant stakeholders, including West Sussex County Council ('WSCC').

1.10 The submitted OPA is supported by a comprehensive all-modes transport strategy, incorporating five primary points of access to the public highway. WSCC Highways has confirmed the principle of each access is acceptable. These comprise:

- **Junction 1**: The creation of a roundabout from Worthing Road, south of Hop Oast Roundabout;
- **Junction 2**: A priority junction to the west of Worthing Road;
- **Junction 3**: A junction onto Chessall Avenue;
- **Junction 4**: A 'left-in, left-out' junction south of the new roundabout, serving Gypsy and Traveller pitches; and,
- **Junction 5**: A priority junction onto Two Mile Ash Road to the west.

1.11 In respect of each criterion of Policy HA3(7)(c) Berkeley does not object to:

- HA3(7)(c)(i) – Subject to MM215. The OPA proposes a new link road between the development and Worthing Road.
- HA3(7)(c)(iii) – Subject to MM217. The OPA proposes five primary points of access, including an access to serve the proposed gypsy and traveller site.
- HA3(7)(c)(iv) – This criterion is sound. The OPA proposes a comprehensive network of walking and cycling routes within the site.
- HA3(7)(c)(v) – Subject to MM218. Given the proposed alternative location for the Secondary School within the OPA, there would be a need for an active travel link as part of an MM, to ensure the policy is effective and justified in detail.
- HA3(7)(c)(vi) – This criterion is sound.

1.12 However, Berkeley objects to the following criteria:

- HA3(7)(c)(ii) – As drafted, full signalisation of Hop Oast roundabout is required by the policy. This is inconsistent with both the Council's IDP and MM95, which recognise the proposed upgrading of Hop Oast Roundabout (A24/B2237), will be supported as necessary through further funding, '…*which will derive in full or in part from the Community Infrastructure Levy'*[1].
- To ensure MM216 is effective and justified in detail (i.e., sound), a further amendment must be made as follows: '…~~*full*~~ *a fair and reasonable financial contribution toward the signalisation of the Hop Oast roundabout to allow safe crossing of pedestrians* ~~*and,*~~ *cyclists and equestrians north to Horsham, plus further improvements to junctions on the A24* ~~*in consultation with*~~ *if* ~~*and as*~~ *required in consultation with* ~~*by*~~ *West Sussex County Council*'.

  - the integration of sustainable transport including the completion of the Downs Link and the relationship to the railway stations at Christ's Hospital and Horsham

1.13 Policy HA3(7)(b) details requirements associated with sustainable travel via the Downs Link and to Christ's Hospital Station. The OPA takes these requirements into account as far as reasonably practicable. Further modifications are required for soundness.

1.14 Berkeley consider the following criteria to be sound:

- Policy HA3(7)(b)(i) – This criterion is sound.
- Policy HA3(7)(b)(ii) – Subject to MM214. The OPA proposes a new link road connecting to Two Mile Ash Road, together with a new crossing to connect to Christ's Hospital Road.

  Further exploration of footway and cycleway improvements is proposed along Station Road at the detailed design stage, and would be subject to the availability of sufficient highway land given the constrained nature of this route.
- Policy HA3(b)(iv) – No concerns of soundness arise from this criterion. However, it should be noted that the wider OPA's rail access strategy (as discussed with WSCC) prioritises access to Horsham Station via enhanced bus services, as well as supporting access to Christ's Hospital Station.

1.15 However, in its response to the Main Modifications Consultation, Berkeley proposed an **additional MM to exclude the specific requirement for car parking at Christ's Hospital Station**. Policy HA3(7)(b)(iii) should be amended to read '~~*a new car park and*~~ *cycle storage at Christ's Hospital station'*. This is necessary for the policy to be effective and justified.

[1] Refer to MM95.

1.16 Provision for car parking enhancements at Christs Hospital Station was originally included within the OPA, but has since been removed as it is not supported locally and is no longer required by either HDC or WSCC as agreed via the development management process. It also reflects the policy objective of supporting active travel use rather than reliance on the private car.

1.17 Regarding the relationship of the Site to the railway stations at Christ's Hospital and Horsham, the OPA transport strategy incorporates a rail access strategy that prioritises improvements to bus services linking the Site with Horsham town centre and Horsham Railway Station as well as supporting access to Christ's Hospital as far as possible.

1.18 Given the proposed improvements to access Horsham Station via bus, it has been agreed with WSCC that these measures should be prioritised, including incorporating additional bus priority measures at Hop Oast as part of its proposed signalisation.

1.19 It is acknowledged that some residents are likely use Christ's Hospital Station and, through the extensive pre-application and application processes, the OPA project transport consultant has explored in detail active travel improvements that can practically be made. Further assessment and engagement on this matter can be made at the detailed design stage, recognised at MM214.

1.20 Christ's Hospital Station remains subject to a more limited service frequency than Horsham Station and is accessible via a similar journey time. The journey time to Horsham Station by bus is approximately 15–20 minutes from the stops on Worthing Road, which will see service enhancements to 4 buses per hour (15 minute frequency) as part of the OPA.

1.21 Christ's Hospital Station is therefore considered to provide a secondary rail access option for the Site, rather than the primary rail access point. Nevertheless, in accordance with Policy HA3 of the Draft Local Plan, active travel improvements have been identified as part of the OPA to support access to the station for residents who choose to use it. This includes the proposed road link to Two Mile Ash Road, which provides more direct access to Christ's Hospital Road than present.

(ii) Design, layout and facilities

- physical integration with Southwater and the impact on the village

1.22 Berkeley has undertaken comprehensive baseline analysis of the Site and its physical integration with Southwater village, and engagement with a suite of local stakeholders to ensure the development incorporates social and community infrastructure that meets the needs of Southwater.

1.23 The Inspector is referred to the OPA's Design and Access Statement (Appendix 2) (Sections 5, 6, and 7), which sets out the place-making principles and movement strategy in detail.

1.24 The Site presents an opportunity to deliver a natural extension to Southwater, reflecting the settlement's historic growth east of the A24. As evidenced within the OPA, development at the Site can prioritise permeability through to/from Southwater and deliver a range of infrastructure to benefit the village; including new schools, sports facilities, and a community green for events.

- the nature and purpose of the neighbourhood centre and its relationship with Lintot Square

1.25 Berkeley considers MM208 to be sound. It is necessary for the policy to be effective and justified in detail, to provide flexibility for use classes as reflected within the OPA.

1.26 The OPA includes a neighbourhood centre, comprising up to 2,000sqm of mixed commercial and community space (Use Classes E and F), allowing for provision of retail, cafes and restaurants, convenience retail, and flexible commercial/employment uses.

1.27 The OPA is supported by a Retail Impact Assessment ('RIA'), provided at **Appendix 3**. The RIA considers the capacity for new floorspace generated by the development, the impacts on Lintot Square, and also applies a sequential test to justify its necessity. It concludes that:

- The proposed commercial facilities have been guided by a capacity assessment and a demonstrate the right scale for the Proposed Development;
- The proposed retail facilities will primarily be sustained by the newly resident population of the Proposed Development. Therefore, clear locational circumstances for the proposed facilities to be located at the heart of the new development; and
- The Proposed Development is unlikely to have any undue impact on existing retailers within the vicinity, this includes existing retailers within Lintot Square.

1.28 The evidence set out within the RIA therefore demonstrates the level of provision is sound and would supplement, rather than compete with, Lintot Square.

- the provision of social and community facilities including the location of the school

1.29 Policy HA3(7)(2) criteria (d) and (e) provide a series of requirements in relation to social and community facilities at the Site. Subject to MM209 and MM210, Berkeley considers the various policy requirements to be sound, in principle.

1.30 The OPA has taken these requirements into account. Berkeley's development proposals include significant provision of new social and community infrastructure, including in relation to Policy HA3(7)(2) criteria (d) and (e):

i. Land for a one-form of entry Primary School, expandable to two-forms of entry subject to evidenced need and capable of providing support centres for special educational needs and disability;
ii. Land for a six-form of entry Secondary School, expandable to eight- forms of entry subject to evidenced need and capable of providing support centres for special educational needs and disability;
iii. Land for a full-day care nursery capable of accommodating a minimum of 60 places total;
iv. A variety of public open spaces, including extensive informal green spaces designed to support biodiversity, equipped children's play areas, sports pitches, informal recreation space, and a 5km circular active travel route.

1.31 The OPA proposes additional social and community infrastructure, including land for sports provision, a new community green, food growing opportunities, and a new community use associated with the Great House Farmhouse barns.

1.32 However, to ensure the policy is effective and justified in detail, a further MM is required to Policy HA3(7)(2)(d), as follows: '*…Land and/or such contributions as may be fairly and reasonably related to the development proposal to meet the education provision standards advised by the Local Education Authority, (or any future updates) as follows:…*'.

1.33 In respect of the location of the Secondary School; it is noted that the text at Paragraph 10.104 (subject to MM204) seeks for it to be delivered at the location safeguarded for its provision within the Southwater Neighbourhood Plan (2021) Policy SNP3.

1.34 However, the submitted OPA proposes the Secondary School at an alternative location, a short distance to the north-west of the area safeguarded. There are material place-making benefits of the now proposed Secondary School location; including in relation to the development's integration with Southwater, to enhance the character of the Site and reduce heritage impacts[2].

1.35 The area safeguarded for the Secondary School under Policy SNP3 was identified in a materially different planning context, which did not take account of the wider proposed allocation (Policy HA3) which has merited an alternative location.

[2] The Inspector is referred to Section 8 of the DAS, specifically pages 124 and 132.

1.36 In moving the Secondary School further north-west, greater permeability is provided via a new access to Worthing Road at the centre of the masterplan. This allows for the primary transport route for the development to sit within the northern half of the site, rather than running through its entire length and joining at Cedar Drive.

1.37 Pre-application engagement with the Council identified this significant benefit, which allows the southern part of the development to be served via secondary and tertiary routes, retaining a more rural village character and benefitting the heritage setting of Great House Farmhouse (Grade II* listed).

1.38 The OPA continues to provide an edge-of-settlement location for a secondary school (in the context of the greater quantum of development allocated), as presented via the area safeguarded in the Neighbourhood Plan.

1.39 WSCC Education has confirmed that either location (i.e., the land safeguarded via the Neighbourhood Plan, or the land identified via the OPA) is acceptable and take a neutral position on the matter.

1.40 To be effective and justified in detail, **MM204 must therefore be amended** to state:

> *'It is recognised that Southwater Parish Council ~~have~~ has already identified a location for a secondary school in its Neighbourhood Plan. This site was identified by the Parish Council as it has a central location which meets the needs of existing and future residents. ~~The Council has therefore retained the location of this site within the masterplan and expects that any new school is delivered on this site.~~ The location of the Secondary School will be justified through the development management process. In addition, given the existing demand for a school, it is expected that the school will be delivered early in the plan period'.*

(iii) Impacts and mitigation:

- landscape and the countryside
- wildlife and biodiversity
- heritage assets
- climate change mitigation, drainage, flood risk, and utilities

1.41 The OPA is supported by appropriate technical assessments, including an Environmental Statement, and Landscape and Visual Impact Assessment, Ecological Assessment, Built Heritage Assessment, Energy and Sustainability Assessment, Flood Risk and Drainage Assessment, and Utilities Statement.

1.42 Berkeley has undertaken extensive pre-application and application engagement with HDC via Planning Performance Agreement, which has resulted in a well-designed proposal capable of effectively mitigating potential adverse impacts and maximising the developments' benefits.

1.43 There are **no outstanding objections** from statutory consultees in relation to the above topics, thus evidencing the soundness of the allocation for the development identified.

(iv) Delivery:

- masterplanning

1.44 Berkeley has undertaken a comprehensive pre-application engagement exercise with local stakeholders to inform the masterplan for the proposals. The approach to the masterplan is designed to respond positively both to the requirements of the draft Local Plan and to the feedback on an earlier outline planning application which was withdrawn.

1.45 Following submission of the OPA in February 2026, additional amendments have been made during determination to further enhance the landscape and heritage-led approach. The approach is detailed in the Design and Assessment Statement at **Appendix 2** (Sections 5 to 8).

- commencement and build out rates

1.46 Berkeley commented in relation to expected commencement and build-out rates in its Matter 2 Hearing Statement. The trajectory for the Land Northwest of Southwater anticipated approval of the OPA in Quarter 3 of (October – December) 2026, which remains appropriate.

1.47 The Council's Housing Trajectory reflects information provided by Berkeley in January 2026. The information is provided at Appendix 1 to Berkeley's Matter 2 Hearing Statement.

1.48 In addition to the 1,000 proposed Use Class C3 dwellings, the proposed 80 Use Class C2 specialist extra care / care home accommodation units are proposed to be delivered in Phase 2 as identified on the Illustrative Masterplan and Indicative Phasing Plan submitted with the OPA. The Indicative Phasing Plan is provided at **Appendix 4**.

1.49 The Council's housing delivery assumptions in respect of the site are therefore *sound*.

- funding and phasing of infrastructure and mitigation measures

1.50 Funding and phasing of infrastructure and mitigation measures is subject to ongoing discussions between Berkeley, the Council, and relevant stakeholders in the context of the submitted OPA.

1.51 In its response to the Main Modifications Consultation, Berkeley raised concerns with respect to changes that had been made to the Council's Infrastructure Delivery Plan ('IDP') (2026), which indicated 'S106' (i.e., developer contributions) being the sole source of funding for the various education infrastructure projects the site is capable of enabling, rather than a wider combination of funding sources as previously identified.

1.52 The changes to the IDP should be reversed, recognising that funding for this infrastructure will arrive from a range of sources beyond just developer contributions via s106 legal agreements (including Community Infrastructure Levy funding).

1.53 Whilst Berkeley does not agree with all the assumptions used in the Local Plan Viability Update, overall Berkeley supports its conclusions of that Policy HA3 the Land North West of Southwater is deliverable.

1.54 Both Berkeley and the Council remain committed to the development of the Site and discussions remain ongoing with respect to the details of infrastructure funding. These matters are not considered prohibitive to the adoption of the Local Plan, subject to the points in this submission.

- potential delivery impediments

1.55 Berkeley is not aware of any potential delivery impediments beyond those conventionally associated with bringing forward larger-scale development sites.

Word count: 3,000.

2. Appendices:

Appendix 1 – Illustrative Masterplan

Appendix 2 – Design and Access Statement

Appendix 3 – Retail Impact Assessment

Appendix 4 – Indicative Phasing Plan



GENERAL NOTES

The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the Architect before proceeding with the works. Where an item is covered by drawings to different scales the larger scale drawing is to be worked to.

This drawing is provided for illustrative purposes only in support of the outline planning application. The layout and spatial arrangements are indicative only and the drawing should not be relied upon for detailed measurement, setting out, construction or technical design purposes.

CDM REGULATIONS 2015. All current drawings and specifications for theproject must be read in conjunction with the Designer's Hazard and Environment Assessment Record.

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Key

Proposed application boundary

REV	Date	NOTES	INT
H	14.05.2026	Issued for Information	BF

STATUS: Planning

PROJECT TITLE: Land North West of Southwater

DRAWING TITLE: Illustrative Masterplan (not for approval)

DRAWN BY	CHECKED	SCALE	
BF	SK	A2	
PROJECT	DRAWING NUMBER		REVISION
A019	0015		H

KPK Studios Limited, London

LAND NORTH WEST OF SOUTHWATER, HORSHAM

DESIGN AND ACCESS STATEMENT

REV A _ MAY 2026

APPLICANT TEAM

Site Address
Southwater, Horsham RH13, England
Land North West of Southwater

KPK Studios Job Reference / Document Number
A019 North West Southwater / A019_DOC01
A019 North West Southwater / A019_DOC01_REV A

Issuing Date / Office
February 2026 / London
May 2026 / London

Client (Applicant)
Berkeley Strategic Land Ltd

Planning Consultant
Nexus Planning

Masterplanning, Architecture
KPK Studios

Landscape
Fabrik

Transport, Environmental, Flooding, Drainage and Engineering, Minerals, Noise & Air Quality
WSP

Communications Experts
Cratus Group

Ecology
HDA

Arboricultural
Ruskins

Heritage and Archaeology
RPS Group

Energy and Sustainability
Hodkinson

Ground Conditions
GESL

Utilities
Premier Energy



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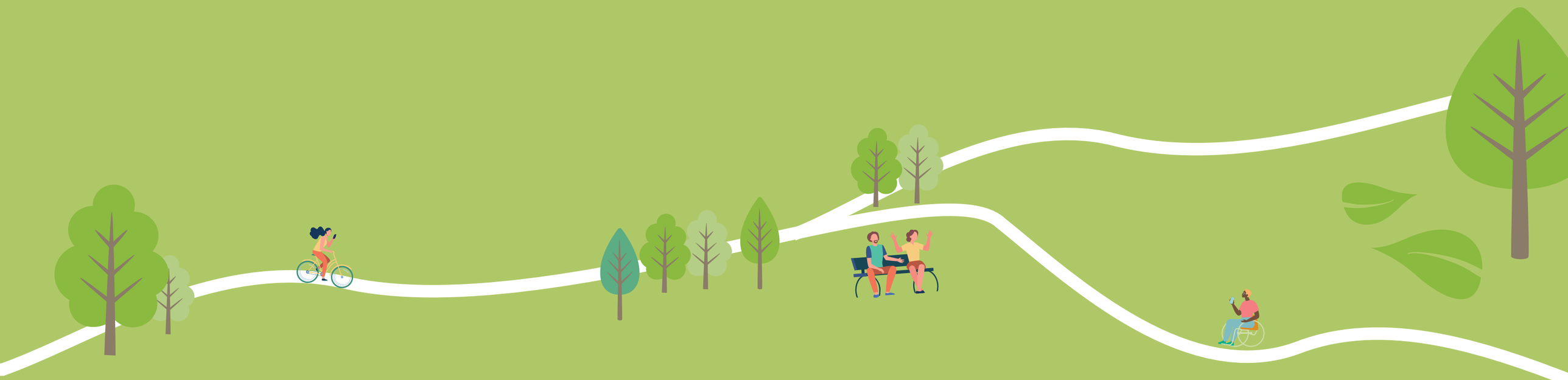
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1. INTRODUCTION

This section introduces the Site and the proposed development, explains the purpose and structure of the Design and Access Statement and how it should be used, and summarises the planning application details and the consultant team supporting the submission.



The Masterplan at a Glance

A landscape-led neighbourhood shaped by Southwater's rural character and heritage. Designed to connect people to nature, and create a lasting place for generations.



The Masterplan at a Glance

Landscape Led

A connected green network linking existing woodlands and habitats, enhancing biodiversity and ecological resilience

1,000
new homes (C3), & later-living homes (C2)

with a mix of affordable rent, shared ownership and market homes

4 HECTARES OF EMPLOYMENT LAND
providing opportunities and supporting local jobs



New play & sport facilities for all ages

A variety of inclusive play spaces and sport pitches





A 5km trail network for everyday walking, running and cycling



Enhancing Nature & Ecology

A biodiversity-led landscape where habitats, water and green corridors guide design

A new secondary school, primary school and nursery



New Neighbourhood Centre

providing new shops and community facilities that complement Lintot Square



Approx. 59 hectares
of retained and enhanced green open space





Heritage-led placemaking

protect and enhance the setting of Great House Farmhouse, with the historic barns sensitively redeveloped to provide flexible community uses

INTRODUCTION

The Purpose and Structure of the Document

The Purpose of the Document

This Design and Access Statement forms part of the planning submission and explains the design-led, landscape-informed approach that underpins the proposed development.

It sets out how a robust baseline understanding of the site's context, constraints and opportunities has shaped the emerging masterplan, and summarises the key principles guiding layout, scale, access, landscape strategy, character and built form.

The document also demonstrates how the proposals have been developed in accordance with relevant national and local planning policy and established urban design best practice, and how they have been refined through community engagement and ongoing dialogue with key stakeholders.

Finally, it provides a clear overview of the development's structure and place-making intent, establishing a coherent framework to guide future detailed design stages and the preparation of reserved matters.

Structure of the Document

The Design and Access Statement is structured as follows:



Section 1: Introduction
An overview of the Site, the proposed development and the outline planning application.



Section 2: Baseline Analysis
An urban design appraisal of the site's regional, local, and immediate context, including physical, environmental, landscape, heritage, and other key characteristics.



Section 3: Design Considerations
An overview of the key design considerations, including principal constraints and challenges.



Section 4: Public Engagement
A summary of community consultation and stakeholder engagement, setting out key feedback and how it has informed the masterplan's evolution.



Section 5: The Vision
The overarching vision for the development, including masterplan objectives, design principles, and the evolution of the proposals.



Section 6: Outline Parameters
An explanation of the outline parameter plans and the illustrative masterplan.



Section 7: Landscape and Open Space
An overview of the landscape-led approach, the green infrastructure network, and public open space provision that underpins the overall framework.



Section 8: Character and Built Form
Design aspirations for scale, massing, materiality, and character to guide future phases of development.



Section 9: Sustainability
Sets out how sustainability is integral to the masterplan, guiding a landscape-led approach that supports low-carbon living, biodiversity enhancement and long-term environmental resilience.



Section 10: Secure by Design
Explains how Secure by Design principles shape layout, movement and public spaces to create safe, legible and well-overlooked neighbourhoods for everyday use.



Section 11: Conclusion
This chapter concludes the Design and Access Statement, confirming how a landscape-led approach has shaped the overall masterplan.

INTRODUCTION

Planning Application Summary

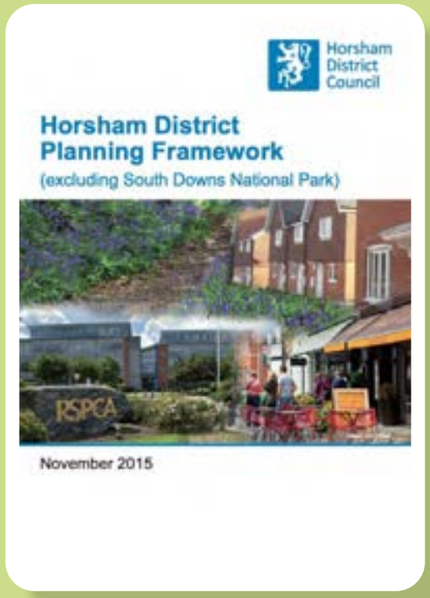
Statement

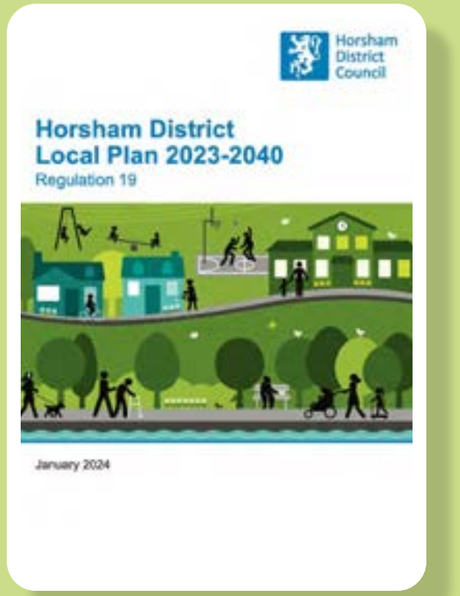
This Design and Access Statement has been prepared to accompany the outline planning application submitted by Berkeley Strategic Land Ltd ("Berkeley") for the proposed development at Land North-West of Southwater, Horsham ("the Site"). The application seeks to deliver a landscape-led, sustainable community that is well integrated with its surroundings and closely connected to existing settlements, services and the natural environment.

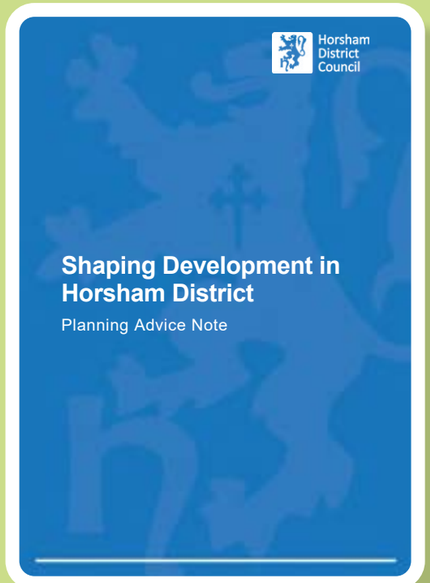
The Statement should be read alongside the full suite of technical and supporting documents submitted with the application, which together provide a comprehensive assessment of the proposals and their planning context.

Description of development

Outline planning application, with all matters reserved (except for primary access to the highway), for a phased development comprising: the demolition of existing buildings and the construction of residential dwellings (including affordable housing) (Use Classes C2 and C3); a mixed-use neighbourhood centre (Use Classes E and F); education facilities (Use Class F1(a)); business and employment floorspace (Use Classes B2, B8 and E(g)); redevelopment of existing agricultural buildings including construction of a building for community use (Use Classes E and F2); improvements to public rights of way; sports pitches; gypsy and traveller pitches/ plots; public open space; landscaping; and associated infrastructure ("the Proposed Development").









Key local Policy

INTRODUCTION

The Site

The Application Boundary Area

The application site lies to the north-west of Southwater village in West Sussex, situated between the existing settlement edge and wider countryside, immediately south of the A24. Worthing Road and Two Mile Ash Road form the primary north to south routes along the eastern and western boundaries respectively, providing strong connections between Southwater, Horsham and the surrounding area. Connections to areas south of the site are provided via Bonfire Hill, Church Lane and Chessall Avenue, while the Downs Link bridleway runs along the southern edge, forming an important landscape and recreational corridor.

The accompanying plan shows the application boundary (red line), which comprises the principal main site together with an additional land parcel adjacent to Christ's Hospital railway station. The parcel areas are:

- A Main site (red line): 115.36 ha
- B Railway parcel (red line): 1.34 ha

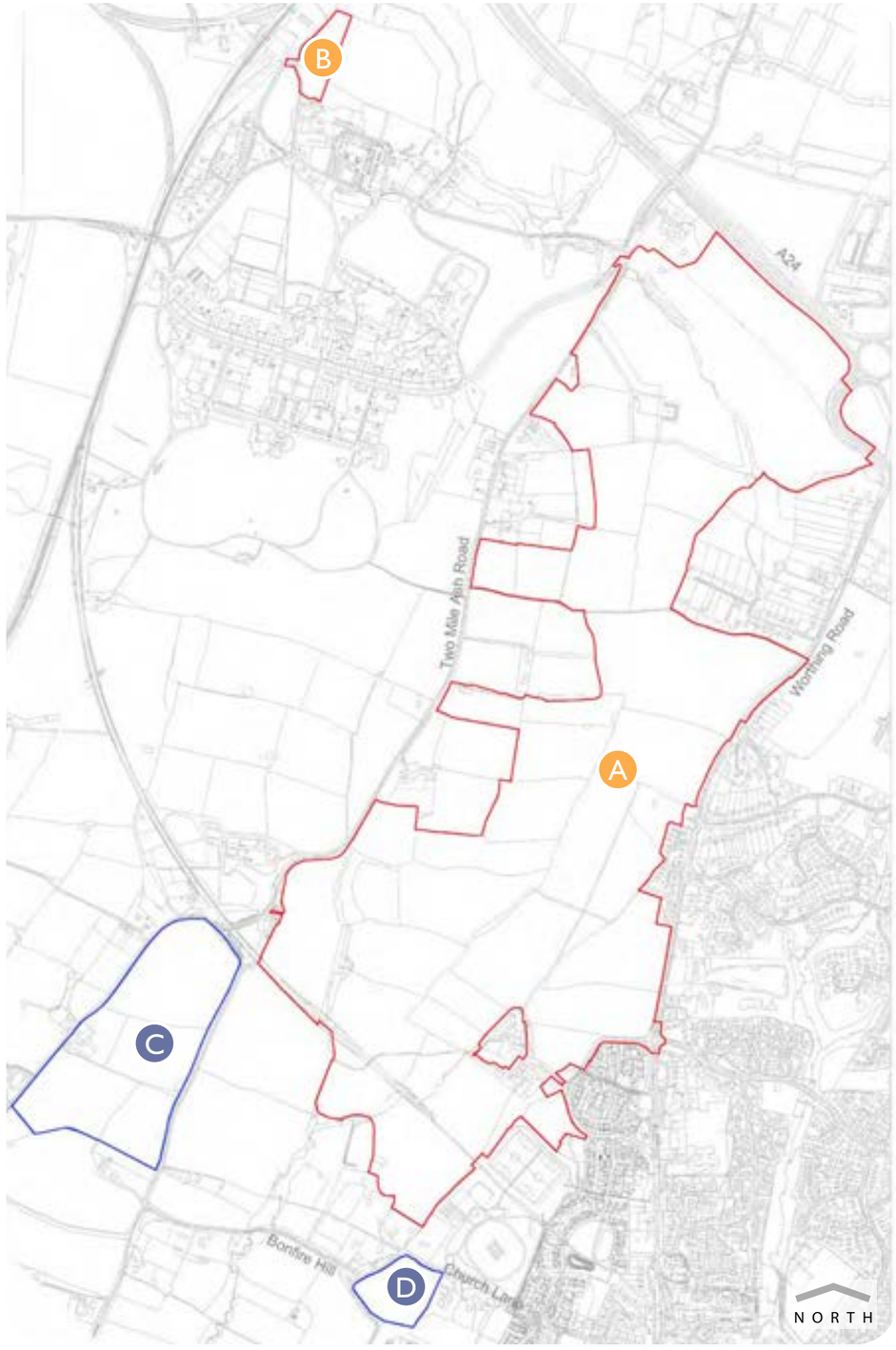
Total Area: 116.7 hectares

In addition, two more parcels are identified with a blue line for potential off-site measures if required.

- C Parcel: 14.08 ha
- D Parcel: 1.97 ha

Key

- Application boundary
- Other land





This partial view of the site shows Courtland Wood, Great House Farmhouse and ancillary farm buildings, recently built Broadacres, existing settlements to the east within Southwater and in the distance, Horsham.



This partial view of the site looks towards the west with Courtland Wood and Two Mile Ash Gill to the top left, Downs Link, Two Mile Ash Road and the listed asset of Bodimans..



This view shows the existing dairy farm in the foreground with the access from Two Mile Ash road, located to the right of the photograph. Smith's Copse (left) and Courtland Wood (right) are shown in the background.

The Site

The site comprises a patchwork of arable and pasture fields contained by hedgerows, mature tree lines and intermittent woodland belts. The gently varied topography creates a sequence of broader, longer views across open fields, punctuated by more enclosed pockets where vegetation and woodland structure become more dominant.

A defining feature is the established woodland framework, including three areas of Ancient Woodland: Courtland Wood, Two Mile Ash Gill and Smith's Copse (the latter also identified as a local wildlife site). These areas, alongside mature boundary vegetation, hedgerows and associated habitat corridors, represent key environmental assets and sensitivities that shape the site's landscape character and the scope for change.

The site also contains a clear network of movement corridors, with public rights of way across the central and southern parts of the land, including the Downs Link. Together, these routes provide established recreational connections and a basis for enhancing permeability, wayfinding and access through an integrated green infrastructure approach.

Heritage interest is anchored by Great House Farmhouse, a Grade II* listed building with a long recorded history. Its presence, and the setting created by the surrounding farmland and vegetation structure, contributes to local distinctiveness and forms an important consideration within the site's baseline character.



Key

— Illustrative site boundary

This aerial view illustrates the site in its wider context, looking northwards. It highlights Courtland Wood to the west, the recently completed Broadacres development and existing residential areas of Southwater to the east, with the town of Horsham visible beyond in the distance.



2. BASELINE ANALYSIS

This section sets out the evidence base that underpins the masterplan, establishing a clear understanding of Southwater and the Site before design decisions are fixed. This place-led approach reflects national and local guidance, which emphasises that good design should be informed by context, local character and landscape setting.

Using mapping, photography and focused analysis, it summarises the key layers shaping the Site, including movement and access, landscape character, ecology, heritage and archaeology, and the surrounding urban fabric, drawing out the opportunities and constraints that guide the proposals.



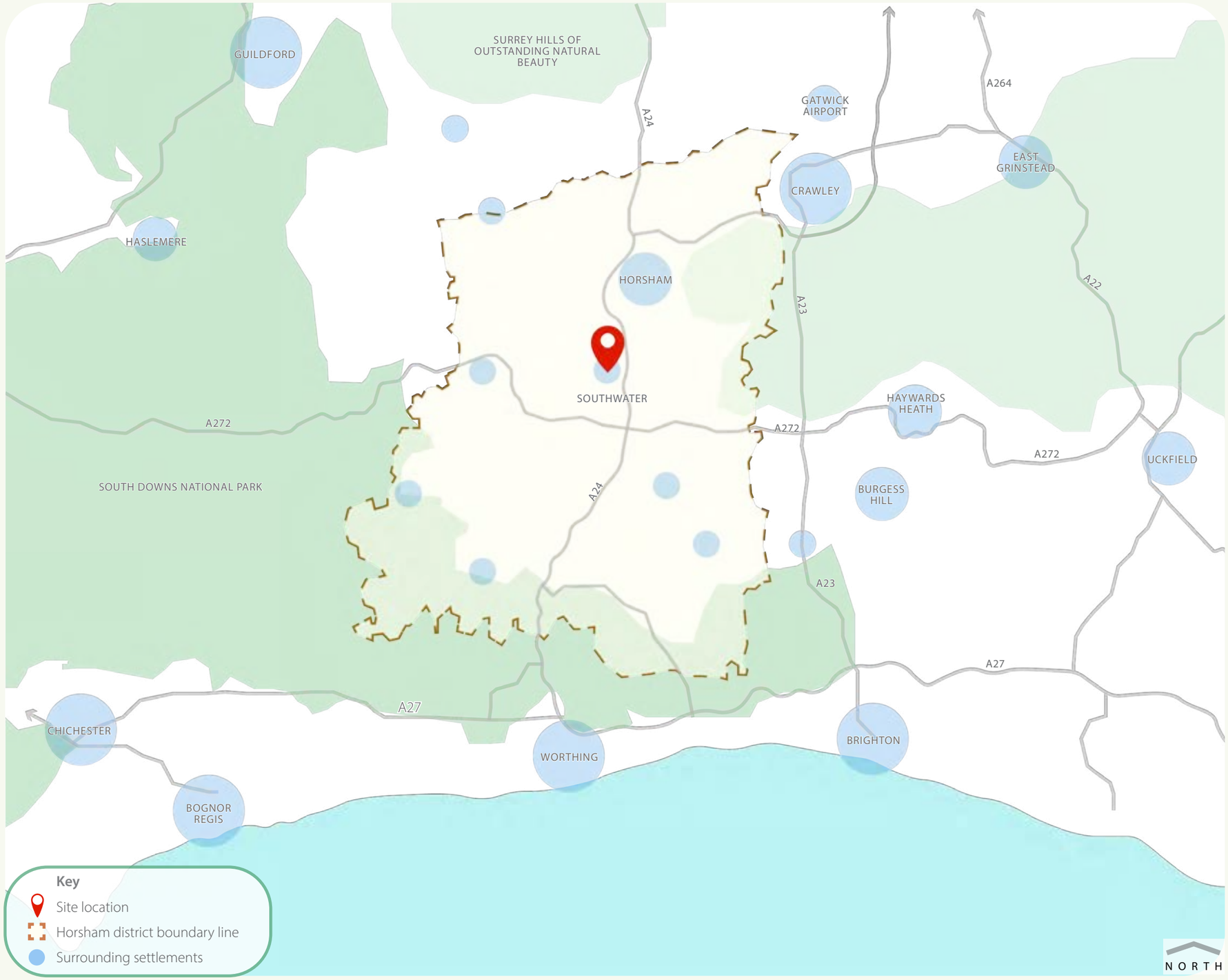
BASELINE ANALYSIS

National Context

The Site is located in Southwater, within Horsham District, West Sussex. Horsham District has a population of approximately 146,800, with Southwater itself home to around 10,000 residents. The settlement falls under the administrative boundaries of Horsham District Council (HDC) and West Sussex County Council (WSCC).

Southwater benefits from strong transport connections:

- **The A24 provides a key north-south corridor:** linking southwards to Worthing and northwards to central London, with further connections into the wider national road network.
- **Rail access is available via Christ's Hospital and Horsham stations:** offering direct services to London Victoria in 51 minutes.
- **Gatwick Airport,** one of the UK's major international gateways, is located approximately 25 minutes by car, providing access to global destinations.



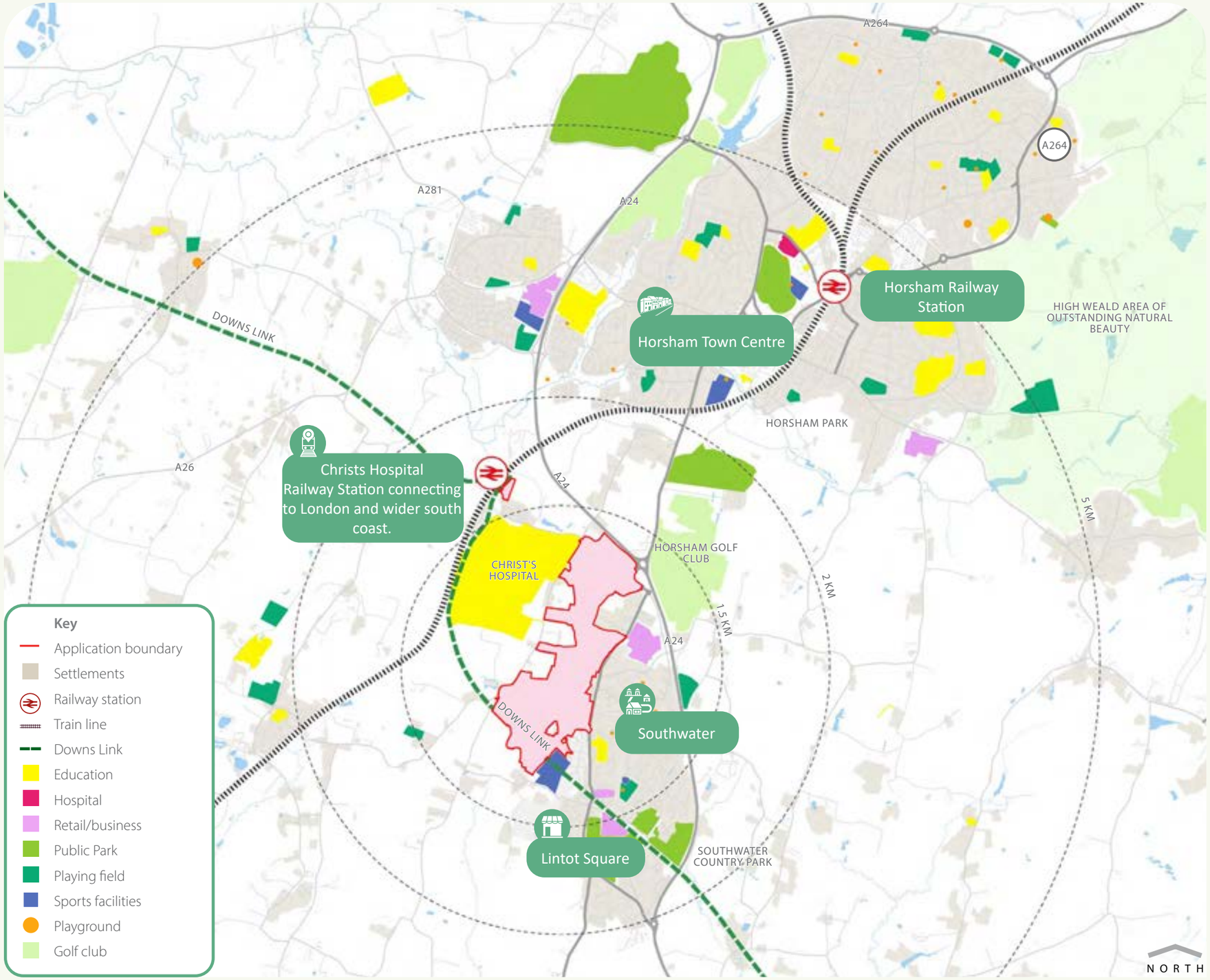
BASELINE ANALYSIS

Local Context

The site, shown on the plan opposite, is located to the west of Worthing Road in Southwater. It lies immediately north of the Berkeley 'Broadacres' development, adjacent to but outside the defined settlement boundary of Southwater.

The site benefits from proximity to:

- **Christ's Hospital railway station**, offering northbound services to London and southbound connections to Bognor Regis and wider south coast.
- **The A24**, forms the site's northern edge, providing direct strategic road access.
- **Worthing Road** runs along the eastern boundary, linking the site to Horsham.
- **The Downs Link** long-distance trail also crosses the southern part of the site, providing a nationally recognised walking and cycling route between Surrey and Sussex.
- Convenient access to local amenities, including **Lintot Square and Southwater Country Park**.



Site Context



The application site area extends to approximately 116.7 hectares and comprises a main parcel with one smaller parcel area to the north-west. The north-west parcel lies east of Christ's Hospital Station with access from Station Road.

Southwater village lies to the east and south-east, with its local centre focused around Lintot Square, which contains shops, cafés and local services. Nearby, Berkeley's Broadacres development is under construction, delivering 540 new homes and a retirement living scheme. Open countryside defines the setting to the west and south-west.

The A24 borders the site to the north, with Two Mile Ash Road along the west and Worthing Road to the east. Christ's Hospital Station is a 15–20 minute walk, while Horsham town centre and station can be reached in approximately 40 minutes on foot or 24 minutes by bus, providing direct links to London, Gatwick and Brighton.

The land is largely arable and pasture, interspersed with hedgerows and areas of ancient woodland, including Courtland Wood, Two Mile Ash Gill and Smith's Copse. Woodland to the north forms a buffer to the A24. Along the southern boundary, the Downs Link – a 59 km multi-use trail – crosses the site east to west.

A



Courtland Wood (centre) with Two Mile Ash Gill (left), both ancient woodlands

B



Mature trees and hedgerows within the site

Site Context

C



Great House Farmhouse, visible from Chessall Avenue

D



Aerial view showing Broadacres and part of the site to the south

E



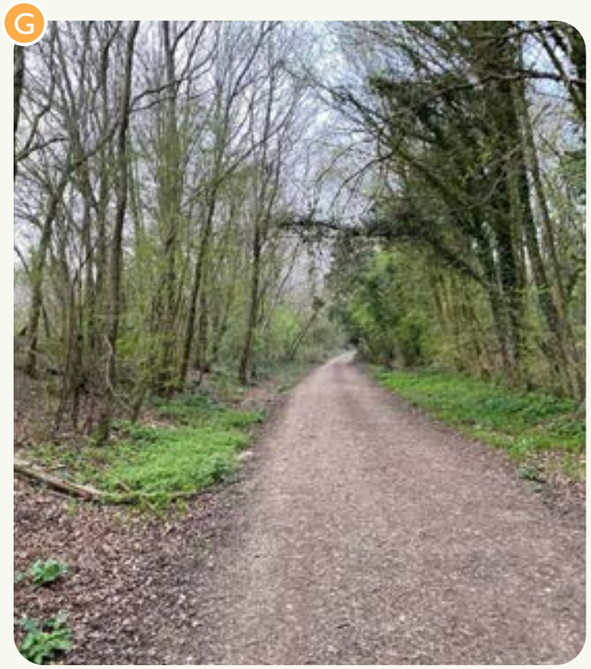
View from the centre of the site, looking west

F



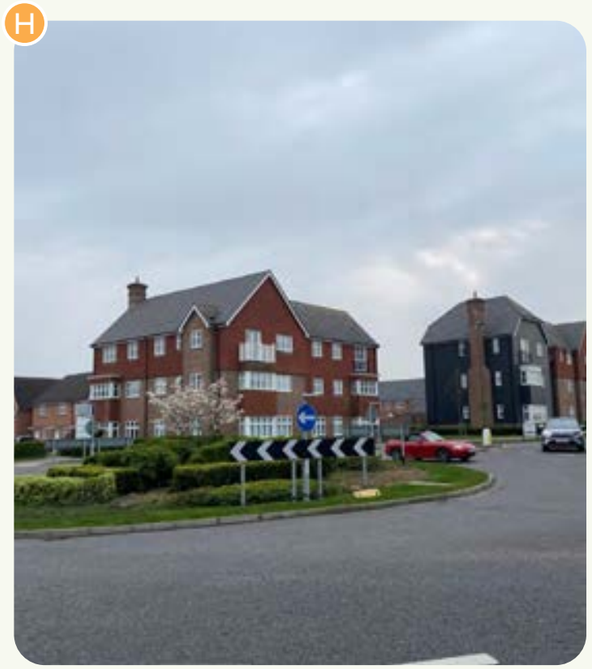
Aerial view of Hop Oast roundabout

G



View along the Downs Link

H



View of Broadacres roundabout, Worthing Road and Chessall Avenue

I



Aerial view of Southwater village, with the site in the background.

BASELINE ANALYSIS

Strategic Planning Context

At the national level, Government policy seeks delivery of around 1.5 million homes by the end of the current parliament to address population growth and affordability pressures, particularly acute in the South East. Within Horsham, affordability has worsened, with median house prices almost 14 times workplace-based earnings.

The Horsham District Planning Framework (2015) and the Southwater Neighbourhood Plan (2021) together form the statutory development plan.

Pre-App Meeting with HDC (21/08/25)- HDC emphasised that members place strong importance on compliance with Draft Policy 40 (Improving Housing Standards), particularly in delivering 100% M4(2) accessible homes and 5% M4(3) wheelchair user dwellings. It was highlighted that this should be framed and presented as a clear benefit of the scheme.

Shaping Development in Horsham District Planning Advice Note (2025) provides up-to-date, non-statutory guidance on the Council's expectations for development quality, placemaking and landscape-led design, supporting proposals that align with the emerging Local Plan direction.

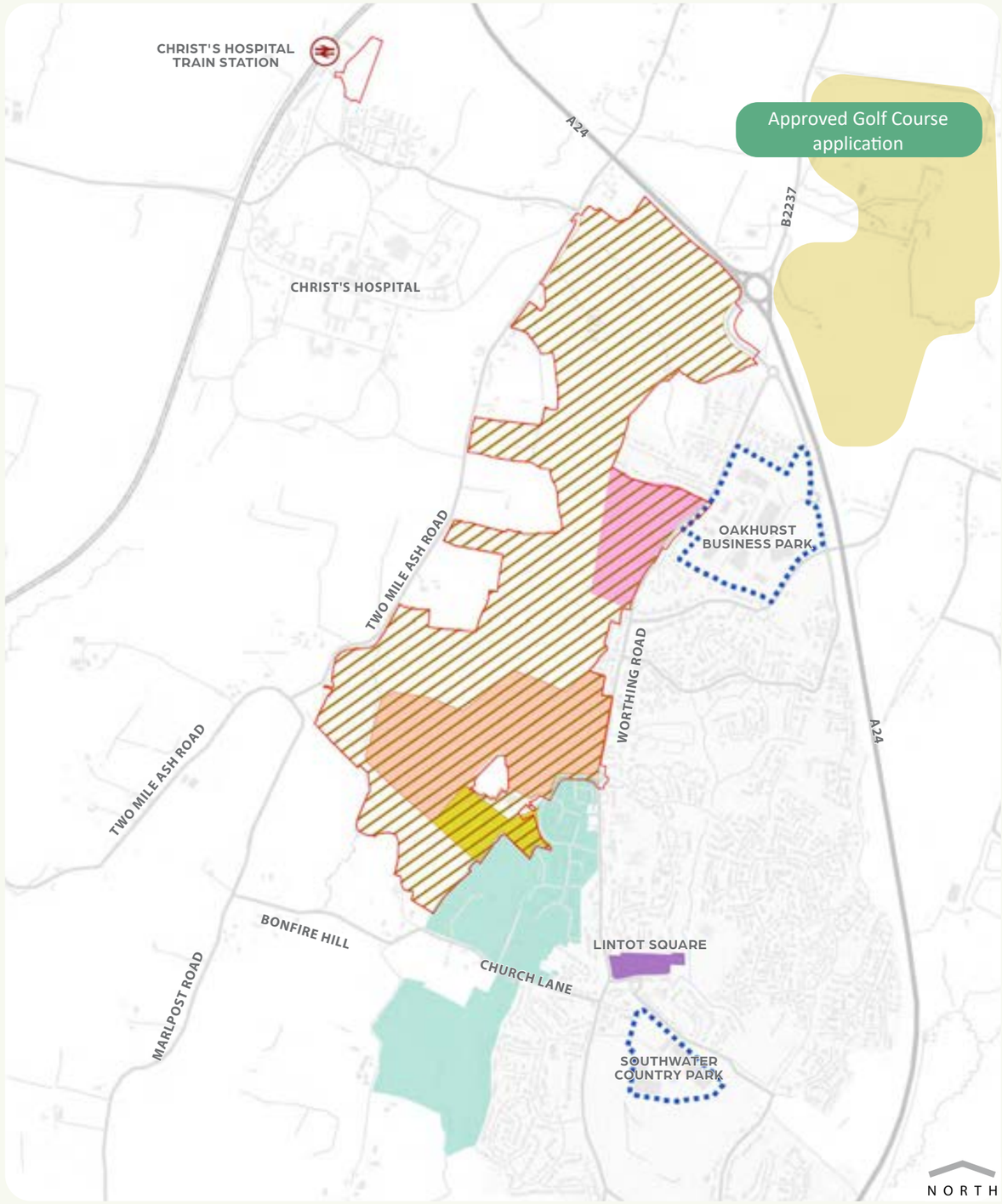
Policy HA3 of the draft Horsham Local Plan includes an allocation for the Land North West of Southwater. The plan proposes to allocate land for up to 1,000 homes (including 450 identified under Policy SNP2 of the Southwater Neighbourhood Plan).

The policy requires the site provide approximately 4 hectares of employment land, a new secondary school and a new neighbourhood centre. Development must deliver supporting infrastructure, including transport improvements and flood mitigation.

A further consideration is the Horsham Golf Club appeal, which is located to the north of Southwater and is expected to provide 800 homes. This scheme was recently permitted at appeal, although subject to challenge.

Key

- Application boundary
- Draft Housing allocation area (Policy HA3 Horsham Local Plan Reg 19)
- Southwater neighbourhood plan housing allocation (Policy SNP2)
- Policy SD10 of the Horsham District Planning Framework (2015)
- Safeguarded land for potential Education (SNP3)
- Village centre
- Existing key employment area
- Residential development under construction



BASELINE ANALYSIS

Heritage and Archaeology

Within 500m of the Site are 22 listed buildings (including 1 Grade II* listed), alongside four parish heritage assets identified in the Southwater Neighbourhood Plan.

- **Great House Farmhouse:** a late medieval Grade II* listed farmhouse, lies within the wider site boundary and is a key heritage consideration, valued for its historic fabric, rural setting and the Site's longstanding agricultural history.

Nearby assets, including:

- **Bodimans (Grade II)** on Two Mile Ash Road, further contribute to local historic character.
- **Christ's Hospital School** (c. 1km north-west) includes Grade II* buildings and its clock tower is a notable landmark, with important views requiring protection.
- Archaeologically, the southern part of the Site falls within an **Archaeological Notification Area**, and a north–south embankment indicates potential sensitivity.

Below, we summarise some of the key elements arising from this baseline analysis.

Key views

Protect views to Great House Farmhouse, Christ's Hospital tower, listed buildings and green western edge.

Manorial boundary

Predominantly retained and celebrated within the masterplan as part of public realm and landscape.

Heritage Assets & Sensitive Sites

1. Great House Farmhouse
2. Christ's Hospital Tower
3. Archaeological Site
4. Area of particular built heritage sensitivity
5. Existing barns

Hedgerows & Woodlands

Celebrate the mature woodlands and network of hedgerows that define the historic fields across the site.

Downs Link

Promote safe connections and protect the character of the important walking and cycling route.



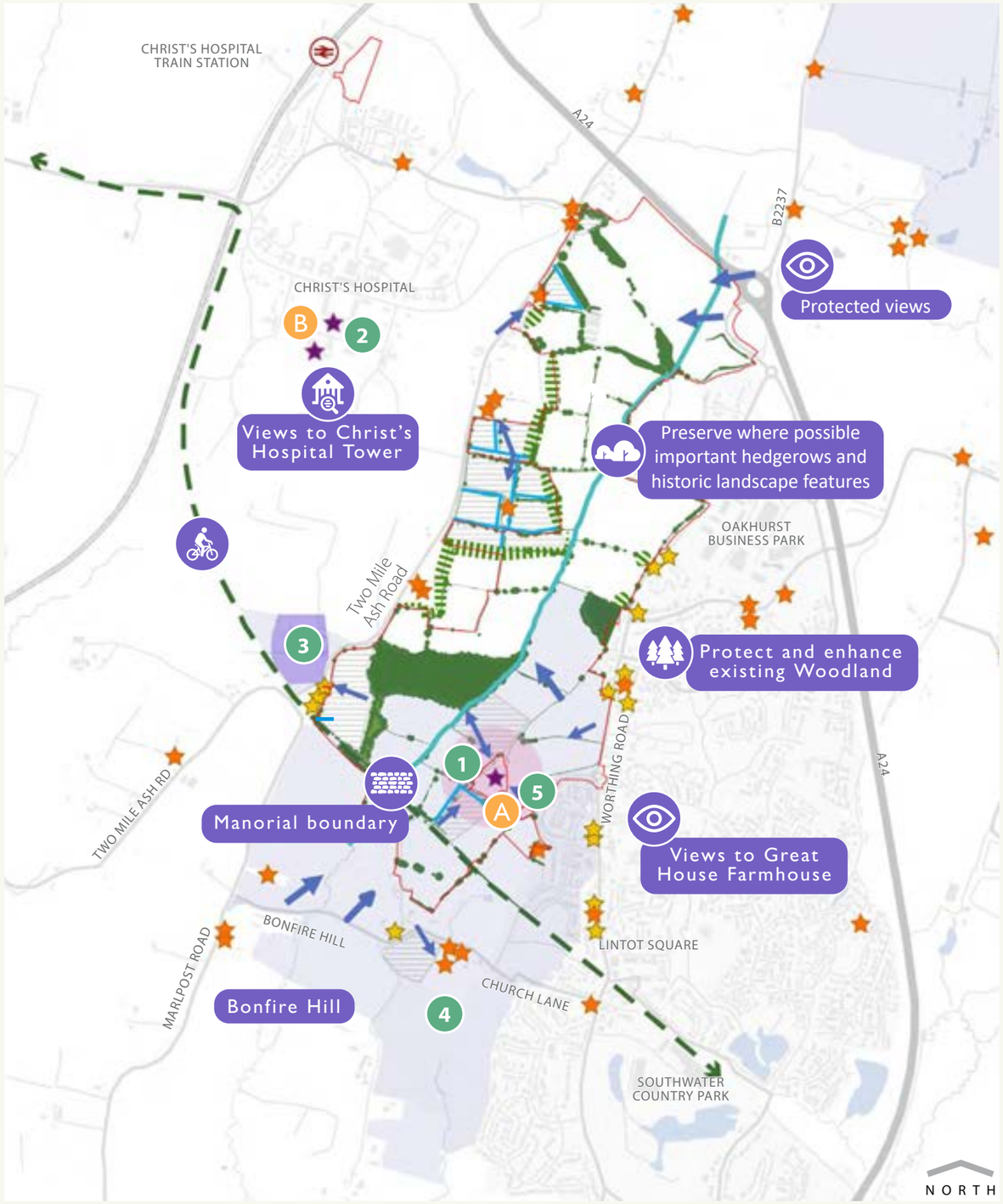
Great House Farmhouse



Christ's Hospital Tower

Key

- Application boundary
- Railway station
- Railway line
- Grade II* listed building
- Grade II listed building
- Non-designated heritage asset
- Archaeological site
- Suggested reinforced boundary for landscaping
- Archaeological embankment
- Heritage sensitive hedgerow
- Important heritage views
- Archaeological Notification Area
- Areas of particular built heritage sensitivity
- Area of sensitivity
- Downs Link

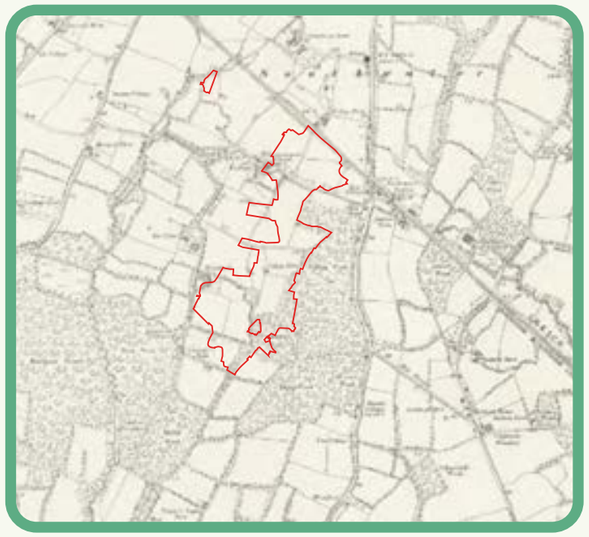


Historic Evolution

Historical maps and images illustrate how Southwater and the surrounding settlements have evolved in relation to the landscape, topography, and movement routes.

Alongside the built form and infrastructure, numerous landscape and archaeological features, including hedgerows and woodland remain integral to the site. These elements provide evidence of past land use and demonstrate how Southwater has grown over time.

1896



Southwater was largely rural, with scattered farms and small settlements set within extensive woodland such as Marlpost Wood.

1920



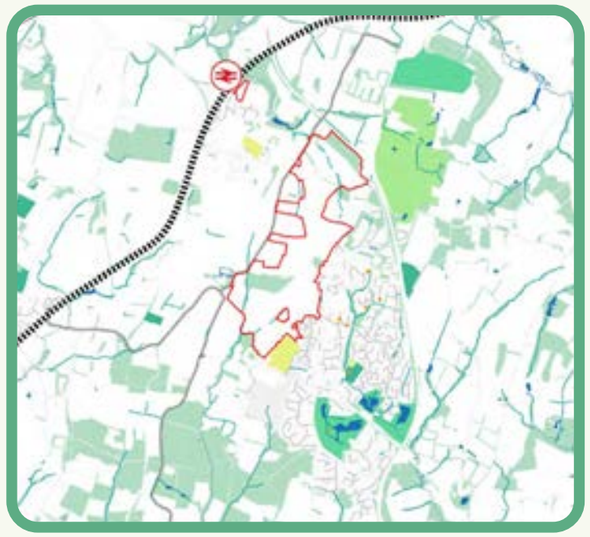
The arrival of the railway transformed connectivity, linking the area more closely with West Sussex. Woodland cover declined while the road network expanded.

1940



Limited change to Southwater's built form, though the Christ's Hospital grounds became more established.

TODAY



The village is concentrated southeast of the site and west of the A24, with recent housing growth mainly south of the Downs Link and some development north of the A24 near Horsham.



Aerial view of Christ's Hospital school (circa 1951)



Southwater near Bonfire Hill (circa 1960).



Historic photograph of Great House Farmhouse (circa 1969)



Southwater's historic railway station closed in 1973. The disused tracks now form the Downs Link.

BASELINE ANALYSIS

Movement Network

Wider Vehicular Network

Southwater benefits from strong road connections to nearby towns, including Horsham and Billingshurst.

The A24 serves as the main strategic route, linking the wider highway network via the A264, A272 and A27; providing connections to Horsham, Worthing and London

By car, the site is approximately:

- 10 minutes to Horsham via the B2237
- 20 minutes to Crawley
- 25 minutes to Gatwick Airport
- 40 minutes to Brighton

A

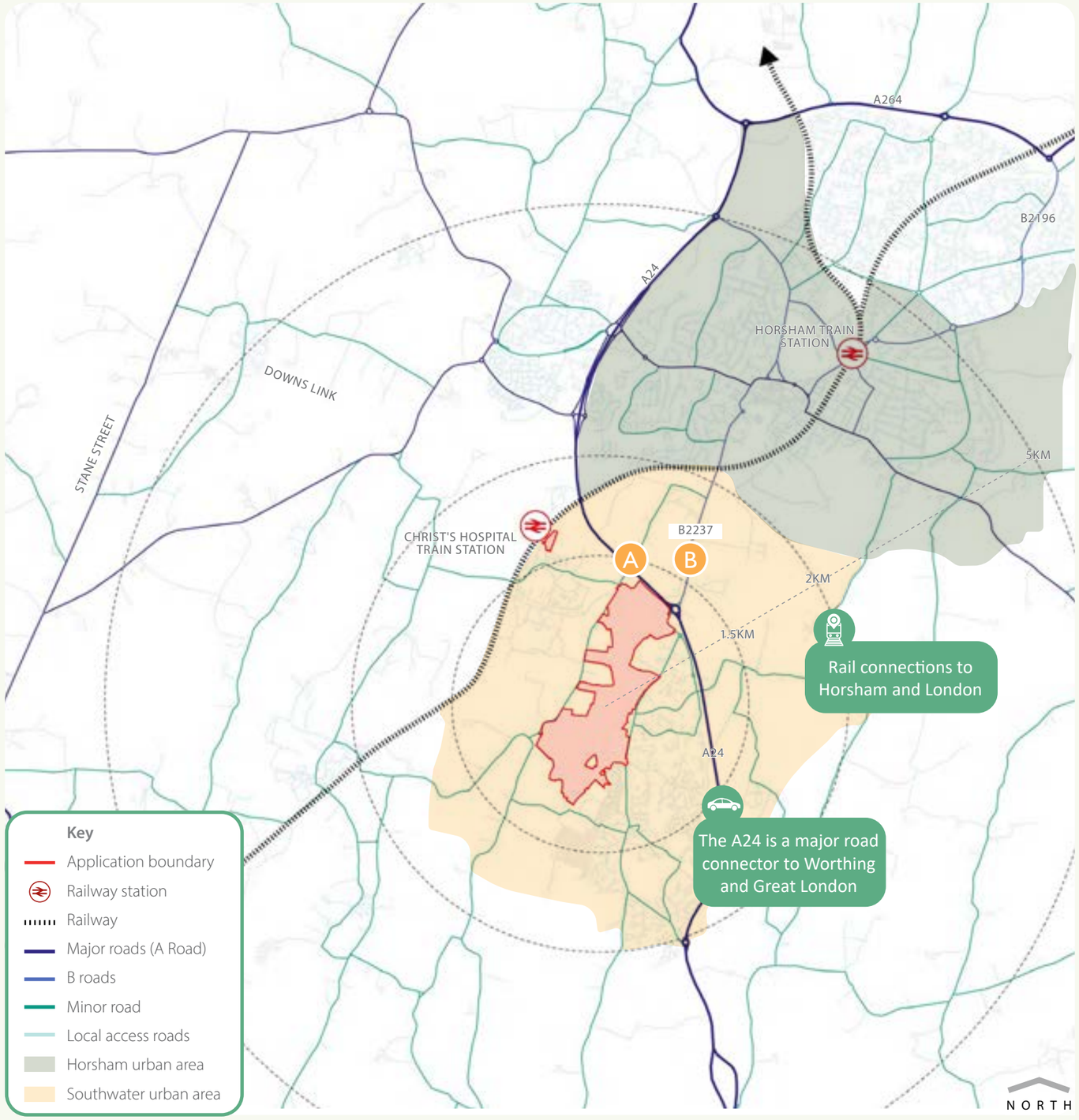


A24 Dorking Road

B



B2237 Worthing Road



Movement Network

Site Vehicular Network

Worthing Road (B2237): Forms the site's eastern boundary and acts as the main route through Southwater. South of the A24 (Hop Oast roundabout), it runs north–south to the Mill Straight/ Shipley Road junction, serving local roads such as Cedar Drive and Chessall Avenue. North of the A24, it continues as the B2237 towards Horsham town centre.

Church Lane: Located south of the site, this rural road links Southwater with Bonfire Hill and Marlpost Road.

Two Mile Ash Road: Runs along the western boundary in a rural north–south alignment between Barns Green and Tower Hill/Parthings Lane, connecting back to Worthing Road via a priority junction.

Christ's Hospital Road: Connects Two Mile Ash Road with Weston's Hill and provides access to Christ's Hospital School and Christ's Hospital Station (via Station Road).

A



View from Christ's Hospital Road, facing west towards Christ's Hospital station

B

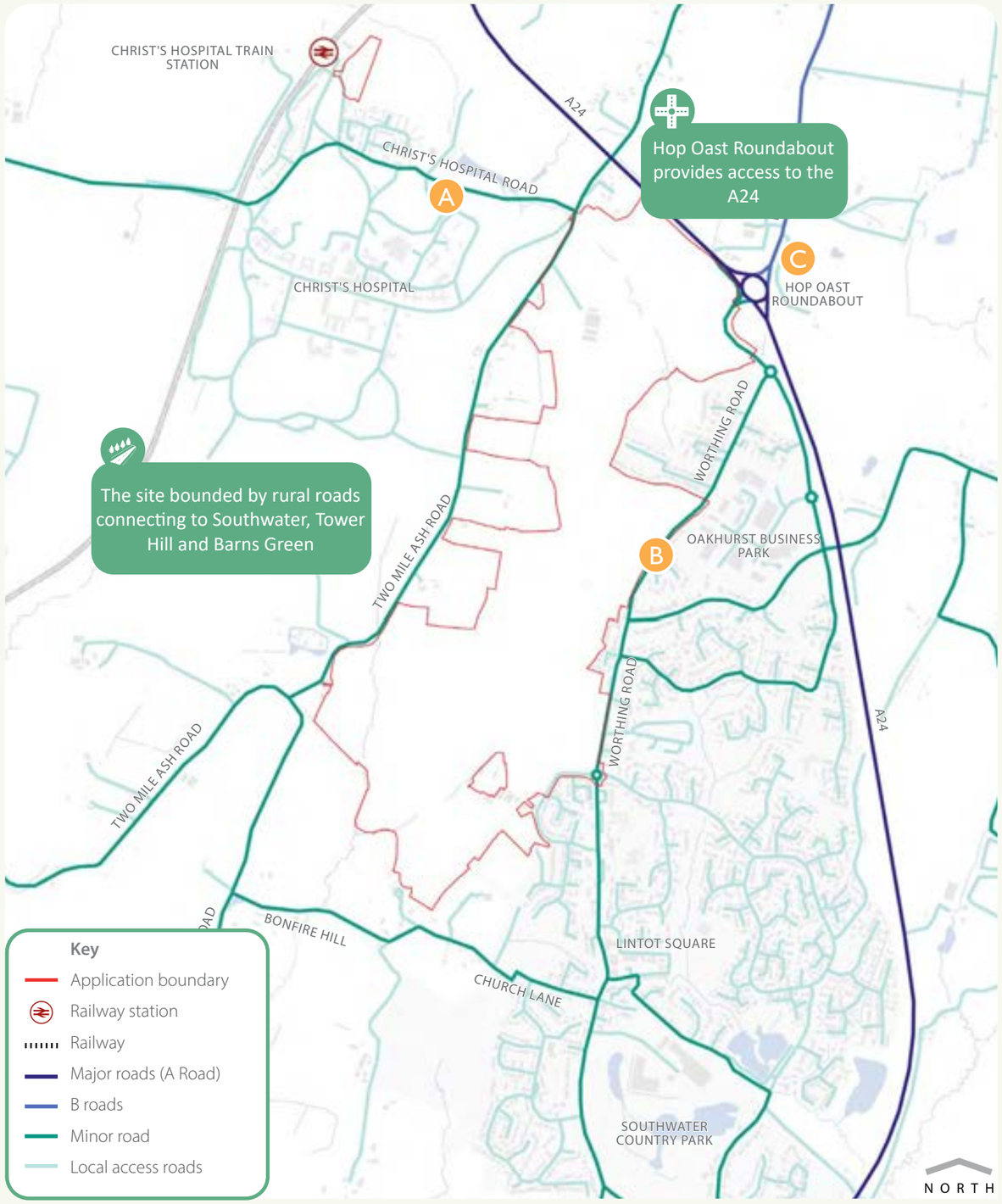


View from Worthing road (looking south), with the site located to the right

C



Hop Oast roundabout, located to the north of the site, providing access to the A24



BASELINE ANALYSIS

Movement Network

Sustainable Transport Network

The site benefits from access to rail, bus, walking, and cycling connections to Southwater, Horsham, and the wider region.

Rail: Christ's Hospital Station is located approximately 1.7 km west of the site, providing regular services into Horsham, Crawley, Gatwick Airport, and London.

Bus: Good-quality services operate through Southwater to the east, offering frequent connections to Horsham town centre and Horsham Station, a key hub for employment, services, and onward travel.

Walking and cycling:

- A network of local paths, bridleways, and Public Rights of Way (PRoWs) connect the site to surrounding areas.
- The Downs Link (National Cycle Route 223) runs south and west of the site, forming a largely traffic-free route between Guildford and Shoreham-by-Sea, popular with walkers, cyclists, and equestrians.
- Within and near the site, several PRoWs offer local links, though pedestrian provision along the A24 is limited. Continuous footways are only present immediately south of the Hop Oast roundabout, connecting to Worthing Road, but safe crossing points are limited.

Walking distances
(by foot from the centre of the site):

- 1.4 km to Lintot Square (village centre with shops and services)
- 0.9 km to Southwater Infant and Junior Academy
- 1.6 km to the village surgery

A



Christs Hospital Railway Station

B

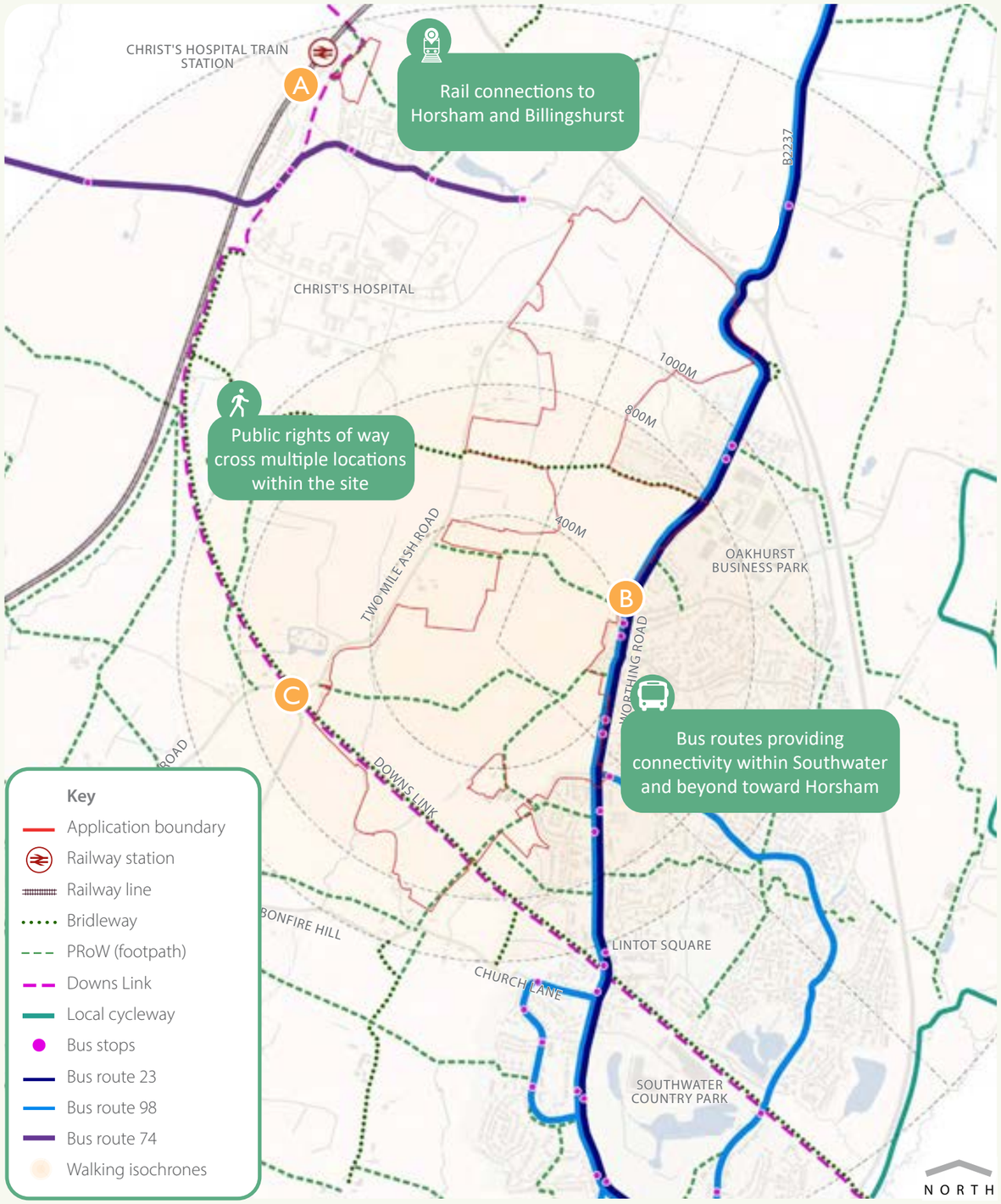


Bus stop on Worthing Road

C



Downs Link



Landscape and Public Realm

Strategic Context

Southwater is surrounded by a diverse network of green spaces and landscape features, ranging from large-scale parks to smaller local areas. These assets are well connected and include important ecological and recreational destinations, as well as water features.

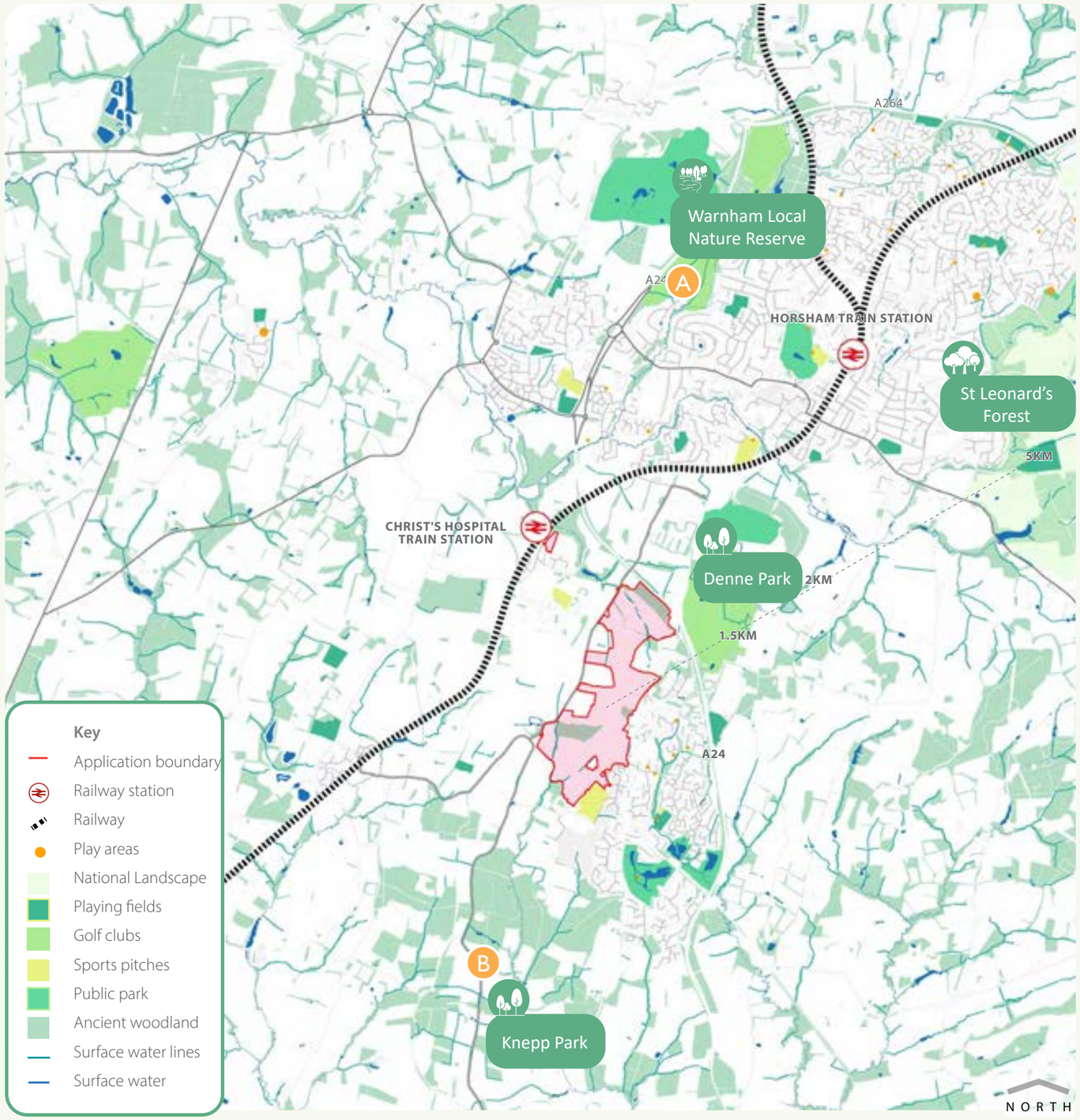
Key assets include Sites of Importance for Nature Conservation (SINCs), Local Wildlife Sites, areas of Ancient Woodland, river valleys, canals, Southwater Country Park, recreation grounds, and the Downs Link trail.



Warnham Local Nature Reserve



Knepp Park



Landscape and Public Realm

Local Context

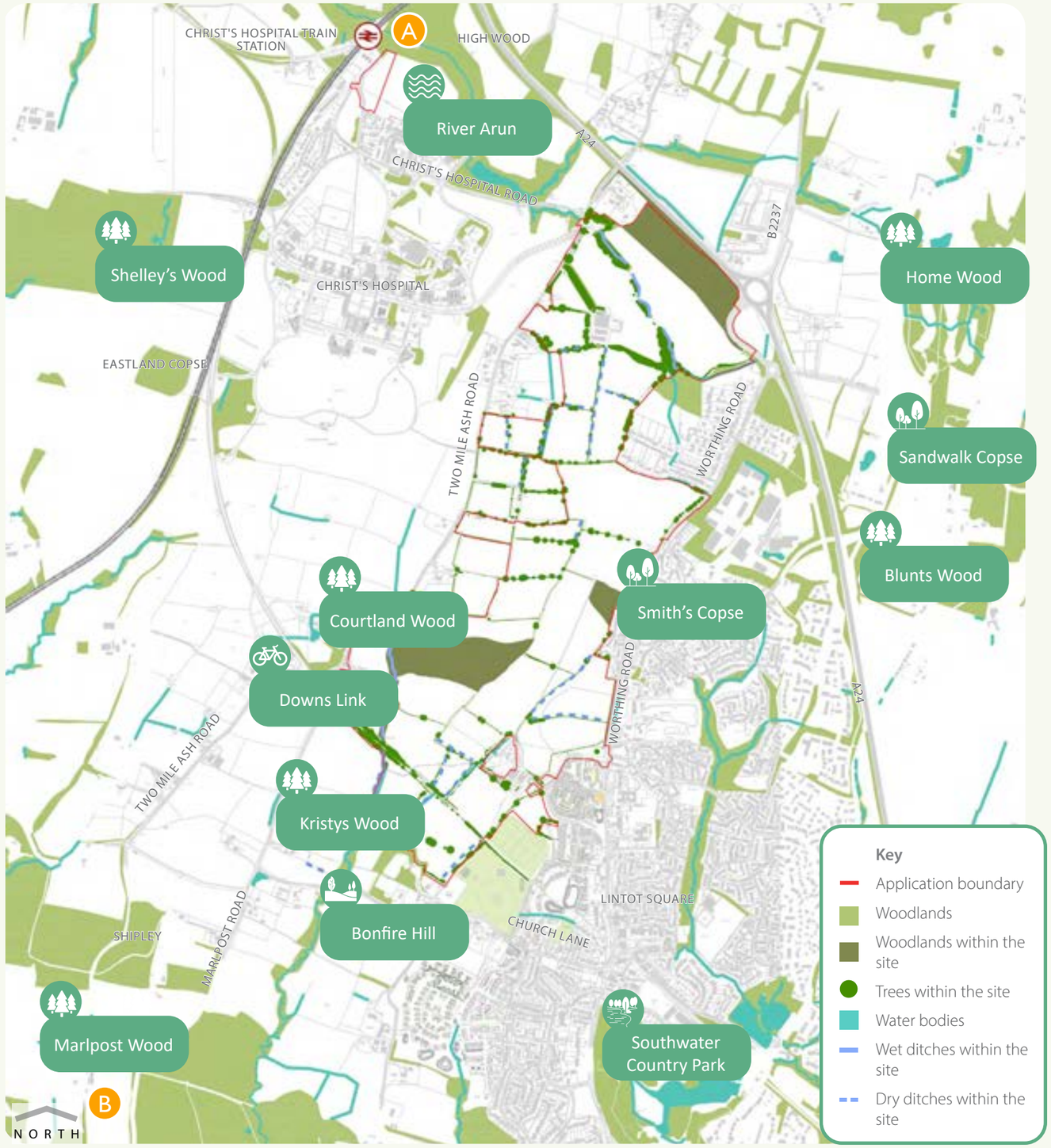
The site is located within a well-established network of woodlands, watercourses, public open spaces and recreational routes that define its landscape context. Key assets include Courtland Wood and Smith's Copse, the River Arun to the north, Southwater Country Park to the south-east, and the Downs Link National Cycle Route along the southern edge. A mosaic of ponds, wet and dry ditches and historic field boundaries further reflects the site's rural heritage and ecological value. Together, these features provide a strong green infrastructure framework that shapes movement, biodiversity and character, and underpins the site's landscape-led approach to development.



High Wood woodland



Walk in Marlpost Wood



Landscape and Public Realm

Site Context

The site is framed by a number of significant open spaces, including Horsham Golf Club to the north-east and Southwater Country Park to the south-east.

Within the site itself, three areas of ancient woodland provide strong ecological and landscape value. Courtland Wood, at the centre of the site, adjoins Two Mile Ash Gill to form an extensive woodland block. Smith's Copse lies along the eastern edge, close to the existing settlement of Southwater. The Downs Link, a long-distance walking, cycling, and riding route between Guildford and Shoreham-by-Sea, crosses the site's southern boundary.

To the north, tributaries of the River Arun pass through the site, alongside smaller water features such as Marlpost Gill and Pondfarm Gill. Numerous ponds, as well as wet and dry ditches, further enrich the site's blue and green infrastructure.

A



River Arun

B



Horsham Golf and Fitness Park

C



Sparrow Copse

D



Downs Link - car free national cycle route



Landscape and Public Realm

Existing Trees

The plan illustrates the classification of trees across the site, following BS 5837:2012 categories (A, B, C, and U). The majority fall within Category B.

Three areas of ancient woodland lie within the main site. Courtland Wood, the largest (5.8 ha), sits centrally and adjoins Two Mile Ash Gill. Smith's Copse is located around 200m to the north-east of Courtland Wood. Courtland Wood is both a Local Wildlife Site and a Site of Importance for Nature Conservation, containing mature Pedunculate Oak, Ash, Birch, and Willow, with an understorey of Hazel coppice, Holly, Lime, and Field Maple.

Along the northern boundary, young mixed woodland includes Oak, Wild Cherry, Sycamore, Larch, Pine, Cedar, and Blackthorn. Tree Preservation Orders (TPOs) protect mature specimens near the north-eastern boundary, such as Hybrid Black Poplar, Wild Cherry, Ash, and Sycamore, supported by Hazel, Field Maple, Hornbeam, Elder, and Blackthorn.

Across the site, mature trees are scattered along hedgerows, tree lines, and within fields. Species include Pedunculate Oak, Ash, Field Maple, Sycamore, and the Wild Service Tree.

A

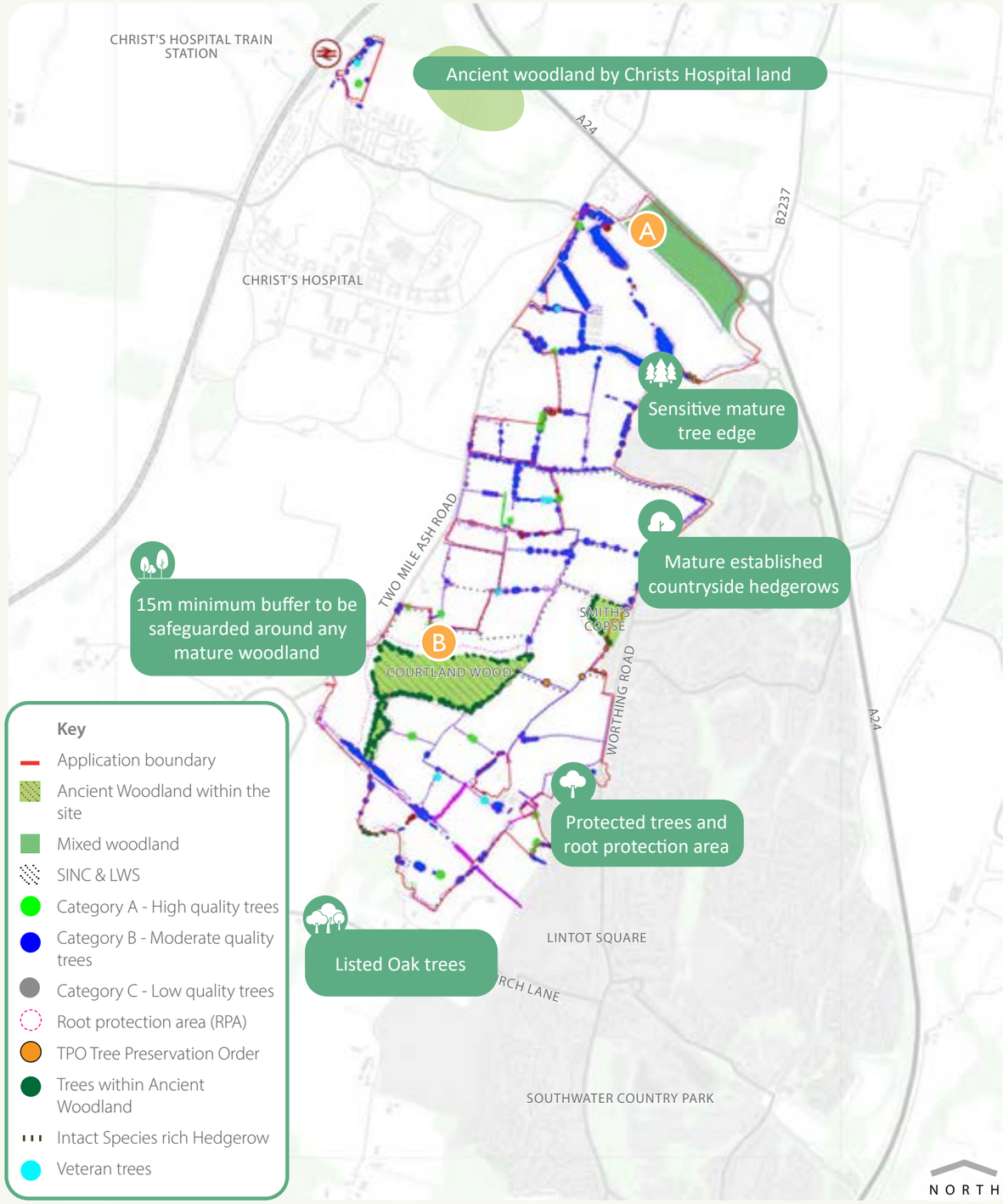


Mixed woodland in the north of the site

B



Courtland Wood, Ancient Woodland



BASELINE ANALYSIS

Landscape and Public Realm

Existing Hedgerows

The plan shows hedgerows across the site, classified under the Wildlife and Landscape Criteria of the Hedgerow Regulations (1997). They are present along most field boundaries, forming an important part of the site's landscape structure.

Common species include Hawthorn, Blackthorn, Hazel, Field Maple, Ash, Pedunculate Oak, Dog Rose, and Bramble. A minimum landscape buffer of 3m is proposed between hedgerows and new development.

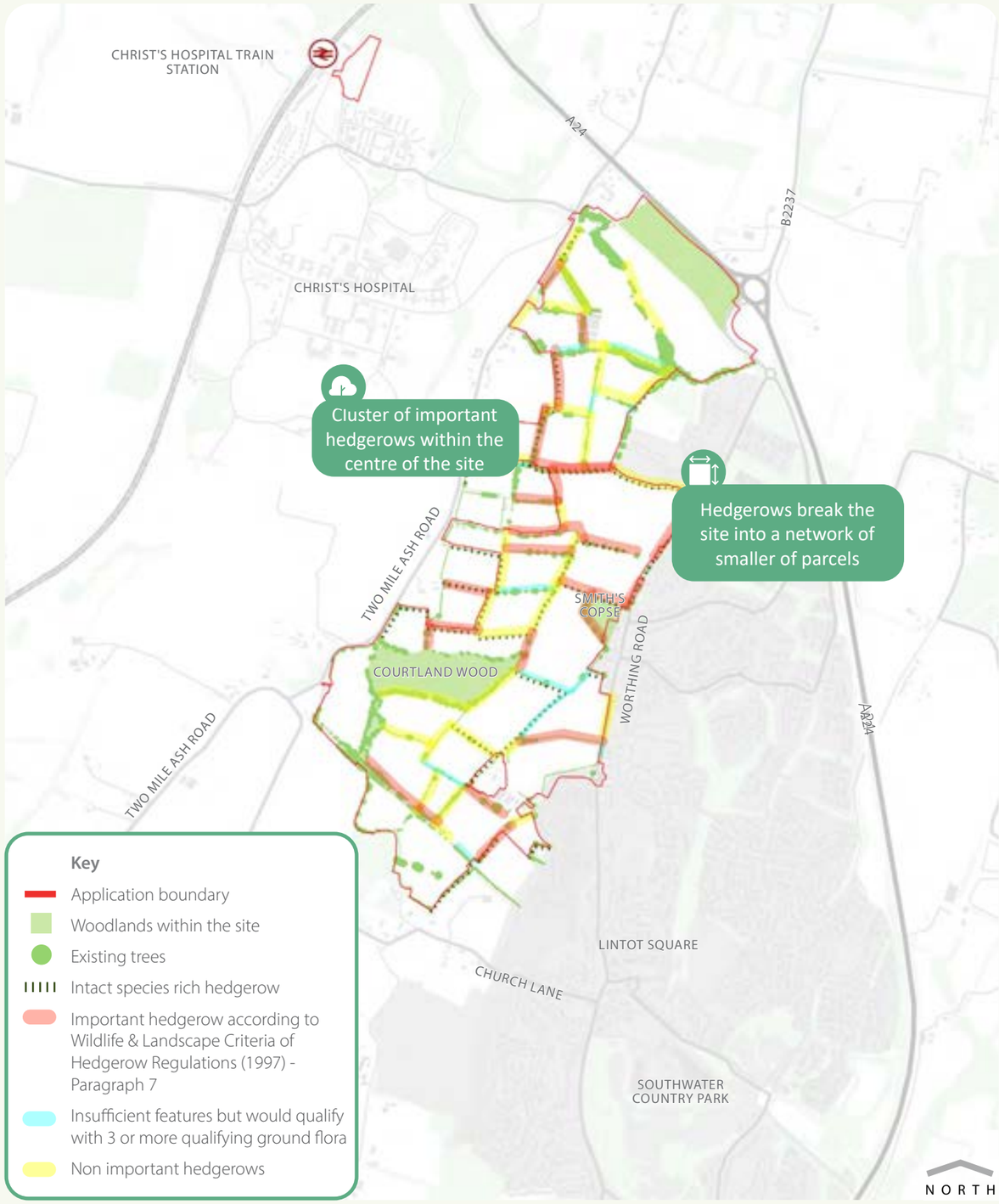
The network of hedgerows subdivides the site into smaller parcels, shaping the masterplan and providing opportunities to bring people closer to nature.



Network of Hedgerows within the fields



Scattered trees within the hedgerows



BASELINE ANALYSIS

Play and Sport Facilities

Local Play Spaces and Sports Facilities

The plan illustrates access to playing fields located within 400m, 800m, and 1 km of the site, following Fields in Trust walking distance guidance.

Southwater Country Park, covering around 90 acres, includes an adventure play area with equipment for a range of ages and abilities, alongside several football pitches. However, there is limited provision of more varied sports facilities, such as multi-use games areas (MUGAs) or hockey pitches.

Broadacres, a Berkeley development in Southwater, is noted for its strong community amenities and connection to the Downs Link path. Among its facilities are play parks, a variety of courts and pitches, a sports pavilion, and well-maintained recreation grounds.

The Downs Link Play Area, situated adjacent to the Downs Link route, is a popular feature used by walkers, cyclists and residents, offering children's play equipment, a sandpit and easy access to green, open countryside.



Play area at Southwater country park



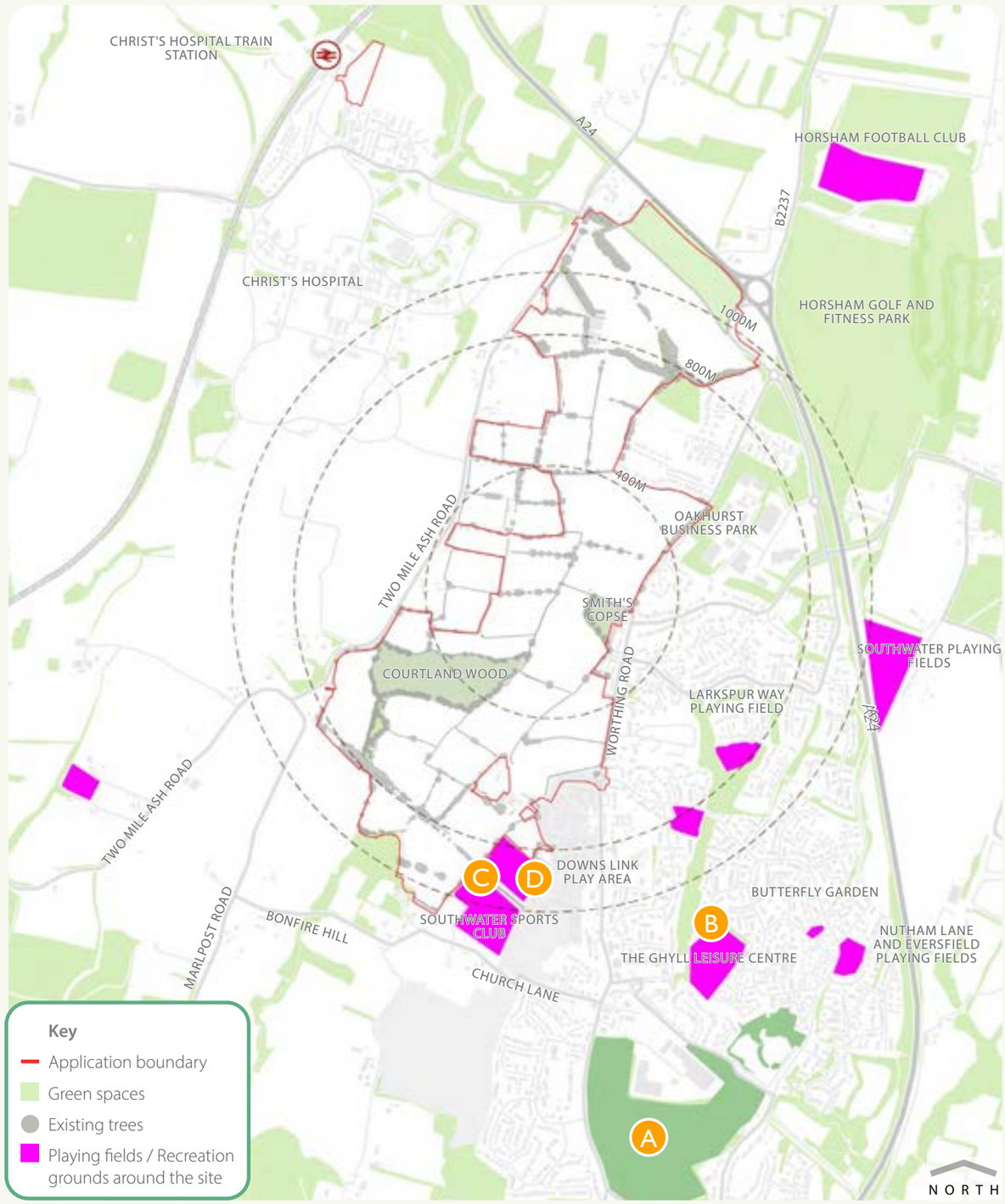
The Ghyll Leisure Centre



Southwater football club at Broadacres



Downs Link Play Area



BASELINE ANALYSIS

Topography

Topography

The Site sits within a gently undulating Low Weald landform, characterised by subtle ridgelines and small stream valleys that drain towards the wider River Arun catchment.

At the northern edge, close to the A24, the ground falls away towards a local watercourse corridor, creating a sequence of shallow dips and rises. This area is reinforced by established hedgerows, tree groups and riparian vegetation, which together form a distinctive, well-vegetated approach and a clear northern "gateway" into the Site.

The central part of the Site becomes comparatively more level, offering a more straightforward platform for accommodating development and associated infrastructure, while still retaining the subtle landform changes that shape views and enclosure.

To the south, the land falls again towards the Downs Link corridor and the stream valley associated with Two Mile Ash Gill, helping to define a softer, more contained southern edge where landscape and drainage features play a stronger role in structuring the proposals.



North part of the site - next to Hop Oast roundabout



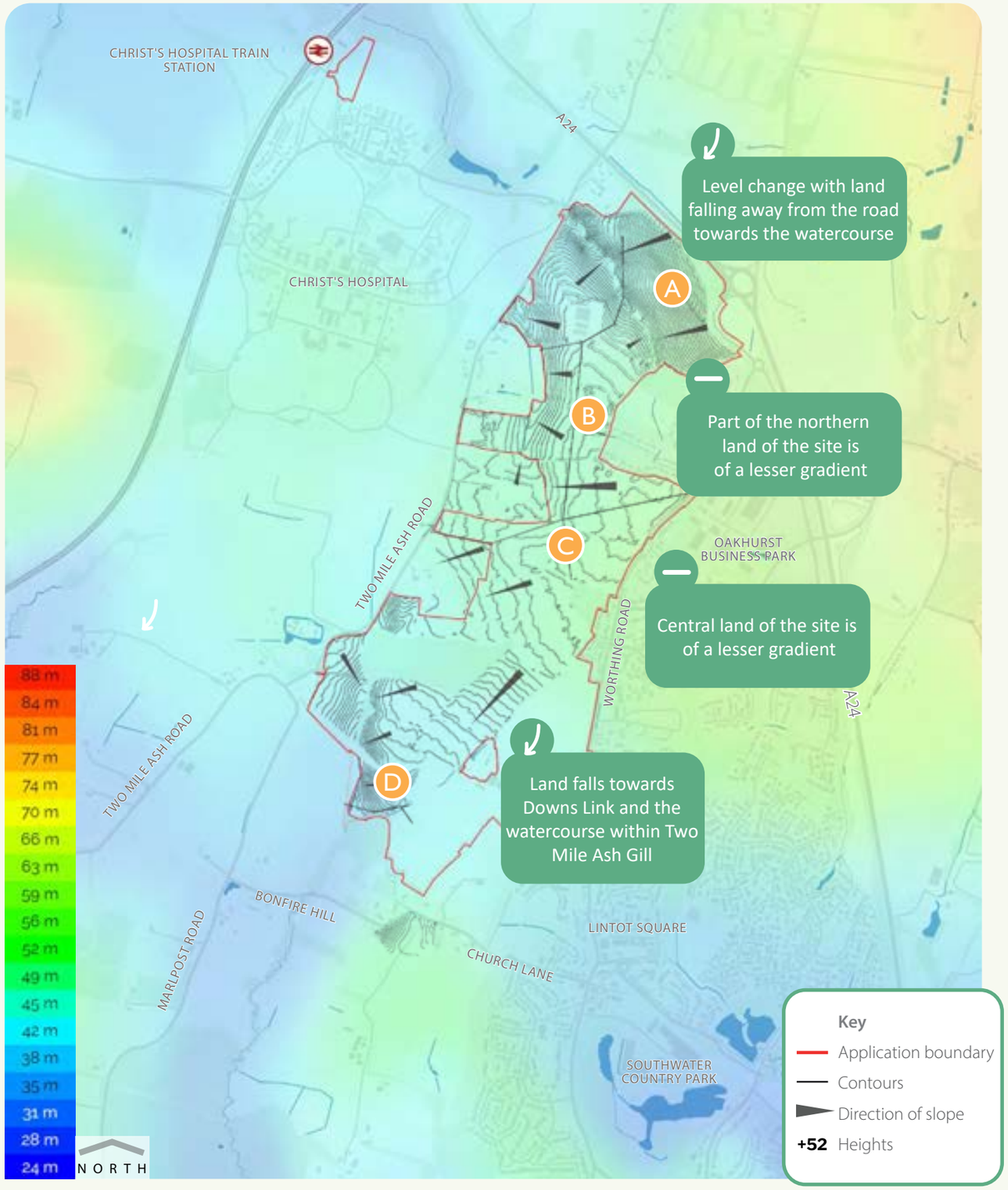
Central area of the site - along Worthing Road



Central area of the site - just south of the Dairy Farm



Southern part of the site - near Downs Link



BASELINE ANALYSIS

Urban Grain

The pattern of growth in Southwater has largely extended to the east and south-east of the Site. The Site itself is positioned between the existing settlement of Southwater to the east and Christ's Hospital School and the rail station to the west. The prevailing urban grain is predominantly low-rise residential, typically two-storey housing with pockets of single-storey homes, arranged in a generally regular street pattern that responds to the gently undulating landform. To the west and south-west, the setting becomes more rural, with scattered housing and open countryside.

Within the village centre at Lintot Square, building heights step up to create a stronger sense of enclosure and identity, including apartments arranged across 2-3 floors above commercial/ community uses, reinforcing its role as Southwater's local centre. More recently, Berkeley's Broadacres development to the west provides a local benchmark for edge-of-settlement growth, comprising a mix of approximately 2 to 3.5 storey development, including some taller elements that add variety and help define gateways and key corners. Subsequent studies explore the local range of typologies and densities to inform how the Site could evolve over time and to identify appropriate density parameters for the emerging masterplan.



Two Mile Ash Road



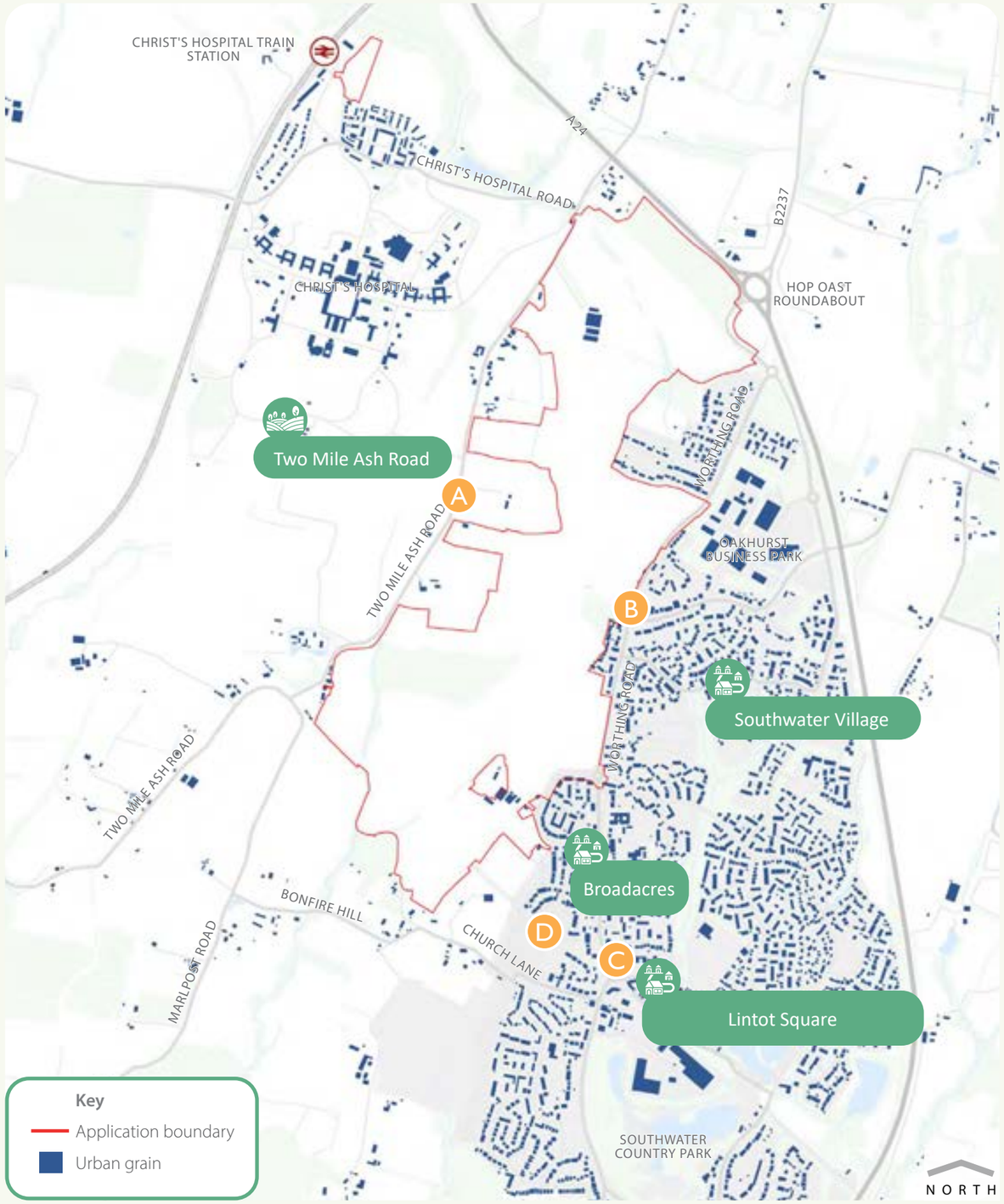
Lintot Square



Worthing Road



Broadacres development





3. DESIGN CONSIDERATIONS

This chapter draws together the key considerations and constraints that have shaped the emerging masterplan. Building on the baseline analysis, it also captures and responds to feedback received from the local authority and stakeholders since the 2022 withdrawn application, alongside subsequent technical work. Taken together, these inputs establish a clear, evidence-led framework for a landscape-led and responsive approach, ensuring the proposals respect the Site's character, landscape structure and heritage context.



DESIGN CONSIDERATIONS

Stakeholder Feedback Summary 2022

This section summarises the key feedback received from the local authority and stakeholders during and since the 2022 application, and how we have collated and analysed it. The themes identified have directly informed the evolution of the proposals, ensuring concerns are addressed through a landscape-led, responsive masterplan that respects the Site's character, environmental assets and heritage setting.

PLANNING CONSIDERATIONS

- **Policy review:** Respond to the requirements of both the Southwater Neighbourhood Plan (SNP2) and the draft Horsham Local Plan (HA3).
- **Emerging guidance:** Consider Shaping Development in Horsham District (non-statutory).
- **Appeal context:** Horsham Golf Club Application - consider its contributions to the wider area.
- **Housing mix:** Secure alignment with policy-compliant mix, including affordable housing, which carries strong planning weight.
- **Accessibility standards:** All dwellings to meet M4(2).

HERITAGE & ARCHAEOLOGY CONSIDERATIONS

- **Farmhouse setting**: Protect the medieval setting, provide a stronger buffer, and re-align access/housing to reduce impact.
- **Open space and landscape**: Retain land between Great House Farmhouse and College Farm, remove southern development parcel, and preserve hedgerows/historic features where possible.
- **Character:** Emphasise the rural dispersed character of Great House Farmhouse and Bonfire Hill.
- **Facilities impact:** Review location of sports facilities and allotments; assess noise from school and sports uses; address floodlighting impacts.
- **Interpretation:** A more robust, detailed and managed onsite interpretation strategy
- **Assessment:** Further Heritage assessment of how setting contributes to significance should be undertaken.

MOVEMENT CONSIDERATIONS

- **Strategic context:** Consider possible impacts/ benefits of the Golf Course approval and assess town centre junctions (with WSCC).
- **Walking and cycling:** Improve walking along Worthing Road and review Southwater/Lintot Square route and alternatives.
- **Crossings and access:** Review Toucan crossing and other access points; provide signage on Worthing Road; strengthen connections to Southwater neighbourhoods. Provide access for pedestrians and cyclists to the new schools.
- **Infrastructure and phasing:** Identify infrastructure required to support development and set delivery triggers.
- **Primary road design:** Redesign to accommodate new requirements, including SuDS.
- **Bus services:** potential bus frequency improvements.
- **Road design:** Develop detailed design for A24 Hop Oast Roundabout with bus priority lane.

DESIGN CONSIDERATIONS

Stakeholder Feedback Summary 2022

LANDSCAPE CONSIDERATIONS

- **Assessment:** Provide a robust LVIA with detailed analysis of field parcels to address Council concerns.
- **Tree and edge impacts:** Review fields near sports facilities (incl. field 41) due to mature tree loss;
- **Western Edge:** Reinforce the existing western edge by creating enough buffer between the proposals and Two Mile Ash Road.
- **Sports provision:** Relocate proposed hockey pitches away from the fields south of the Downs Link to avoid visual and character impacts.
- **Open space & play strategy:** Demonstrate compliance with size/criteria; review play strategy, NEAP, LAP numbers/locations; ensure provision for teenage girls.
- **Buffers and basins:** Clearly mark buffer zones to avoid dwelling conflict; reassess proposed basin south of the Downs Link due to sensitive engineering impacts.
- **Landscape-led:** The treed character of the Site should be retained, protected and enhanced.

ECOLOGY AND ARBORICULTURAL & SUDS CONSIDERATIONS

- **Woodland buffers:** Maintain 15m buffer to ancient woodland; consider widening to increase separation from roads and development.
- **Biodiversity net gain:** Ensure compliance with updated policy requiring minimum 10% net gain.
- **Habitats and hedgerows:** Review excluded site areas; retain countryside hedgerows where possible to support wildlife.
- **Tree impacts:** Provide 3–4m buffer west of New Road to reduce shading and detritus impacts; review Root Protection Area for T122 and other retained trees; avoid locating roads/dwellings within RPAs.
- **Tree loss:** Avoid loss of two oak trees (G101) and updated location of sports facility.
- **Flooding & Drainage:** A robust strategy offering a variety of measures across the site.

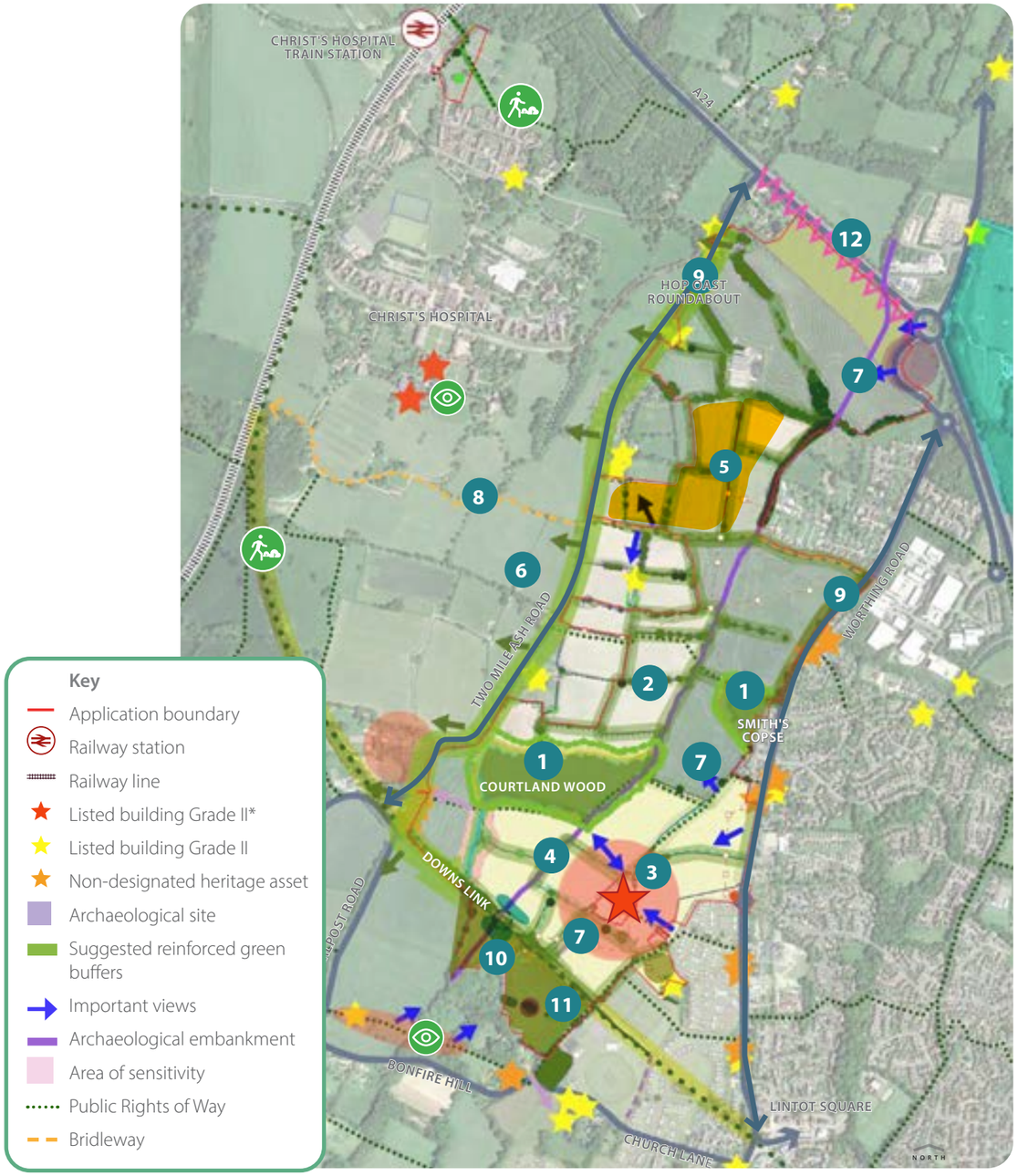
ARCHITECTURE & MASTERPLANNING CONSIDERATIONS

- **Building heights:** Review 3-storey zone area near Worthing Road to address sensitivity with existing context.
- **Heritage setting:** Review proposals surrounding Great House Farmhouse to address heritage sensitivities.
- **Key views:** Protect view towards Christ's Hospital tower from the northern entrance.
- **Policy context:** Acknowledge HDPF SD10 designations.
- **Primary road:** Review to ensure SuDS, cycle lane and generous green verges.
- **Tree impacts:** Review orientation/shading of dwellings west of New Road due to mature trees.
- **Education:** Secure secondary school in phase 1.
- **Local centre:** Ensure new facilities complement and support existing Southwater centre (Lintot Square), not compete with it.

DESIGN CONSIDERATIONS

Summary Site Constraints

Highlighted below are the key features and constraints that shape how the Site can come forward. This is a high-level summary; the following pages zoom in to identify the constraints in more detail and explain how they have informed a sensitive, landscape-led masterplan.



1. **Existing Woodlands:** Protect and enhance Courtland Wood, Two Mile Ash Gill and Smith's Copse.

2. **Important Hedgerows**: Protect and enhance the existing hedgerows that shape and define the site, giving it a strong rural character and sense of place.

3. **Great House Farmhouse:** Protect the Grade II* listed building and setting.

4. **Manorial Boundary:** Protect and enhance the historic boundary where possible.

5. **School Provision:** Provide land for a new secondary school with potential for future expansion. The preferred site is located to the west of the main route, offering more space, flexibility and stronger integration with the wider community than the safeguarded SNP3 site identified in the Southwater Neighbourhood Plan.

6. **Green Western Edge:** Protect and enhance the open landscape to the west, preserving rural views and the setting of listed buildings.

7. **Protect Views and Setting:** Safeguard key views towards Christ's Hospital Tower, Great House Farmhouse, surrounding listed buildings and the wider green landscape

8. **Public Rights of Way (PRoW), Bridleways and The Downs Link**: Enhance existing walking, cycling and bridleway routes to improve access and connectivity.

9. **Existing Key Streets:** Provide strong connections to Two Mile Ash Road and Worthing Road, linking seamlessly with the existing settlement.

10. **Existing Mature Trees:** Protect and integrate existing mature trees as part of the landscape-led framework.

11. **Sensitive Southern Edge:** Maintain an open, rural character south of Great House Farmhouse and along the Downs Link.

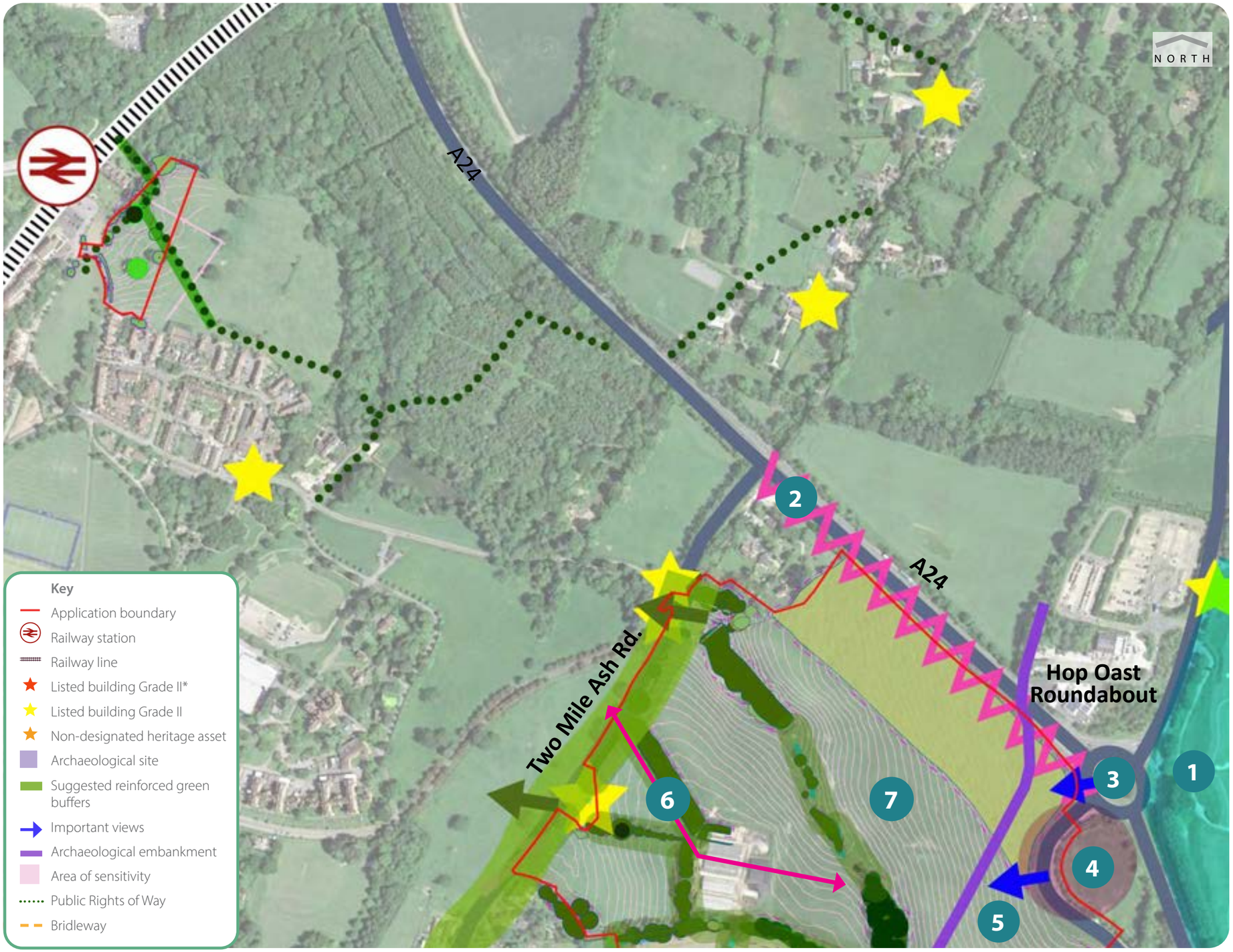
12. **A24:** Mitigate noise and visual impact from the A24 and Hop Oast roundabout through planting and landscape buffers.

DESIGN CONSIDERATIONS

Detailed Site Constraints

The following pages record the Site's constraints in greater detail and highlight why each is important. Together, they provide the evidence base needed to inform a robust, landscape-led masterplan.

1. Potential impacts or benefits from Golf Course recently allowed appeal.
2. Noise from A24.
3. View towards the Christ's Hospital tower should be identified as an opportunity to celebrate this heritage asset.
4. Connection of proposed primary road to existing roundabout.
5. Provide suitable access to the Gypsy & Traveller pitches and employment areas.
6. Proposed road link to Two Mile Ash Road - enhancing access to Christ's Hospital School.
7. Provide employment, while forming a responsive approach to existing sloping topography.



DESIGN CONSIDERATIONS

Detailed Site Constraints

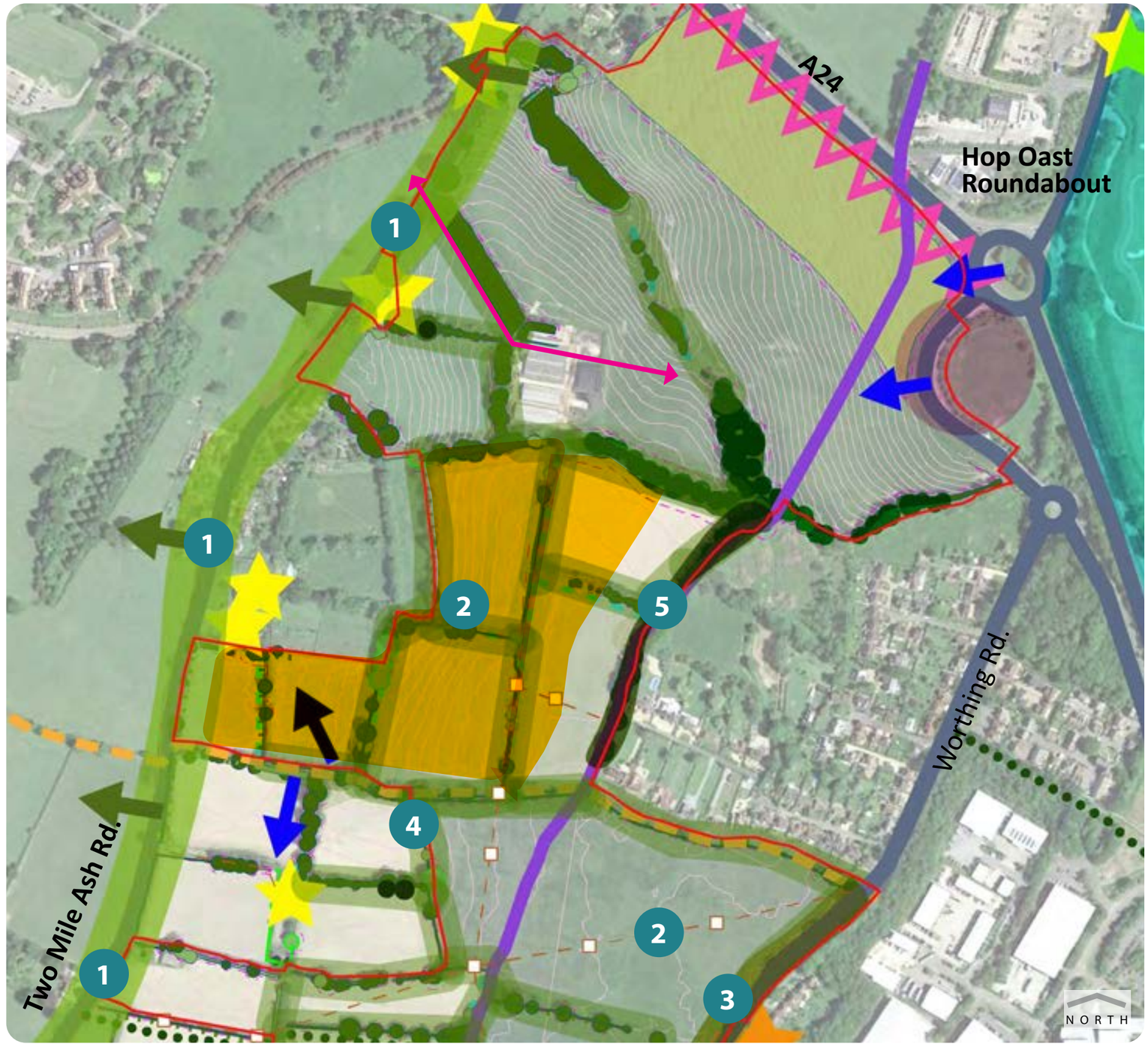
1. Sensitive green setting towards the west of the site (Two Mile Ash Road) views to agricultural lands.

2. The preferred site for the secondary school is to the west of the main road rather than the safeguarded SNP3 site. This location provides a larger site with flexibility for future expansion and integrates better with the more extensive development area envisaged by the draft allocation in the emerging Horsham Local Plan. Careful consideration is needed to ensure good access to the school for both the existing and new community.

3. Minimise the amount of 3-storey development along Worthing Road.

4. The presence of 'Important' hedgerows and other historic landscape features.

5. 3m to 4m wide buffer between the end of the rear gardens and the trees.



DESIGN CONSIDERATIONS

Detailed Site Constraints

1. Ensure Great House Farmhouse remains recognisable and distinct as part of a rural dispersed settlement and are not subsumed into Southwater.

2. Review road alignment to understand if there is potential to create an improved landscape buffer along the northern edge of Great House Farmhouse. Explore how the current location of the road reduces heritage harm by preserving the surviving important historic hedgerows that remain in the southern part of the site.

3. Potential to widen the 15m minimum buffer around ancient woodland areas to increase the distance to roads or proposed development.

4. Sensitivity around Great House Farmhouse - maintain land for open space

5. Views from the settlements around Bonfire Hill to Great House Farmhouse.

6. Land south of Downs Link sensitive to development.

7. Oak trees to be retained.

8. Land south of Great House Farmhouse requires sensitive approach to development due to the importance of Great House Farmhouse setting.

9. Presence of 'Important' hedgerows and other historic landscape features.

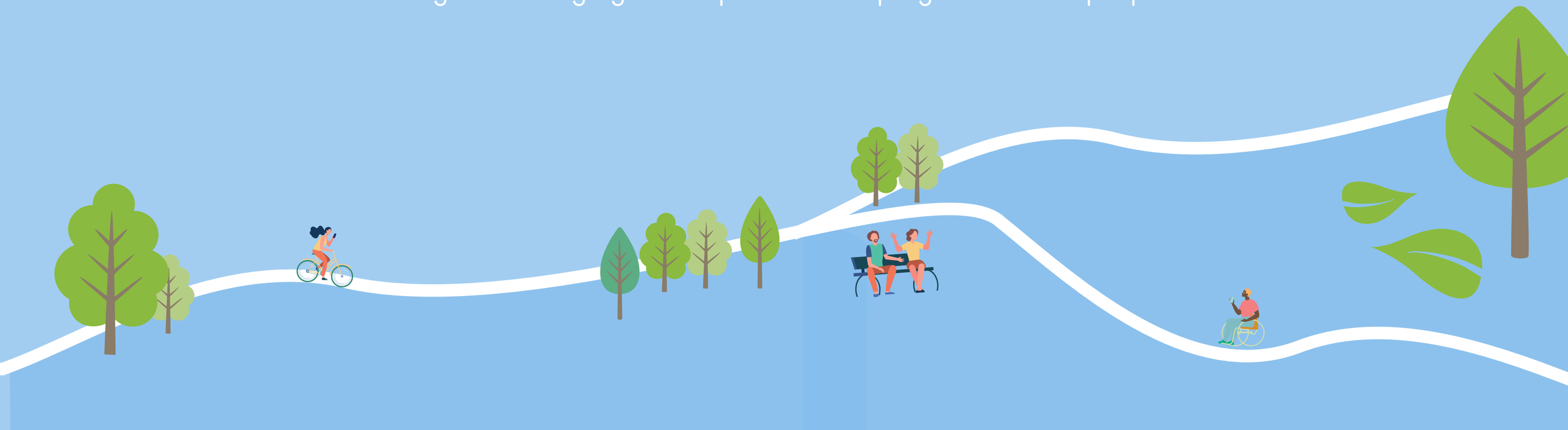



VILLAGE CENTRE

4. PUBLIC ENGAGEMENT

This section provides a short summary of the pre-application engagement undertaken for Land North-West of Southwater and signposts the separate Statement of Community Involvement (SCI) prepared by Cratus on behalf of Berkeley.

It highlights the consultation approach, key engagement activities and headline feedback themes, and explains how this input has been an important part of refining the emerging masterplan and shaping the outline proposals.



PUBLIC ENGAGEMENT

Engagement Process

Our Approach

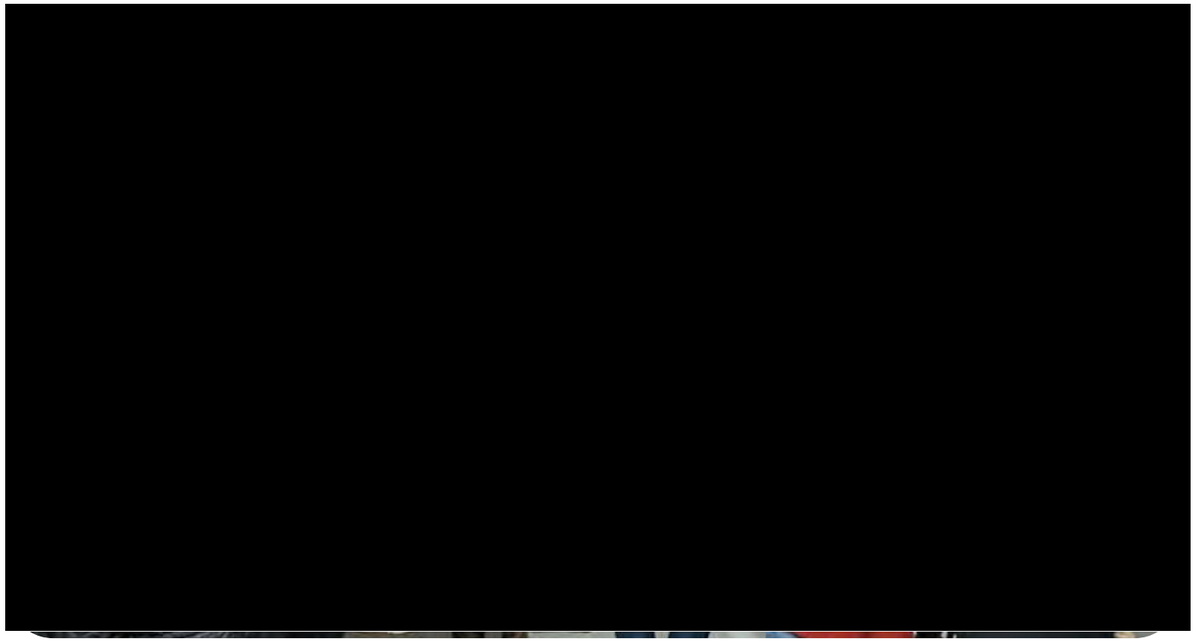
Our approach to community and stakeholder engagement has been guided by national and local best practice, with a strong emphasis on early, transparent and meaningful dialogue. The engagement process has been designed to ensure that local communities, elected members and key stakeholders have had clear opportunities to understand the emerging proposals, share their views and raise questions throughout the pre-application stage.

In line with the principles set out in the National Planning Policy Framework, the Localism Act, and Horsham District Council's Statement of Community Involvement, engagement has been undertaken proactively to inform the design process, identify issues at an early stage and support constructive collaboration. A range of engagement methods has been used to maximise accessibility and participation, including in-person consultation events, online materials, direct stakeholder meetings and dedicated contact channels.

Further engagement has been undertaken with the Council and other statutory stakeholders, which is detailed in the Planning Statement and associated technical reports.



Public Consultation Event Leaflet



Public Consultation Event Photographs_13 November 2025



Public Consultation Event Photographs_13 November 2025

PUBLIC ENGAGEMENT

Engagement Process

Public Consultation

Public consultation has been a central part of the engagement process, providing clear opportunities for local residents to view the updated proposals, ask questions, and share feedback through multiple channels.

Public Consultation Invitation

To notify the local community and encourage participation, an information leaflet was distributed to 4,741 homes and businesses in the surrounding area. The leaflet summarised the updated proposals, explained how to take part in the consultation, and provided key dates and contact details.

Dedicated Website and Contact Channels

A dedicated consultation website was set up to host exhibition materials and project information, with an online facility for submitting comments. A dedicated project email address was also promoted across consultation materials, enabling residents to raise queries and provide feedback throughout the consultation period.

Public Drop-in Event

A public drop-in exhibition was held at Southwater Sports Club on 13 November 2025, attracting 205 attendees, including local councillors and parish representatives. A short pre-opening session was arranged for elected members, followed by a public session with the project team in attendance to present the proposals and respond to questions.

Feedback Received

Feedback was invited via event feedback forms, online submissions, email responses and Freepost returns. By 8 December 2025, 116 feedback forms had been received and reviewed, alongside additional enquiries submitted to the project inbox. All feedback has been logged and considered as part of the ongoing refinement of the proposals.

Stakeholder Engagement

Alongside public consultation, targeted stakeholder engagement was undertaken between August and December 2025 to obtain more detailed, topic-specific input. Meetings were offered to local organisations, interest groups and elected representatives, covering matters including sustainability, transport and active travel, education provision, heritage, employment land, sports and community facilities, green space, and the neighbourhood centre.

Stakeholders engaged included Southwater Sports Club, Southwater Parish Council, Southwater Academy, Southwater Scout Group, Southwater Royals, the Horsham District Cycling Forum, ward councillors, and representatives of Horsham District Council. The discussions helped identify key local priorities and informed ongoing refinements to the masterplan, with further meetings agreed where appropriate as the proposals continue to evolve.



Drop-in Event
205 attendees



Dedicated Website - 55 online feedback forms



4,741
homes and businesses engaged to participate



116
feedback forms received



Dedicated meetings and workshops with stakeholders

Engagement Process

In-person Exhibitions

Berkeley held an in-person public drop-in exhibition at Southwater Sports Club on 13 November 2025. The event ran from 16:00–20:00, preceded by a 15:00–16:00 session for elected representatives to support early discussion and briefing. It was promoted locally through a leaflet distributed to 4,741 nearby addresses.

The exhibition featured a suite of information boards, including those shown on this page, which set out the developing masterplan across a range of themes. These included the overarching vision, movement and connectivity, landscape and green infrastructure, heritage considerations, land uses, character and built form, access arrangements, and the emerging approach to housing types and neighbourhood structure.

In total, 205 people attended, including local councillors and parish representatives. Members of the project team were present throughout to explain the material, discuss the proposals and respond to questions. The exhibition boards were also made available online following the event, and feedback could be provided on the day or submitted afterwards via Freepost, email, or the project website.





Examples of the public consultation event boards shown at the exhibition event on the 13th November 2025

Engagement Process

Feedback Received

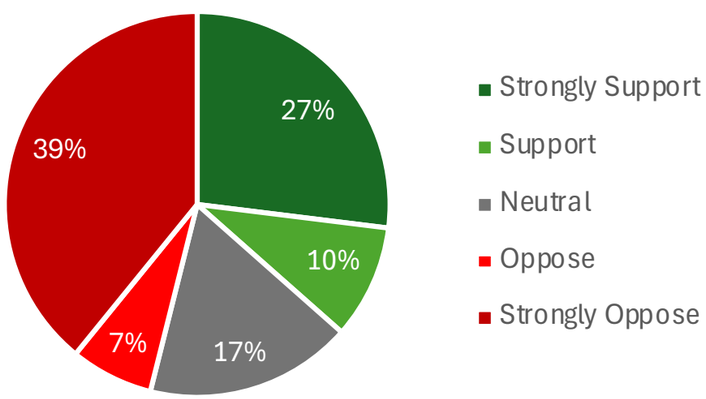
Feedback was captured through multiple channels using a consistent response format to allow clear comparison across submissions. By 8 December 2025, 116 feedback forms had been received and reviewed (61 paper and 55 online), alongside a further 32 enquiries and comments submitted via the project inbox.

Responses reflected a wide range of views, including concerns about the principle and scale of development. At the same time, there was strong and recurring support for particular components of the emerging proposals, most notably the potential delivery of a new secondary school, a clear emphasis on green space and woodland protection, and enhanced walking and cycling routes and community facilities.

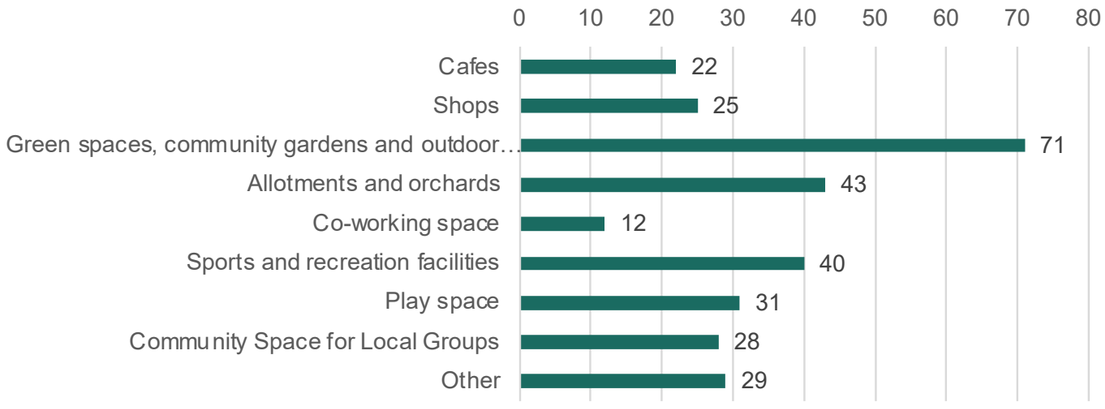
Feedback also helped to pinpoint the matters requiring further explanation and reassurance through the outline submission. Common themes included traffic and highways impacts, local service capacity (such as GP and dental provision), the protection and long-term management of green infrastructure, and the location of Gypsy and Traveller pitches. These topics have been logged and are informing ongoing refinement of the landscape-led masterplan and the supporting technical evidence.

This provides a high-level summary of consultation headline findings. Full details of engagement activity, consultation materials, and the complete response analysis are set out in the Statement of Community Involvement submitted alongside the outline application.

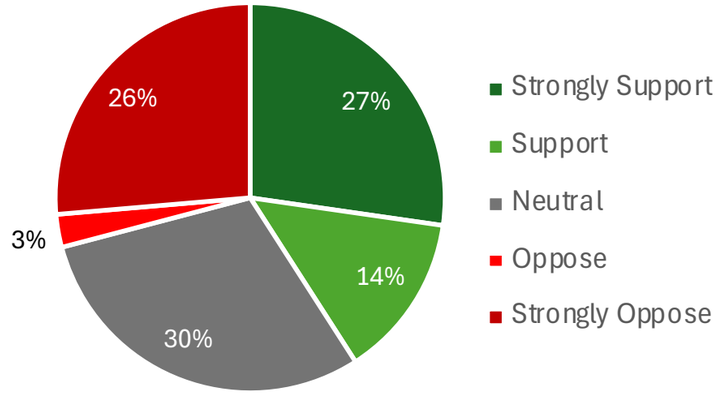
Do you support our proposals to provide a new primary school and a site for a new secondary school on the site?



Which local amenities would you like to see prioritised through the planning application?



Do you support our proposals for active travel and sustainable transport?




VIEW 2

5. THE VISION

The Vision section brings together the learning from the preceding chapters, translating the baseline analysis, constraints and key considerations, alongside engagement feedback, into a clear set of design principles and place-making priorities. It explains the concept and vision framework that underpin the masterplan, and charts how the proposals have evolved since 2022 through ongoing dialogue with the community, stakeholders and the local authority, with the framework refined to respond to identified sensitivities and local aspirations.



THE VISION

Design Objectives

This site is a chance to create something truly special – a sustainable neighbourhood that looks to the future while respecting the past.

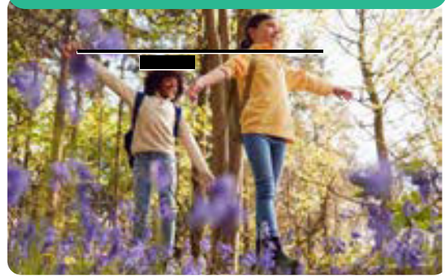
Guided by a landscape-led and heritage-led vision, the masterplan will weave nature into daily life, protect the setting of Southwater, and celebrate features such as ancient woodlands, green corridors, and the historic character of Great House Farmhouse.

It will deliver much-needed homes, schools, jobs and community spaces within a healthy, connected green environment, ensuring that both new and existing residents can enjoy the landscape, heritage, and identity of this place for generations to come.

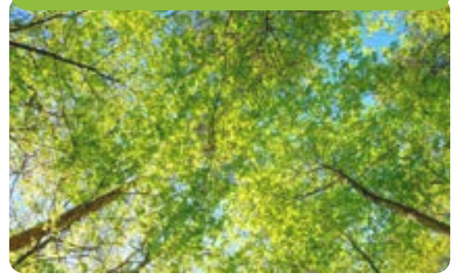
SUSTAINABLE LIVING



CONNECTING PEOPLE WITH NATURE & GREEN SPACES



PROTECTING & ENHANCING BIODIVERSITY



A SAFE, ACCESSIBLE & CONNECTED PLACE



CELEBRATING HERITAGE & CULTURE



QUALITY HOMES DESIGNED FOR ALL



A PLACE FOR ALL



NEW FACILITIES FOR THE COMMUNITY



SUPPORTING EXISTING & NEW COMMUNITIES



Design Priorities



Heritage and character embedded in the framework

Responding sensitively to Great House Farmhouse and the wider historic setting, reinforcing local identity through a clear approach to character and place-making.

A balanced neighbourhood with homes, services and opportunities

Supporting day-to-day life locally through an integrated approach to education, community facilities, employment and access to everyday needs.



Strong connectivity and sustainable movement choices

Creating safe, legible walking and cycling networks, building on the Downs Link and strengthening connections to Southwater, Horsham and the countryside.



A proposal that supports and complements Southwater

A small neighbourhood centre and community facilities that strengthen the existing village offer, helping to support local services and reinforce Southwater's identity.

A healthy, sustainable and climate-resilient community

Prioritising wellbeing and low-carbon living, with a resilient landscape strategy that supports shade, habitat, water management and adaptable design over time.



Inclusive housing choice for all ages and needs & long-term stewardship

Providing a diverse mix of homes and tenures, including accessible homes and provision for older residents, to support a mixed community. Establishing a clear framework for delivery and long-term stewardship of green spaces and community assets.



Green infrastructure, biodiversity enhancement and access to nature

A connected network of parks, green corridors and natural spaces across the site, designed to deliver biodiversity net gain and everyday access to high-quality open space.

Framework Pillars

The masterplan is structured around three clear and interrelated pillars. Collectively, they provide the framework for decision-making as the proposals evolve, shaping how the development is planned, phased and delivered across landscape, land use, movement, infrastructure and community provision.

From these pillars, a series of design principles is derived. These principles translate the overarching direction into practical requirements for the masterplan and future detailed stages, and act as a checklist to ensure that the scheme consistently responds to baseline analysis, technical evidence, site constraints, and the feedback received through engagement and stakeholder discussions.



Landscape & Heritage Led Design

An approach that grows from the land itself, building on the site's inherent landscape and heritage value. Nature becomes part of everyday life, shaping a place that feels rooted, authentic and distinctive. Existing natural and heritage features are retained and strengthened, and carried through the neighbourhoods to create a landscape-rich setting with a strong sense of place grounded in its rural context.



A Thriving, Inclusive Community

Creating a balanced new part of Southwater that supports existing and future residents. Providing homes, services, education, community spaces and employment opportunities needed for everyday life, while complementing and strengthening Southwater village. Promoting a genuinely mixed and welcoming community through a diverse range of high-quality, sustainable homes and tenures, designed to meet changing needs over time and support successive generations.



A Well-Connected Place

A legible, people-first network of routes and spaces. Movement and landscape work together to prioritise walking and cycling, support easy access to open space, and promote health and wellbeing. Safe, attractive streets and green corridors connect neighbourhoods internally and link to the existing village and wider area, while keeping necessary vehicle movement efficient without allowing cars to define the experience of place.

Framework Principles



CONNECTED GREEN CORRIDORS

linked and integrated across the site, with retained hedgerows and mature trees forming the backbone of the landscape framework



BIODIVERSITY NET GAIN

promoted through habitat enhancement, new planting and sensitive landscape design



PROTECT EXISTING ASSETS

protecting and strengthening mature tree belts, ancient woodlands and heritage assets



NATURE AT THE HEART OF DAILY LIFE

landscape-led design that improves health and wellbeing



A NEW NEIGHBOURHOOD CENTRE

brings together local services, in a vibrant cluster with facilities at walking distances



DISTINCT IDENTITY

celebrating valuable heritage and create a strong identity



A MIX OF NEW HOMES

for every generation and need



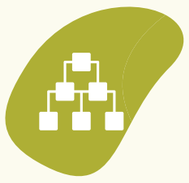
WELLBEING BY DESIGN

neighbourhoods that promote physical and mental wellbeing



INFRASTRUCTURE FIRST

deliver schools and community spaces needed to support new and existing residents



A CLEAR HIERARCHY

of vehicular, pedestrian and cycle routes links the new community with surrounding neighbourhoods and the wider rural context.



A GREEN STREET NETWORK

connect distinct character areas and providing a strong civic and landscape focus



FOLLOW DESIRE LINES

permeable neighbourhoods connected through extended existing routes



PEDESTRIAN & CYCLE ROUTES

Public Rights of Way connect to the Downs Link, and a proposed circular trail encourages walking, cycling and access to the landscape for all ages

THE VISION

Landscape–Led Approach

A landscape-led vision that brings nature to the doorstep of every home, shaping a healthier, more inclusive and intergenerational place to live.

Rooted in Southwater's rural and historic landscape, the masterplan celebrates the Site's green character and creates everyday opportunities for wellbeing, learning and connection, with accessible routes and spaces designed for all ages, from play and recreation to quieter moments in nature.

Approximately 59 hectares of retained and enhanced open space: creating a "living landscape" where nature sits at the heart of daily life. Woodlands, meadows, parks and community greens are linked by safe walking and cycling connections, including a continuous trail network, so residents can move through the Site with landscape always in view.

Over 90% of historic hedgerows are retained and enhanced, reinforcing local character while forming wildlife corridors and green streets. Wider woodland buffers and new green corridors safeguard ancient woodland and mature trees, support biodiversity, and help manage water in a naturalised way, balancing access and recreation with long-term ecological resilience.

At the settlement edges, a softer rural transition is created through lower densities, planting and landscape structure, retaining key views and reinforcing the Site's green identity. New play spaces and sports provision are integrated within the open space network, complemented by shared community use of school facilities, supporting healthy, active living throughout the year.

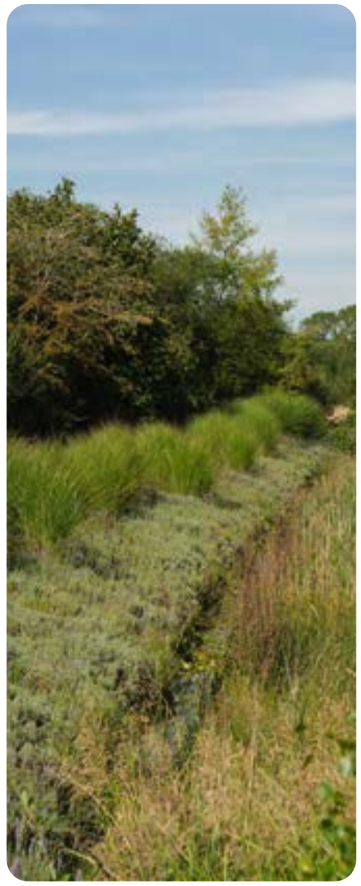




Wetland landscape



Pedestrian and cycle routes



New planting growing into the existing landscape



Nature and play



Green corridors



New and mature planting



Protecting and celebrating existing mature trees and landscape

Design Steps – The Concept

The design concepts below describe the key ideas shaping the masterplan. They set out the design direction from the outset and explain how the proposals respond to the site's opportunities and constraints, while delivering the overarching vision for the Land North West of Southwater.

1 Bringing nature and biodiversity into the heart of the development



- **Connected green corridors** retaining and strengthening hedgerows, mature trees and key landscape features.
- **Biodiversity Net Gain** (BNG) through habitat creation and enhancement.
- **Protected & strengthened mature woodland** (Courtland Wood, Two Mile Ash Gill and Smith's Copse) with new woodland creation to strengthen buffers and connectivity.
- **Downs Link** safeguarded and enhanced as a key ecological and recreational corridor.
- **Inclusive play and recreation** with play for all ages and accessible sports facilities.

2 Responding to the sites historical and landscape context



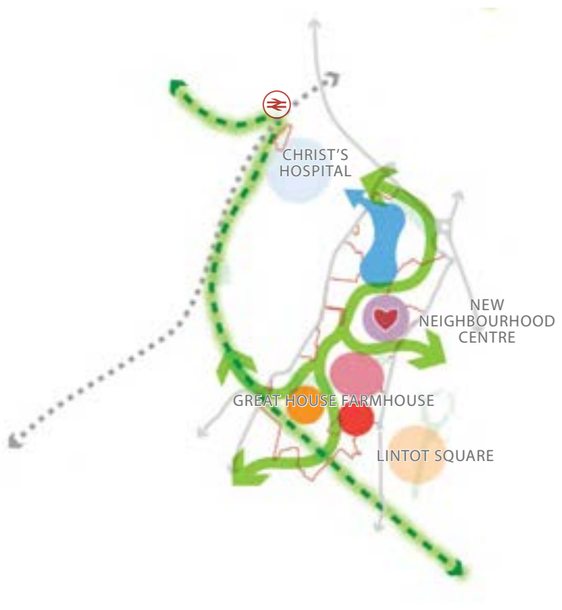
- **Great House Farmhouse setting** enhanced with enlarged green spaces, landscape buffers and retained key views.
- **Landscape buffers** to listed buildings and historic landscape features to safeguard their setting and significance.
- **Residential parcels reshaped** to retain most hedgerows and the historic manorial boundary, reinforcing local character.
- **Views** towards Christ's Hospital protected and integrated into the layout.

3 Connectivity



- **Connected routes** for vehicles, walking and cycling across the site and into the wider area.
- **New primary route** from Hop Oast roundabout, via the neighbourhood centre, to Worthing Road.
- **Public Rights of Way & Downs Link** protected and enhanced, including their setting.
- **New 5km circular trim trail** supporting walking, cycling and access to the landscape.
- **Secondary and tertiary green streets** designed with people as the priority.

4 Creating a distinct place



- **Land uses** and landscape arranged to form a series of distinct, well-defined neighbourhoods.
- **A new neighbourhood centre** bringing together the primary and secondary schools, nursery, later living, shops and community uses to create a vibrant heart
- **Employment land** located to the north of the site to support local job opportunities.
- **Gypsy and Traveller pitches** provided in the north of the site.
- **Historic barns** repurposed in the southern part of the site for flexible community uses.

THE VISION

Design Evolution

Previous planning application

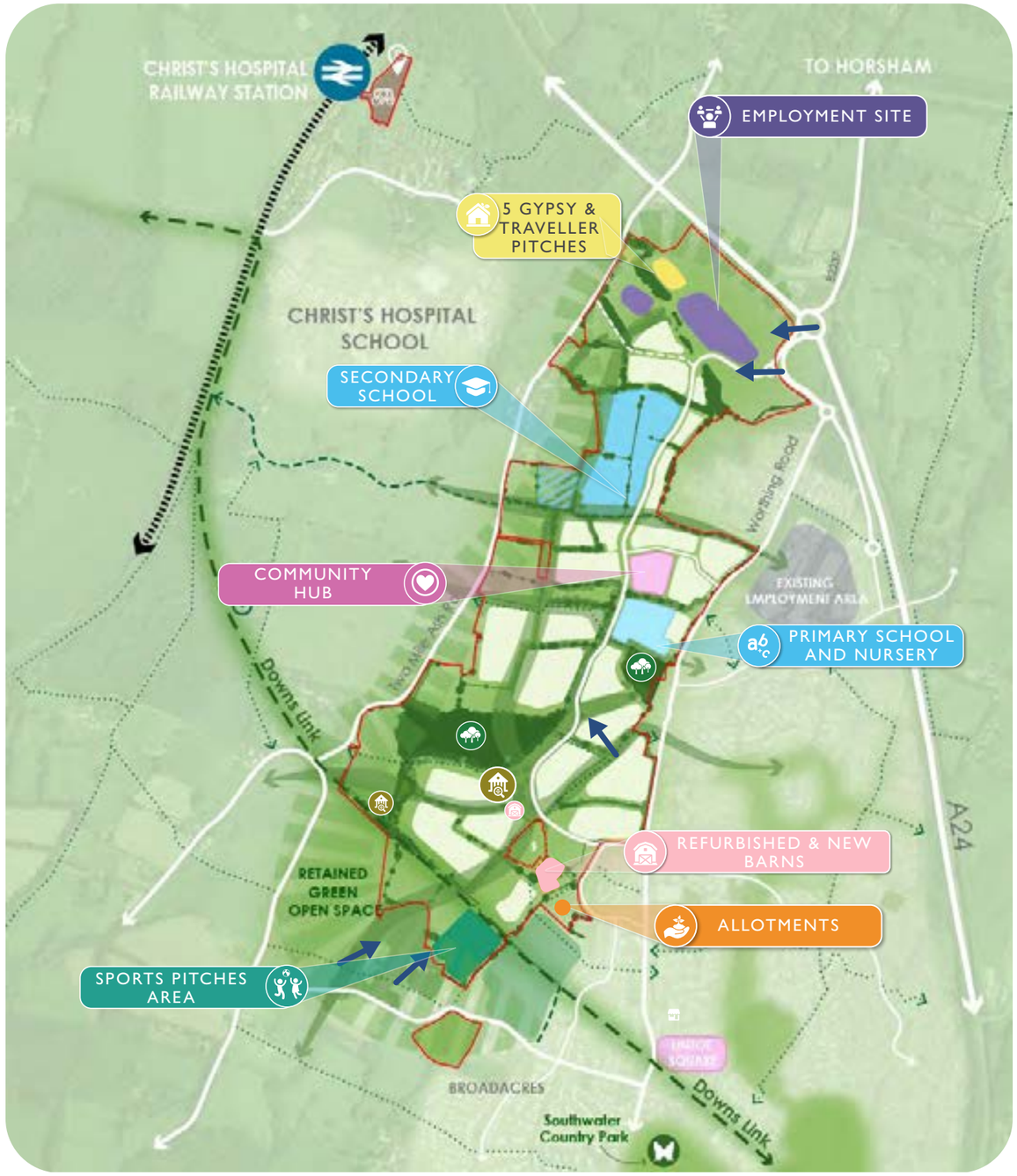
The 2022 masterplan established the initial development concept for the site, setting out an ambition to deliver a large-scale, mixed-use extension to Southwater with new homes, schools, employment land and a range of community facilities. The proposals sought to support sustainable living through new infrastructure, enhanced movement connections, and significant areas of public open space.

This option also introduced key components that have remained important reference points as the masterplan has evolved, including employment provision with strong access to the strategic road network, dedicated provision for Gypsy and Traveller pitches, and a central community focus supported by education, recreation and green infrastructure.

Key Elements

- **Up to 1,500 new homes**, supported by associated infrastructure.
- **Education provision:** nursery, 1FE primary (expandable to 2FE) and 6FE secondary (expandable to 8FE).
- **Neighbourhood hub** with community uses and complementary retail.
- **Employment land** (up to 3 ha) in two parcels: a larger primary employment area at the northern edge with good connectivity to the A24. A smaller parcel aimed at supporting SMEs and varied business needs.
- **Gypsy and Traveller provision:** five pitches, with independent access off the new northern roundabout (road running along the north edge of the larger employment land).
- **Sports and recreation** opportunities incorporated within the development, located south of the Downs Link.
- **Public open space** (approx. 19.56 ha) including play, parks and gardens, and natural/semi-natural areas (parkland and woodland).
- **Approx. 5km walking trail** to support recreation and healthy lifestyles.
- **New allotments** for community growing, in the field next to College Farm house.
- **Historic barn buildings refurbished** for flexible community/retail uses (e.g., café, bike shop, farmers' market).
- **New internal roads and pedestrian/cycle routes** to support access and connectivity for both new and existing communities.
- **15 meters landscape buffers** to ancient woodland.

2022 Framework Masterplan



Design Evolution

Option 1

This option represents the first major evolution of the withdrawn 2022 scheme, reshaped in response to stakeholder engagement, technical work, and Local Authority feedback. The emphasis is on a more landscape-led and context-responsive approach, with development pulled back from sensitive edges, stronger woodland and green buffers, and a more appropriate built form character.

Overall, the changes focus on reducing impact where the site is most sensitive, strengthening green infrastructure, and improving the functionality of key land uses and access arrangements to support deliverability and long-term stewardship.

Key Elements

- **Evolved masterplan** responding to Local Authority feedback, with a stronger landscape-led and context-responsive approach.
- **Overall quantum reduced** from up to 1,500 homes to up to 1,000 homes.
- **Development pushed back** to achieve a 3m buffer to the retained tree belt west of the New Road area.
- **Woodland buffers increased** where possible, with c. 20m–50m setbacks compared to the previous c. 15m.
- **Four development parcels removed** to protect the sensitive western green edge, retained as landscape.
- **Apartment blocks reduced** across the masterplan to ensure the built form better responds to the surrounding context.
- **Green corridor between the two woodlands** significantly enhanced, creating a circa 15,000m^2 green space (previously circa 6,000m^2).
- **Setting of Great House Farmhouse strengthened,** including a 40m setback (previously 10–15m) and reconfiguration of adjacent parcels to protect its rural context.
- **Allotments relocated** to improve access (from Worthing Road) and retain a more generous green setting around Great House Farmhouse and College Farm.
- **Employment land consolidated** into a single, more focused location.
- **Gypsy and Traveller pitches relocated,** with a clear independent access arrangement.
- **New secondary road link** introduced from the spine road to Two Mile Ash Road, improving connections towards Christ's Hospital School and the wider network.
- **School planned for delivery in Phase 1**, supported by a clear route providing direct connections to and from Worthing Road.
- **SuDS strategy reviewed** to respond to sensitivities around the Downs Link and its setting.
- **Blocks and parcels south of Courtland Wood redesigned** to retain key landscape and heritage features, including protection of a mature tree, retention of existing hedgerows, and safeguarding the archaeological embankment.
- **Development parcels south of Great House Farmhouse removed** and retained as open space for outdoor recreation, with sports pitches omitted due to landscape sensitivities.

2025 Framework 1



Design Evolution

Option 2

This iteration refines the masterplan's movement hierarchy and street character to create a more legible, people-focused place. The primary route is simplified and strengthened to support access and wayfinding, while the internal network is designed to feel greener and less engineered.

A key change is the introduction of a pedestrian and cycle-only route north of Great House Farmhouse, reducing vehicle movement close to the listed building and enabling a more continuous green setting that protects and enhances its setting. The option also increases community value through the redevelopment of the existing barn and the delivery of an additional new barn, providing flexible community space, alongside expanded allotment provision.

Key Changes

- **Spine road reconfigured as the primary route** from the northern roundabout, running through the neighbourhood centre and connecting to Worthing Road.
- **Carriageway reduced from 7.5m to 6.75m**, with variable verge widths, landscaping and SuDS to create a greener, less engineered street character.
- South of the neighbourhood centre, the former wide spine route **redefined as a secondary street,** weaving through the south-eastern neighbourhoods and connecting to the Broadacres roundabout on Worthing Road.
- Curved section north of Great House Farmhouse reallocated as a **pedestrian and cycle-focused route**, prioritising active travel.
- **Historic brick barn retained and refurbished** (approx. 230m^2) for potential community use.
- **Allotments enlarged** to approximately 4,000m^2.

2025 Framework 2



Final Concept Framework

Final Framework Masterplan 2026

This final concept framework brings the masterplan together into a clearer, more coherent and more place-led arrangement. It refines the movement hierarchy to feel more natural through the neighbourhood centre, strengthens the role and quality of the centre as a genuine heart, and delivers a more generous and sensitive setting to Great House Farmhouse. Alongside this, the option improves connectivity for walking and cycling, reinforces landscape structure and retention, and introduces a small additional employment opportunity to support a balanced community.

Key Changes

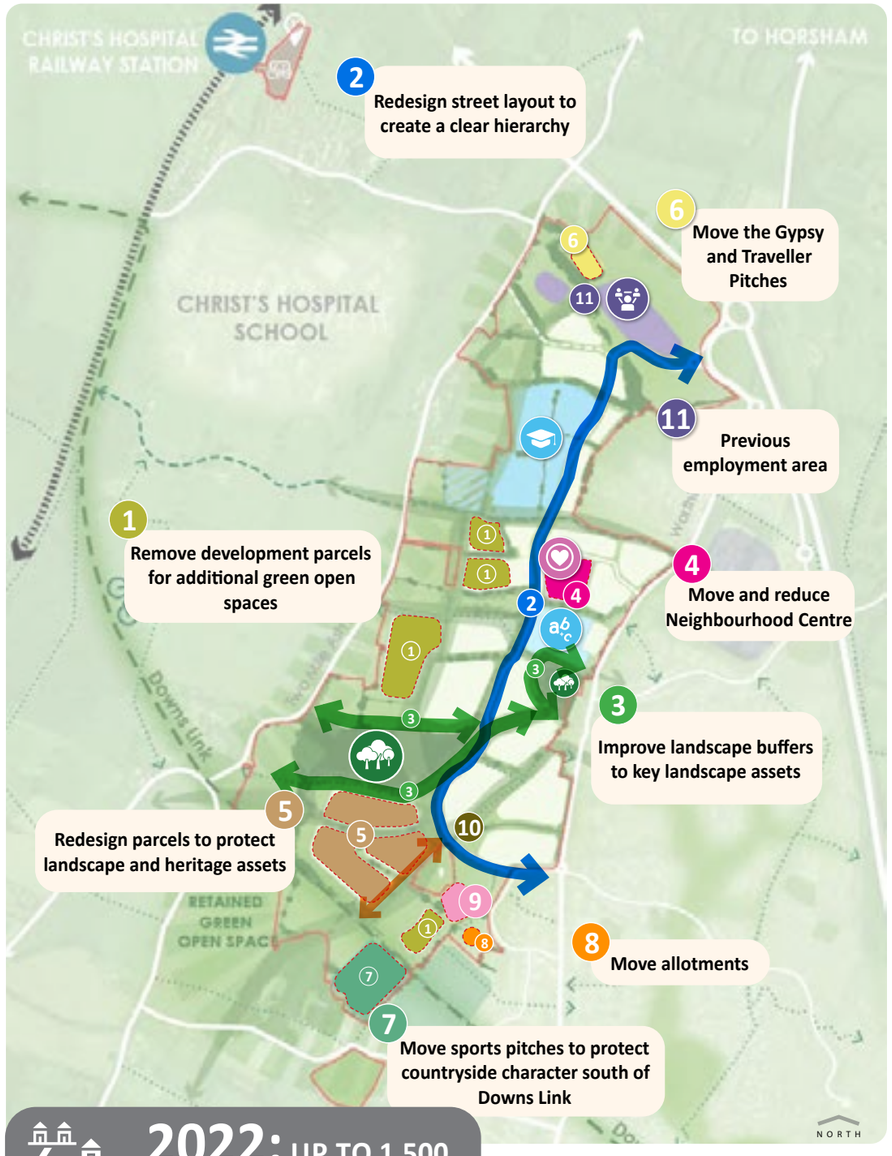
- **Primary road realigned** to form a gentler connection through the neighbourhood centre to Worthing Road, naturally transitioning into the downgraded southern route continuing to the Broadacres roundabout.
- **Neighbourhood centre road refined**, smoothing the radius through the centre and ensuring the southern connection reads clearly as a secondary route via a T-junction off the primary road.
- **Additional employment parcel** introduced with independent access from the northern access near the new roundabout, separate from the primary road.
- **Neighbourhood centre redesigned** with mixed-use blocks and a new public square, creating a stronger "heart" and a richer mix of typologies on both sides of the main route.
- **New 20m-wide "village green" corridor** (approx. 0.3ha) introduced to create a clear transition between the civic square and the softer rural edge.
- **Walking and cycling connections improved**, with safer, more continuous routes.
- **Great House Farmhouse setting significantly strengthened**: Open space in front of the farmhouse enlarged (from approx. 0.5ha to approx. 1ha). Residential parcels north of the farmhouse refined, including an additional 30–50m separation between the farmhouse and new development, improving the relationship with the heritage asset and local amenity.
- **Former 20th-century shed structures removed** around the retained historic barn, enabling new landscape areas further improving the setting of Great House Farmhouse.
- **Landscape retention reinforced**, retaining approximately 90% of hedgerows and trees across the site.

Final Framework Masterplan 2026

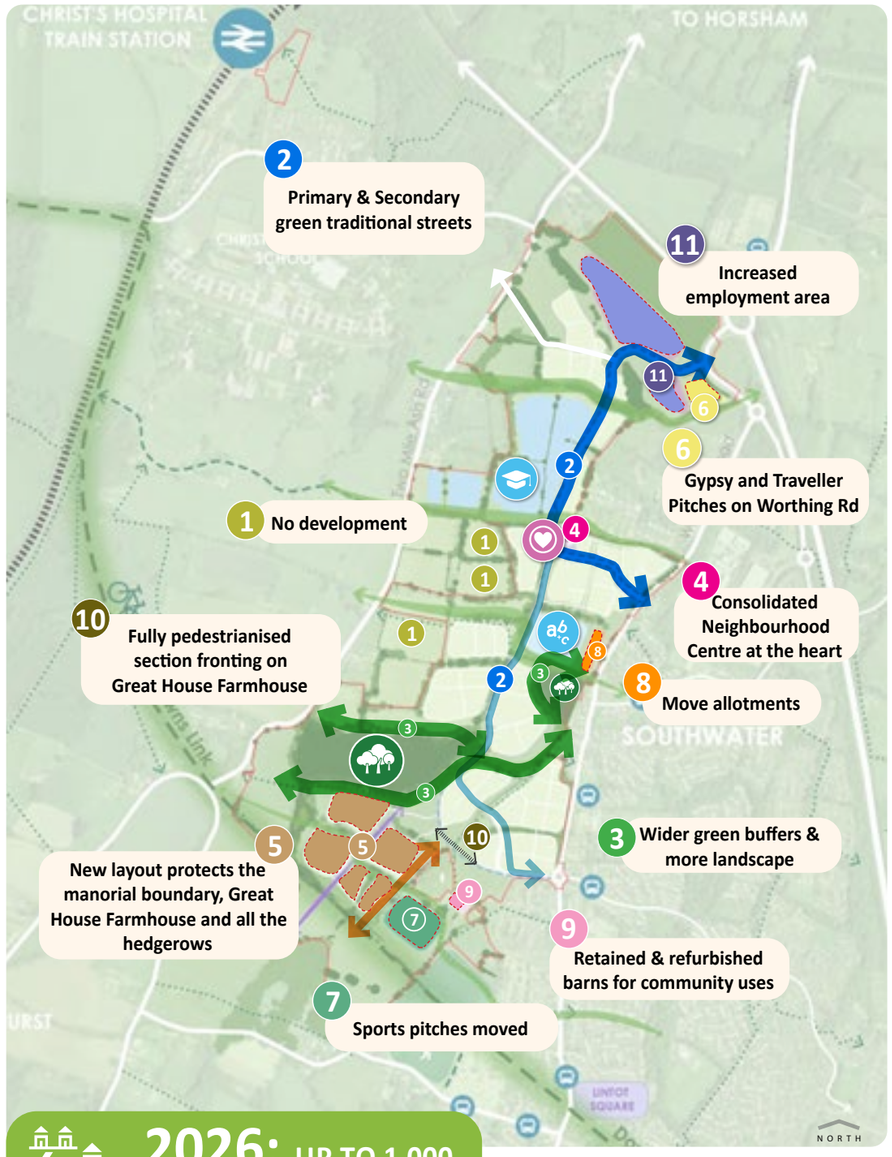


Summary of Design Changes

Below we summarise the key changes between the withdrawn 2022 masterplan and the latest 2026 Concept Framework. This provides a clear, at-a-glance comparison of how the proposals have evolved in response to technical evidence, stakeholder engagement and ongoing discussions with the Local Planning Authority.



2022: UP TO 1,500 HOMES PROPOSED



2026: UP TO 1,000 HOMES PROPOSED

Less Development More Landscape

500 fewer homes

Heritage -led

Protecting and enhancing the setting and views of key heritage features



Sensitive repositioning of sports pitches, allotments and traveller pitches

Enhanced Green Corridors & Buffers

20-50m

In comparison to 10-15m previously



Neighbourhood Centre

Redesigning to ensure centrality and high-quality placemaking with new green verge

Enhance & Protect Nature

Retaining over 90% of hedgerows

5 times more open space provided than policy requirements



More traditional streets

A clear street hierarchy with distinct characters

THE VISION

Concept Masterplan Sketch

NEW HOMES

Up to 1,000 new high quality homes (C3) and up to 80 later-living homes (C2) are proposed with a mix of size and tenure including affordable homes to rent, shared ownership and market homes.

EDUCATION

A new secondary, primary and nursery school.

EMPLOYMENT

Approximately 4 hectares of employment land enabling new job opportunities.

NEIGHBOURHOOD CENTRE

A neighbourhood centre provides a range of small-scale retail and community facilities, secondary to Lintot Square.

PUBLIC OPEN SPACE

- Safe play facilities and spaces for children of all ages
- Parks and gardens
- Natural and semi-natural spaces such as parklands and woodlands
- A walking trail of approximately 5km providing opportunities for exercise
- Outdoor gym and places to exercise in nature

ALLOTMENTS

New allotments for community growing.

GYPSY & TRAVELLER PITCHES

Five gypsy and traveller pitches as required by Horsham Local Plan.



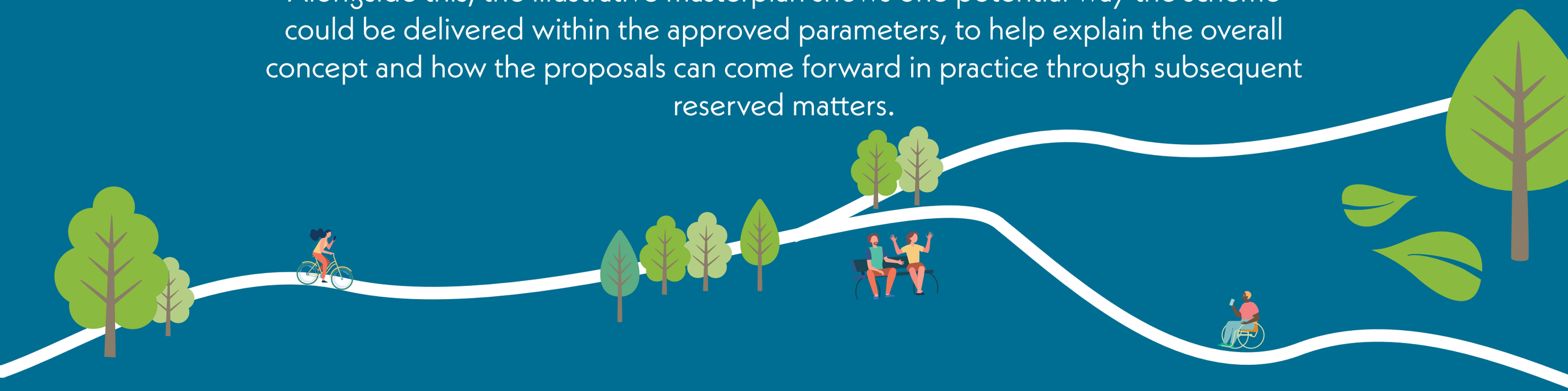
A landscape-led neighbourhood shaped by Southwater's rural character and heritage, with nature at the doorstep of every home. Designed to connect people with nature, and create a lasting place for generations.



6. OUTLINE PARAMETERS

This chapter sets out the outline parameter plans submitted with the application and the accompanying illustrative masterplan. The parameter plans define the key components and limits of the Proposed Development at outline stage, including the approved access points, land use distribution, movement structure, storey height ranges, development parcels, and the landscape and green infrastructure framework.

Alongside this, the illustrative masterplan shows one potential way the scheme could be delivered within the approved parameters, to help explain the overall concept and how the proposals can come forward in practice through subsequent reserved matters.



OUTLINE PARAMETERS

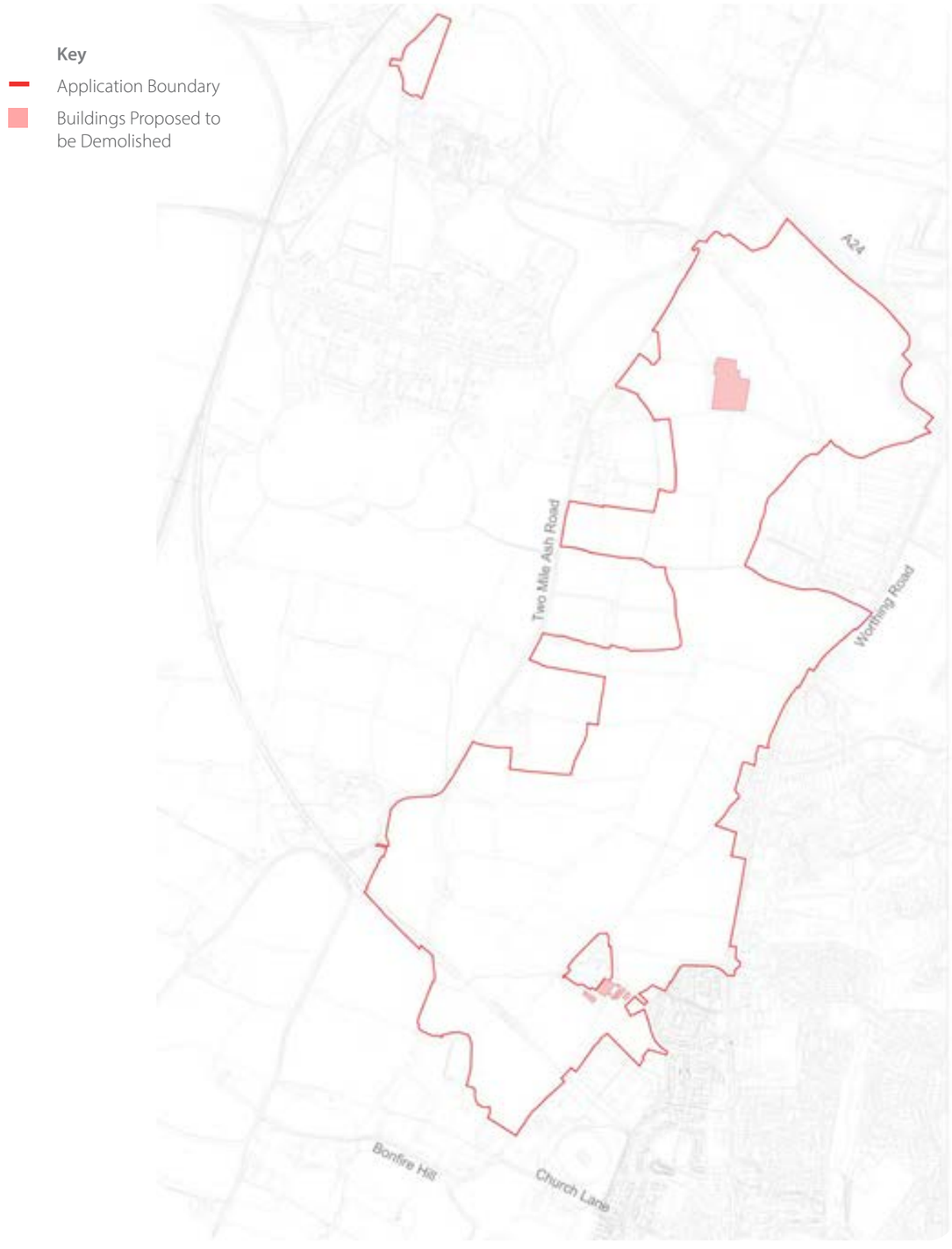
Demolition Strategy

Within the application boundary, demolition is focused in two principal locations.

In the north of the site, the former dairy complex at Sluetts Farm (Old Dairy Farm) is proposed for demolition. This includes associated sheds, yards and ancillary buildings, where removal will enable a more efficient site layout and the delivery of new development and landscape infrastructure.

In the southern part of the site, demolition is proposed for the structures surrounding the historic barn, including the clearance of later-era agricultural structures and adhoc additions. This will help to open up the setting of the retained heritage building, create a more coherent landscape environment, and enable the barn to be re-purposed as part of the wider community-focused proposals.

The refurbishment or reuse of the existing barn is subject to an assessment of its structural condition and will be considered further at reserved matters stage.





Sluetts Farm (Old dairy farm) to be demolished



Historic Barns to be retained and surrounding later era structures to be demolished

OUTLINE PARAMETERS

Land Use Strategy

The land use strategy defines the distribution of residential and non-residential uses across the site. In line with a landscape-led masterplan, the placement of uses is shaped by the existing hedgerows, protected woodlands and key open spaces, which establish the backbone for the design criteria and principles.

The proposed framework is predominantly residential. Supported by a range of complementary uses to create activity and services along the primary road. Residential neighbourhoods will provide a mix of housing types to meet a range of needs, including larger families, couples, those looking to downsize and older residents.

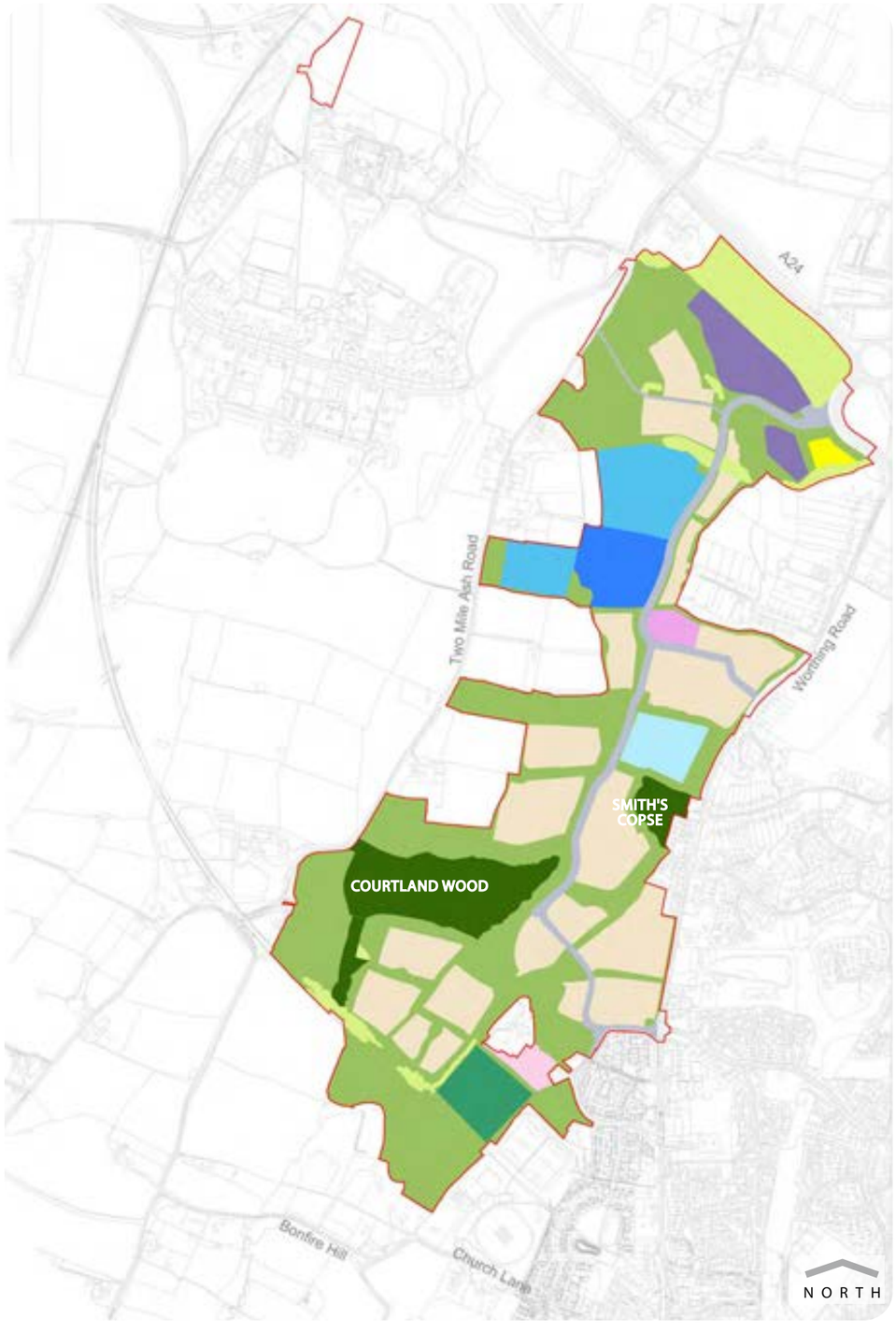
Non-residential uses have been located to support placemaking. Pedestrian footfall and connectivity, benefiting both existing neighbouring communities and new residents. Education provision includes a primary school with a nursery, and a secondary school.

Two employment parcels are proposed to support sustainable economic growth. The primary employment area is located at the northern edge of the masterplan with independent vehicular and pedestrian access from the primary road and good connectivity to the A24, providing flexibility for a range of employment uses. A second, smaller parcel is located just south of the primary employment area to support smaller and growing businesses, including SMEs. Both parcels are intended to accommodate Use Class E, B2 and B8 uses and will provide new job opportunities, with associated uplift in local spending during construction and occupation.

A neighbourhood centre is located at the core of the development. Including convenience retail, community facilities and Later Living provision, designed to complement the existing offer at Lintot Square and create a new heart for the mixed-use area.

Additional community provision is proposed within the redeveloped historic barns area (east of Great House Farmhouse), supported by new orchards. Allotments are also proposed adjacent to the primary school with access from Worthing Road.

The site also includes five travellers' pitches on the northern edge to meet identified District needs. To the south of the site, north of the Downs Link, land is reserved for sports pitches, building on the area's existing sports facilities and supporting the creation of a wider sporting hub.



Key

- Application Boundary
- Residential Development (Use Classes C2 and C3)
- Mixed-Use Neighbourhood Centre (Use Classes E and F)
- Nursery (Use Class E(f)), and Primary School (Use Class F1(a))
- Secondary School Land and Playing Fields (Use Class F1(a))
- Secondary School Land and Indicative Buildings (Use Class F1(a))
- Business and Employment Floorspace (Use Classes B2, B8 and E(g))
- Gypsy and Traveller Pitches
- Redevelopment of Existing Agricultural Buildings Including Construction of a Building for Community Use (Use Classes E and F2)
- Indicative Location of Roads
- Indicative Location of Sports Pitches
- Green Infrastructure Including Public Open Space
- Existing Retained Ancient Woodland
- Existing Key Tree-belt Area

Density Strategy

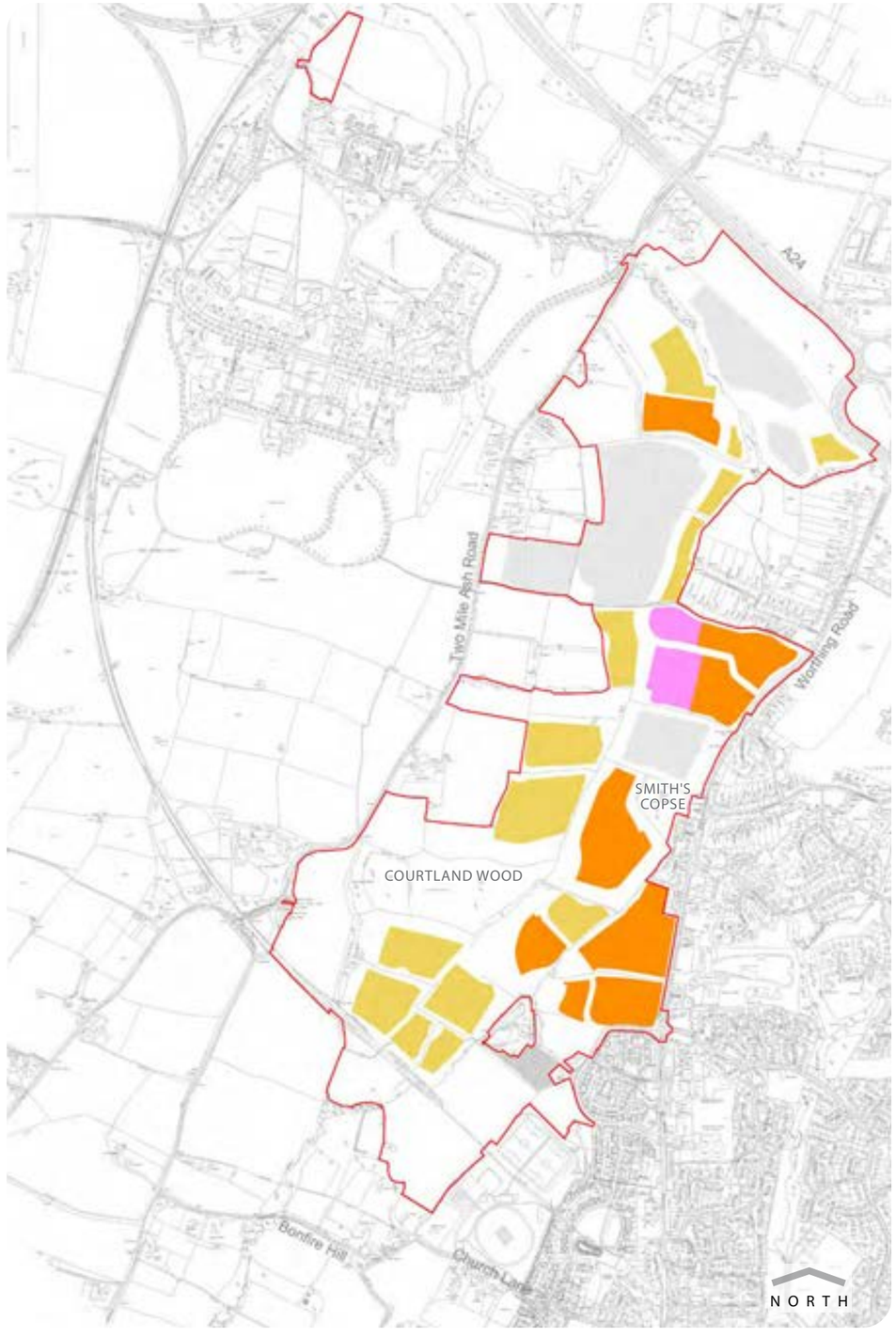
The density strategy distributes development in a way that is appropriate to the site's setting, makes efficient use of land, and responds to both internal and external constraints, while aligning with the overarching vision and aspirations for the proposals.

Density and massing are intended to respond to distinct character areas, streets and landscape, helping to define street edges, support legibility, and create a clear hierarchy of places and connections across the masterplan. The north–south movement framework provides a strong organising element, guiding where densities are focused, particularly around the neighbourhood centre and at key gateway locations.

Higher densities are concentrated within and around the neighbourhood centre, supporting a more mixed-use character and allowing for some flat typologies alongside potential ground-floor retail and community uses.

Medium densities are predominantly located across the eastern parts of the development, typically accommodating a varied mix of terraced and semi-detached homes, with a limited number of small apartment buildings where appropriate.

Lower densities are positioned in more sensitive areas to create a gentle transition at the site edges, particularly along the western and southern boundaries and around Great House Farmhouse, responding to heritage considerations and the landscape setting associated with Courtland Wood, Smith's Copse and the Downs Link.



Key

- Application Boundary
- Proposed Lower Density (<35 dph)
- Proposed Medium Density (35 - 45 dph)
- Proposed Higher Density (+45 dph)
- Non Residential Development

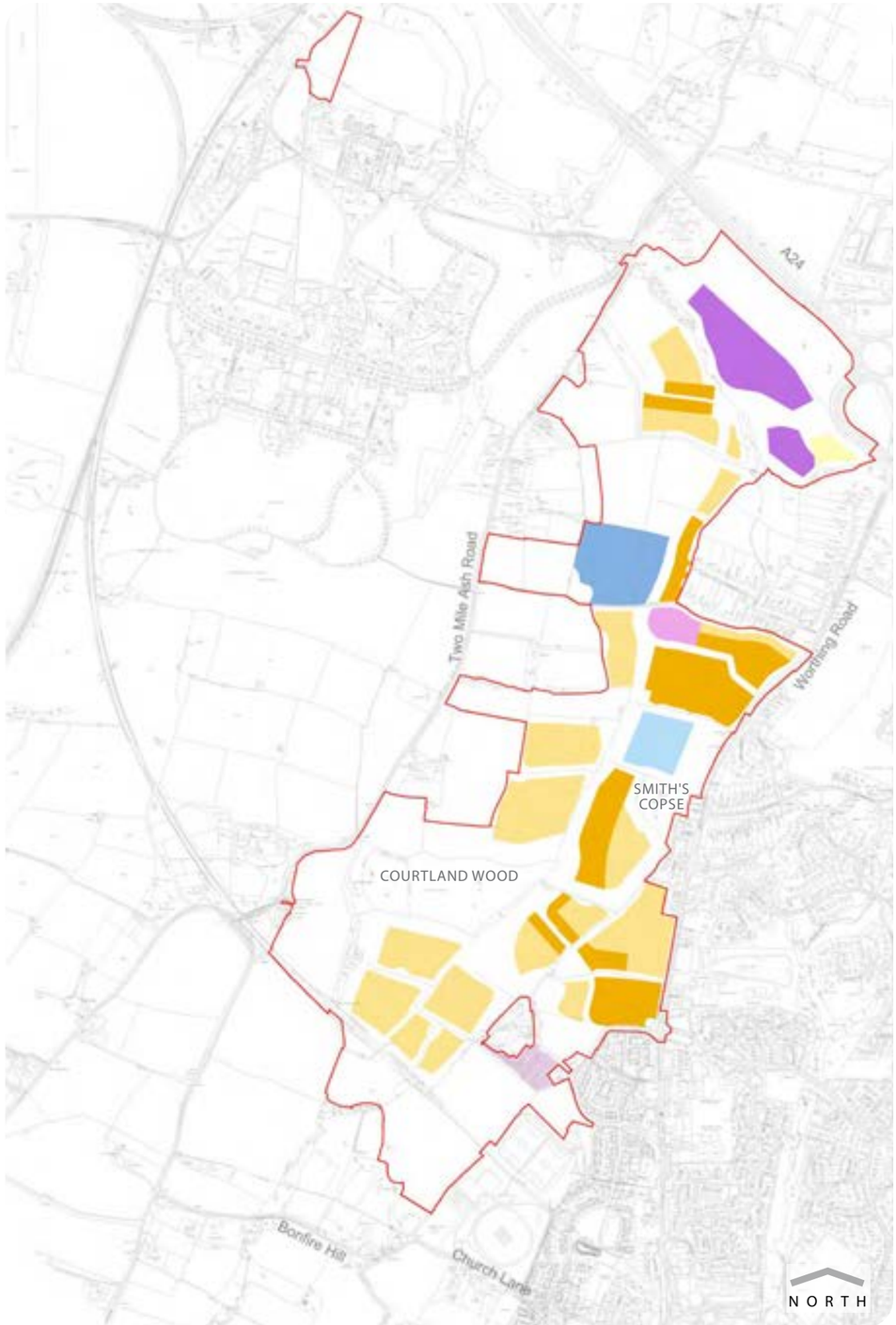
OUTLINE PARAMETERS

Storey Heights Strategy

Closely linked to the density strategy, this parameter plan defines the development's three-dimensional form by setting out the proposed building height ranges across the site. The masterplan is predominantly two-storey housing, reflecting the established character of Southwater and the surrounding settlement edge.

In a limited number of locations, including the neighbourhood centre and selected gateway and key landmark points, building heights increase to up to three storeys. These taller elements, including mixed-use blocks and small apartment buildings, are used selectively to support legibility, provide a focal point and mark important routes and arrival points, without creating an over-urban or visually dominant form.

Overall, the height and massing strategy has been developed to be responsive to context and setting, stepping and varying where appropriate to respect sensitive edges, reinforce character areas, and deliver a coherent, well-composed townscape. Pitched roofs will be incorporated across the residential neighbourhoods to help the development sit comfortably within its context while creating a varied roofscape and a richer streetscape.



Key

- Application Boundary
- Up to 1 Storey Residential (6m ridge height)
- Up to 2 Storey Barns Redevelopment (7m ridge height)
- Up to 2 Storey Employment (13m ridge height)
- Up to 2 Storey Primary School & Nursery (11m ridge height)
- Up to 2 Storey Secondary School (11m ridge height)
- Up to 2.5 Storey Residential (9m ridge height)
- Up to 3 Storey Residential (12m ridge height)
- Up to 3 Storey Mixed-Use (12m ridge height)

OUTLINE PARAMETERS

Access and Movement Strategy

The access and movement strategy sets out the key principles for vehicular access, walking and cycling across the masterplan. It will be supported by the Transport Assessment and accompanying modelling submitted as part of the application.

Street hierarchy and vehicle movement
A clear hierarchy is proposed. A primary route connects the northern roundabout through the neighbourhood centre to Worthing Road, before transitioning into a secondary street serving the south-eastern neighbourhoods and connecting to Broadacres. The primary route services the secondary school and neighbourhood centre, and is capable of supporting a bus diversion if required. The curved section north of Great House Farmhouse is designed to prioritise walking and cycling, reducing vehicle movement close to the heritage asset and reinforcing local character.

Access points
A series of access points are proposed to support the delivery, permeability and connectivity of the development. These include connections from Worthing Road, Two Mile Ash Road and Hop Oast Roundabout. Further detail on access form, junction operation and any associated mitigation will be addressed within the Transport Assessment.

Walking and cycling
The proposed internal walking and cycling routes within the masterplan are designed to create a comprehensive movement strategy, linking the Site with surrounding neighbourhoods and key destinations. A key cycle route is located along one side of the primary street, connecting the proposed secondary school in the north of the Site with the neighbourhood centre and residential areas to the south.

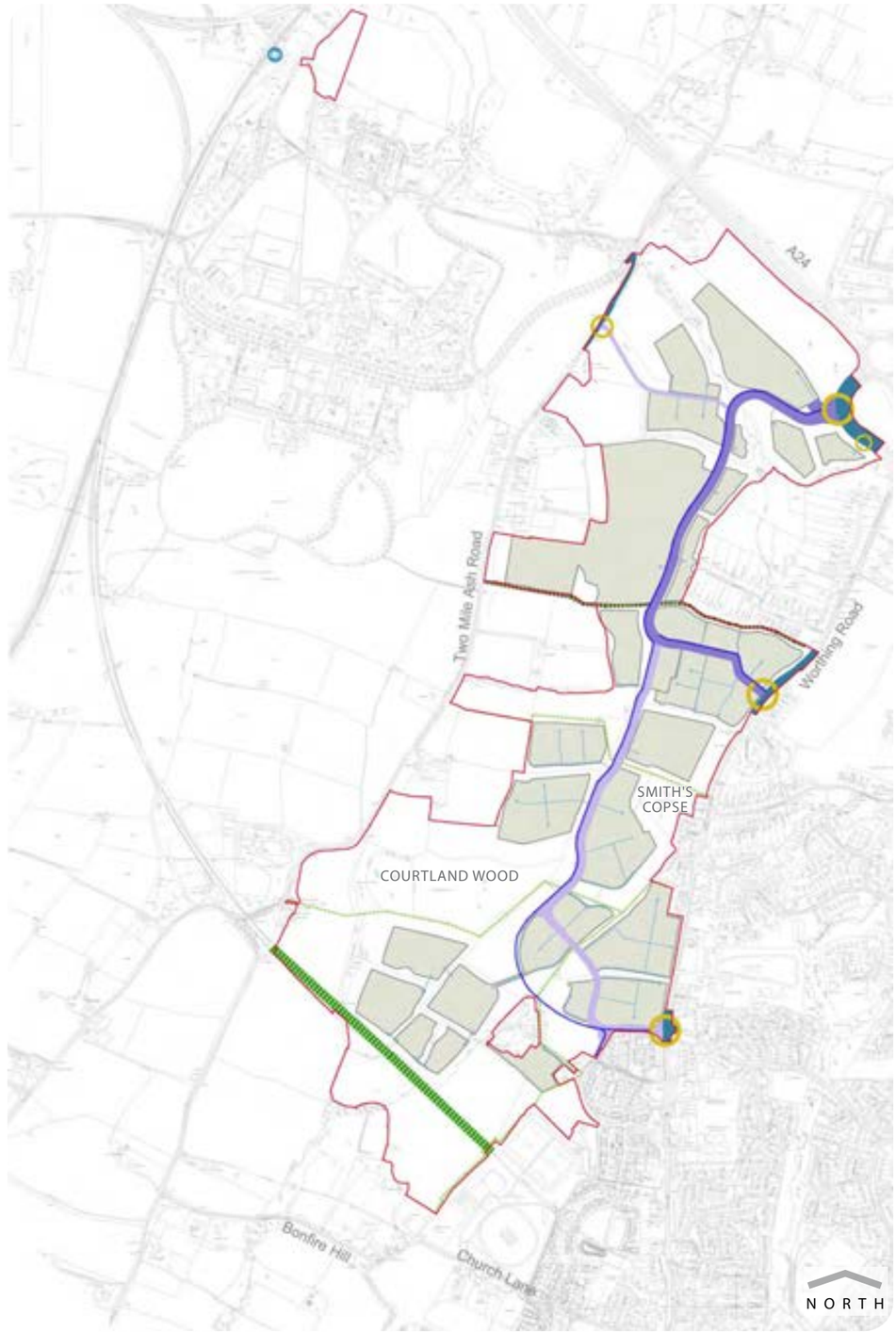
In the southern part of the masterplan, the route alignment follows the quieter active travel corridor north of Great House Farmhouse rather than continuing along the secondary street throughout. This provides a calmer and more scenic pedestrian and cycle environment, reduces vehicle dominance close to the heritage setting, and improves the relationship with Great House Commons, surrounding open spaces and the existing Public Rights of Way network. This approach supports active travel while reinforcing the landscape-led and heritage-sensitive character of this part of the Site.

From the southern part of the primary route, the cycle connection extends towards Chessall Avenue, from where users can connect onwards towards the Downs Link, Lintot Square and other areas within Southwater via existing safe residential streets. This creates a well-defined and positive route through the development, connecting into the wider movement network. The detailed design of the route will be confirmed through future Reserved Matters.

Shared surfaces and home-zones
Neighbourhood streets and lanes are intended to incorporate shared surface/home-zone characteristics where appropriate, balancing vehicle movement with walking and cycling.

Trim trail
A 5km trim trail is proposed across the site, linking key destinations and landscape features and connecting into the wider path network.

For further detail, please refer to the Transport Assessment and the Traffic & Transport chapter of the Environmental Statement, including consultation and policy compliance.



Key

- Application Boundary
- Existing Christ's Hospital Train Station
- Indicative Location of Key Cycle Route
- Indicative Location of Primary Road
- Indicative Location of Secondary Road
- Developable Area
- Primary Access
- Indicative Area of Works on Existing Road
- Downs Link Route
- Improvements to Existing Bridleway
- Improvements to Existing Pedestrian Route (PRoW)

OUTLINE PARAMETERS

Landscape and Open Space Strategy

The landscape strategy is the primary driver of the masterplan, shaping where development can sit, how neighbourhoods are structured, and how the scheme protects and enhances the site's defining natural and heritage assets. It establishes a connected living landscape of woodlands, hedgerows, meadows, greenways and water features, designed to strengthen biodiversity, support wellbeing, and create a distinctive setting rooted in Southwater's rural character.

The Landscape Parameter Plan translates this approach into a clear set of spatial parameters. It identifies the areas where landscape protection and enhancement take precedence, including the retained and strengthened woodland structure and the minimum buffers that safeguard sensitive habitats. It also shows how this green framework guides the shape of the developable areas, so access, streets, parking, pedestrian and cycle routes and associated infrastructure are all located and arranged within a landscape-led structure, rather than defining it.

Across the site, the plan sets out the overarching open space network that will be experienced day-to-day by residents and visitors. This includes the interconnected pattern of green corridors, retained trees and hedgerows, and a range of informal recreation spaces, alongside dedicated elements such as play, allotments and the site-wide trail. The indicative location of sports provision is also shown as part of this wider network, reinforcing the principle that recreation and landscape work together to create a healthy, active place.

Finally, the plan illustrates how water basins are integrated as part of the landscape character through an indicative SuDS approach. In parallel, it demonstrates how green planting and corridor strengthening supports the Downs Link setting and reinforces ecological connectivity between woodland areas, ensuring the landscape performs multiple roles: protecting assets, shaping character, supporting movement, and delivering long-term resilience.

Key

- Application Boundary
- Developable Area: including proposed development, site accesses, internal roads, parking, pedestrian and cycle routes, landscaping and associated infrastructure
- Secondary School Land (playing fields and other associated infrastructure)
- Open Space inclusive of play spaces (NEAP, LEAP and LAPs), allotments, informal kick-about spaces, 5km walking route, other pedestrian routes and retained trees and hedgerows where possible.
- Indicative Location of Sport Pitches
- 15m Minimum Green Buffer
- Indicative Basins
- Green Corridor planting along the Downs Link and between existing retained Ancient Woodland
- Existing Retained Ancient Woodland
- Existing Key Tree-belt Area
- Indicative Linear Swale with 'run-off' / outflow to ditch
- Indicative Location of 5km Trail



OUTLINE PARAMETERS

Indicative Phasing Strategy

Overview
An indicative phasing strategy has been prepared to support the outline planning application. The masterplan is shown as three main residential-led phases, alongside an employment phase. The phasing is illustrative and may evolve in response to delivery programming, infrastructure requirements, market conditions and ongoing stakeholder discussions.

Phase 1
Phase 1 establishes the early heart of the new neighbourhood, including the land for the secondary school and the neighbourhood centre with mixed-use facilities. It includes shops, flexible community space and a mix of housing types, sizes and tenures. Access is provided via the initial section of the primary route from Worthing Road, serving the neighbourhood centre, surrounding homes and the school land.

Phase 1 also extends the community northwards, delivering additional residential areas alongside the Gypsy and Traveller pitches, and completing key connections between the neighbourhood core and the employment land. It is accessed primarily via the primary route from Worthing Road and the new roundabout off Hop Oast roundabout, with additional resilience provided by the secondary link from Two Mile Ash Road into the primary route. Overall, Phase 1 helps establish a connected first phase that balances early community uses, education, residential development and links to the employment area.

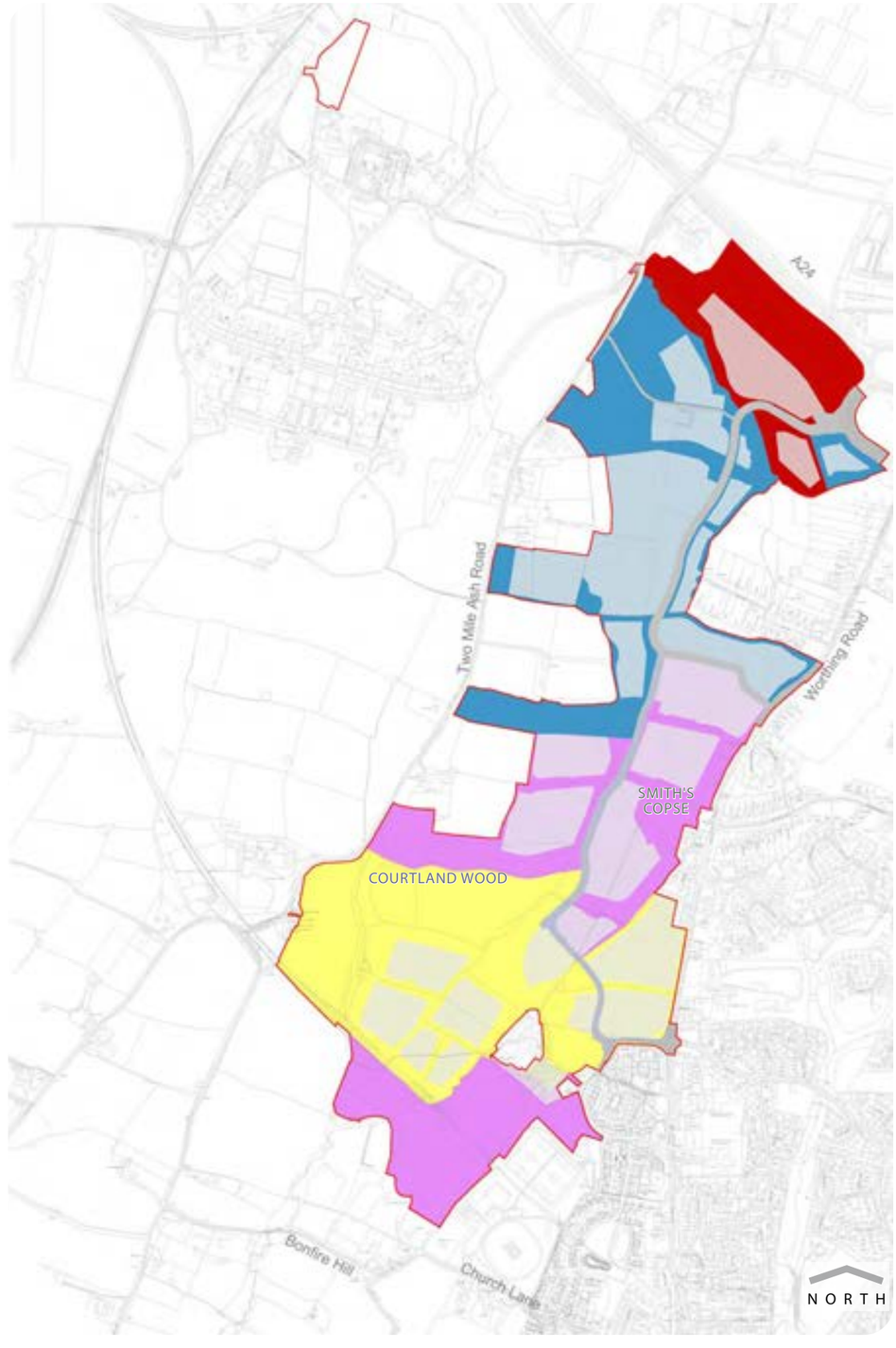
Phase 2
Phase 2 delivers the central, western edge and southern neighbourhoods, including homes around Smith's Copse, the sports facilities south of Great House Farmhouse, and associated public realm and open space along the southern parts of the site and the Downs Link edge. It provides a further mix of typologies and tenures and helps stitch the new neighbourhood into the existing settlement edge along Worthing Road.

Phase 2 has an important interface with Phase 1, sitting opposite the neighbourhood centre and in close proximity to the primary route. It also has the potential to deliver the Later Living provision in a location that benefits from convenient access to local services, community facilities and the wider movement network. Access is taken from Broadacres roundabout, via a secondary neighbourhood street connecting back to Phase 1 and distributing movement through a network of green streets.

Phase 3
Phase 3 focuses on the remaining south-western and south-eastern areas of the masterplan, including neighbourhoods around and south of Courtland Wood, and areas to the north of Great House Farmhouse. It is shaped by the sensitive setting of Courtland Wood, the strengthened landscape framework and the need to create a soft transition to the countryside to the west.

This phase also includes part of the southern neighbourhoods linking towards Broadacres roundabout, together with landscape enhancements and green infrastructure delivery that reinforce the woodland setting and support the wider landscape-led character of the masterplan.

Employment Phase
The employment phase delivers the new employment uses on the northern part of the site, accessed from the new northern access arrangements near Hop Oast and arranged across two land parcels. Its timing is shown as flexible and will be informed by local need, market demand and continued discussions with the Local Authority and stakeholders.



Key
- Application Boundary
- Phase 1
- Phase 2
- Phase 3
- Employment Phase

OUTLINE PARAMETERS

Illustrative Masterplan

The Illustrative Masterplan brings together the vision, design principles and parameter plans into a single, illustrative snapshot. It shows one potential way the proposed development parameters could be delivered on the ground, illustrating how land uses, access, built form and landscape can work as a coherent place. As an illustrative plan, it is not prescriptive: it provides a strong guide to intent and structure, while allowing refinement through future reserved matters submissions and phased delivery.

At its core, the plan demonstrates a genuinely landscape-led and heritage-led approach. The site's defining assets and sensitivities shape the arrangement of development, with retained and enhanced woodland, hedgerows and green corridors forming a continuous network, supported by generous buffers to sensitive edges and integrated SuDS features. In doing so, the masterplan illustrates the delivery of approx. 59 hectares of open space as a connected, multifunctional green infrastructure system, bringing nature to the doorstep of every neighbourhood.

The plan also shows how a balanced mix of uses supports a complete, walkable community. The neighbourhood centre is positioned as the social and functional heart, supported by mixed-use activity, community facilities and Later Living, and reinforced by the integration of education provision and well-connected residential streets. Employment uses are also included as a complementary component, supporting local job opportunities and long-term resilience.

Recreation and wellbeing are embedded throughout, with sports pitches positioned to build on the existing sporting context and support a wider health and activity hub. Play and informal recreation spaces are distributed across the neighbourhoods, while the 5km trim trail provides a unifying route that encourages walking and cycling, connects destinations, and creates a memorable green journey through the landscape.

Finally, the plan illustrates distinct neighbourhoods with varied but coherent residential character. Homes are shown in a mix of forms and densities, shaped by their setting and sensitivities to support an intergenerational community and a range of needs over time. Combined with the strong green framework, the illustrative masterplan conveys an ambition for sustainable living in nature, with long-term stewardship built into the structure of place so it can thrive for successive generations.

ELEMENT	AMOUNT
Total site area	116.7 hectares
Residential Dwellings (Use Class C3)	up to 1,000 homes
Later Living (Use Class C2)	80 homes
Gypsy and Traveller Pitches	5 pitches
Primary School and Nursery (Use Classes E(f) and F1(a))	2 hectares
Secondary School (Use Class F1(a))	9.2 hectares
Business and Employment (Use Classes B2, B8 and E(g))	up to 4 hectares
Neighbourhood Centre - Commercial and Community uses (Use Classes E and F)	up to 2,000m^2
Redeveloped Historic Barns (Use E and Class F2)	up to 550m^2

Indicative Schedule Mix

DWELLING SIZE	MARKET	INTERMEDIATE	SOCIAL RENT
1Bed Flats	21	26	85
2 Bed Flats	36	38	61
2 Bed Houses	60	5	21
3 Bed Houses	271	25	58
4 Bed Houses	196	11	20
5 Bed Houses	66	0	0
Sub Totals	650	105	245
Totals		**1000**	



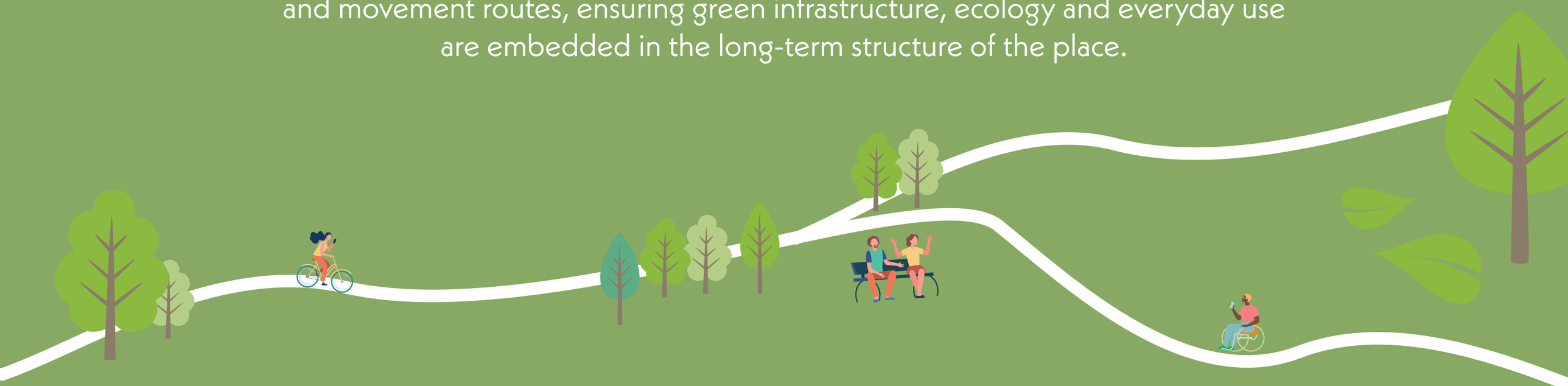
This plan is illustrative (not for approval)



7. LANDSCAPE & OPEN SPACE

Landscape is fundamental to the masterplan and plays a defining role in shaping the character of the development. This chapter identifies the Site's key existing landscape assets and sensitivities, and explains how these have informed a genuinely landscape-led masterplan framework.

It sets out the overall landscape vision and the supporting strategies, including the proposed network of open spaces, woodland buffers and corridors, planting and habitat enhancement, play and recreation, and the integration of public access and movement routes, ensuring green infrastructure, ecology and everyday use are embedded in the long-term structure of the place.



LANDSCAPE & OPEN SPACE

Introduction and Executive Summary

The landscape strategy for the site incorporates several key principles to integrate the development into its natural surroundings while enhancing biodiversity and providing recreational spaces for the community.

Here's a summary of the principles:

Retention of Ecological Fringe
The existing green fringe along the western boundaries will be preserved, creating a natural green edge for the development and maintaining a mature landscape setting.

Strengthening Woodland Buffers
Additional planting of trees, hedges, and scrub will enhance the ancient woodland, woodland and perimeter planting, further integrating the development into the surrounding natural environment.

Amenity Green Spaces
Provision of high-quality amenity spaces for the enjoyment of residents. Meadow and species-rich grasslands will be used to create a variety of habitats within and around the built environment, promoting biodiversity.

Connected Spaces
A network of green pathways will provide pedestrian and cycling opportunities, connecting residents to a series of open spaces and integrating the development with existing pedestrian routes in the area.

Play and Recreation Areas
A diverse range of recreational experiences, including playgrounds and open spaces suitable for all ages, will serve as a local resource for the community.

Sustainable Drainage Features
These areas, designed with species-rich grassland, will serve both as functional drainage and as ecological focal points. These spaces will include opportunities for informal gathering and incidental play, alongside winding pathways that connect the development with the surrounding woodland.
This strategy prioritises connectivity, biodiversity, and sustainability, while offering various recreational and ecological benefits to the community.

Connecting Green Links
A network of green pathways will provide pedestrian and cycling opportunities, connecting residents to a series of open spaces and integrating the development with existing pedestrian routes in the area.

Existing Public Rights of Way, bridleways, and the Downs Link are retained and enhanced as part of this network, ensuring continuity of access while improving landscape quality, safety, and legibility.

Together, these routes form a connected green framework that support everyday movement,recreation and wider countryside connections.



Landscape Design Strategies

Concept Overview

The landscape framework establishes a clear and integrated structure for the development, shaping movement, character, and identity. A series of interconnected principles guide the design, ensuring that green infrastructure, heritage, play, water, and ecology work together to create a legible, resilient and village-scale place rooted in its landscape setting.



Nature Connectivity

The landscape framework is designed to strengthen connections between existing woodlands, watercourses, and open spaces, creating a coherent network that supports biodiversity, movement, and long-term ecological resilience.



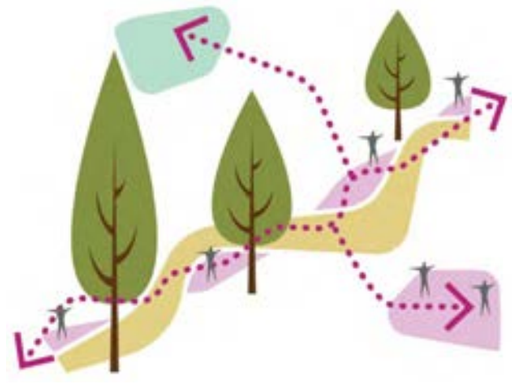
Views and Legibility

Key views are framed and revealed through careful arrangement of landscape and built form, ensuring the site is legible, intuitive to navigate, and grounded in its wider village and countryside setting.



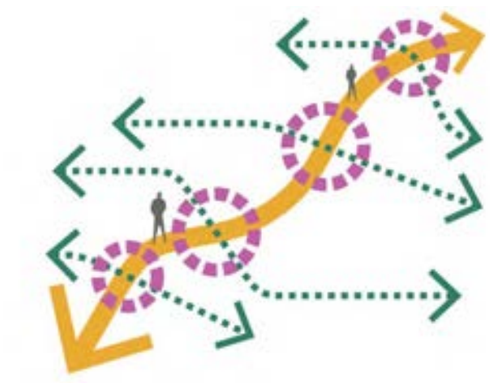
Blue Infrastructure

Water is integrated as a visible and functional element of the landscape, with SuDS features designed to manage surface water.



Play & Recreation

Play and recreation are embedded throughout the site in a distributed and inclusive manner, supporting formal and informal activity, play on the way, and everyday movement for all ages and abilities.



Nodes & Connections

A series of connected landscape nodes, streets, and green corridors structure the site, creating a walkable, village-scale network that supports social interaction and sustainable travel.



Heritage & Nature Education

The landscape provides opportunities for learning and interpretation, using planting, routes, and spaces to reveal the site's natural systems, agricultural heritage, and evolving ecology.



Edible Landscape

Productive planting, including orchards and foraging species, is integrated into public spaces to encourage interaction with the landscape, promote wellbeing, and reflect the site's rural character.

Connection with Nature

People and Nature

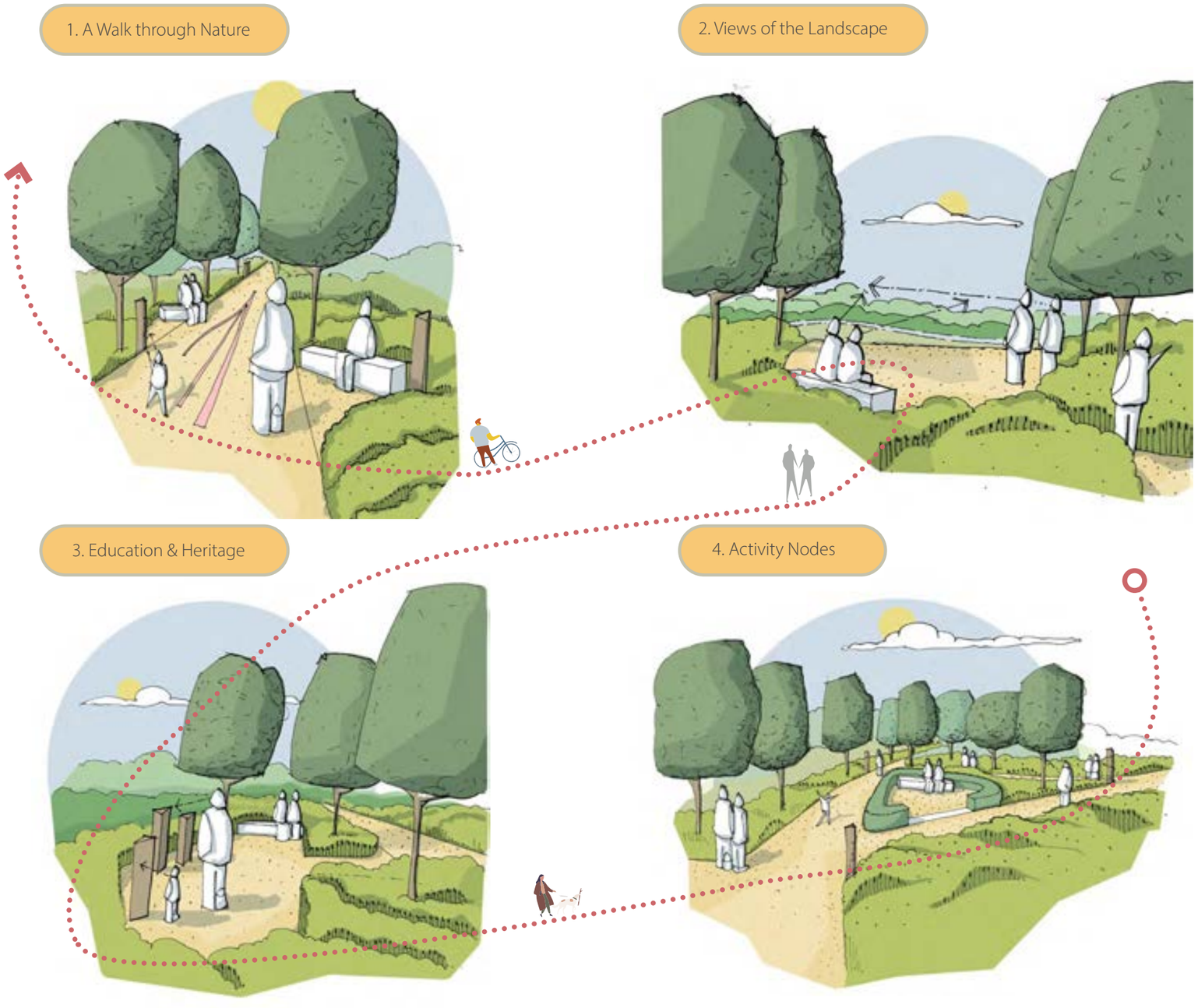
The landscape framework is designed to place people in daily contact with nature, supporting health, wellbeing, and active lifestyles. A connected network of green and blue corridors runs through the site, linking all character areas and connecting homes, schools, workplaces, and open spaces to the wider countryside.

Building on existing hedgerows, woodlands, and watercourses, the strategy reinforces natural features through new habitat corridors, SuDS, and tree-lined walking and cycling routes. These spaces are designed to be accessible, safe, and overlooked, encouraging everyday movement, play, and social interaction as part of daily life.

Green infrastructure is multifunctional, combining biodiversity, drainage, and recreation. Doorstep green spaces, play on the way, and calm areas for rest and reflection are distributed across the site, ensuring inclusive access to nature for all ages and abilities. Existing Public Rights of Way, bridleways, and the Downs Link are retained and enhanced, strengthening connections within the site and to the surrounding countryside.

Ancient woodland is fully retained and protected by planted buffers, while mature trees and hedgerows are retained and enhanced to establish a village-scale landscape setting.

New woodland planting is introduced to reinforce landscape structure, improve ecological connectivity, and support long-term climate resilience. Together, these elements form the green infrastructure framework of the development, embedding active travel, nature connection, and wellbeing at the heart of the place.



Movement Strategy

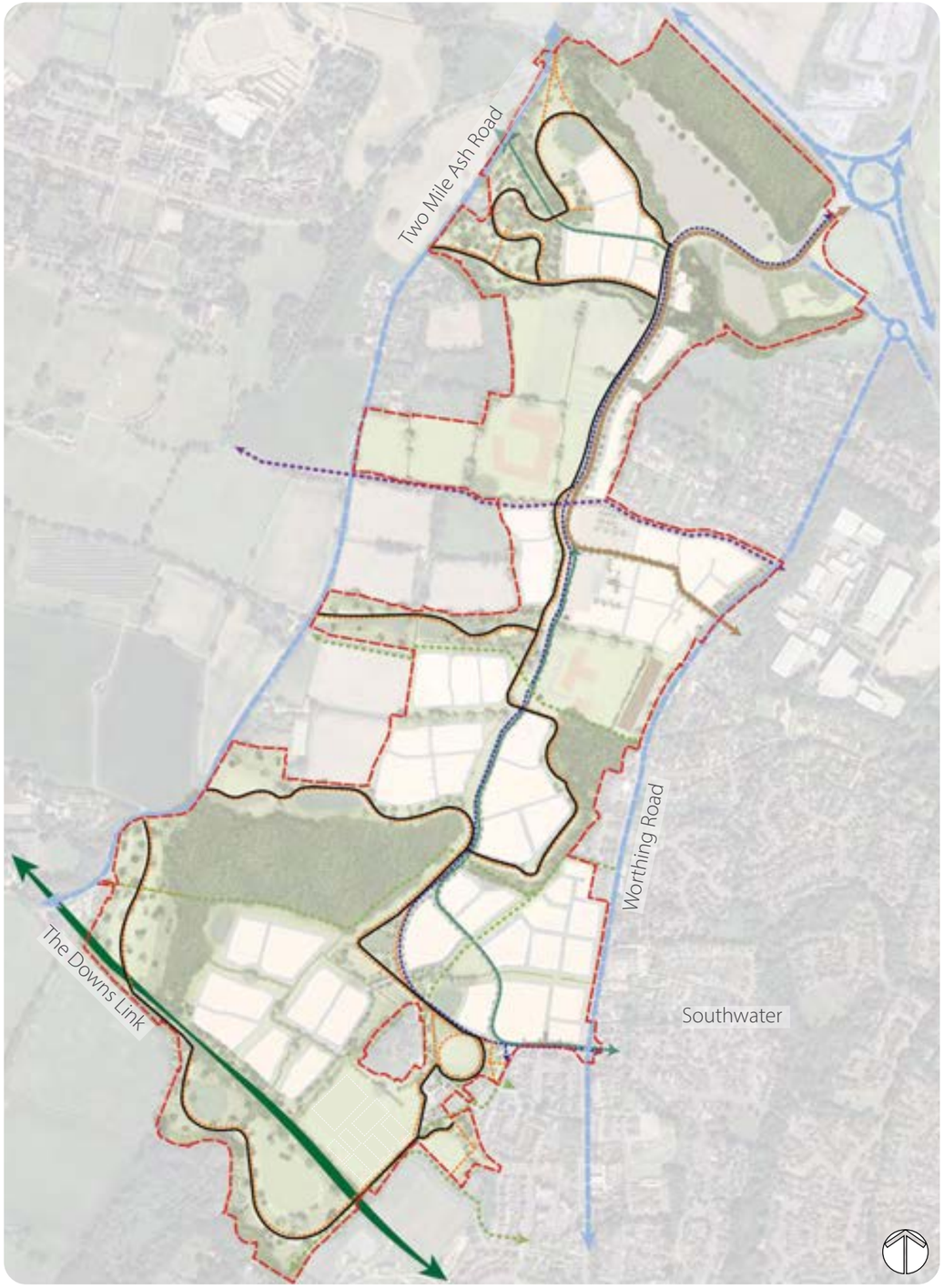
The aspiration for the new community is to ensure pedestrian and cycle movement is convenient, safe, and pleasant. Open spaces, verges, and street trees provide a green aspect to all walking and cycling routes through the site, contributing to comfort, visual quality, and climate resilience.

All existing Public Rights of Way are maintained and enhanced, set within generous green corridors to ensure routes are safe, legible, and attractive to use. These routes, including bridleways and the Downs Link, are integrated into the wider landscape framework and supplemented with new footpaths and connections to provide a comprehensive and well-connected network.

The site is designed with filtered permeability, enabling people to walk or cycle between blocks where vehicles cannot pass. Greenery is introduced throughout the public realm to prioritise pedestrians and cyclists, providing shelter from wind, shade from direct sunlight, and an environment that encourages everyday active travel.

Primary and Secondary Cycle Routes

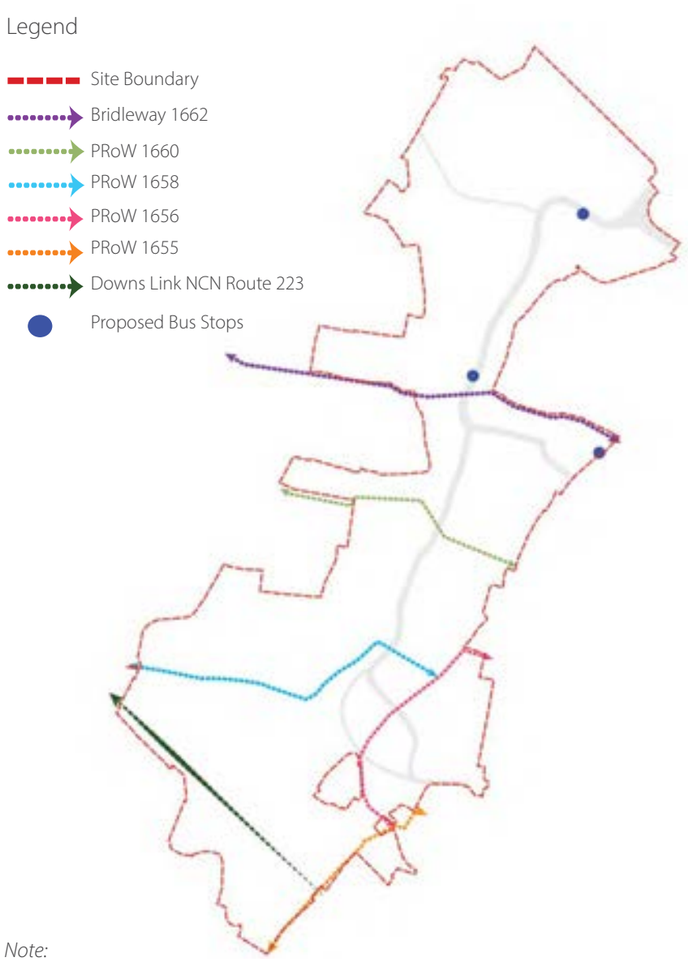
A designated cycle route runs along the primary route through the site, forming a key north–south connection and linking neighbourhoods with open spaces and the wider green infrastructure network. This is complemented by a secondary east–west cycle route along the southern secondary street, providing a safe and direct connection to the Downs Link and surrounding countryside routes. Together, these routes form a clear and legible cycling network, designed to accommodate both commuting and recreational journeys while prioritising safety, comfort, and continuity.



Movement strategy diagram

Movement Strategy – Public Rights of Way

Key retained PRoW routes will include a number of improvements, each echoing the immediate local character of the surrounding landscape. These improvements and interventions will remain sympathetic to the local character, enhancing the experience as people interact with the landscape. These PRoW paths are to remain unlit to preserve the design's village-feel.



Note:
Shown on the plan above is the potential proposed bus stop locations within the development. The proposed locations are between the two employment land areas to the north of the development and the second location is outside of the secondary school to provide access to the schools by public transport. The final potential proposed bus stop location is to the north of the Worthing Road access junction. These bus stops locations are still to be confirmed through conversations between the developer and the operator.



Downs Link NCN Route 223
The section of Downs Link within the site boundary is to be upgraded by WSCC as part of their programmed works for drainage and surfacing in 2026/2027.

This section of the Downs Link running through the site will retain the semi-rural character and surfacing proposals by WSCC as it runs westwards from Eames View to Two Mile Ash Road. The surfacing will complement the partially open recreational grassland and hedgerow character of the area.



PRoW Bridleway 1662
The development will enhance the existing recently upgraded surfacing on the eastern section of the bridleway up to the Secondary School/ Neighbourhood Centre to a bound surface. It is anticipated that whilst the use of the route will increase, alternative east / west routes are available.

This section of the PRoW will incorporate the semi-rural character including self-binding gravel as the bridleway approaches the school and new community centre.



PRoW Footpath 1655 & 1656
The improved surfacing will be a bound surface and will be widened where available to accommodate the increased pedestrian demand.

This section of the PRoW will balance the existing softer character with the proposed green walking routes as part of the proposed masterplan. Self-binding gravel alongside planted corridors will adapt to increased pedestrian numbers using the wider walking routes.



PRoW Footpath 1658 & 1660
It is expected that footpaths 1658 and 1660 will retain their rural feel through the development. Whilst there is anticipated to be an increase in use, it is proposed to sensitively improve the surface of these routes. It is not proposed that these would be bound surfaces.

This section of the PRoW will incorporate a more rural character as the route weaves through grassland and woodland edges. Surfacing will remain redolent of the existing treatment, emphasising the rural character in this location.









The internal roads pedestrian and cycle crossings will be LTN 1/20 compliant and prioritise the movement of active travel across the site. The type of crossing facilities will be determined at the RMA stages taking into account movements and layout of the masterplan, however will include facilities ranging between cycle priority uncontrolled Parallel crossings on lightly trafficked streets through to Toucan crossings on heavily trafficked streets.

Open Space Typologies

Natural and Semi Natural Design Principles

The proposals seek to retain and celebrate as much of the existing landscape framework as possible, including mature trees, hedgerows, and vegetation along the watercourses, to reinforce the site's green structure.

All areas of Ancient Woodland will be fully protected, with a minimum 15-metre buffer, and enriched through supplementary planting of mixed native woodland and scrub understorey species.

This strategy will enhance the continuity of green corridors, creating more natural and varied edges that integrate seamlessly with the surrounding landscape, connecting to existing copses, tree belts, and hedgerows along the site boundaries.

Within the development, these green corridors will provide opportunities for informal play and contribute to greater ecological diversity across the site.



Natural and Semi Natural



Open Space Typologies

Amenity Green Space Design Principles

The character of the amenity open spaces draws inspiration from the naturalistic quality of the existing green infrastructure.

Retained woodland belts and areas of Ancient Woodland provide a strong framework and visual backdrop, helping to define and connect a series of linked green spaces throughout the site.

Play areas are thoughtfully embedded within these spaces, forming a key element of the overall landscape strategy. Their design emphasises the use of natural materials, ensuring that play is seamlessly integrated into the wider landscape rather than appearing as distinct or isolated features.

The overarching approach is to maintain a naturalistic identity, enhancing biodiversity and existing ecological networks. These green spaces establish informal frontages to residential edges, while offering adaptable environments that support both active recreation and quiet relaxation.



Amenity Green Space



Open Space Typologies

Park and Gardens Design Principles

This character area is defined by its open, expansive quality and species-rich grassland, designed to accommodate seasonal or occasional flooding. It offers visual and spatial relief from the enclosed character of the surrounding woodland extensions and built form.

The space also acts as a key ecological and social focus, providing an outdoor setting for informal gathering and incidental play. Meandering paths weave through the grassland, connecting the new development with the woodland edge to the east and encouraging exploration of the landscape.

Proposed SuDS features will be softly contoured to sit naturally within the landform. Planting around these water bodies will include a mix of aquatic and marginal perennials, alongside tree species adapted to damp or intermittently wet conditions, creating a rich and resilient habitat structure.



Parks and Gardens











Open Space Typologies

Greenways Design Principles

The Greenways form a network of dedicated routes for walking and cycling, creating spaces for informal recreation at the edges of residential areas while linking a sequence of open spaces that structure the wider development.

A carefully selected planting palette, together with a considered hard landscape materials, will define defensible thresholds to homes and the adjoining footpaths. The planting will subtly shift along the route, responding to changes in architecture and a transition towards more naturalistic landscapes and woodland edges at the site boundaries.

At key junctions, opportunities for rest and informal play will be incorporated. Play features will reflect natural elements such as gentle mounds, stepping logs, and scattered boulders creating a relaxed and green character. These routes will support active, healthy lifestyles, encouraging residents to engage with nature and benefit both physically and mentally from regular outdoor activity.



Greenways



LANDSCAPE & OPEN SPACE

Open Space Typologies

Policy - Open Space & Play Provision

Emerging Local Plan - The Horsham District Local Plan 2023 - 2040 sets out open space typologies and quantity standards, with requirements for open space provision on new developments.

The tables below summarises the open space requirements for the proposed 1000 dwellings (based on 2.4 people per dwelling).

The site has the capacity to provide 59.67ha of open space, which is above the requirement of 11.14 ha of open space for 1000 dwellings.

The plan opposite illustrates the spatial arrangement of the different open space typologies. Overall, the proposals provide an additional 48.53ha of open space above policy requirements.

Allotments will be designed in accordance with HDC OSSR quality standards, including provision for parking, accessibility and appropriate infrastructure.

Play in Nature

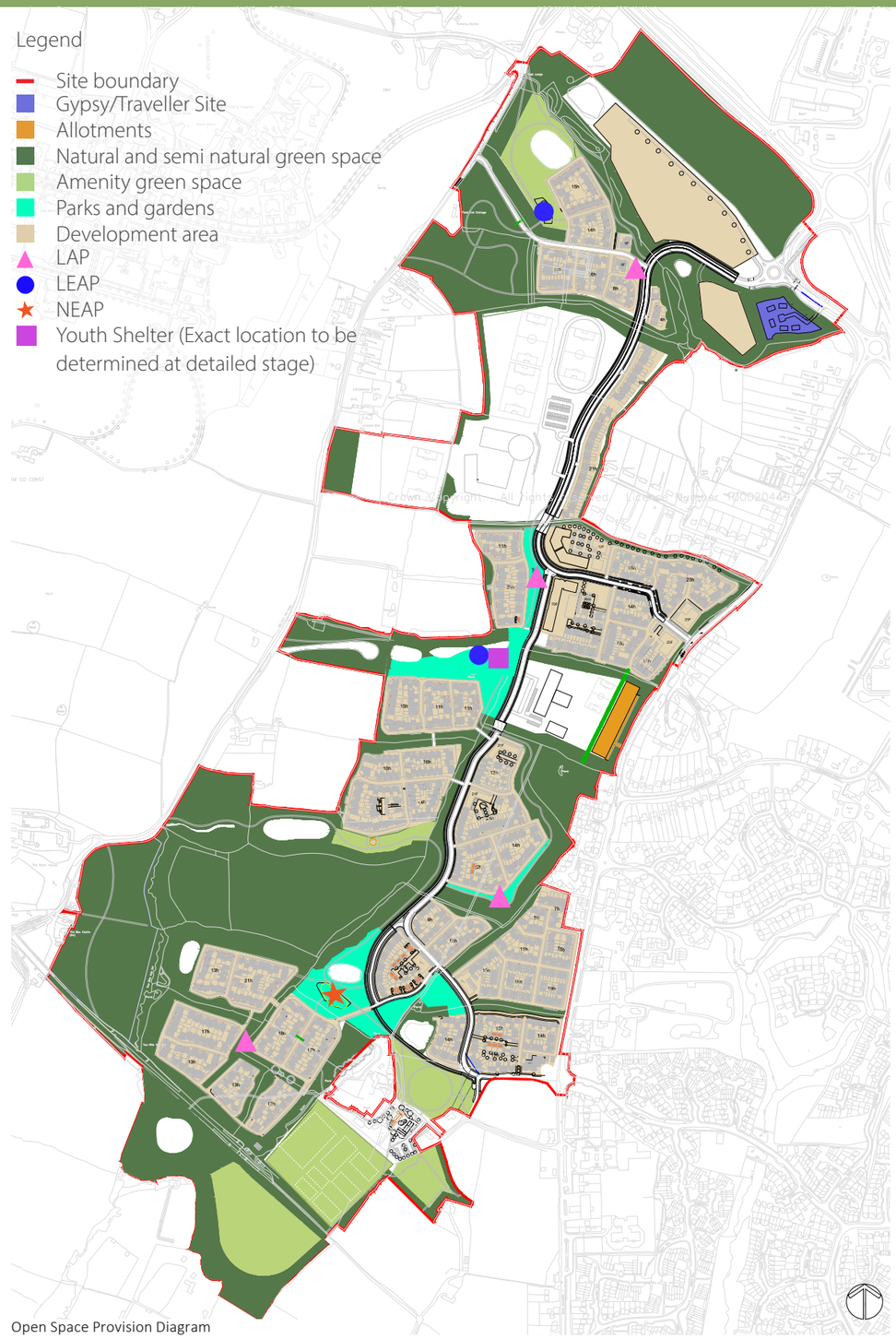




Informal Play

OPEN SPACE TYPOLOGY		STANDARD (sqm per person)	STANDARD (ha p/1000 pop)	REQUIREMENT (ha/2400 pop)	TOTAL ON SITE PROVISION (ha)	OPEN SPACE ABOVE THE POLICY (ha)
	Allotments	1.8	0.18	0.43	0.44	0.01
Multi-Functional Green space (MFGS)	Natural & Semi Natural Green Space	24.3	2.43	5.83	47.14	41.31
	Amenity Green Space	5.8	0.58	1.39	8.22	6.83
	Parks & Gardens	13.8	1.38	3.28	3.57	0.29
Children and Young People	Children	0.5	0.05	0.12	0.20	0.08
	Youth areas	0.4	0.04	0.09	0.10	0.01
	TOTAL	46.5	4.66	11.14	59.67	48.53

PLAY SPACE TYPOLOGY	AREA TYPICALLY (HA)	STANDARD (ha p/1000 pop)	REQUIREMENT (ha/2400 pop)	TOTAL ON SITE PROVISION (ha)
LAP	0.01	0.05	0.12	0.04
LEAP	0.04			0.1
NEAP	0.10			0.16
YOUTH SHELTER				0.01
TOTAL		0.05	0.12	0.31



Open Space Provision Diagram

LANDSCAPE & OPEN SPACE

Illustrative Landscape Masterplan

The landscape strategy for Land North-West of Southwater is structured around a village-scale, landscape-led approach that responds directly to the site's existing features and context. The design seeks to retain and work with the existing landscape framework, resulting in minimal loss of existing trees and hedgerows, with retained features forming the backbone of the green infrastructure network. Where removal is unavoidable, replacement planting is proposed to deliver a net gain in tree cover and landscape quality.

A defining element of the scheme is the Northern Woodland, which introduces a diverse palette of tree species to strengthen the northern landscape edge, provide effective screening, and create a distinctive recreational environment. This approach supports long-term resilience, biodiversity, and seasonal interest, while reinforcing the perception of the development as a village set within a wooded landscape.

Play and recreation are integrated throughout the scheme as part of a distributed and inclusive approach rather than being confined to a small number of formal locations. Inclusive natural play is embedded within parks, greenways, and neighbourhood spaces, using landform, planting, and natural materials to encourage imaginative and accessible play for a wide range of ages and abilities.

In addition to formal equipped play areas, the landscape provides opportunities for play on the way, with informal features and spatial cues incorporated along key walking and cycling routes. This approach supports everyday activity and encourages movement as part of daily life.

The landscape strategy also prioritises mental health and wellbeing, providing calm, green spaces for relaxation, social interaction, and contact with nature. The design incorporates the principles of 'making space for girls', with a variety of flexible, overlooked, and welcoming spaces distributed across the site to support socialising, movement, and informal recreation in a way that feels safe and inclusive.

Overall, the landscape design delivers a cohesive network of green spaces that support trees, play, wellbeing, and biodiversity, while reinforcing a village-like character rooted in the existing landscape structure and responsive to local policy and community aspirations.



Legend

- Site Boundary
- Residential Parcels
- Allotments
- School Sites

Landscape Character Areas

The landscape masterplan includes a number of character areas, set out below and illustrated in the adjacent plan. These landscape character areas work in synergy with, and inform, the built form character areas, ensuring a cohesive and integrated approach to placemaking across the site.

The landscape character areas relate to the built form character while remaining distinct as the landscape weaves through the varying streetscene and natural setting.

1 **Great House Commons**
Heritage inspired productive landscape around Great House Farm

2 **The Northern Woodland**
Northern woodland buffer and woodland walk

3 **Southern Fringe Meadows**
Naturalistic open space linking Courtland Wood, Two Mile Ash Gill, and the Downs Link

4 **The Village Ways**
Village scale streets and active travel movement corridor

5 **Southwater Greenways**
Multi-functional green corridors linking woodlands, SuDS, play and routes

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Built Form :
(refer to Section 8 Character & Built Form)

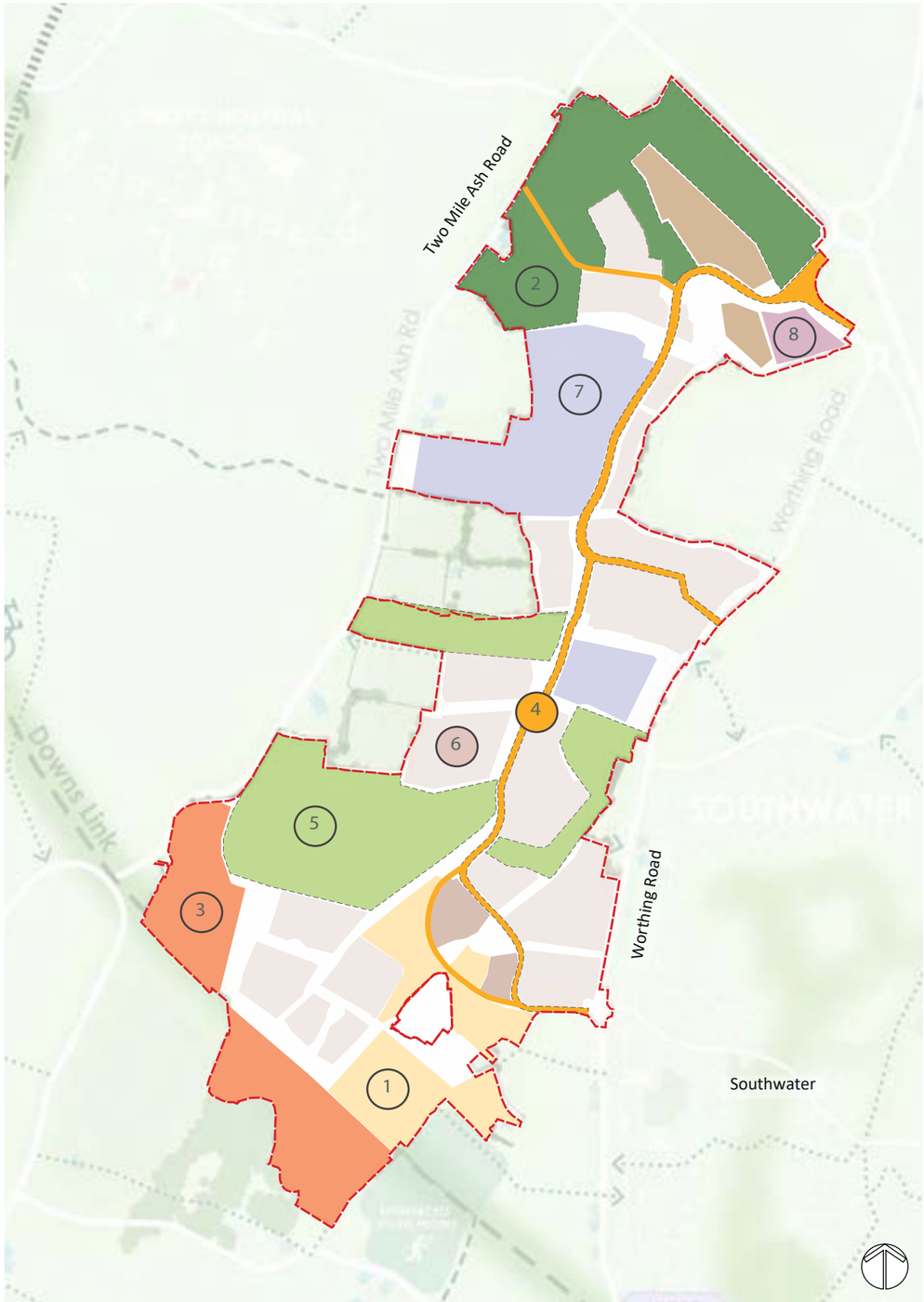
6 **Residential Landscapes**
Residential character areas within dwelling parcels including focal Neighbourhood Centre and Village Green

7 **School sites**
Secondary and Primary Education

8 **Gypsy and Traveller site**
Nestled around woodland planting to the north of the site



Built Form Character Areas



Landscape Character Areas

Character Area 1: Great House Commons

Great House Commons forms the landscape heart of the site, set within the immediate setting of the existing Grade II* listed asset Great House Farmhouse. The character area is a generous and multifunctional area of public open space, structured to respect the heritage context while supporting contemporary patterns of living, working, and recreation.

The landscape is defined by a large central open space framed by orchard planting, creating a productive and seasonally expressive setting suitable for informal recreation, picnicking, and community use. The orchard character reinforces the agricultural lineage of the site and establishes a soft, pastoral foreground to the mixed-use barn like commercial buildings.

Around the perimeter of the Commons, foraging routes are integrated into the landscape structure, encouraging engagement with the planting and promoting healthy living. To the southern edge of the character area, informal, non-lit sports pitches are accommodated within open grassland, carefully positioned to maintain an appropriate separation from the heritage asset and to preserve its setting.

To the north-west of Great House Farmhouse, and located at a suitable distance from the heritage asset, a neighbourhood equipped play area is provided. This is designed to serve nearby residential areas while remaining visually and spatially integrated within the wider open space framework of the Commons.

An active travel route passes through Great House Commons, forming a key north–south connection within the development.

To the north of Great House Farmhouse, this route is designed as a pedestrian- and cycle-only corridor, with no vehicular access, ensuring a calm and heritage-sensitive movement environment.

This car-free section reinforces the primacy of walking and cycling within the Commons while protecting the setting of the listed asset, however some parking will be provided, to the south-west of the barn complex. The route links the character area to the wider network of green infrastructure, promoting sustainable transport choices and supporting healthy, active lifestyles.



Illustrative Sketch View - Great House Commons





Landscape Character Area Key Plan - Great House Commons









Character Area 1: Great House Commons Illustrative Plan

The illustrative plan for Great House Commons demonstrates how open space, movement routes, planting, and activity are brought together to form a coherent and multifunctional landscape, responding to heritage context while supporting everyday community use.

The approach to Great House Commons has been carefully developed in direct response to previous landscape and heritage comments, with the primary objective of protecting and enhancing the setting of Great House Farmhouse as a key heritage asset. The layout has been restructured to push built development and vehicular routes away from the farmhouse, creating a generous area of open space that allows the building to breathe within the wider landscape.

This space forms Great House Commons, a central green area that reinforces the historic rural character of the asset while providing meaningful public open space for the new community. The design prioritises landscape over infrastructure, with movement routes integrated as informal green corridors and framed by swales, planted verges and retained hedgerows. This ensures the heritage asset is experienced within a coherent and high quality landscape setting, rather than as an isolated object within development.

Overall, the design response shifts the emphasis from development frontage to landscape led placemaking, using open space, green infrastructure and careful spatial separation to respect the significance of Great House Farmhouse while embedding it as a focal point within the new neighbourhood.

Legend

- Site boundary
- 1 Existing hedges or woodland, to remain
- 2 Orchard
- 3 Amenity Open Space
- 4 Species-rich wildflower meadow
- 5 Proposed Footpath
- 6 Neighbourhood Equipped Area for Play (NEAP)
- 7 SuDS Basin
- 8 Wetlands Meadow
- 9 Sports Pitches
- 10 Barn Courtyard

Alternative sports pitch layout showing cricket and sport pitch arrangement. Final provision to be agreed at the next stage: (See point 9 in legend)





Character Area 2: The Northern Woodland

The Northern Woodland occupies the northern extent of the site and plays a key role in defining the transition between the development and wider landscape and infrastructure context, including the A24. The character area is set around existing woodland and new tree planting, reinforcing a strong green edge that both screens and contains development while contributing positively to the site's green infrastructure network.

At its heart, the Northern Woodland is conceived as a walkable landscape of varied tree species, with informal paths weaving through woodland, SuDS features, and open glades. The woodland walk provides a quiet and reflective recreational route, encouraging walking and connection with nature in a setting that feels rural and established rather than overtly designed.

Employment and residential uses are carefully integrated within this landscape framework, with built form filtered through tree cover and planting to retain a village-scale character. Public open spaces within this area are shaped by landform and planting rather than hard boundaries, ensuring the landscape reads as a continuation of the surrounding countryside while fulfilling its role in mitigation, recreation, and biodiversity enhancement.



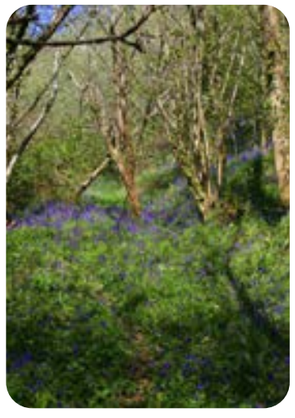
Illustrative Sketch View - The Northern Woodland





Landscape Character Area Key Plan - The Northern Woodland









Character Area 2: The Northern Woodland – Illustrative Plan



The illustrative plan highlights the structure of woodland, glades, routes, and development parcels, showing how the Northern Woodland functions as a contained, walkable, and landscape-led transition between the site and its wider setting.

Legend

- Site boundary
- 1 Existing hedges or woodland, to remain
- 2 Species-rich wildflower planting
- 3 SuDS Basin
- 4 Wetlands Meadow
- 5 Proposed Footpath
- 6 Local Equipped Area for Play (LEAP)
- 7 Woodland Walk
- 8 Underplanting

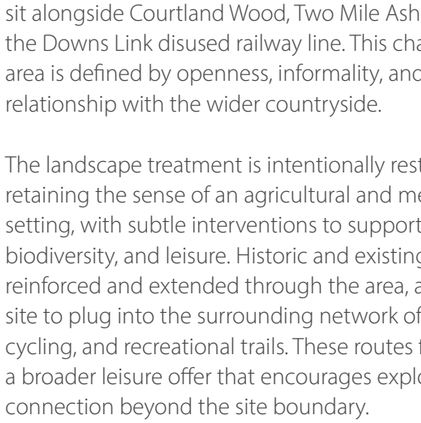
Character Area 3: Southern Fringe Meadows

The Southern Fringe Meadows form a naturalistic landscape edge to the south of the site, comprising a series of open fields and connected green spaces that sit alongside Courtland Wood, Two Mile Ash Gill, and the Downs Link disused railway line. This character area is defined by openness, informality, and a strong relationship with the wider countryside.

The landscape treatment is intentionally restrained, retaining the sense of an agricultural and meadow-led setting, with subtle interventions to support access, biodiversity, and leisure. Historic and existing routes are reinforced and extended through the area, allowing the site to plug into the surrounding network of walking, cycling, and recreational trails. These routes form part of a broader leisure offer that encourages exploration and connection beyond the site boundary.

The Southern Fringe Meadows provide a soft and permeable edge to the development, ensuring that the urban extension reads as village-like and contained, with a clear and legible transition into the rural landscape. Drainage features, planting, and habitat enhancement are integrated in a manner that supports ecological function while maintaining the simplicity and openness.

Historic and existing routes are reinforced and extended through the area, including the Downs Link, which forms a key strategic recreational and active travel corridor. The landscape design protects the rural character and continuity of the Downs Link while enhancing its setting through sensitive planting, improved access points, and integration with new paths and open spaces. These measures strengthen the Downs Link's role as a valued local and regional asset while maintaining its informal and countryside character of the fields.



Landscape Character Area Key Plan - Southern Fringe Meadows



Illustrative Sketch View - Southern Fringe Meadows











Character Area 3: Southern Fringe Meadows

The illustrative plan sets out the open and meadow-led structure of the Southern Fringe Meadows, showing how access routes, habitat areas, and drainage features are carefully integrated to maintain a simple and rural landscape character.









Legend

- Site boundary
- 1 Open Space
- 2 Existing woodland, hedges, trees or vegetation, to remain
- 3 Enhanced buffers/ native scrub planting
- 4 SuDS Basin
- 5 Wetland Meadow Planting
- 6 Species-rich wildflower planting
- 7 Movement and the Built Form
- 8 Reinstated PRoW
- 9 Residential plots
- 10 Proposed Footpath



Character Area 4: The Village Ways

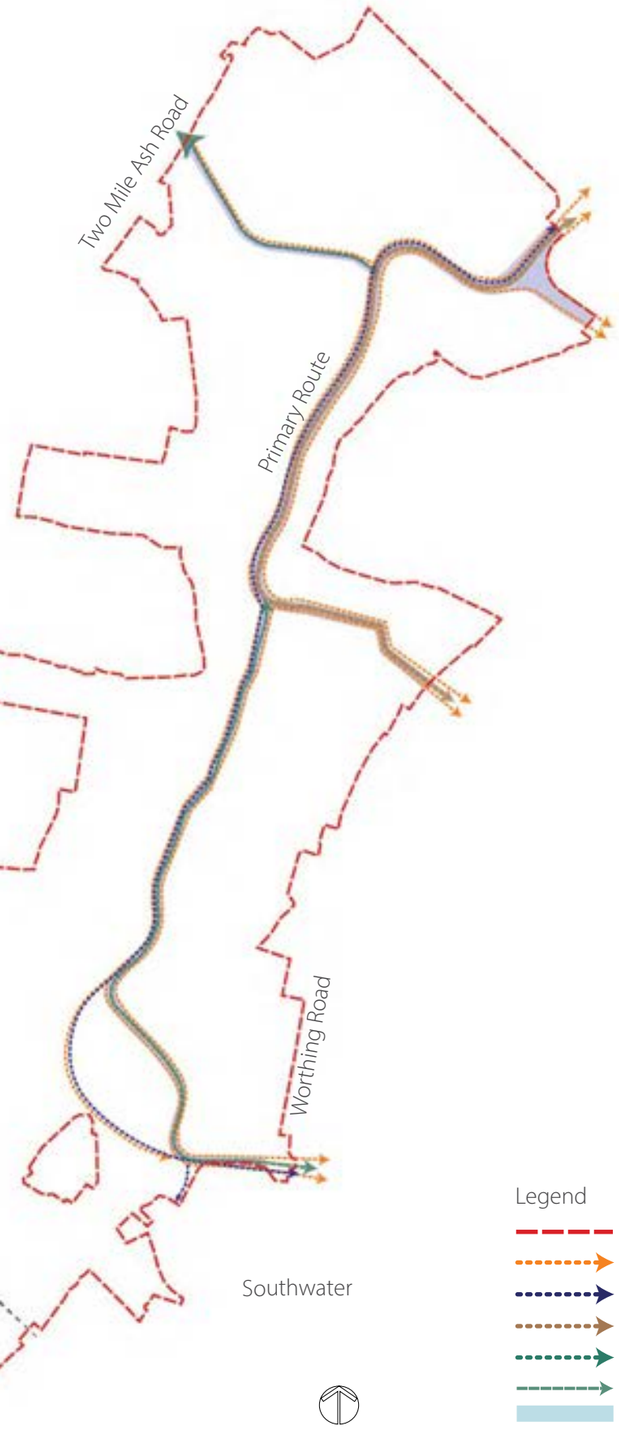
The Primary Route movement corridor runs through the site and plays a defining role in establishing its village character. Rather than functioning as a conventional urban street, it is designed as a green, informal route.

Existing hedgerows and landscape features are retained and incorporated wherever possible, shaping alignment and reinforcing continuity with the historic field pattern. Tree planting, verges, and green margins soften the route and provide a strong landscape structure, while active travel routes run alongside, prioritising walking and cycling as everyday modes of movement.

The Primary Route connects key character areas across the site, acting as both a route and a place, encouraging slower vehicle speeds, supporting social interaction, and ensuring movement is framed by landscape rather than built form.



Illustrative Sketch View - The Village Way





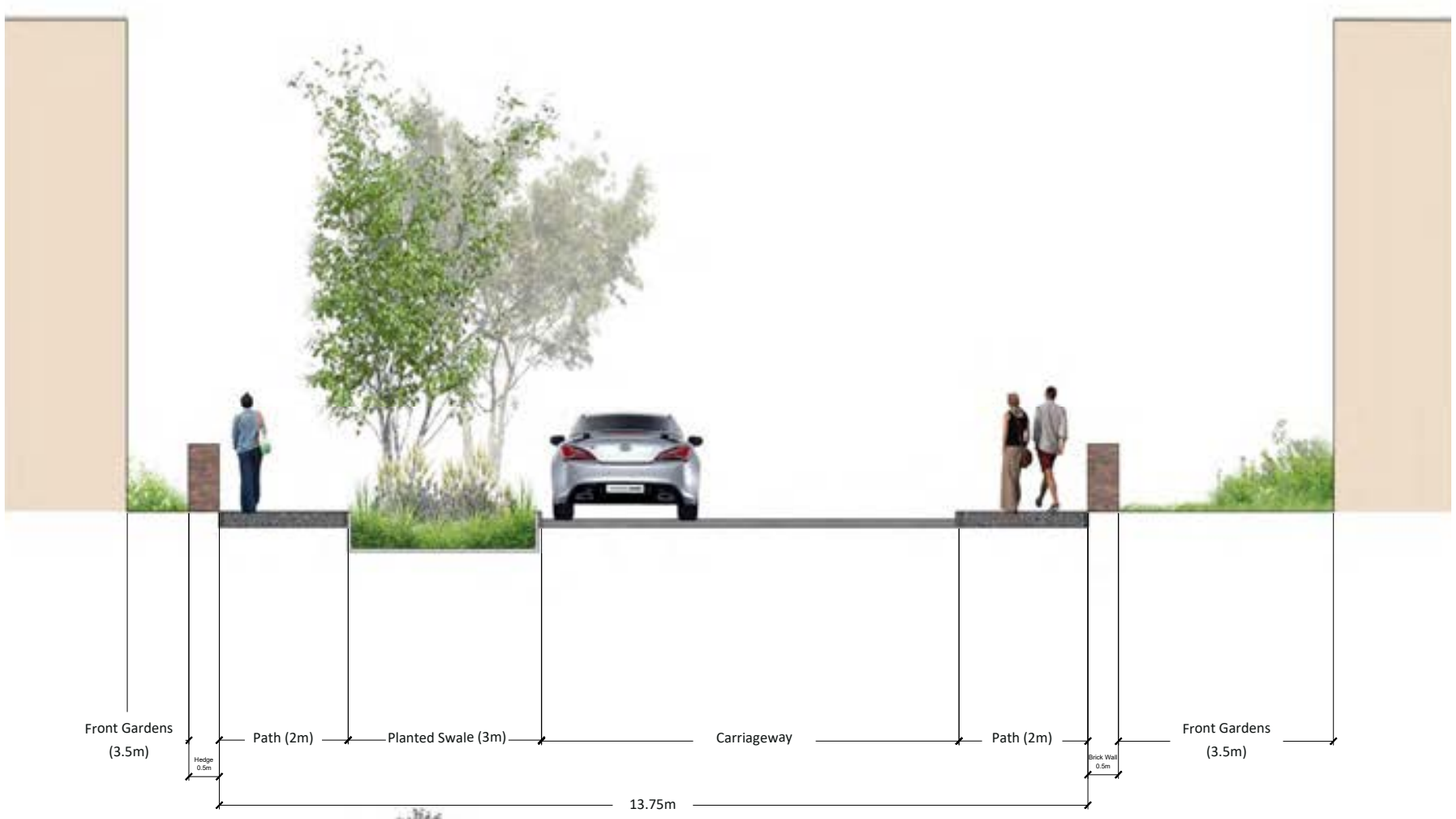
Landscape Character Area Key Plan - The Village Ways

Character Area 4: The Village Ways

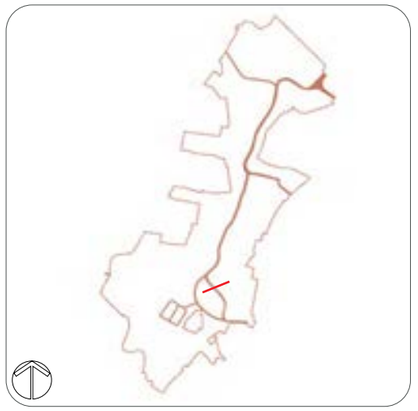
Illustrative Cross Section

The adjacent sections illustrate the typical cross section of The Village Way secondary route through the residential parcels. A planted swale/rain garden is integrated within the street corridor to manage surface water drainage in a sustainable manner, while also contributing to a verdant and well-contained streetscape.

Together with tree planting and soft landscape, this green infrastructure helps define a village-scale movement corridor that supports pedestrian friendly character, visual amenity, and ecological value.







Cross Section Key Plan

Character Area 4: The Village Ways

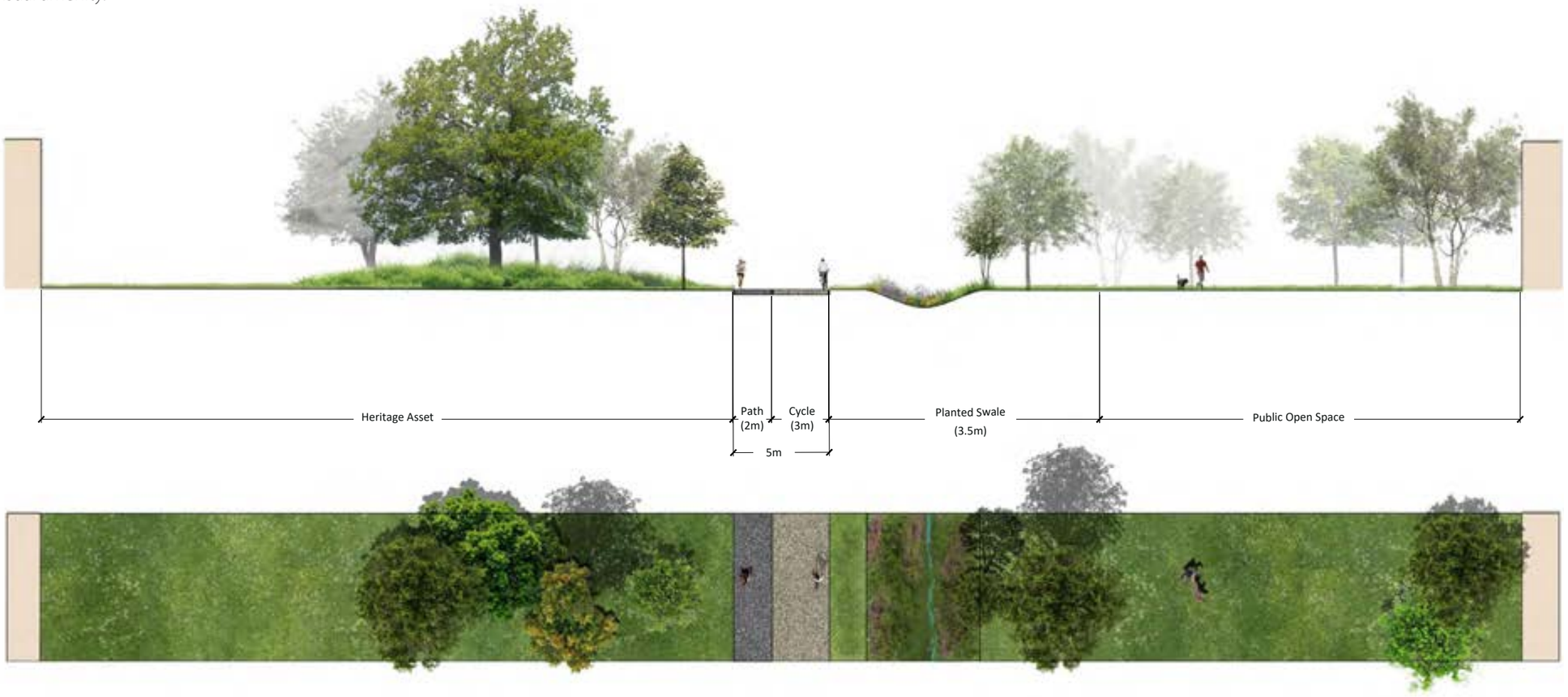
Illustrative Cross Section

The sections below illustrate the typical cross-section of the strategic cycle and pedestrian route through the open space adjacent to Great House Farmhouse. The cycle route is complemented by a planted, gently undulating swale running parallel to the movement corridor, providing both visual interest and a sustainable drainage function.

As demonstrated, the heritage asset is provided a generous open space setting, which can be used by the community for informal recreation while preserving its landscape context and visual amenity.



Cross Section Key Plan

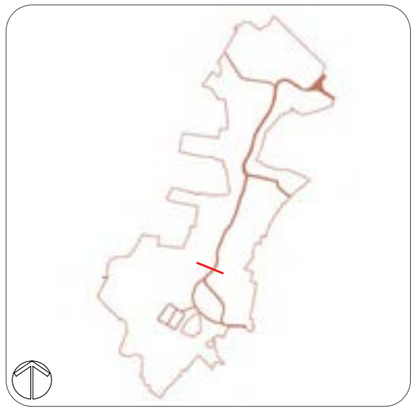


Character Area 4: The Village Ways

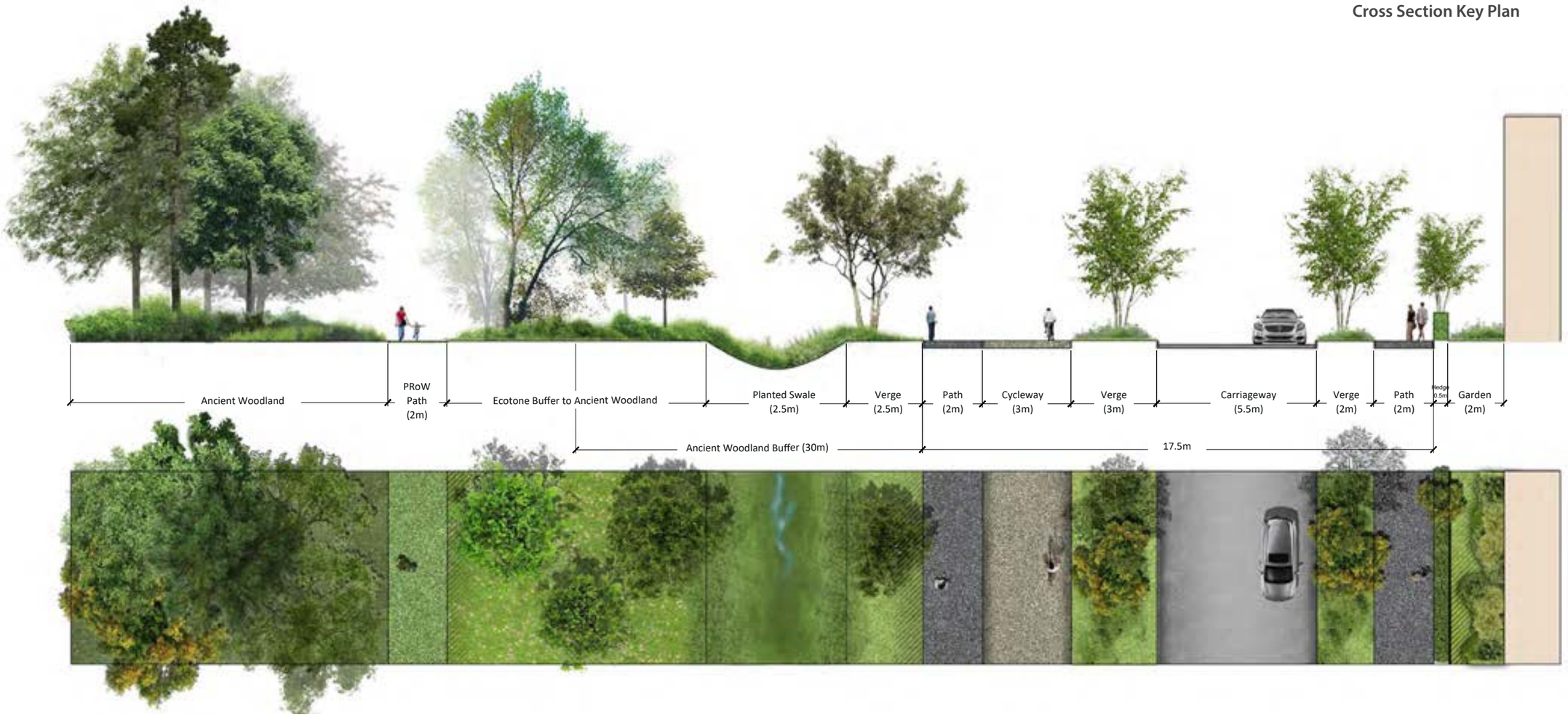
Illustrative Cross Section

The sections below show the relationship between the ancient woodland and the development. A generous 30m buffer is provided, incorporating undulating swales, ecotone edges and suitable complementary planting to protect and enhance the woodland setting.

Verges on either side of the secondary route carriageway soften the infrastructure and contribute to a verdant, village edge character.



Cross Section Key Plan



Character Area 4: The Village Ways

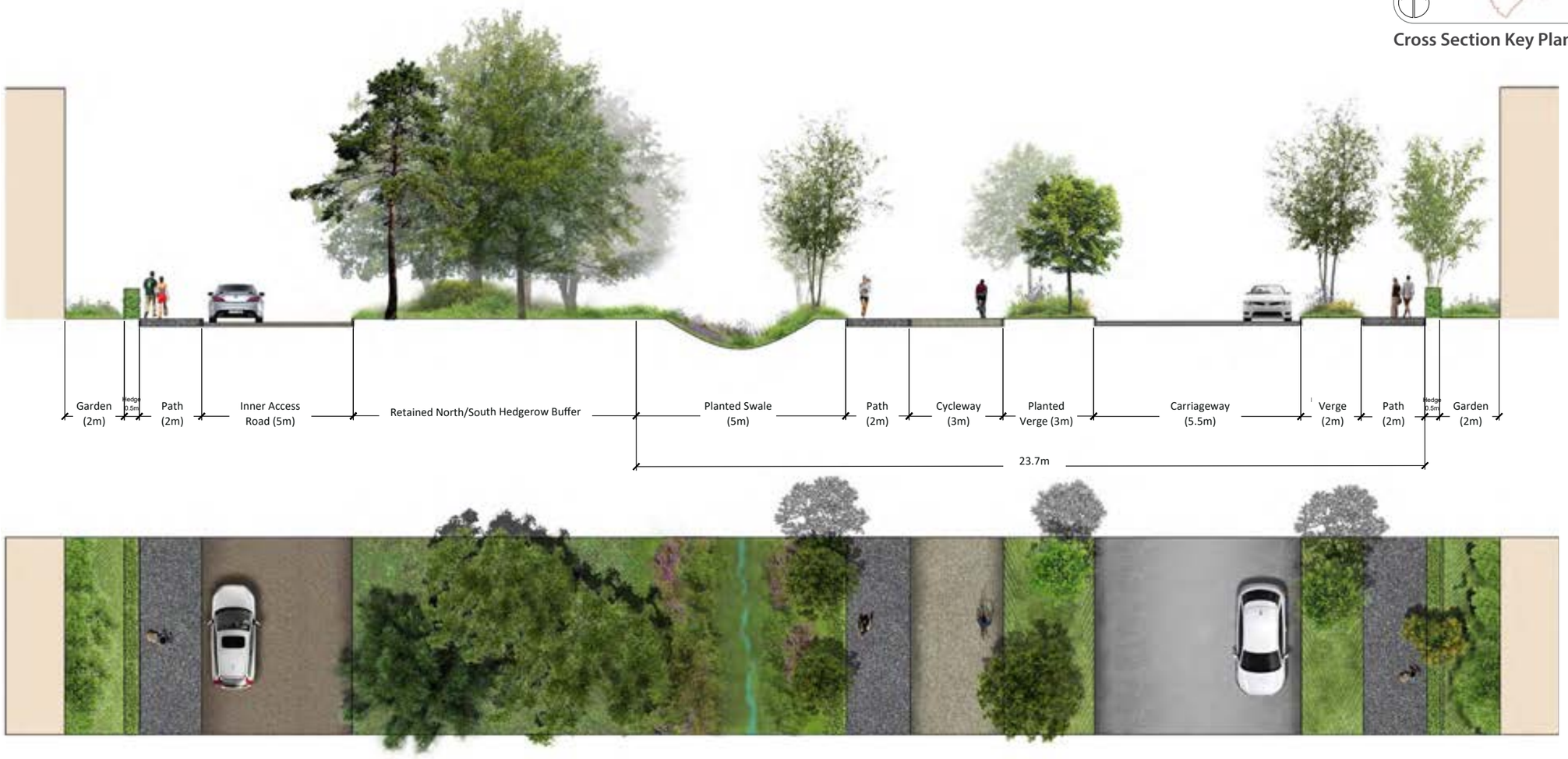
Illustrative Cross Section

The sections below show how the green corridor runs through the centre of The Village Way, forming a green spine and a series of lanes within the new community.

Existing hedgerows are retained and supplemented with additional planting, while swales and planted verges further enhance the greening of this movement corridor.



Cross Section Key Plan



Character Area 4: The Village Ways

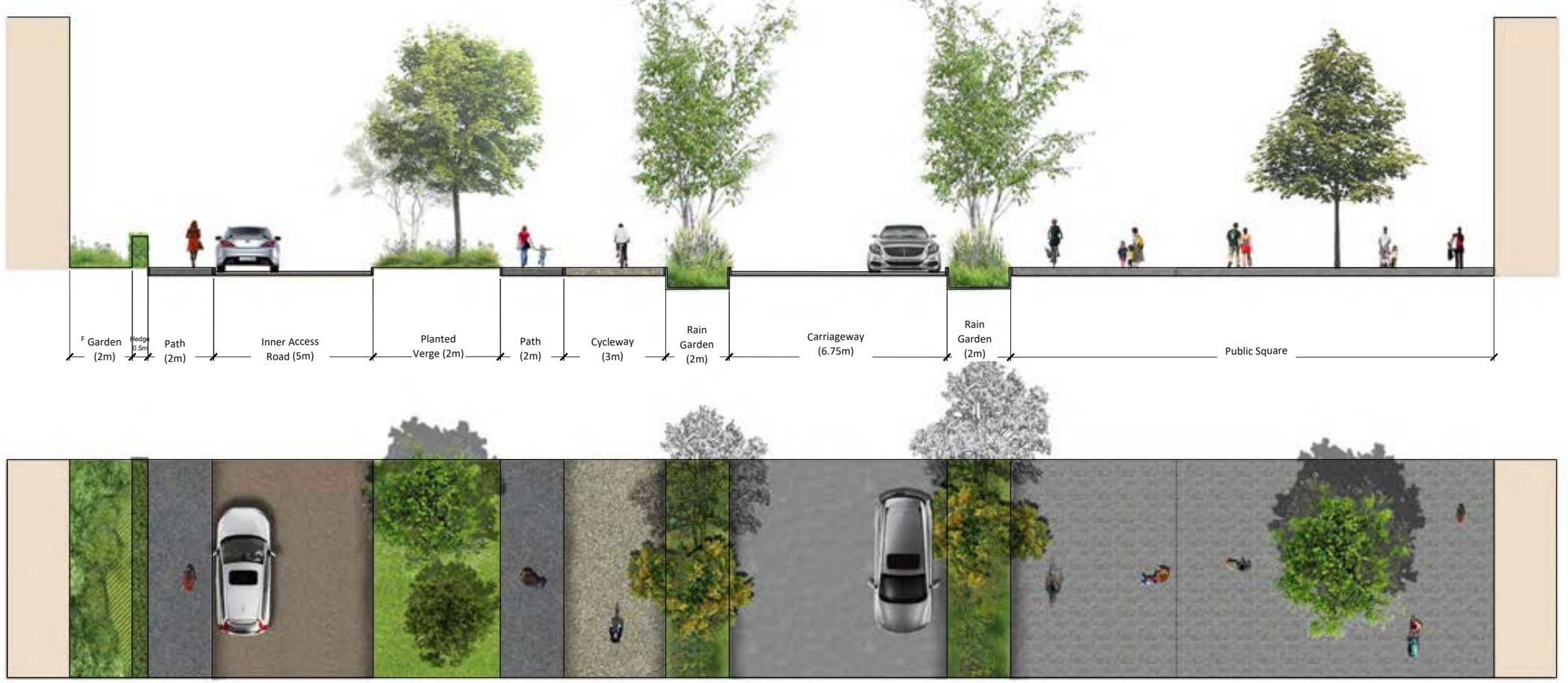
Illustrative Cross Section

The sections below show how the continuation of the green corridor runs through the primary route into the neighbourhood centre and maintains its green appearance through the use of planted rain gardens and verges.

This maximises the efficiency of planting within the heart of the new community, helping to reinforce a village character and sense of place.



Cross Section Key Plan

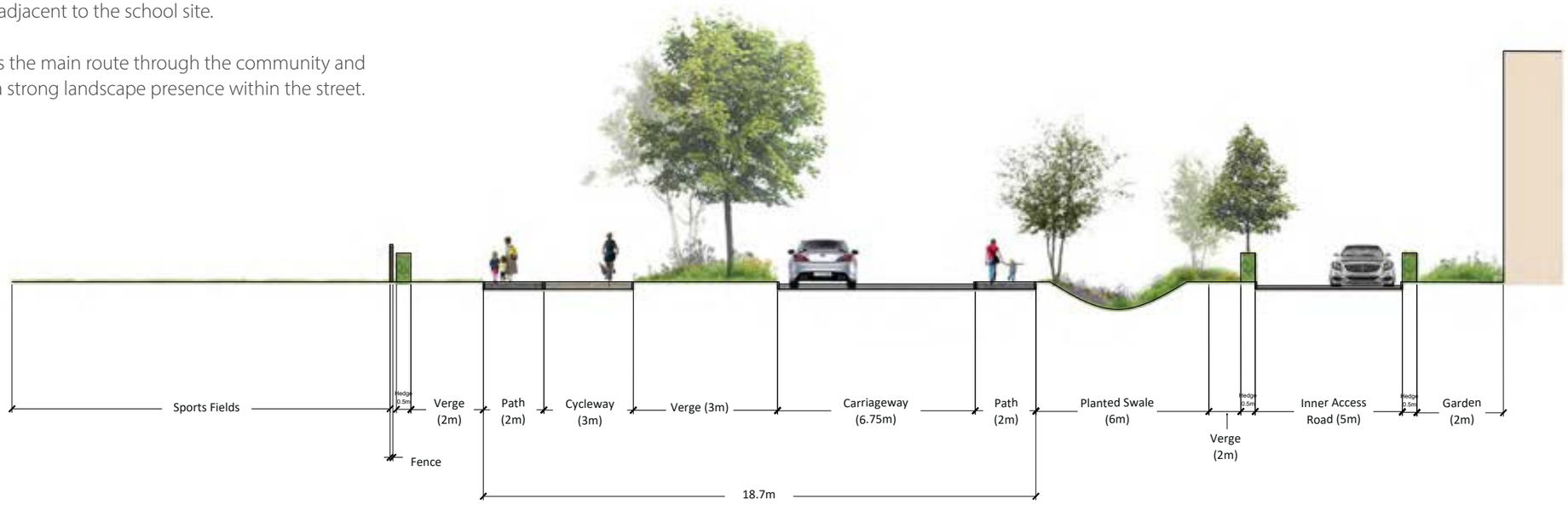


Character Area 4: The Village Ways

Illustrative Cross Section

Along the primary route, the green corridor is narrowed but supplemented by an additional planted verge and swale, which help to provide inner access to the properties adjacent to the school site.

This softens the main route through the community and maintains a strong landscape presence within the street.





Cross Section Key Plan



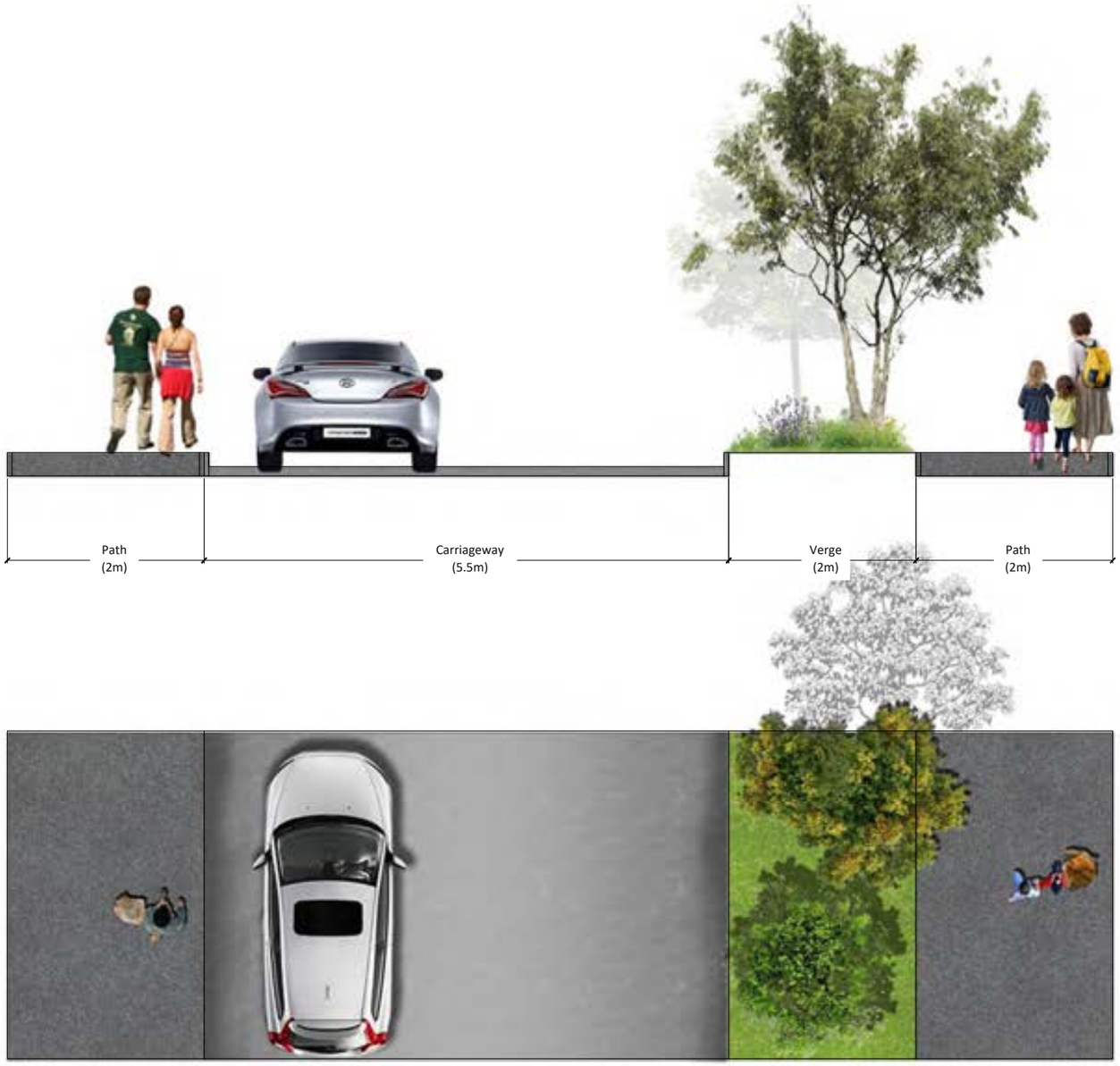
Character Area 4: The Village Ways

Illustrative Cross Section

The secondary road section, below, interconnects the Primary Route and smaller scale streets within the southern parcel of the new community. Planted verges to one side of the street soften the infrastructure providing space for less formal street tree planting and contribute to a verdant, village edge character.



Cross Section Key Plan



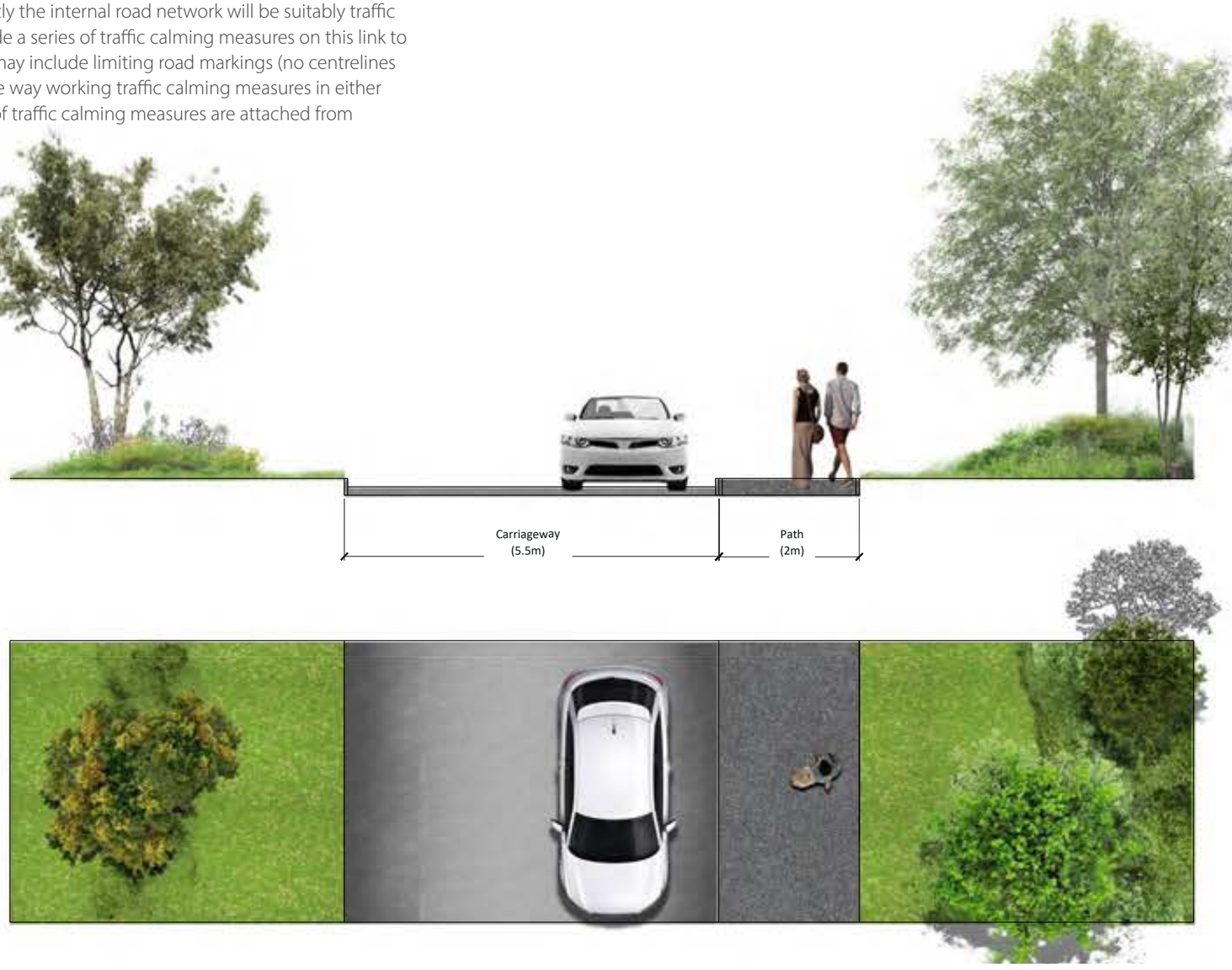
Character Area 4: The Village Ways

Illustrative Cross Section

The secondary road to Two Mile Ash Road will be a 5.5m wide carriageway with a 2m footway to connect into the proposed footway on Two Mile Ash Road. The junction has been designed to accommodate coach traffic associated with Christ's Hospital School to access the Hop Oast Roundabout utilising the internal roads within site instead of travelling via its existing route north on the rural Two Mile Ash Road . In order to discourage development traffic utilising the access road to Two Mile Ash Road, firstly the internal road network will be suitably traffic calmed to reduce vehicle speeds, alongside a series of traffic calming measures on this link to maintain a design speed of 20mph. This may include limiting road markings (no centrelines for example) and if required the use of one way working traffic calming measures in either direction to slow vehicles down. A series of traffic calming measures are attached from locations around Sussex.



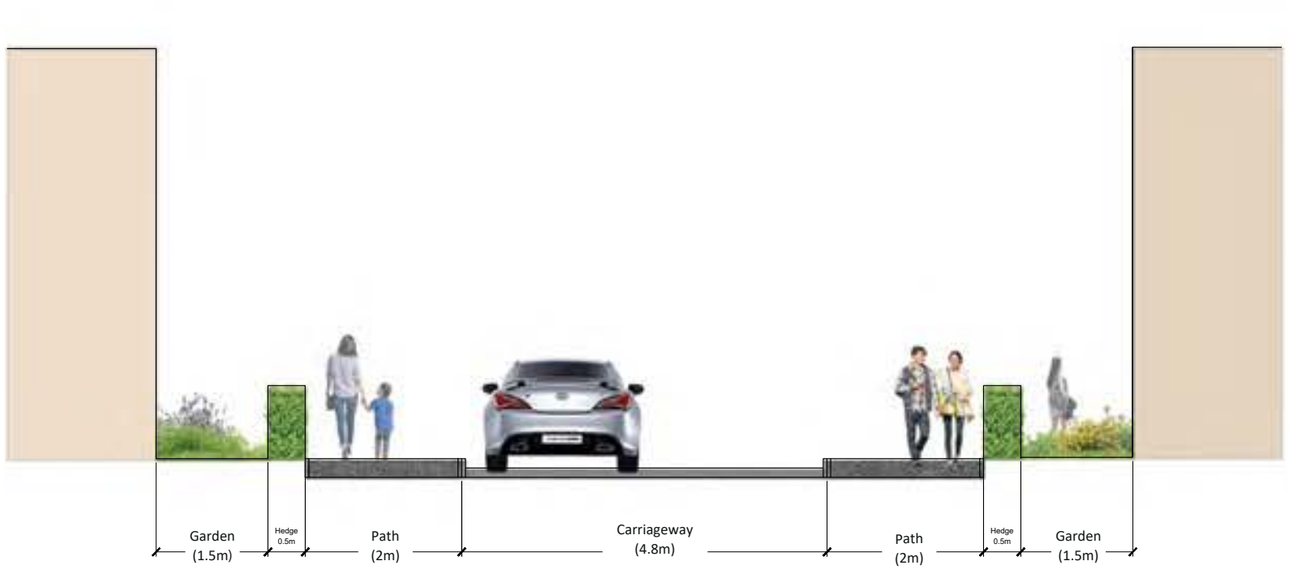
Cross Section Key Plan



Character Area 4: The Village Ways

Illustrative Cross Section

The section below shows how the less formal scale of the tertiary streets seeks to create a more residential focus to the streetscene. More informal street tree planting set within band of planting will soften the facades while connecting through to the wider green corridor network.







Cross Section Key Plan

Character Area 5: Southwater Greenways

The Southwater Greenways form a network of green corridors that stitch the development together and connect it to the surrounding landscape. These routes link internal woodlands, open spaces, and residential areas with the wider countryside, creating a continuous and legible network for walking, cycling and informal play.

The character of the greenways is informal and landscape led, with planting, SuDS features, and naturalistic landform shaping the spaces. Play opportunities are integrated along the routes in a dispersed and low key manner, encouraging exploration and incidental activity rather than concentrating play into singular, highly formalised locations.

As part of the site's drainage strategy, the greenways accommodate water in visible and engaging ways, reinforcing their multifunctional role while contributing to biodiversity and seasonal interest. Collectively, the Southwater Greenways support the perception of the development as a village set within a connected landscape, where green routes are a defining feature of everyday life.



Illustrative Sketch View - Southwater Greenways

Landscape character area key plan - Southwater Greenways

Legend

- Site Boundary
- Active Routes
- Tree Planting
- Existing Vegetation
- Proposed Woodland
- Wildflower Planting
- Indicative Basin
- Playgrounds









Character Area 5: Southwater Greenways

Legend

- Site Boundary
- 1 Existing woodland, hedges, trees or vegetation, to remain
- 2 Enhanced buffers/ native scrub planting
- 3 Proposed Woodland Planting
- 4 Local Area of Play (LAP)
- 5 Local Equipped Area of Play (LEAP)
- 6 Species-rich wildflower planting
- 7 SuDS Basin
- 8 Wetland Meadow
- 9 Residential plots
- 10 Proposed Footpaths
- 11 Allotments
- 12 Village Green
- 13 Neighbourhood Centre
- 14 Tree planting to frame open spaces





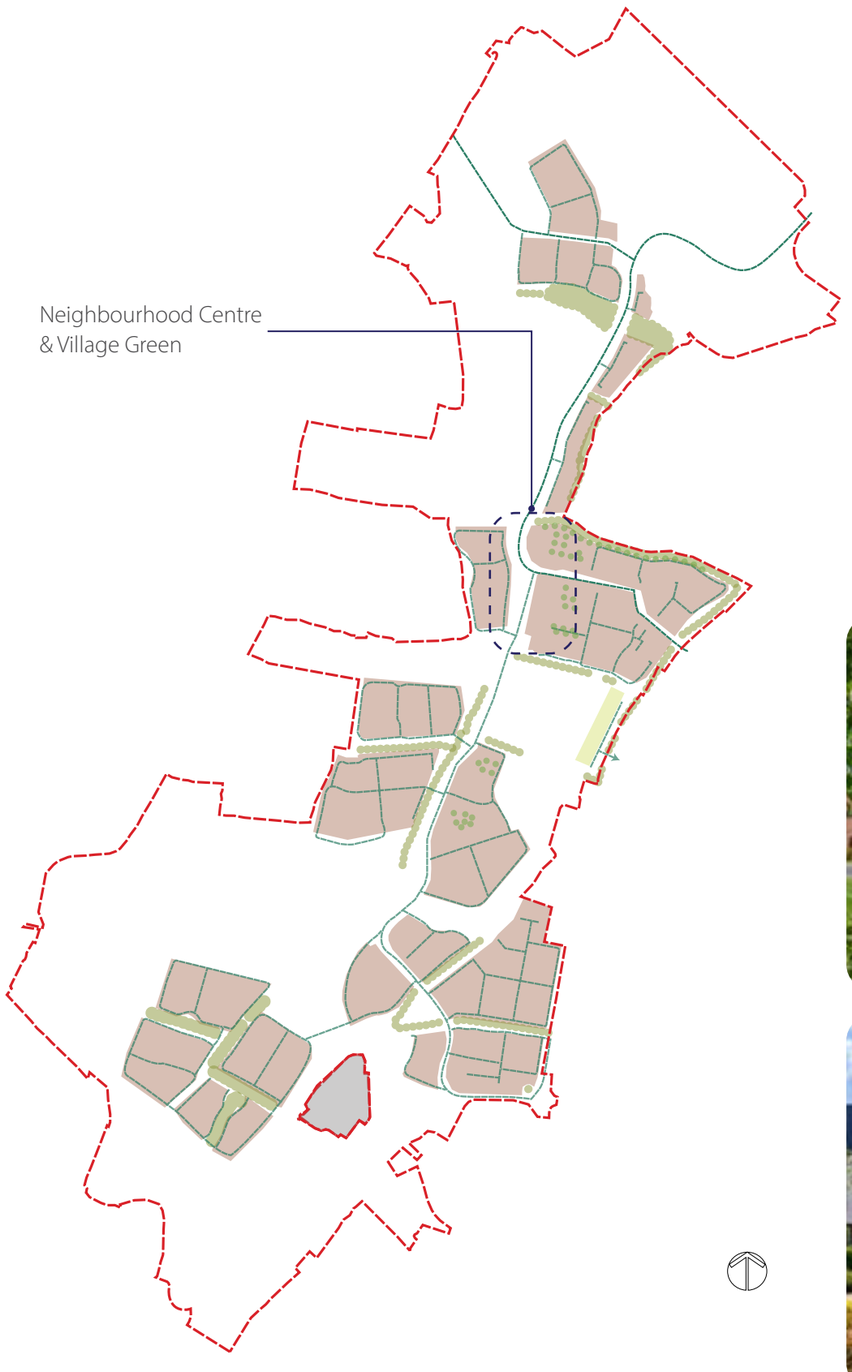
Character Area 6: Residential Landscapes

The parcels are arranged as a series of smaller, walkable neighbourhoods rather than a single, continuous housing area. Each parcel is shaped by surrounding green infrastructure, ensuring that landscape defines the structure and identity of the neighbourhoods.

Streets, spaces, and edges within the parcels are designed to reflect village-scale character, with an emphasis on greenery, enclosure, and local distinctiveness. Landscaped streets, small greens, and shared spaces provide opportunities for social interaction and informal activity, while maintaining a calm and domestic environment.

The residential parcels are closely connected to the Primary Route, Southwater Greenways, and surrounding open spaces, ensuring that access to landscape and active travel routes is integral to daily life. Overall, the neighbourhoods contribute to a cohesive and legible settlement pattern that reinforces the ambition for Land North-West of Southwater to feel village-like in character, embedded within its landscape setting rather than imposed upon it.

The Neighbourhood Centre forms a focal point to the new community with the associated Village Green creating a multi-purpose space, for a range of activities. Street trees with naturalistic ornamental planting and species rich meadow will create a distinct character and arrival, apart from the residential streetscenes. The spaces also include SuDS features to aid water management, increase biodiversity and informal play.





Landscape Character Area Key Plan - Streetscene





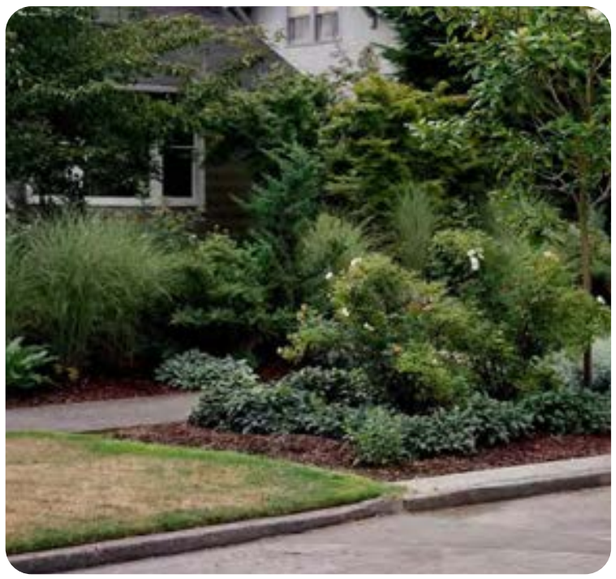




Character Area 6: Residential Landscapes – Illustrative Plan

The illustrative plan shows how residential parcels are shaped by surrounding green infrastructure, with a network of streets, spaces, and connections that reinforce a walkable, village-scale neighbourhood structure.





Legend

- Site Boundary
- 1 Residential Parcels
- 2 Existing hedgerow vegetation retained as structural backdrop
- 3 Public open space incorporated into the neighbourhoods
- 4 Street Tree Corridor
- 5 Active travel route
- 6 Southern Gateway



Tree Planting Strategy and Planting Palette

The strategy for Land North-West of Southwater supports a landscape-led, village-scale extension. It builds on the site's existing trees, hedgerows, soil conditions and future climate resilience. New planting reinforces local character and delivers a strong, multifunctional green infrastructure network, meeting the aims of Policy SNP18.

Soil information has guided early species selection, with detailed alignment of species to the local conditions. Climate resilience and diversity are key considerations. The approach prioritises retaining existing trees and hedgerows; where removal is necessary, replacement planting will ensure a net gain in canopy cover and ecological value.

The proposals include provision for c. 1500 trees across the site including open spaces and street tree planting. A site-wide detailed tree planting strategy will be confirmed at the Reserved Matters application stage. For detailed information on existing trees please refer to the Arboricultural Assessment (Ruskins).

Tree Character Areas
Tree planting is organised into site-wide character areas that support a clear landscape identity. A key component is the Northern Woodland, designed to strengthen landscape containment, provide screening, enhance biodiversity and create an attractive recreational setting.

Tree Planting Typologies
To support the delivery of the tree character areas, a series of tree planting typologies has been established. These typologies define the broad planting communities appropriate to different parts of the site and guide future detailed design.

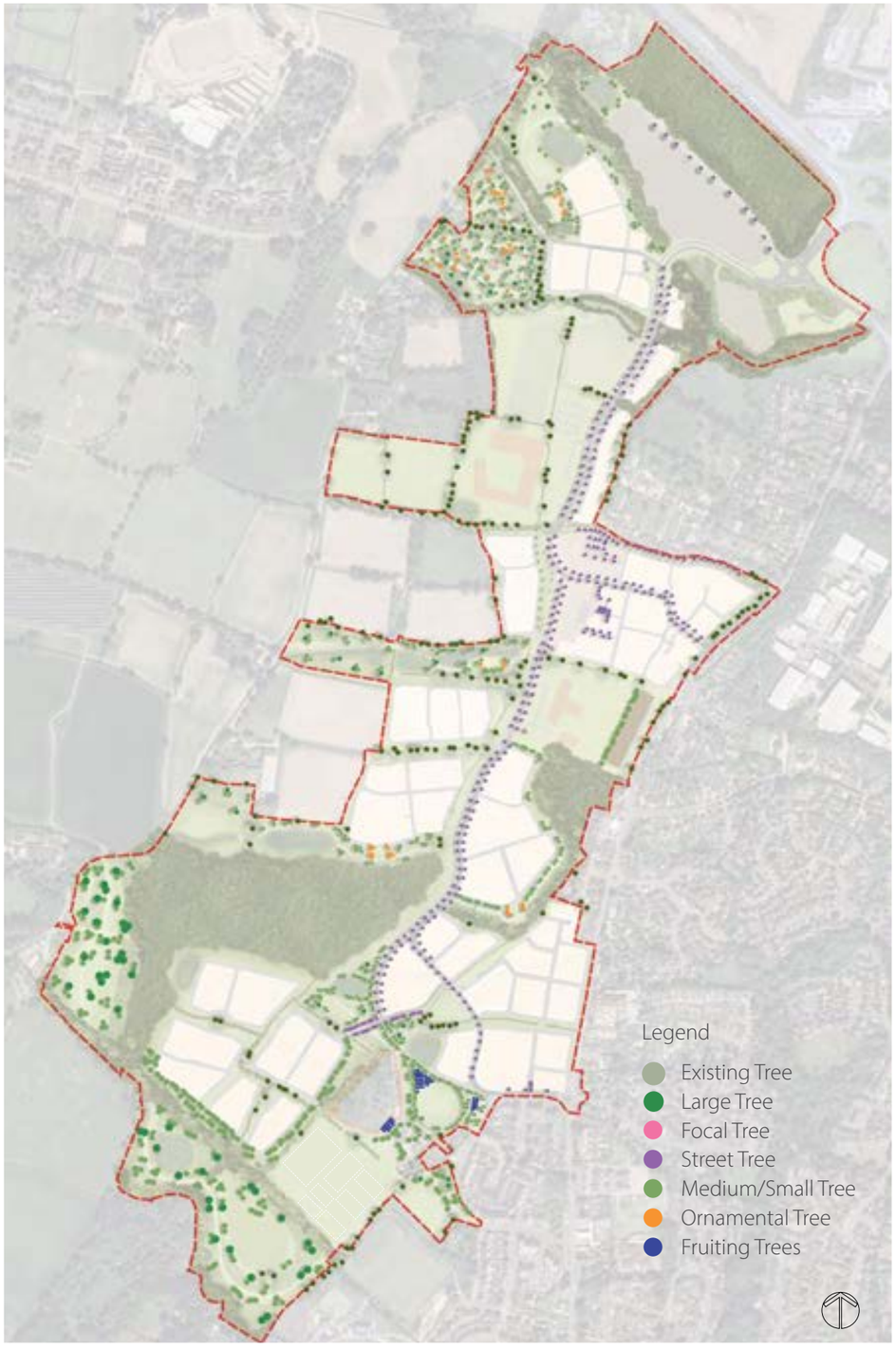
Woodland and Ecological Corridors
These areas use diverse species mixes including pioneers and longer-lived canopy trees. This layered structure supports natural succession, habitat creation and climate-resilient woodland, particularly in the Northern Woodland, Southern Fringe Meadows and Greenways.

Clusters of Trees
Informal clusters of trees are placed within parks, greens and open spaces to reflect the village context. They offer shade, character and biodiversity benefits. Fruiting species may be included to support foraging and community use.

Specimen and Feature Trees
Selected for longevity and form, specimen trees mark key junctions, gateways and focal spaces, helping define character and identity.

Streets and Public Realm Trees
Street tree planting reinforces a village feel, integrating trees into verges and smaller green spaces rather than formal avenues. Species will be suited to local conditions, including warmer temperatures and constrained rooting zones. Edible or flowering trees may be used along softer street edges. Primary street trees are recommended to be sized at semi-mature at the time of planting. To be further specified in detailed design.

Overall Approach
Together, these elements deliver a diverse and resilient landscape framework that strengthens the site's village identity, enhances biodiversity and supports wellbeing. Trees are embedded within movement routes, green spaces and character areas, forming a core part of the site's landscape structure.



Tree Planting Strategy and Planting Palette

Trees Design Principles

Large trees are proposed at strategic positions within the peripheral open spaces and at key intersections of the public realm along the primary street corridors. Large broad canopy species of an appropriate scale are proposed to provide visual and physical points of reference within the naturalised setting.
The tree palette has included differing tree species for biodiversity with a dominance of a native tree species where possible, otherwise species chosen to withstand the climatic conditions. The tree species will vary, at gateways and key intersections providing vibrant seasonal colour. This is intended to increase biodiversity along the streetscape, where there will be a reduced concentration of other planting typologies, and aid in wayfinding.
A smaller scale of tree compared with the primary large trees will offer a noticeable visual definition to the secondary streets and public open spaces with narrow crowns to create attractive leafy streets. Species will include fruiting and fastigiate forms which add seasonal interest and are suited to the residential scale.
The smallest scale of tree planting will be within the tertiary streets where trees will be more informally placed and incorporated into traffic calming areas or positioned along with wider landscaped verges and within the semi private planted thresholds of residential gardens.
Species will be selected in a range of forms whether standard, multistem, espallier or pleached tree to create seasonal variation and enhance the residential area.
Blossom, edible fruit, bold Autumn colour and differing green leaves will all add to the overall home zone character.

Indicative Trees Planting Palette to include but not exclusively:

1.	Ulmus 'New Horizon'	Elm
2.	Tilia cordata 'Greenspire'	Lime
3.	Quercus robur	Oak
4.	Alnus glutinosa	Alder
5.	Carpinus betulus 'Frans Fontaine'	Hornbeam
6.	Salix alba	White Willow
7.	Acer campestre 'Streetwise'	Maple
8.	Malus trilobata	Crab Apple
9.	Betula albosinensis 'Facination'	Birch
10.	Betula utilis var. Jacquemontii	Downy Birch
11.	Carpinus betulus 'Frans Fontaine'	Hornbeam
12.	Pyrus calleryana 'Chanticleer'	Ornamental Pear
13.	Malus sylvestris 'Evereste'	Crabapple
14.	Sorbus aucuparia	Rowan
15.	Amelanchier lamarckii	Serviceberry









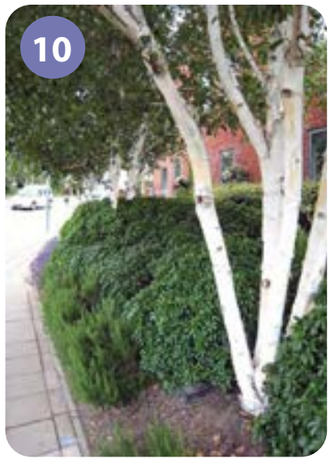






















Tree Planting Strategy and Planting Palette

Woodland Buffer - Design Principles

The boundary of the site varies in width with large areas of existing woodland to the south and east which are connected to narrower woodland strips that flank the primary road. Planting will therefore respond to this diversity in space and function.

A key objective is to retain and supplement the existing woodland with native species which increase biodiversity and extend wildlife connectivity through the masterplan using native climax broadleaf tree planting, without mid-storey, but with controlled ground cover which will continue the concept of bringing the woodland into the development via the primary local roads.

Where space permits large trees with spreading canopies will be accommodated to provide a continuous cover for bats and other wildlife. This will be in conjunction with smaller scale ornamental native species that relate to the surrounding landscape and help grade this habitat into the accessible spaces at the interface of the residential edge.

Indicative Woodland Buffer Planting Palette to include but not exclusively:

1.	Quercus robur	English Oak
2.	Acer campestre 'Streetwise'	Field Maple
3.	Alnus glutinosa	Common Alder
4.	Ulmus 'New Horizon'	Elm
5.	Prunus spinosus	Blackthorn
6.	Ilex aquifolium	Holly
7.	Crataegus monogyna	Hawthorn
8.	Rosa canina	Dog Rose
9.	Cornus sanguinea	Dogwood
10.	Corylus avellana	Hazel
11.	Acer campestre	Field Maple
12.	Carpinus betulus	Hornbeam

























Tree Planting Strategy and Planting Palette

Native & Formal Hedgerows Planting Design Principles

Species-rich hedgerows with hedgerow trees are a traditional feature of the wider Southwater landscape. These are to be retained and supplemented with new native hedgerows to continue this traditional feature through the site and maintain the continuity of the existing wildlife corridors.

The hedgerow planting mix will be predominantly native with seasonal, flowering, fruiting interest in order to maximise biodiversity and provide opportunities for foraging.

Native hedgerows will also be incorporated into the peripheral public open spaces and green corridors and associated with the growing area and orchard around Great House Commons. Clipped single species hedgerows are proposed as delineation to plot boundaries within the residential parcels.

Indicative Native & Formal Hedgerows Palette to include but not exclusively:

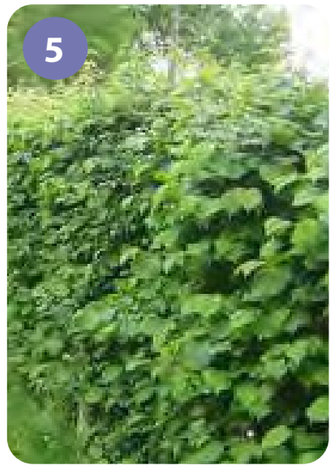
1.	Alnus glutinosa	Common Alder
2.	Prunus spinosus	Blackthorn
3.	Carpinus betulus	Hornbeam
4.	Crataegus monogyna	Hawthorn (Mixed native)
5.	Mixed Native Hedge	
6.	Acer campestre	Field maple
7.	Cornus sanguineum	Dogwood
8.	Carpinus betulus	Hornbeam
9.	Crataegus monogyna	Hawthorn
10.	Ilex aquifolium	Holly
11.	Lavandular angustifolia 'Hidcote'	Lavander
12.	Fagus sylvatica	Beech
13.	Carpinus 'Frans Fontaine'	Hornbeam
14.	Ilex crenata	Ornamental Holly
15.	Taxus baccata	Yew
16.	Berberis thun' Atropupurea nana	Purple Japanese barberry
17.	Escallonia 'Donald Seedling'	
18.	Escallonia 'Apple Blossom'	
19.	Escallonia macrantha rubra	Chilean gum box
20.	Lonicera pileata	Box leaved honeysuckle



















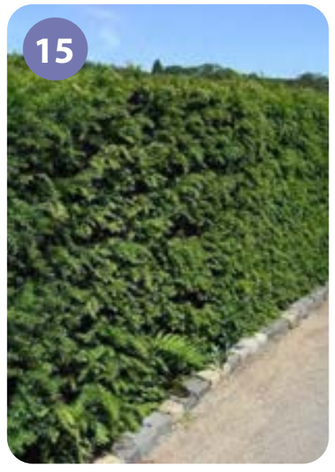






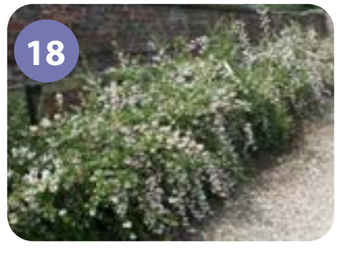


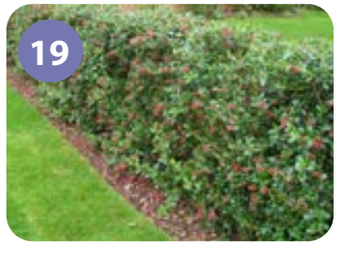


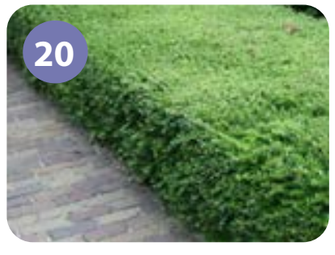












Tree Planting Strategy and Planting Palette

Shrubs - Design Principles

It is intended that the shrub and ground flora planting will give character and definition to spaces within the differing key areas through phase two.

Shrub planting will consist primarily of species rich herbaceous and annual planting through which a recurring palette of evergreen basal ground cover and grass planting will provide a calm foil or backdrop to the flowering species chosen.

Planting is loosely based around a limited colour spectrum, with each main zone allocated a palette of colours/ plants which provide a focus of colour and texture year round.

This will allow each character area to develop its own identity within a framework which is consistent. Large scale dense shrubs that collect litter and restrict visibility will be avoided and the focus will be on providing high quality varied colourful and textural palette of low level shrubs and herbaceous plants.

It is important that selected planting is relatively drought tolerant. All planting will also be relatively low maintenance and kept within the height specified to ensure natural surveillance through the development. A well maintained landscape also encourages legitimate use.

Indicative Shrub Palette to include but not exclusively:

1. Choisya ternata 'Sundance'
2. Cistus corbariensis
3. Ribes sanguineum
4. Rosa rugosa
5. Cotinus coggygria
6. Euonymus fortunei 'Emerald Gaiety'
7. Hebe 'Mis Summer Beauty'
8. Lavandula 'Vera'
9. Hebe rakaiensis
10. Philadelphus 'Manteau d'Hermine'
11. Sarcoccoca hookeriana
12. Viburnum davidii
13. Viburnum tinus 'Eve Price'
14. Cornus 'Mid Winter Fire'
15. Cornus alba 'Sibirica'
16. Rosmarinus off 'Miss Jessop's Upright'

































Tree Planting Strategy and Planting Palette

Herbaceous & Ornamental Grasses Design Principles

A calm ground plane of ground cover and evergreen shrub planting will act as a foil to repetitive patterns of mixed grasses and flowering herbaceous perennials which will add movement and textural interest to the shrub and tree planting.

















Indicative Herbaceous & Ornamental Grasses Palette to include but not exclusively:

1. Helleborus × hybridus 'Harvington White'
2. Stachys byzantina & Salvia
3. Sissyrinchium, Geranium 'Johnson's Blue' & Salvia × sylvestris 'Mainacht'
4. Anemone × hybrida 'September Charm'
5. Aquilegia vulgaris var. stellata 'Blue Barlow' & Aquilegia vulgaris 'Nivea'
6. Alchemilla mollis
7. Allium, Sedum and Nassella.
8. Echinacea purpurea 'Magnus' & Monarda 'Croftway Pink'
9. Bergenia 'Bressingham White'
10. Echinops ritro 'Veitch's Blue'
11. Echinacea, Nassella, Perovskia
12. Heuchera 'Palace Purple'
13. Luzula nivea
14. Carex oshimensis 'Evergold'
15. Pennisetum alopecuroides
16. Deschampsia cepitosa

















Tree Planting Strategy and Planting Palette

Aquatic Planting - Design Principles

Wet and dry SuDS Ponds will be provided for attenuation and treatment of surface water throughout the development. The drainage strategy is intended to balance the needs for SuDS through a combination of dry and wet basins interconnected though swales.

Aquatic planting is proposed to increase biodiversity and wildlife habitats with the proposed attenuation basins. The planting design will be naturalistic in form to provide visual and ecological enhancement and will be comprised of native plant species/assemblages/ communities tolerant of wet and dry conditions.

Plants with native marginal and emergent aquatic species and native terrestrial vegetation suitable to local context will provide wildlife habitat and visual interest

No tree or shrub planting will be below maximum water level and the flatter areas around the permanent water in the base of the basin which will be planted with native marginal aquatic species. Wet grassland species and native emergent species will also be planted suitable for margins.

Indicative Aquatic Palette to include but not exclusively:

1.	Angelica sylvatica	Wild Celery
2.	Mentha aquatica	Water Mint
3.	Carex acutiformis	Lesser Pond-sedge
4.	Symphytum officinale	Common Comfrey
5.	Iris pseudacorus	Yellow Flag Iris
6.	Myosotis scorpioides	Water Forget-me-not
7.	Alisma plantago	Water Plantain
8.	Lythrum salicaria	Purple Loosestrife
9.	Carex pendula	Large Sedge
10.	Fillipendula ulmaria	Meadowsweet
11.	Juncus inflexus	Hard Rush
12.	Silene flos-cuculi	Ragged Robin
13.	Ranunculus lingua	Greater Spearwort
14.	Typha latifolia	Great Reed Mace
15.	Eupatorium maculatum	Joe Pye Weed
16.	Typha angustifolia	Lesser Bulrush

































Tree Planting Strategy and Planting Palette – Planting Matrixes

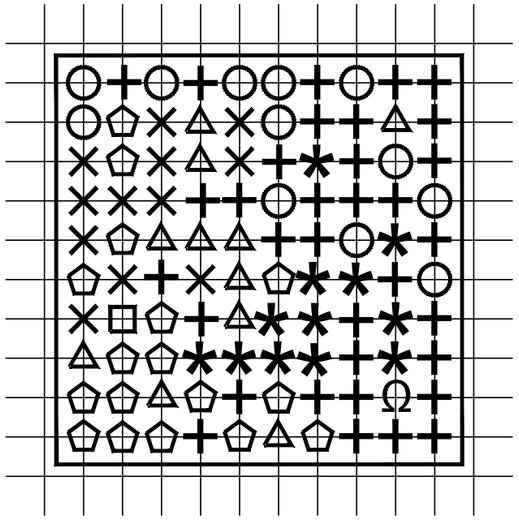


Illustrative planting matrix images

The below planting matrices illustrate the design intent for extents of tree, native and hedgerow planting so they function together as a unified plant community.

The species will be arranged by proportion, density, and ecological role, creating resilient, low-maintenance planting with continuous soil coverage, seasonal interest, and strong biodiversity value.

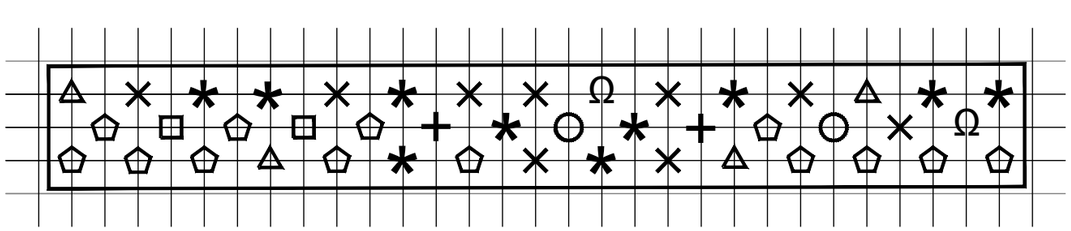
Matrix 001 - Proposed Native Tree Mix for Woodland Blocks



Feathered species:

Species	Symbol	Size/Spec	Condition	%mix	Dens
Quercus roburs	□	8-10cmg	RB	1	2m²
Alnus glutinosa	△	90-120cm	RB	10	2m²
Ilex aquifolium	*	90-120cm	RB	12	2m²
Corylus avellana	+	90-120cm	RB	17	2m²
Acer campestre	O	90-120cm	RB	12	2m²
Carpinus betulus	Ω	8-10cmg	RB	1	2m²
Sorbus aucuparia	X	90-120cm	RB	12	2m²
Betula pendula	⬠	90-120cm	RB	17	2m²
Crataegus mongyna	+	90-120cm	RB	17	2m²
Tilia cordata	^	8-10cmg	RB	1	2m²

Matrix 002 - Triple Row Staggered Native Hedge Mix



Feathered species:

Species	Symbol	Size/Spec	Condition	%mix
Acer campestre	□	8-10cmg	RB	5
Cornus sanguineum	△	90-120cm	RB	10
Ilex aquifolium	*	90-120cm	RB	20
Prunus spinosa	+	90-120cm	RB	5
Fagus sylvatica	O	90-120cm	RB	5
Carpinus betulus	Ω	90-120cm	RB	5
Ligustrum vulgare	X	90-120cm	RB	20
Crataegus mongyna	⬠	90-120cm	RB	30

Hard Landscape Strategy

The hard landscape strategy for Land North-West of Southwater seeks to create a village-scale, cohesive public realm, where materials support landscape character rather than dominate it. The approach prioritises simplicity, robustness, and legibility, ensuring streets and spaces feel calm, familiar, and well integrated within their rural context.

Subtle references to local agricultural and village traditions will inform the detailing of surfaces, edges, and street furniture. These will be expressed through material choice, texture, and layout rather than overt patterning, creating an understated and durable public realm.

The hard material palette will follow key principles:
Surfaces will respond to the local village and landscape context.

Materials will be simple, muted, and cohesive.
Tactile paving will be integrated to ensure accessibility.
Colours and finishes will harmonise with planting, built form, and landscape character.

Hierarchy and Legibility
Materials will reflect the hierarchy of streets, routes, and spaces, reinforcing legibility and ease of movement. A consistent palette, combined with variation in texture and contextual cues from buildings and rural features, will ensure that primary routes, village streets, greenways, and open spaces are clearly understood as part of a coherent environment.

Materials and Surfaces
A limited palette will reinforce a 'home zone' and village street character, with materials selected for durability, low maintenance, and compatibility with tree planting and SuDS. Permeable surfaces and subtle changes in level or texture will support surface water management and traffic calming.





Boundary Treatments and Street Furniture
Boundary treatments will use locally characteristic elements such as hedges, low walls, timber features, and simple railings to define space while maintaining openness. Street furniture will be robust and understated, using materials that weather well and complement the landscape, with seating and wayfinding focused on parks, greenways, and key nodes.

Integration with Landscape and Play
Hard landscape will integrate seamlessly with the wider landscape strategy. Finer-grain materials will be used within green corridors, while play and informal recreation spaces may incorporate reclaimed or natural finishes. Overall, the strategy supports a legible, inclusive, and village-like public realm rooted in its landscape setting.

Play Strategy

Design Principles
The play strategy is founded on the principle of integrating play within the wider landscape, ensuring that play spaces form inclusive and connected parts of the green infrastructure network. These spaces structure the areas of open space, contribute to the character of the public realm, and encourage interaction with nature through exploration and discovery.

Play provision across the site will support a variety of experiences, from imaginative and social play to more active and physical activities. The design of each area will be adaptable, offering a balance between energetic movement and quieter, creative spaces that respond to different ages, abilities, and play styles.

The proposals include a Neighbourhood Equipped Area for Play (NEAP), two Local Equipped Areas for Play (LEAPs), and four Local Areas for Play (LAPs) across the site. Together, these provide a comprehensive and inclusive play network, allowing children to play safely close to home, while also encouraging independent exploration as they grow. All play spaces will be fully accessible, promoting social inclusion and offering a range of difficulty levels, sensory experiences, and challenges suitable for all abilities.







LAP
LAPs will provide informal play opportunities of approximately 100m^2, located within open spaces and along pedestrian routes to encourage interaction with the surrounding landscape. Equipment and features will be simple and natural in character—such as timber balance elements, boulders, and gentle mounding—supporting early play experiences for very young children close to their homes.

LEAP
Each LEAP will provide an activity area of at least 400m^2, with a minimum 20-metre buffer to the nearest dwelling. These spaces will be located within a 10-minute walking distance of residential areas and designed for children gaining independence and confidence to play away from home. LEAPs will include a range of equipment for climbing, swinging, and balancing, alongside informal natural features and seating areas for carers.

NEAP
The NEAP will provide a larger, central play destination designed in accordance with the Horsham OSSR guidance, offering an activity area of at least 1,000m^2 and a 30-metre buffer to nearby housing. The space will cater for older children and teenagers, offering more adventurous equipment, opportunities for group activity, and informal recreation such as ball games and wheeled play. Its design will incorporate a combination of natural features, seating, and landscape planting to create a welcoming and social environment for all age groups.

Play on the Way
In addition to dedicated opportunities for play and recreation, the site's green infrastructure supports healthy lifestyles by extending play on the way along the site edges and greenways. Play on the Way opportunities, featuring trim trail equipment and natural play features create an engaging path for exploration and activity.

Youth Provision & Inclusivity
The proposed play strategy has been developed to ensure compliance with draft Policy HA3(e), Fields in Trust guidance and the Make Space for Girls (MSFG) principles.

At the outline stage, the scheme establishes a flexible and inclusive framework for youth play, with sufficient land safeguarded within the central NEAP to accommodate a Multi-Use Games Area (MUGA) alongside complementary informal and social spaces.

The MUGA will be designed at Reserved Matters stage in accordance with MSFG principles, ensuring that it supports a wide range of users, promotes social interaction, and avoids overly gendered or exclusionary design.

In addition, a separate youth shelter is proposed within the neighbourhood, providing an alternative, non-sport-based space for older children and teenagers, further supporting inclusive, accessible and diverse play opportunities across the site.



Play Strategy

Materiality

Play is an essential part of community life, and the new neighbourhood at Land North-West of Southwater will include high-quality, natural play spaces designed for children and young people of all ages. Our approach focuses on timber play equipment, natural materials and landscape-led design so that every space feels part of the rural character of the village.

Rather than bright, urban, plastic play areas, these spaces will be carefully crafted using wood, planting, landform and natural textures creating places that feel welcoming, imaginative and rooted in the local countryside.

All play areas will be designed to be safe, inclusive and accessible, with good visibility, comfortable routes for wheelchairs and pushchairs, and seating for parents and carers.

















Inclusivity

Designing Inclusive Spaces

The public realm and amenity spaces will be designed as safe, accessible and multi-functional environments for all ages and abilities, supporting social interaction and community cohesion.

The design considers the needs of people throughout life, including older residents and those living with dementia. Key inclusive design principles are embedded to ensure everyone can move confidently and enjoy the outdoor spaces.

The landscape incorporates features that enable external areas to function effectively for all users and avoid excluding those with impairments:

Accessibility: All external spaces will allow people to move around freely and safely. Paths will be wide enough for pedestrians and wheelchair users to pass comfortably, with slip-resistant surfacing and gentle gradients.

Legibility: The landscape will be legible, with clear routes and signage to assist navigation. Variations in surface materials will help users understand route hierarchy.

Walking opportunities: Public realm and communal amenity spaces will provide circular walking routes that encourage movement and engagement with the environment.

Visibility: All areas of open space will be well overlooked, encouraging social use and supporting safety. Where existing vegetation is retained close to routes, visibility will be maintained through appropriate management. Sensitive lighting will support legibility and safety where appropriate.

Comfort: A variety of seating types will be provided, including seating with arm and back rests, alongside shelter and opportunities to enjoy sun or shade.

Interest: Feature structures, planting, and play elements will provide year-round interest and sensory engagement, supporting wellbeing for all users.

Make Space for Girls

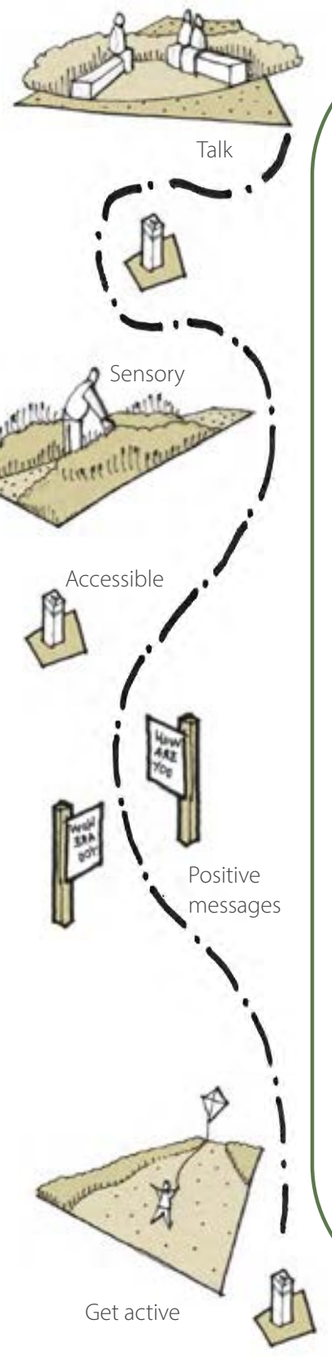
The principles promoted by Make Space for Girls (MSFG) have informed the approach to play and recreation across the development. These principles advocate for parks and public spaces to be designed to meet the needs of girls and young women, as well as boys and young men.

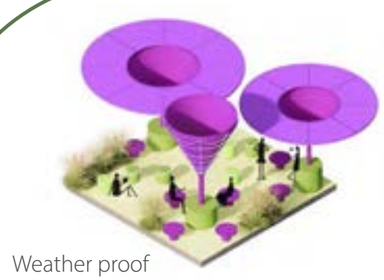
The design of play and sport spaces across the development will reflect inclusive design principles, with flexible spaces for socialising, informal activity, and movement. These spaces will be welcoming, well-overlooked, and comfortable, supporting a sense of safety and belonging for all users.

In addition to dedicated play provision, the green infrastructure network provides opportunities for informal play and activity along routes and within open spaces. Play-on-the-way features and natural play elements will be incorporated along Greenways and key walking and cycling routes, encouraging everyday movement, exploration, and healthy lifestyles.

A Wayfinding and Wellness Trail is proposed to promote physical activity, mental wellbeing, and a deeper connection with nature. Winding through the development's green spaces, the trail incorporates clear signage and markers to guide residents and visitors through a network of walking, jogging, and cycling routes.

Rest areas, scenic viewpoints, and interactive elements will provide moments for reflection and enjoyment, making the trail a central feature of social life at the new community. Wayfinding and signage will align with existing strategies and on-site features, with accessible fonts, imagery, and layouts to support inclusive and dementia-friendly design.




Weather proof


Hanging around


A stage for fun


More hanging around


Social seating


Social exercise spaces


Dividing up a muga, or any space


Climbing up high

www.Makespaceforgirls.Co.Uk/what-does-better-look-like

Landscape Sustainability

Sustainable landscapes are responsive, regenerative and supportive of healthy communities. They improve air and water quality, store carbon, enhance biodiversity and provide long-term environmental, social and economic benefits.

Although hard to define, sustainable landscapes are resilient, context-appropriate and largely self-sufficient once established. Even small applications of sustainable design in urban settings can reduce resource use, limit chemicals, support wildlife and lower maintenance needs. Resident stewardship also plays an important role.

While often more natural in appearance, sustainable landscapes still rely on strong aesthetic and functional design to ensure quality, coherence and sense of place.

Biodiversity is central, achieved through planting that reflects native communities, layered vegetation, and year-round habitat value. This is supported by sensitive water management and retention of existing natural features.

Resource efficiency focuses on suitable species selection, reduced irrigation and pruning, minimal chemical inputs, improved soil health and the use of mulches and recycled materials.

These principles will guide the development to ensure a robust and sustainable landscape.



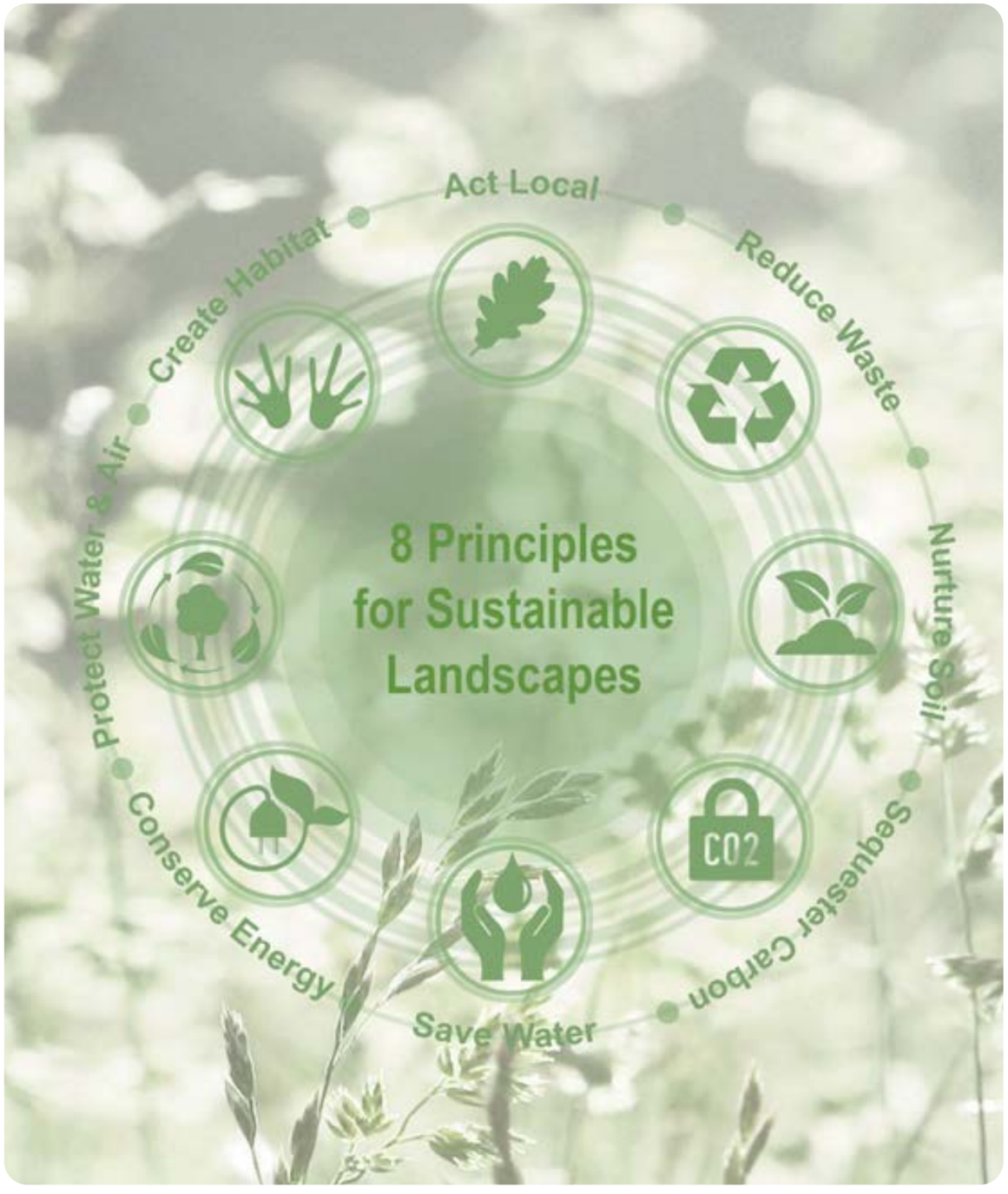
SuDS basins with mosaic habitats



Rain gardens with mixed ornamental planting



Species rich grassland



Sustainable landscape principles

Lighting Strategy

The lighting concept will provide functional and safe routes, aiding the movement of pedestrians and cyclists through the site. The concept is intended to place great emphasis on limiting any environmental impact of proposed external lighting, whilst maintaining the functional requirements.

Lighting will reflect the character of each area as follows:

The primary streets will have vertical lighting to aid safe movement around the site.
The proposed open spaces and walking routes will contain sensitive lighting at low levels to allow movement and create atmospheric and safely lit public spaces

The lighting design will comply with the relevant codes and guidance, including:

BS 5489-1 (2013) Code of Practice for the Design of Road Lighting
BS 8300 (2018) Design of an Accessible and Inclusive Built Environment
Part L Building Regulations (2014) LENI method.

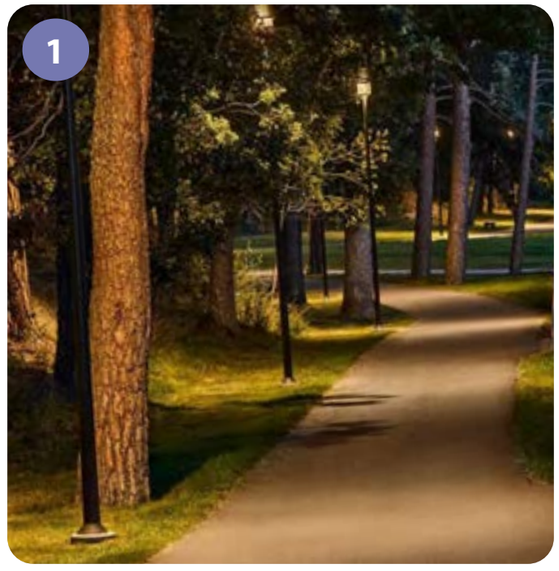
Lighting Criteria
The following criteria will be applied when addressing the environmentally sensitive areas along the bat foraging routes and roosting areas of the site, to minimise effects on ecological receptors:

Use of luminaires with very low and no upward light distribution to limit contribution to sky glow along this boundary.

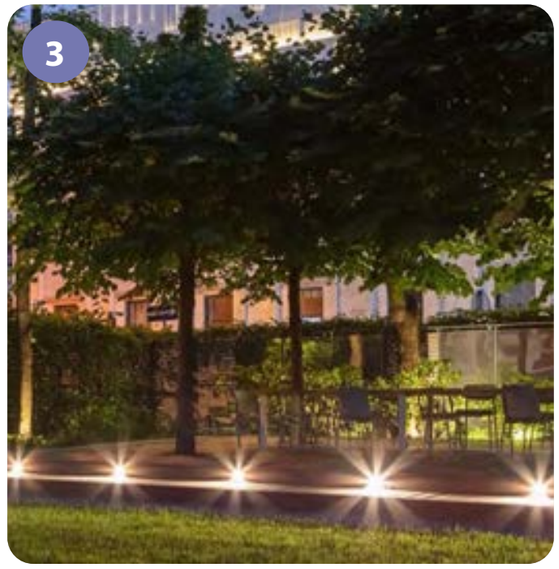
Vehicular Route Lighting
Lighting will aid navigation and movement around the site with contrasting intensities used to help guide people. Vehicular routes around the site will be lit by column-mounted luminaires. Lighting columns will be 4-6 m tall with wider spacing to allow even distribution of light over the road surface to meet the recommendations set out in the relevant guides and standards. Furthermore, an enhanced level of light will be provided to the entrance of the site for approaching vehicles.

Private Drives & Pedestrian Routes
As these are located towards the perimeter of the site, lighting will be provided by low-level illuminated LED bollards positioned at the side of the road to indicate routes, whilst limiting spill onto surrounding ecologically sensitive areas. Bollards will be at a 0.9-1 m mounting height to allow an even distribution of light over the road surface to meet the recommendations set out in relevant guides and standards. These routes are generally located within the walking routes and Gateways of the site. It is expected that these routes will have low pedestrian traffic during hours of darkness.

Open Spaces
The basic principle for the central open spaces is that considered lighting will provide subtle and tranquil illumination to minimise light spill into the surrounding ecology while remaining safe for people to use.
Illuminated bollards will be installed along pedestrian routes to aid wayfinding and to direct users to pedestrian routes around the site while the natural and semi-natural open spaces will remain generally unlit.







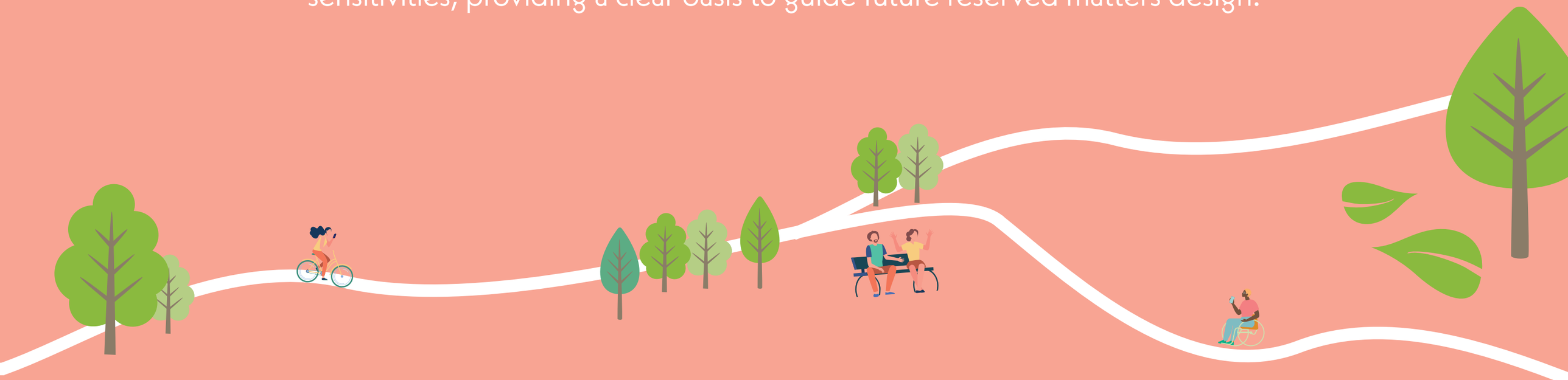


1. Diffused street lighting within planting
2. Low level bollard lighting to public spaces
3. Tree uplighters
4. Low level lighting within planting



8. CHARACTER & BUILT FORM

This chapter sets out the character and built form framework for the Proposed Development at outline stage. It identifies a series of distinct neighbourhoods across the masterplan, each shaped by its landscape setting, movement structure and relationship to key edges and assets. Through diagrams, visuals and relevant precedents, the section describes the defining characteristics of each area, including anticipated typologies, density and storey height ranges, streetscape qualities and the way built form will respond to landscape and heritage sensitivities, providing a clear basis to guide future reserved matters design.



Design Principles

Key principles to guide character and built form

This chapter sets the character and built form principles for the outline masterplan, establishing a clear framework to guide future reserved matters.

For a development of this scale, creating a series of distinct neighbourhoods is important for legibility, identity and long-term stewardship, helping people to understand where they are, navigate easily and feel a sense of belonging. National guidance recognises that larger-scale developments can benefit from a variety of characters, shaped first by the wider landscape and then by the layout, grain and movement structure, before being expressed through building form, scale and detailing.

At Southwater, these character principles are landscape-led. The Site's existing landscape assets and sensitivities, including woodlands, hedgerows, watercourses, key edges and heritage setting, provide the underlying structure that differentiates neighbourhoods and informs the appropriate form, density and typologies in each location.



Landscape first

Neighbourhood identity is anchored in the Site's landscape structure (woodlands, hedgerows, water corridors, edges and views) so built form follows landscape character rather than competing with it.



Distinct neighbourhood identity

A coherent pattern of places, each with a clear role and feel, supporting wayfinding, pride and community cohesion across a large masterplan.



Appropriate height and density

Storey heights and densities respond to context and sensitivity, with higher density focused where most suitable and lower density where a softer rural or heritage-led transition is required.



Legible structure and gateways

Key arrival points, routes and nodes are used to reinforce neighbourhood structure and create memorable, readable places.



Streets and spaces working together

Buildings, streetscapes and open spaces are designed as an interrelated system, shaping enclosure, overlooking and a clear public realm hierarchy.



Contextual architectural language

A consistent approach to proportions, rhythm and detailing, with contemporary articulation, to achieve a local, durable character across different typologies.

Character Areas Overview

Forming distinct character areas

The Proposed Development is structured around six clearly defined and highly connected character areas, each shaped by its relationship to the site's landscape framework, open spaces and movement network. While forming one coherent place, these neighbourhoods introduce variety in public realm character, land use, activity levels, built form scale and townscape approach, creating a legible pattern of development that is easy to understand, navigate and feel ownership of.

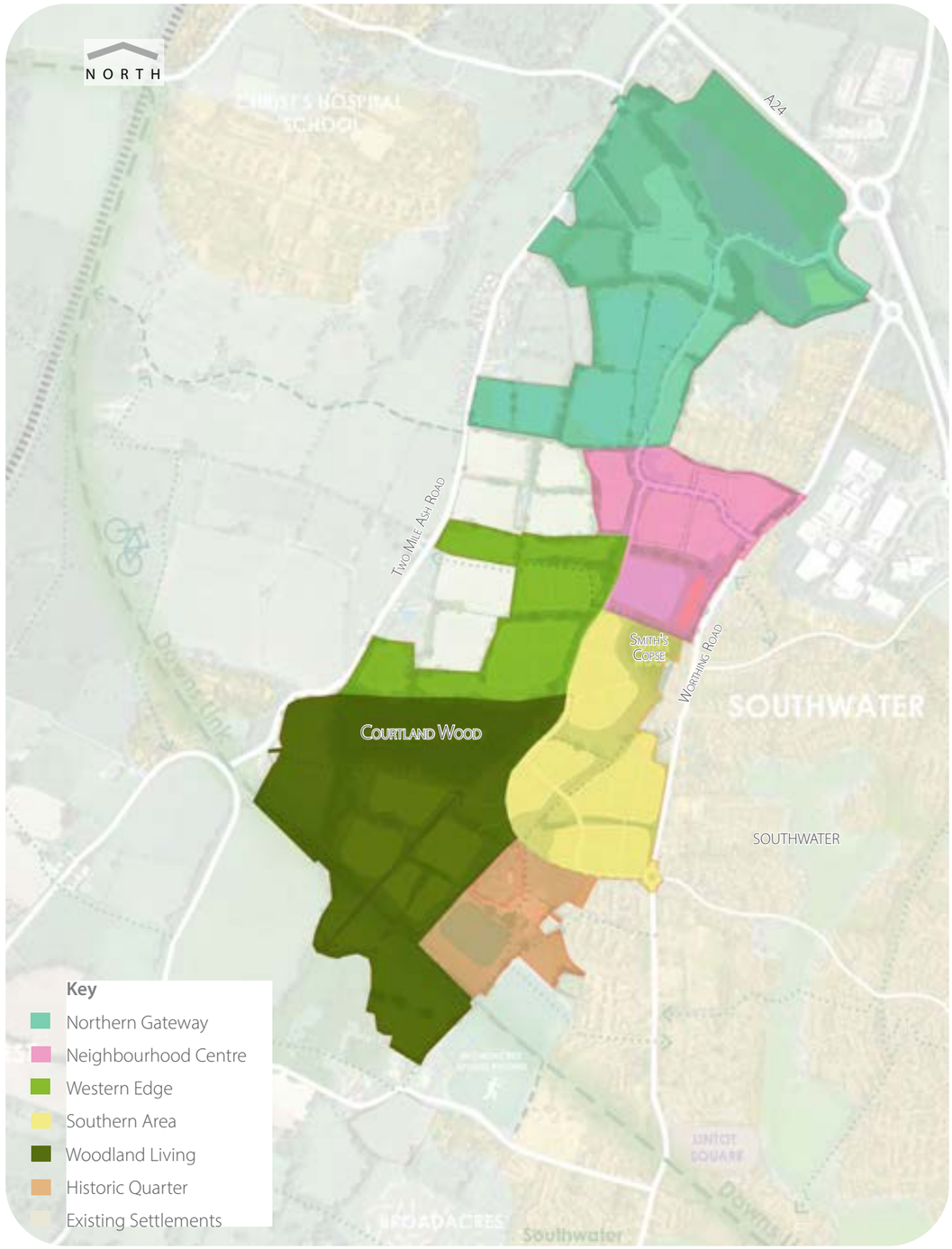
The character areas are informed by their contextual setting and adjacent assets, including the Downs Link, Courtland Wood, existing rural edges and established built-up frontages such as Worthing Road and Two Mile Ash Road.

The location and distribution of uses also plays a defining role, with some areas accommodating a greater concentration of community, education and mixed-use activity as natural focal points, and others providing more predominantly residential, quieter neighbourhood environments.

Importantly, the six areas are woven together by a continuous, landscape-led "living landscape" framework, ensuring that nature, green corridors and accessible open space are shared assets across the whole masterplan, rather than features reserved for specific parcels.

The six character areas are shown on the plan opposite and are summarised on the following pages:





Key elements of each Character Area





A NATURE-FIRST LANDSCAPE FRAMEWORK

A living landscape network spanning over 50 hectares of open space, ecology and nature-rich corridors.

The masterplan is shaped by a landscape-first approach, using Southwater's green corridors, heritage assets and countryside edges to define a series of distinct yet connected character areas. Each area responds to its context—whether woodland, village centre or historic setting—while contributing to a coherent, walkable and well-connected neighbourhood. Together, they create a place that balances everyday life, nature and long-term sustainability.

Key elements of each Character Area



NORTHERN GATEWAY

A clear and welcoming arrival from Horsham, combining employment, education and housing within a strong landscape framework that sets the tone for the development.



NEIGHBOURHOOD CENTRE

The heart of the community, focused around a new village green and local facilities, creating a lively, walkable hub that complements Lintot Square.



WESTERN EDGE

A quiet, landscape-led edge where development is carefully set back to protect open countryside, biodiversity and the setting of nearby heritage assets.



SOUTHERN AREA

A green residential area shaped by generous open space and a strong relationship with Great House Farmhouse, and Southwater Village prioritising walking, cycling and views to the landscape.



WOODLAND LIVING

A nature-rich neighbourhood embedded within woodland and green corridors, offering a tranquil setting with homes closely connected to landscape.

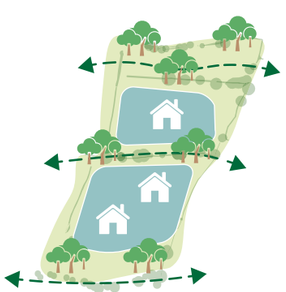


HISTORIC QUARTER

A heritage and community focused area centred on Great House Farmhouse, community and sport facilities, with sensitive reuse, enhanced green buffers and a strong sense of rural character.













Character Area 1 – Northern Gateway

Character Overview

Northern Gateway

The Northern Gateway forms the primary arrival into the new neighbourhood from the north and establishes a strong first impression of the development. It is defined by a diverse mix of uses, including employment space, a secondary school, residential neighbourhoods and Gypsy and Traveller pitches, all set within a robust landscape framework of mature green corridors and long views towards the western countryside.

The area is designed to balance activity and openness, with buildings carefully arranged to respond to landscape, topography and key approaches. Architecture and public realm work together to create a legible, welcoming gateway that reflects the site's green setting while signalling entry into a distinctive new community.

1 **Residential Character**
Residential development at the gateway is designed to create a cohesive architectural identity that marks arrival while responding sensitively to its context. A mix of detached, semi-detached, terraced homes and apartments provides variety and visual interest, with apartment buildings helping to define key gateway locations. Changes in materiality, façade articulation, roof forms and set-backs introduce rhythm and diversity, avoiding repetition and reinforcing a strong sense of place along primary streets.

2 **Employment Areas**
Employment uses are positioned to the northern edge of the site, providing a range of flexible accommodation for both larger employers and small and medium-sized enterprises. Buildings are designed to sit comfortably within the landscape, responding to changes in level and minimising visual impact on surrounding residential areas. Taller elements and active frontages support passive surveillance and help define key routes and public spaces.

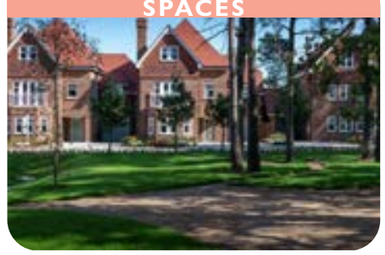
3 **Secondary School**
The secondary school is carefully integrated into the wider masterplan and landscape structure. Its layout and massing respond to the site's topography and green setting, while maintaining appropriate building heights and clear, legible forms. The school is centrally positioned within the development, with safe and direct pedestrian and cycle connections, convenient vehicular access, and strong relationships to nearby neighbourhood facilities and public spaces.

4 **Gypsy and Traveller Pitches**
The Gypsy and Traveller pitches are located within a self-contained and discreet setting, accessed independently from Worthing Road. The layout follows current guidance and is designed to retain a natural character, supported by existing and new landscape buffers and planting to ensure privacy, integration and a high-quality living environment.

5 **Landscape Structure**
Existing mature trees, hedgerows and green corridors are retained and reinforced to shape the character of the Northern Gateway. These landscape elements frame development parcels, strengthen ecological connections and provide a green setting for the school, homes and employment areas, ensuring the gateway reflects Berkeley's commitment to landscape-led design and long-term environmental quality.



RESIDENTIAL SPACES



Quality green and residential spaces
Hartland Village, Berkeley

EMPLOYMENT



Employment opportunities with quality facilities

SCHOOL & LAND



School that can take inspiration of the land natural context

GYPSY & TRAVELLER PITCHES



Inclusive approach to all with quality facilities

FACADES



Quality and robust residential buildings and spaces

GATEWAY



Promote a sense of place and arrival
Hartland Village, Berkeley

Character Area 1 – Northern Gateway



Illustrative view

Character Area 1 – Northern Gateway





COMPARISON

Northern Gateway

The updated framework reorganises land uses at the Northern Gateway to improve access, strengthen landscape buffers and create a clearer structure between employment, the Gypsy and Traveller site and surrounding green infrastructure. The changes deliver a more legible arrival, better connections, and a stronger landscape setting along the north-west edge.

1. **Employment consolidated + expanded**
   Employment uses are regrouped into a more focused location, with additional employment land introduced to support delivery and flexibility.
2. **Gypsy & Traveller pitches relocated**
   The pitches are repositioned with a clear, independent access arrangement and strengthened landscape buffers for privacy and integration.
3. **New secondary road connection**
   A new secondary route improves connectivity between the primary road and Two Mile Ash Road, supporting movement and network resilience.
4. **New woodland buffers introduced**
   Additional woodland planting creates stronger separation between the primary road, the Gypsy and Traveller site and the employment land, improving amenity and screening.
5. **Enhanced green open land to the north-west**
   With the employment relocated, the north-western edge is opened up and reinforced as green space.

Character Area 1 – Northern Gateway

FOCUS STUDY 01

Employment Area

The Employment Area plays an important role in establishing a productive, well-designed new Southwater neighbourhood. It provides a well-located and flexible space for small and medium-sized businesses close to the A24 and primary access routes. Designed to respond to topography and existing green infrastructure, the development is carefully integrated into the landscape to minimise visual impact on surrounding neighbourhoods and the wider countryside. Landscape buffers, retained vegetation and active building frontages help define movement, strengthen the gateway character and create a safe, high-quality public realm within a sustainable, landscape-led setting.

1 **Landscape-Led Structure**
Employment parcels are framed by retained hedgerows, woodland edges and new green corridors, creating a strong landscape setting that defines the Northern Gateway and reinforces ecological connections.

2 **Integrated Access & Movement**
Vehicular access is provided directly from the new roundabout, with clear internal circulation that supports servicing while prioritising pedestrian safety and legibility.

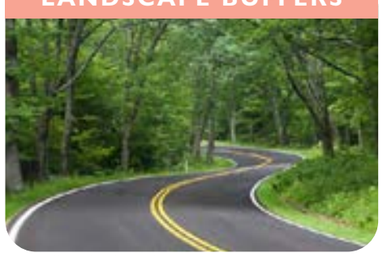
3 **Sensitive Relationship to Residential Areas**
Building placement, landscape buffers and changes in level are used to manage interfaces with nearby homes, ensuring appropriate separation, outlook and amenity.

4 **Flexible Commercial Buildings**
A range of building typologies is proposed to accommodate different business sizes and operational needs, allowing flexibility over time and supporting economic resilience.

5 **High-Quality Landscape Buffer**
Enhanced planting and boundary treatments along the site edges reduce visual impact, soften massing and provide a gradual transition between employment uses and the surrounding landscape.



LANDSCAPE BUFFERS



Woodland edge along primary road

ACCESS



Legible gateways enhanced with landscape

BUILT FORM



Building massing to retain long views

BUILT FORM



a variety of building types to offer flexibility

SETTING



Buildings set within landscape

SETTING



Employment facilities set within landscape

Character Area 1 – Northern Gateway

FOCUS STUDY 01

Employment Area

Illustrative Topography Approach Plan

This high-level study provides an illustrative approach to levels and landform within the northern employment parcel. It shows how indicative development platforms, embankments and landscape transitions could work with the existing topography while avoiding encroachment into the Root Protection Areas of the retained southern and south-western tree belt and adjoining stream corridor.

This forms part of the outline application material and is illustrative only. Final levels, earthworks and detailed design will be confirmed through future Reserved Matters and technical coordination.



Illustrative Plan including indicative proposed topography

1 **Illustrative low-gradient landscape bank**
The plan shows an indicative low-gradient soil bank as the least engineered and most landscape-led approach to managing level change.

This approach works with the existing topography and site characteristics, helping to minimise the need for imported material while creating a naturalistic landscape transition that can accommodate planting, including potential tree planting, subject to detailed design.

More space-efficient engineered solutions could be considered at Reserved Matters stage if required. However, even with this low-gradient, landscape-led approach, the indicative bank remains outside the Root Protection Areas of the retained southern and south-western tree corridor.

2 **Root Protection Area**
The dashed red line identifies the Root Protection Areas associated with the retained tree belt and mature landscape corridor to the south and south-west of the employment parcel.

The plan demonstrates that the indicative bank and employment platforms do not encroach into these Root Protection Areas. This relationship is also illustrated in the indicative site sections on the following page.

3 **Existing mature landscape features**

4 **Illustrative employment buildings and spaces**

Character Area 1 – Northern Gateway

FOCUS STUDY 01

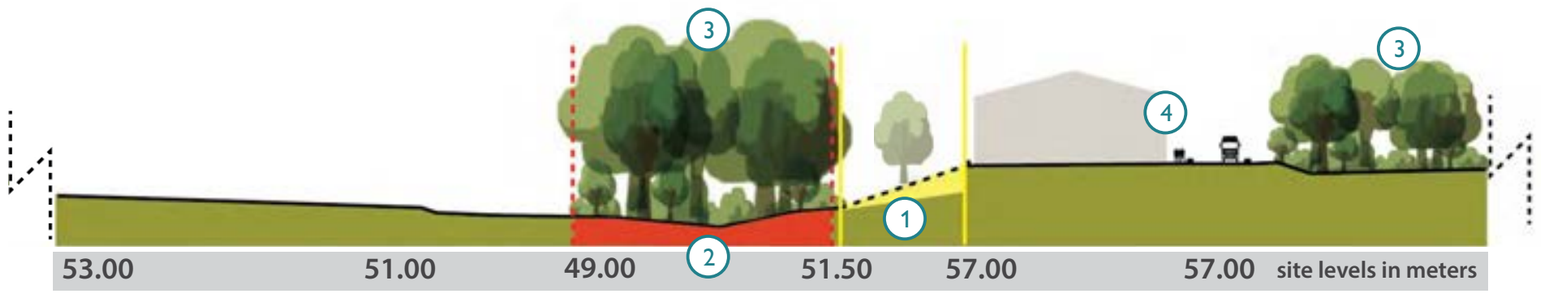
Employment Area

Illustrative Site Sections

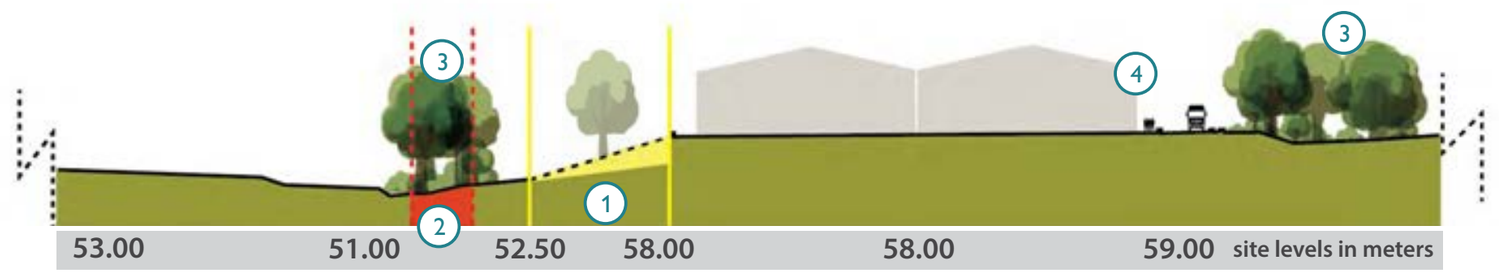
This page presents three illustrative sections through the northern employment parcel, showing how the indicative levels strategy could respond to the existing landform while protecting the Root Protection Areas of the retained southern and south-western tree belt and adjoining stream corridor.

The sections are illustrative and subject to further detailed design through future Reserved Matters.

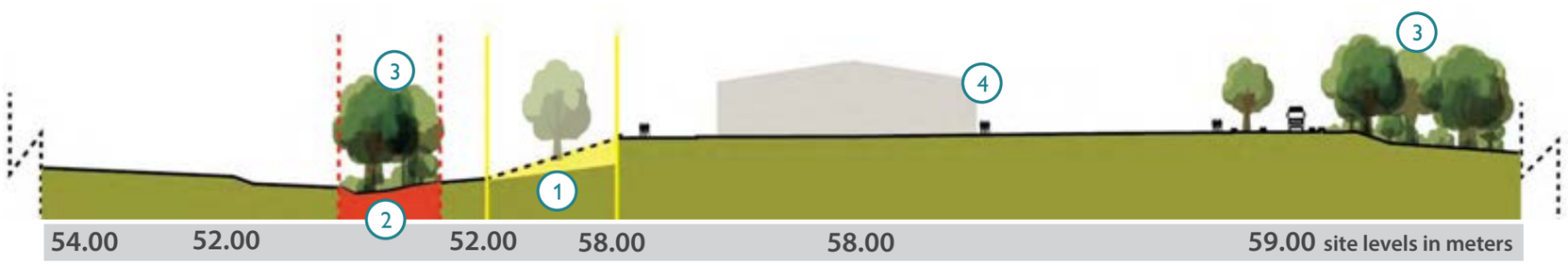
1. **Illustrative low-gradient landscape bank**
2. **Root Protection Area**
3. **Existing mature landscape features**
4. **Illustrative employment buildings and spaces**



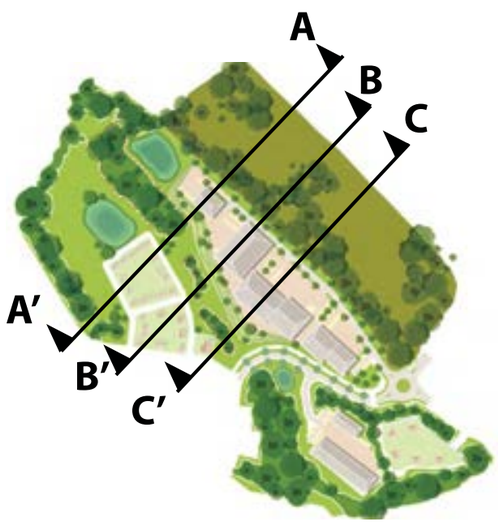
Illustrative Site Section A-A'



Illustrative Site Section B-B'



Illustrative Site Section C-C'



Location of Illustrative Site Sections

Character Area 1 – Northern Gateway

FOCUS STUDY 02

Travellers & Gypsy Pitches

The Gypsy and Traveller pitches form an integral yet discreet part of the Northern Gateway, providing a high-quality living environment that respects the surrounding landscape and neighbouring uses. They are located within a self-contained parcel on the northern edge of the site, with independent access, strong landscape buffers and a calm rural setting.

The layout follows current guidance, prioritising privacy, safety and connection to the wider green infrastructure network, with retained vegetation and new planting ensuring the pitches sit comfortably within the landscape and maintain the open rural character of this gateway location.

1 **Self-contained layout**
A clearly defined and self-contained parcel accommodating five pitches, providing a sense of ownership, security and community while remaining visually discreet within the wider masterplan.

2 **Independent access**
Vehicular access is taken directly off Worthing Road, ensuring safe and convenient movement without reliance on residential streets.

3 **Strong landscape buffers**
Existing hedgerows and mature trees are retained and reinforced with new native planting to create robust buffers to surrounding land uses and the open countryside.

4 **Rural character and low-key appearance**
Built elements are modest in scale and arranged to retain an informal, uncluttered character that reflects the rural setting of the site.

5 **Privacy and amenity**
The layout is designed to maximise privacy between pitches and from neighbouring development, with generous spacing, soft landscape treatment and clear boundaries.

6 **Integration with green infrastructure**
The pitches sit within the wider landscape framework of the Northern Gateway, contributing to biodiversity, green corridors and the overall landscape-led approach of the masterplan.



Illustrative Masterplan

LANDSCAPE BUFFERS



20 meters of landscape/woodland buffer surrounding the pitches

COMMUNAL SPACE



Allow space for communal areas and play

SETTING



Set within landscape

SETTING



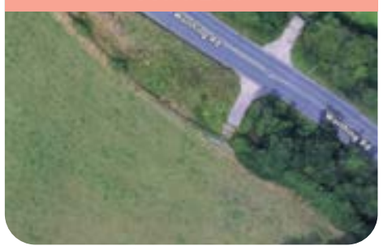
Forming a community

BUILD FORM



Allowing for privacy

ACCESS



Existing access from Worthing Road to be improved

CHARACTER & BUILT FORM

Character Area 1 – Northern Gateway

FOCUS STUDY 02

Travellers & Gypsy Pitches

Indicative Layout and Topography Testing

This focus study provides an illustrative layout and capacity test for the proposed Gypsy and Traveller pitch area within Character Area 1: Northern Gateway. It builds on the outline illustrative masterplan by exploring how five pitches could be arranged within the submitted parameter area, alongside access, internal circulation, parking, amenity provision, play space, landscape buffers and boundary treatment.

The study is illustrative and forms part of the outline application material. Its purpose is to demonstrate that the site is capable of accommodating the proposed use in accordance with recognised good-practice principles, while also responding to the existing topography and creating a high-quality, well-planned and landscape-led living environment for future residents. Final layout, levels, servicing, landscape and detailed pitch design will be confirmed through future Reserved Matters and technical design stages.

Key Principles Demonstrated

1. **Capacity for five pitches**
The parameter area provides approx. 0.5ha / 5,000 sqm, with sufficient capacity for five pitches, circulation, buffers and shared amenity space.

2. **Generous pitch sizes**
Indicative pitches are approx. 450–500 sqm each, exceeding the commonly used 320 sqm benchmark.

3. **Complete pitch provision**
Each pitch can accommodate an amenity building, caravan / trailer space, on-plot parking and private external amenity.

4. **Safe looped access and circulation**
A looped internal access reduces the need for turning heads and supports movement by larger vehicles and servicing.

5. **Internal road width**
Internal roads are indicatively shown at 6 metres wide minimum, exceeding the good-practice for a two-way site road and providing comfortable circulation through the site.

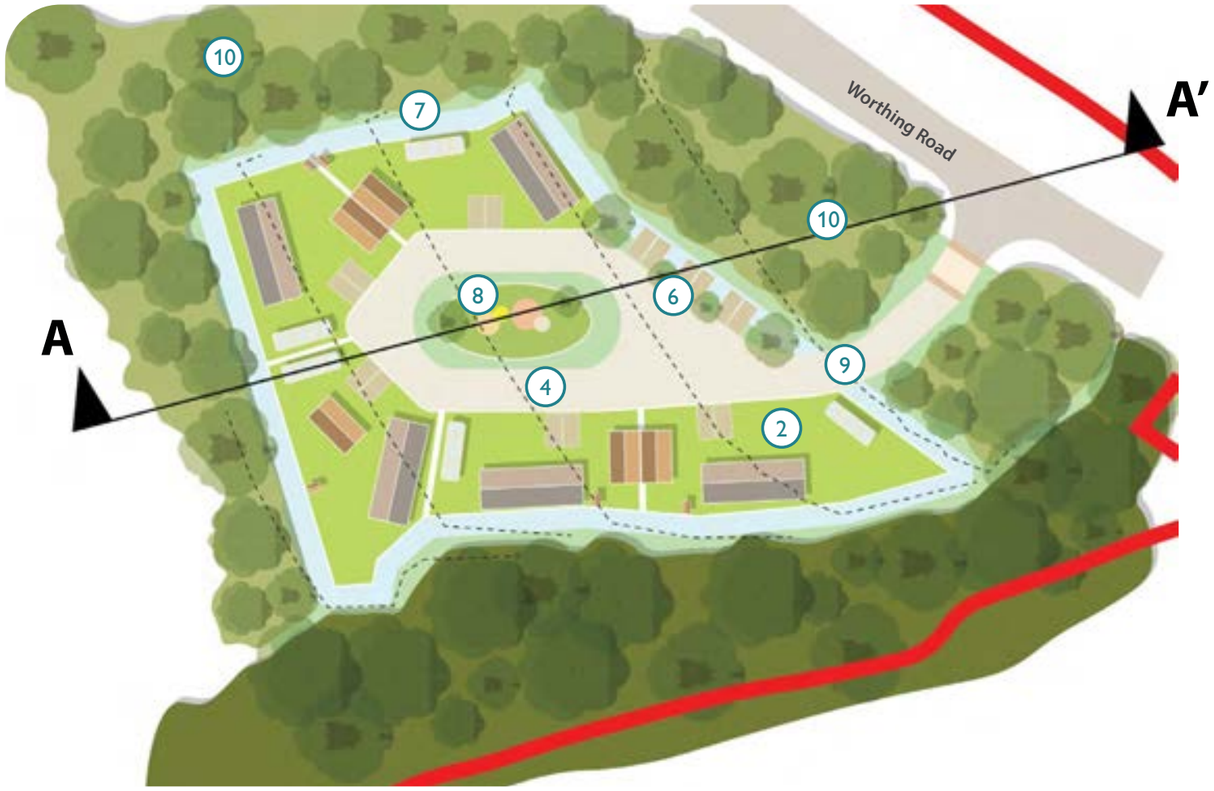
6. **Parking and visitor provision**
The layout provides two parking spaces per pitch, with additional visitor parking accommodated where shown.

7. **Fire safety, buffers and separation**
The layout provides two parking spaces per pitch, with additional visitor parking accommodated where shown.

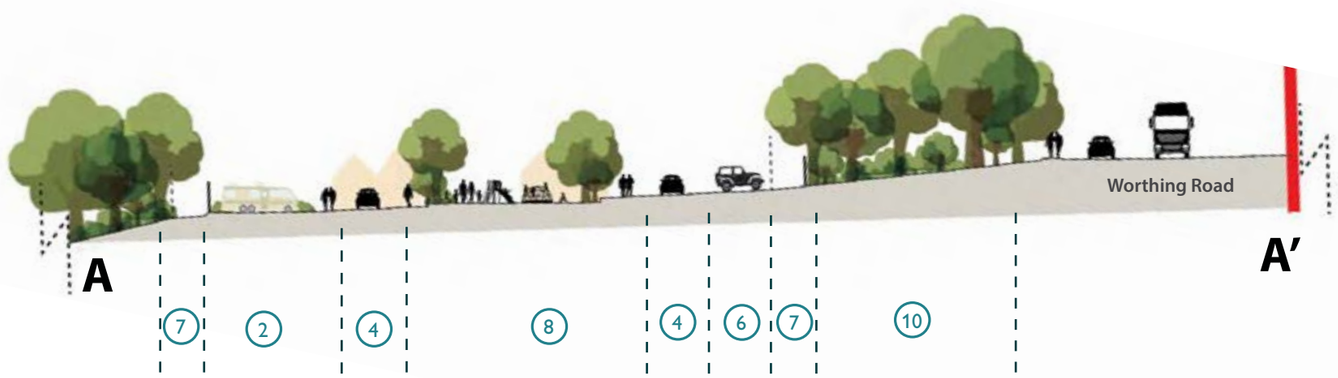
8. **Shared play and amenity space**
A shared play / amenity area of approximately 500 sqm is indicatively shown within the site, helping to create a family-friendly environment and supporting day-to-day community use.

9. **Topography and gentle gradients**
The approx. 3.5m level change across 80–90m can be managed with gentle gradients, typically around 1:30, subject to detailed design.

10. **Landscape-led integration**
Buffers, retained vegetation and new planting help integrate the pitches within the Northern Gateway's landscape-led setting.



Illustrative plan for Travellers & Gypsy Pitches



Illustrative section A-A' for Travellers & Gypsy Pitches

Character Area 1 – Northern Gateway

FOCUS STUDY 03

Secondary School

The secondary school is a key component of the Northern Gateway, forming an important civic landmark and anchor for the new community. It is carefully integrated within the landscape-led masterplan, positioned to benefit from strong green connections while remaining easily accessible to students, staff and the wider neighbourhood.

The layout and massing respond to existing topography and landscape structure, ensuring the school sits comfortably within its setting, minimises visual impact and contributes positively to the character of the gateway. Safe, direct pedestrian and cycle routes connect the school to surrounding residential areas, public spaces and transport links, supporting sustainable travel and everyday use.

1 **Landscape-led**
The school is embedded within retained hedgerows and green corridors, allowing landscape to frame buildings and outdoor spaces.

2 **Clear and safe access**
Dedicated vehicular access is combined with safe, legible pedestrian and cycle routes, separated from residential streets where possible.

3 **Appropriate scale and massing**
Building heights and forms respond to the surrounding landscape and nearby uses, ensuring a comfortable transition to adjacent residential areas.

4 **Outdoor learning and play**
External spaces are integrated into the layout to support recreation, learning and wellbeing, with strong visual and physical connections to green infrastructure.

5 **Civic identity at the gateway**
The school contributes to a clear sense of arrival, acting as a recognisable landmark within the Northern Gateway while remaining sensitively designed within its rural context.

6 **Design of the school**
The detailed design and delivery of the school will be by WSCC.



TOPOGRAPHY



Stepped green landscaping responding to natural levels

GREEN SETTING



Green trails and routes surrounding the school

PLAY SPACES



Play and seating spaces that respond to the natural setting

SCHOOL COURTYARD



Green and hardscape courtyard with play spaces

ACCESS & PARKING



A clear access point with parking (Berkeley - St Peters Primary School)

SECONDARY SCHOOL



Bohunt School, North Horsham (Mowbray development)

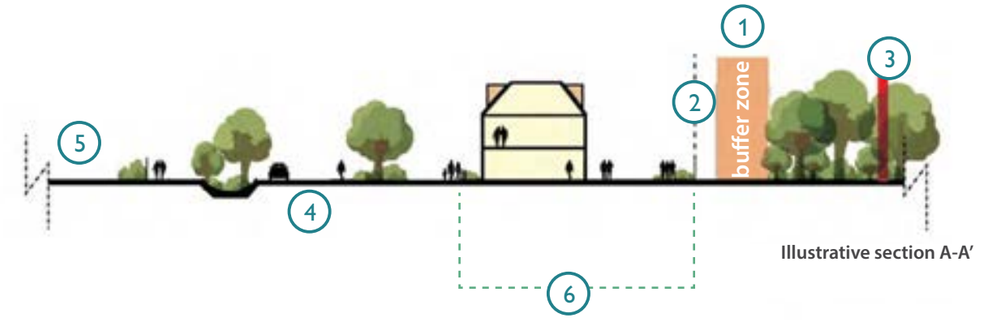
Character Area 1 – Northern Gateway

FOCUS STUDY 04

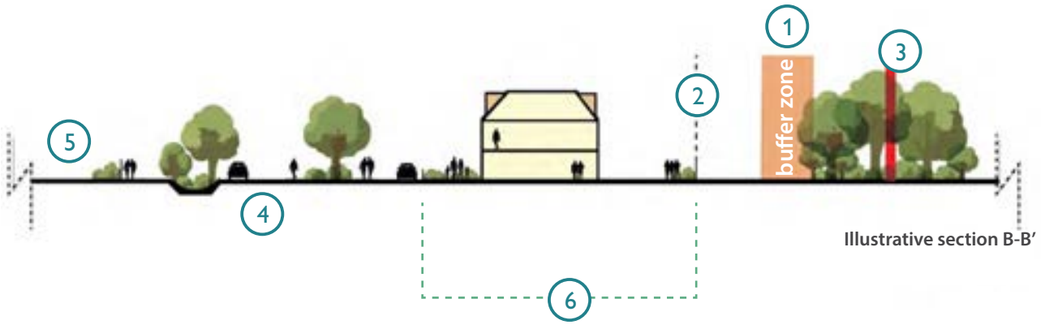
Linear Residential Parcels

This study provides an illustrative capacity and layout test for the linear residential parcels located along the eastern side of the primary street, opposite the secondary school land. It demonstrates how these parcels can accommodate a clear 5-metre landscape buffer to the retained eastern tree belt / Root Protection Area, while still providing sufficient depth for residential plots, including front gardens, homes and private rear gardens.

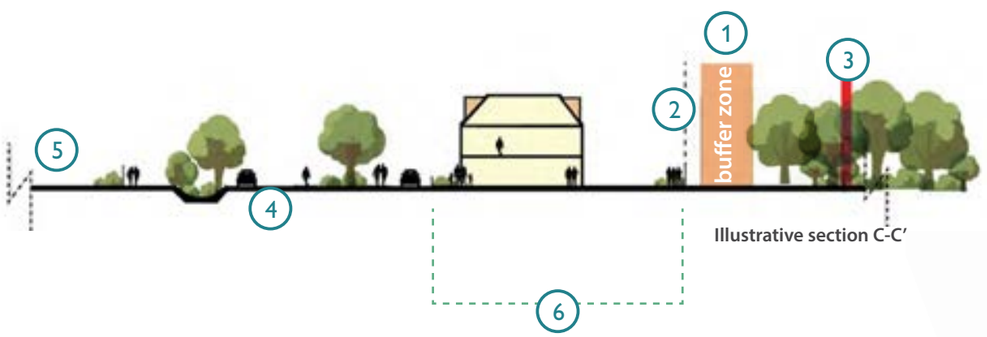
The annotated plan and supporting sections show that the proposed residential plots remain outside the identified buffer zone, with rear gardens typically ranging between approximately 9 and 12 metres. In addition, the study shows that further space is available between the private rear garden fences and the start of the 5-metre buffer, ranging from approximately 2–3 metres in some locations to 6–7 metres in others. This confirms that the buffer can be accommodated without compromising the quality, depth or deliverability of the residential parcels.



Illustrative section A-A'

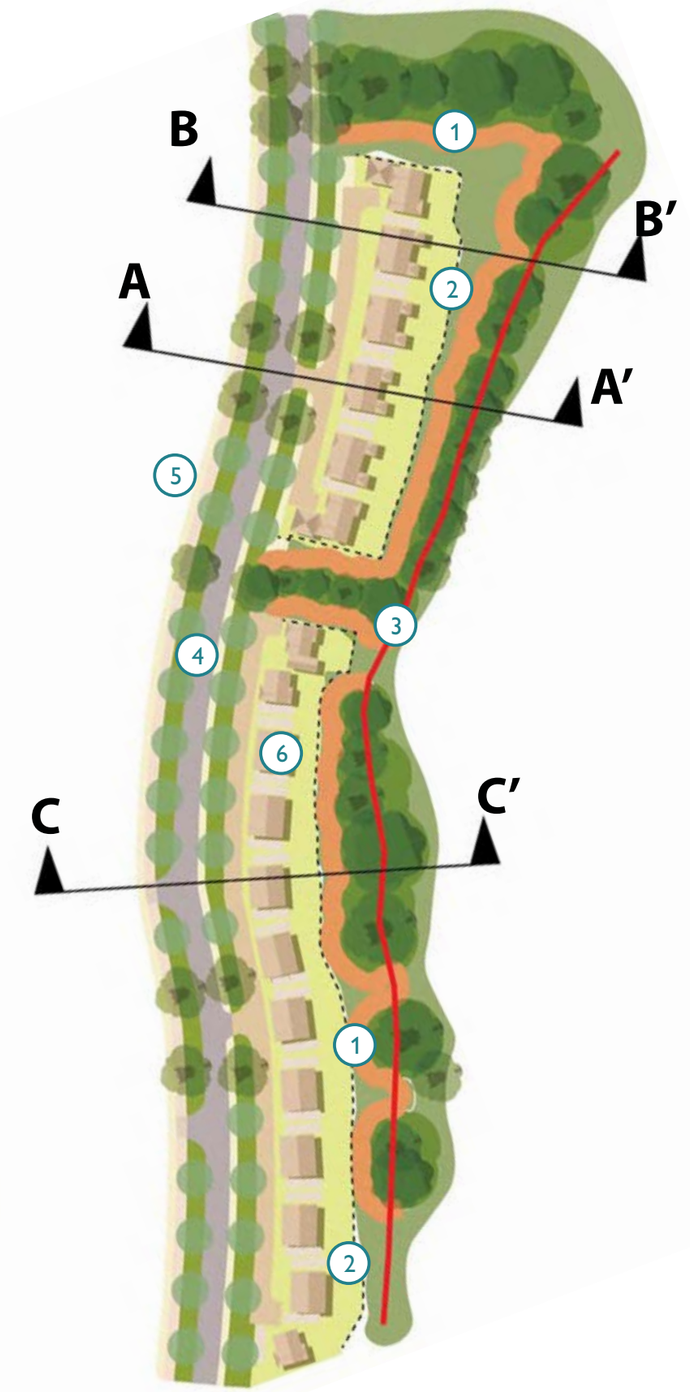


Illustrative section B-B'



Illustrative section C-C'

1. **5 meter Buffer between existing trees and private rear garden fences.**
   A minimum 5-metre landscape buffer is shown between the retained eastern tree corridor / Root Protection Area and the private rear garden fences. This provides a clear protective offset to help safeguard existing trees, reduce future pressure from residents for pruning or removal, and maintain the long-term landscape function of the boundary.
2. **Private rear garden fence**
3. **Site boundary**
4. **Primary street**
5. **Secondary school land**
6. **Residential plot**



Illustrative plan for linear residential parcels

Character Area 2 – Neighbourhood Centre

Character Overview

Neighbourhood Centre

The Neighbourhood Centre forms the social and civic heart of the masterplan. Located on the primary route between the Northern Gateway and Worthing Road, it brings together local retail, community facilities, education and homes around a new village green.

Designed to complement rather than compete with Lintot Square, the centre provides day-to-day services, social spaces and employment opportunities within easy walking and cycling distance. A compact, mixed-use form, strong landscape framework and active frontages create a lively, legible and welcoming focal point for the development.

1. **Active Mixed-Use Heart**
Commercial and community uses are concentrated along the primary route and around the village green, creating an animated centre that supports daily activity and local employment without undermining Lintot Square.

2. **Green-Centred Place**
The village green forms the heart of the centre, providing space for play, seating and community events. It connects directly into wider north–south and east–west green corridors, with mature planting and tree-lined streets reinforcing the centre's green, welcoming character.

3. **Compact Residential Character**
Homes (including later living) within the centre are more compact in form, including apartments, houses and mews homes arranged to frame streets, green corridors and the village green.

4. **Family-Focused Facilities**
The primary school and nursery are located close to the centre, connected by safe, legible walking and cycling routes. Their proximity supports shared use of open spaces and reinforces the centre as a family-oriented environment.

5. **Connected and Walkable**
The primary street functions as a green, multi-modal corridor with cycle lanes, generous footpaths, wide verges and integrated SuDS. Calm residential streets and east–west green links connect homes, schools and open spaces across the site.

6. **Strong Passive Surveillance**
Active ground floors and residential frontages overlook streets, routes and open spaces, ensuring safety, legibility and a well-used public realm throughout the day and evening.

7. **Gateway from Worthing Road**
Two apartment buildings frame the primary route from Worthing Road, marking arrival, strengthening wayfinding and establishing a clear gateway into the new neighbourhood centre.



NEIGHBOURHOOD CENTRE



Active neighbourhood centre

MIXED-USE



A new neighbourhood cafe (Berkeley - Horlicks Quarter, Slough)

VILLAGE GREEN



Wide green village green with frontages (Berkeley - Broadacres, Southwater)

PLAY SPACES



Natural children playground (Berkeley - Hollyfields, Hawkenbury)

SETTING



Village green with walking routes and seating (Berkeley - Highwood, Horsham)

PRIMARY SCHOOL



Primary school entrance (Berkeley - Hollyfields, Hawkenbury)

Character Area 2 – Neighbourhood Centre



Illustrative view

Character Area 2 – Neighbourhood Centre





COMPARISON

Neighbourhood Centre

The 2026 framework refines the Neighbourhood Centre to create a clear, compact and well-defined local heart, better integrated with schools, landscape and movement while complementing, not competing with, Lintot Square.

1. **More Central Location**
The Neighbourhood Centre is repositioned, strengthening its role as a shared civic focus. It is proportionately reduced in scale to complement, rather than compete with, Lintot Square.

2. **New Village Green**
A central village green is introduced opposite the centre, framed by active residential frontages and linked to green corridors, Public Rights of Way, and the bridleway.

3. **Safeguarded Western Edge**
Development is removed from the western parcels to protect the sensitive open countryside edge.

4. **Relocated Allotment**
Allotments are relocated behind the primary school, improving access for the wider community via Worthing Road.

Character Area 3 – Western Edge

Character Overview

Western Edge

The Western Edge forms a sensitive transition between the new neighbourhood and the open countryside. Development has been carefully reshaped since 2022, with parcels removed from the most sensitive western boundary to conserve the rural setting, protect nearby listed buildings and retain long views across the landscape. The character of this area is defined by a strong existing green framework, low-density residential development and a clear landscape-led approach where nature sets the structure and built form is carefully contained.

1 **Landscape-led structure**
Existing hedgerows, woodland edges and historic field patterns form a strong green grid that defines the layout, scale and extent of development.

2 **Open countryside**
Removal of development from the westernmost parcels allows the edge to function as open countryside, preserving long-range views and minimising visual and heritage impacts.

3 **Enhanced woodland buffers**
Strengthened landscape buffers along the southern edge protect adjacent ancient woodland, ensuring development is set back to maintain ecological integrity.

4 **Integrated water & biodiversity features**
A new basin pond forms part of the green infrastructure network, supporting sustainable drainage, wildlife habitat and a richer landscape setting.

5 **Quiet, landscape-led movement**
Streets are informal and low-speed, following existing landscape features. East–west Public Rights of Way are retained and enhanced, with movement shaped by green corridors rather than vehicular infrastructure.



GREEN EDGE



Green trail
(Berkeley - Highwood, Horsham)

SETTING



Green mature edge
(Berkeley - Hareshill, Fleet)

WATER FEATURES



Water basins integrated in the landscape
(Berkeley -Woodhurst Park, Warfield)

GREEN OPEN SPACE



Wide open green space for recreaetion
(Berkeley - Abbey Barn Park, High Wyncombe)

BUFFERS



Informal play on green buffers
(Berkeley - Woodhurst Park, Warfield)

MEADOW



Meadow planting and water basins
(Berkeley - Broadacres, Southwater)

Character Area 3 – Western Edge



Illustrative view

Character Area 3 – Western Edge



Illustrative view

Character Area 4 – Southern Area

Character Overview

Southern Area

The Southern Area is shaped by a strong landscape- and heritage-led structure, responding sensitively to the setting of Great House Farmhouse and the surrounding woodland and hedgerows. Development is deliberately set back to create a wide central green space that preserves key views, reinforces separation from the listed farmhouse and establishes a calm, rural character. Movement, built form and open space are all arranged around this landscape framework, creating a low-density, family-focused neighbourhood where green infrastructure defines identity and character.

1. **Enhanced central open space**
A wide new green space is created in front of Great House Farmhouse, with development set back to protect its setting, open up key views and establish a calm, shared landscape at the heart of the neighbourhood.

2. **Strategic Habitat Connection**
A continuous green corridor links Courtland Wood and Smith's Copse, enabling wildlife movement and strengthening ecological resilience across the site.

3. **Landscape-Led Structure**
Existing woodland edges, hedgerows and trees are retained and reinforced, shaping parcel layout, block structure and views, ensuring landscape remains the dominant organising element.

4. **Pedestrian & Cycle Priority Movement**
The former spine road is removed and reconfigured as a pedestrian- and cycle-focused route north of Great House Farmhouse, reinforcing rural character and reducing traffic impact.

5. **Calm Residential Streets**
Vehicular access is provided via a gently meandering secondary street connecting to Broadacres, designed as a low-speed, informal route that supports a quiet residential environment.

6. **Family-Focused Residential Character**
Homes are predominantly detached, semi-detached and small terrace groupings, arranged to overlook green spaces and corridors. Building heights are limited to three storeys, with gentle curves and set-backs creating a softer, landscape-responsive townscape.



CENTRAL GREEN



Wide open green space for informal play (Berkeley - Abbey Barn Park, High Wyncombe)

GREEN CORRIDOR



Mature trees and woodland corridor

CENTRAL GREEN



Central green space (Berkeley - Woodhurst Park, Warfield)

GREEN EDGE



landscape-led structure and edges (Berkeley Woodhurst Park, Warfield)

INFORMAL PLAY



Informal green spaces for play

WATER FEATURES



Water features and meadow planting

Character Area 4 – Southern Area



Illustrative view

Character Area 4 – Southern Area



Illustrative view

Character Area 4 – Southern Area





COMPARISON

Southern Area

The 2026 Framework refines the Southern Area into a more landscape-led, heritage-sensitive place. The layout has evolved to strengthen the setting of Great House Farmhouse, prioritise green infrastructure and create a calmer residential environment. Development is more carefully shaped by woodland, hedgerows and movement corridors, with reduced traffic impact and enhanced ecological connections.

1. **Development Set Back to Protect Heritage**
   Development parcels have been pushed back from Great House Farmhouse to create a significantly enlarged central green, safeguarding views, openness and the farmhouse's rural setting.

2. **Central Green as the Neighbourhood Heart**
   The expanded open space now forms a shared community green, reinforcing separation between heritage assets and new homes while providing a clear landscape focus

3. **Spine Road Removed, Active Routes Prioritised**
   The former spine road has been removed and replaced with pedestrian- and cycle-only connections, reducing traffic impact and reinforcing rural character.

4. **Landscape-Led Structure and Connectivity**
   Enhanced green corridors link Courtland Wood and Smith's Copse, with residential parcels reshaped around hedgerows and woodland edges to improve biodiversity and ecological resilience.

Character Area 5 – Woodland Living

Character Overview

Woodland Living

Woodland Living is shaped by its close relationship with the surrounding landscape, creating a calm, low-density neighbourhood where woodland, hedgerows and green corridors define character and structure. The layout responds directly to existing landscape assets, with development carefully arranged around retained trees, historic boundaries and green infrastructure so that built form remains secondary to landscape. Homes overlook corridors, ponds and open spaces, ensuring nature forms part of everyday life while maintaining a soft transition to the wider countryside and views from Great House Farmhouse.

1 **Landscape-Led Structure**
Landscape is the primary structuring element, with retained hedgerows, woodland edges and green corridors forming a continuous network that defines parcels, movement and views.

2 **Sensitive Setting to Great House Farmhouse**
Development is carefully arranged and set back from Great House Farmhouse, with enhanced landscape buffers ensuring its setting, views and rural character are protected.

3 **Calm, Low-Speed Streets & Informal Movement**
Low-speed streets, lanes, shared surfaces and pedestrian-focused routes create a quiet residential environment, inspired by farmstead patterns and prioritising walking and cycling.

4 **Strong Green Corridors and Buffers**
East–west green corridors form the backbone of the area, reinforcing ecological connectivity and pedestrian routes. Landscape buffers ensure the woodland remains visually dominant, particularly in views from Great House Farmhouse.

5 **Landscape-First Residential Form**
Homes are arranged around green corridors, ponds and woodland edges, with built form kept secondary to landscape to create a soft, semi-rural character and strong relationship with nature.

6 **Integrated Ecology, Water and Recreation**
Green corridors, ponds, SuDS features and adjacent sports provision work together to support biodiversity net gain, sustainable drainage and everyday recreation within a cohesive landscape framework.



BUILD FORM



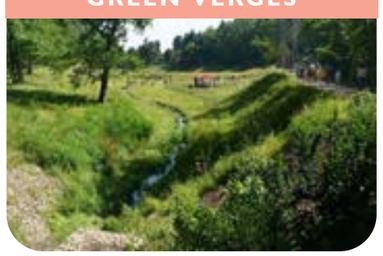
Detached and semi-detached dwellings (Berkeley -Abbey Barn Park, High Wycombe)

WATER FEATURES



Water basins fronted by new homes (Berkeley - Hareshill, Fleet)

GREEN VERGES



Green verges and trails

TRAILS & PLAY



Green informal trails and play spaces

VIEWS



Long views to mature woodland and open countryside

GREEN EDGE



Built form fronting mature woodland and water basins (Berkeley -Abbey Barn Park, High Wycombe)

Character Area 5 – Woodland Living



Illustrative view

Character Area 5 – Woodland Living





COMPARISON

Woodland Living

A strengthened landscape-led and heritage-sensitive approach to this part of the site. Development has been reduced and restructured to respond more carefully to existing landscape assets, historic boundaries and sensitivities around Great House Farmhouse. The revised layout ensures a calmer, greener and more legible neighbourhood.

1. **Retained Hedgerow Grid**
Existing hedgerows and mature tree lines are retained and reinforced to form a strong green grid that structures development parcels, movement routes and views across the neighbourhood.

2. **Heritage-Led Response to the Manorial Boundary**
The historic manorial boundary is safeguarded, enhanced and celebrated as a defining landscape feature, reinforcing local character and guiding the layout of streets and development.

3. **Enhanced Buffers to Great House Farmhouse**
Development has been pushed back from Great House Farmhouse, with significantly widened landscape buffers (up to 30-50m) introduced to protect its setting, preserve views and reinforce the rural character.

Character Area 5 – Woodland Living

Great House Farmhouse Rural Setting Guidance

Woodland Living

This focus study provides additional outline-level guidance for the area around Great House Farmhouse, within the southern part of Character Area 5: Woodland Living. It should be read alongside Character Area 6: Historic Quarter, which sets out the wider heritage-led approach to the farmhouse, associated barns, orchard landscape, open space and community uses.

The design intent is to reinforce the semblance of the farmhouse's former rural setting, ensuring that nearby development parcels, roads, open spaces, boundaries and lighting are designed with a soft, landscape-led and rural character. These principles provide high-level guidance to inform future detailed design and Reserved Matters, while maintaining flexibility appropriate to an outline planning application.

Key Design Guidance

1 **Reinforce the former rural setting**
Development near Great House Farmhouse should be arranged to retain openness, landscape setting and visual separation where possible, helping to reflect the farmhouse's original rural setting and historic character as a dispersed farmstead within the Low Weald.

2 **Create connected open spaces near the farmhouse**
Open spaces around Great House Farmhouse should form part of a connected green network, linking the farmhouse setting with nearby green corridors, pedestrian and cycle routes, retained landscape features and the wider rural landscape. These spaces should help reinforce the semblance of the farmhouse's former rural setting and support its appreciation as a former dispersed farmstead within the Low Weald.

3 **Design roads to be rural in character**
Routes close to the farmhouse should be designed to feel as rural and informal as possible, with landscape-led edges, green verges, restrained highway detailing and a calm movement character.

4 **Prioritise pedestrian and cycle movement**
The route north of the farmhouse should maintain a pedestrian and cycle-focused character, reducing vehicle dominance and supporting a quieter, more heritage-sensitive setting.

5 **Use soft landscape edges to housing parcels**
Residential parcels in close proximity to the farmhouse should be framed by soft landscape edges, including hedgerows, planting, green verges and retained landscape features, rather than hard or visually dominant boundaries.

6 **Incorporate rural-type boundary treatments**
Future boundary treatments near the farmhouse should take cues from rural and farmstead settings, including landscape-led enclosure, native hedgerows, low rural fencing, estate-style railings or other visually recessive treatments, subject to detailed design.

7 **Retain and enhance historic landscape structure**
Existing hedgerows, mature trees, historic field boundaries and the manorial boundary should be retained and enhanced where possible, helping to reinforce the historic landscape pattern around the farmhouse.

8 **Preserve views and visual prominence**
Open space, planting and route alignments should help preserve and frame key views to and from Great House Farmhouse, ensuring the farmhouse remains a recognisable heritage landmark within the masterplan.



9 **Avoid floodlighting near the farmhouse**
Floodlighting should be avoided on sports pitches near Great House Farmhouse. Any future lighting strategy in this area should be sensitive to heritage, ecology and landscape character, while supporting safe movement where appropriate.

10 **Coordinate with Character Area 6: Historic Quarter**
Development The design principles for Character Area 5 should be read alongside Character Area 6: Historic Quarter, where Great House Farmhouse, the associated barns, orchard landscape, green routes and potential community uses form the wider heritage-led setting. The interface between the two character areas should maintain a calm, rural and landscape-led character, with future detailed proposals informed by the farmstead context and historic landscape structure.

Character Area 5 – Woodland Living

Great House Farmhouse Rural Setting Guidance

Woodland Living

Indicative Precedents and Character References

The precedent images on this page are provided as indicative character references to support the outline guidance set out on the previous page. They are not intended to prescribe detailed design solutions, materials or specifications, but to illustrate the type of rural, landscape-led qualities that should inform future Reserved Matters proposals within this part of Character Area 5: Woodland Living.

Together, the precedents demonstrate how roads, open spaces, boundaries, planting, pedestrian and cycle routes, etc. can be designed to reinforce the semblance of Great House Farmhouse's former rural setting and support its relationship with Character Area 6: Historic Quarter.

RURAL LANE CHARACTER



Calm, rural-influenced routes with soft verges, informal planting and restrained highway detailing.

CONNECTED OPEN SPACE NETWORK



Open spaces that preserve openness, rural character and links to the wider green infrastructure network.

SOFT LANDSCAPE EDGES



Hedgerows, native planting and green verges softening housing parcels near the farmhouse.

RURAL-TYPE BOUNDARY TREATMENTS



Low rural fencing, hedgerows, estate-style railings and visually recessive boundaries.

FARMSTEAD AND ORCHARD CHARACTER



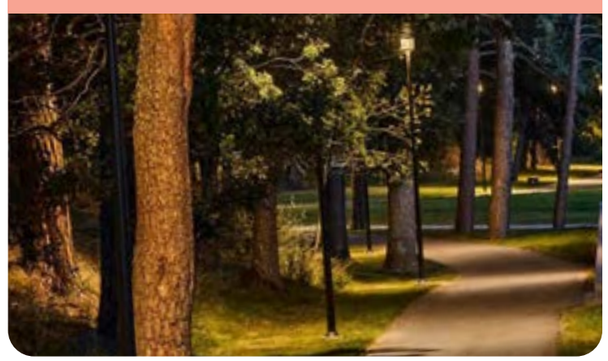
Orchards, informal and agricultural references reinforcing farmstead identity.

PEDESTRIAN AND CYCLE-FOCUSED GREEN ROUTES



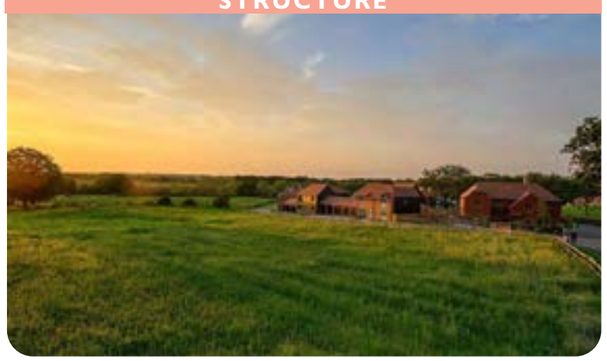
Simple, landscape-led routes that avoid an overly engineered character.

SENSITIVE LIGHTING APPROACH



Low-key lighting, with floodlighting avoided near the farmhouse setting.

RETAINED HISTORIC LANDSCAPE STRUCTURE



Hedgerows, mature trees and historic field boundaries shaping parcels, routes and views.

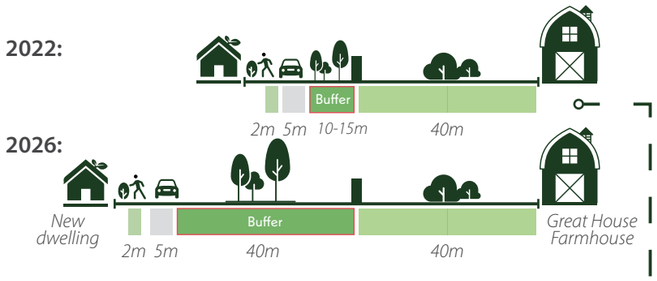
Character Area 6 – Historic Quarter

Character Overview

Historic Quarter

The Historic Quarter forms a community area centred on Great House Farmhouse and its associated barns. Shaped by a landscape- and heritage-led approach, it is defined by generous green infrastructure, long views and a deliberately restrained built form.

Development is set back to protect the farmhouse's rural setting, with movement, land use and scale arranged to reinforce its role as a landmark rather than subsume it within surrounding neighbourhoods. The result is a calm, open and legible place where heritage, landscape and community uses come together.





1 **Generous Green Buffers & Open Setting**
Substantial landscape buffers of approximately 30–40 metres, with wider green spaces extending towards adjacent woodlands; creating clear separation from new development and reinforcing its rural setting

2 **Enhanced Views & Visual Legibility**
Open spaces and landscape structure preserve and strengthen key views to and from the farmhouse, ensuring it remains a prominent and legible heritage asset within the wider masterplan.

3 **Re-use of Historic Barns for Community Uses**
Potentially retain one of the existing barns to provide flexible community uses.

4 **Sensitive Movement Strategy**
The route immediately north of the farmhouse is reconfigured as a pedestrian and cycle-only space, reducing vehicle dominance and protecting the tranquil character of the setting.

5 **Heritage-Led Identity & Wayfinding**
Historic boundaries, hedgerows, trees and new orchards shape routes and spaces, using landscape and heritage assets to guide movement and reinforce a sense of place.

6 **Integrated Landscape, Sport & Ecology**
Sports pitches to the south are set within a strong landscape framework, with green corridors, SuDS features and woodland buffers supporting biodiversity, recreation and connections to the wider countryside.

LISTED BUILDINGS



Great House Farmhouse

BARNS



Existing historic barn

BUFFER



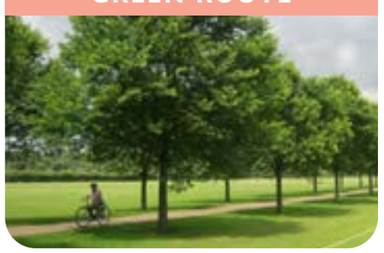
Green planted buffer

INTEGRATED LANDSCAPE



Water basins within proposed parks and gardens (Berkeley, Edenbrook, Fleet)

GREEN ROUTE



Pedestrian and cycle-only route route infront of Great House Farmhouse

INFORMAL ORCHARD



Green trails and informal planting and orchards

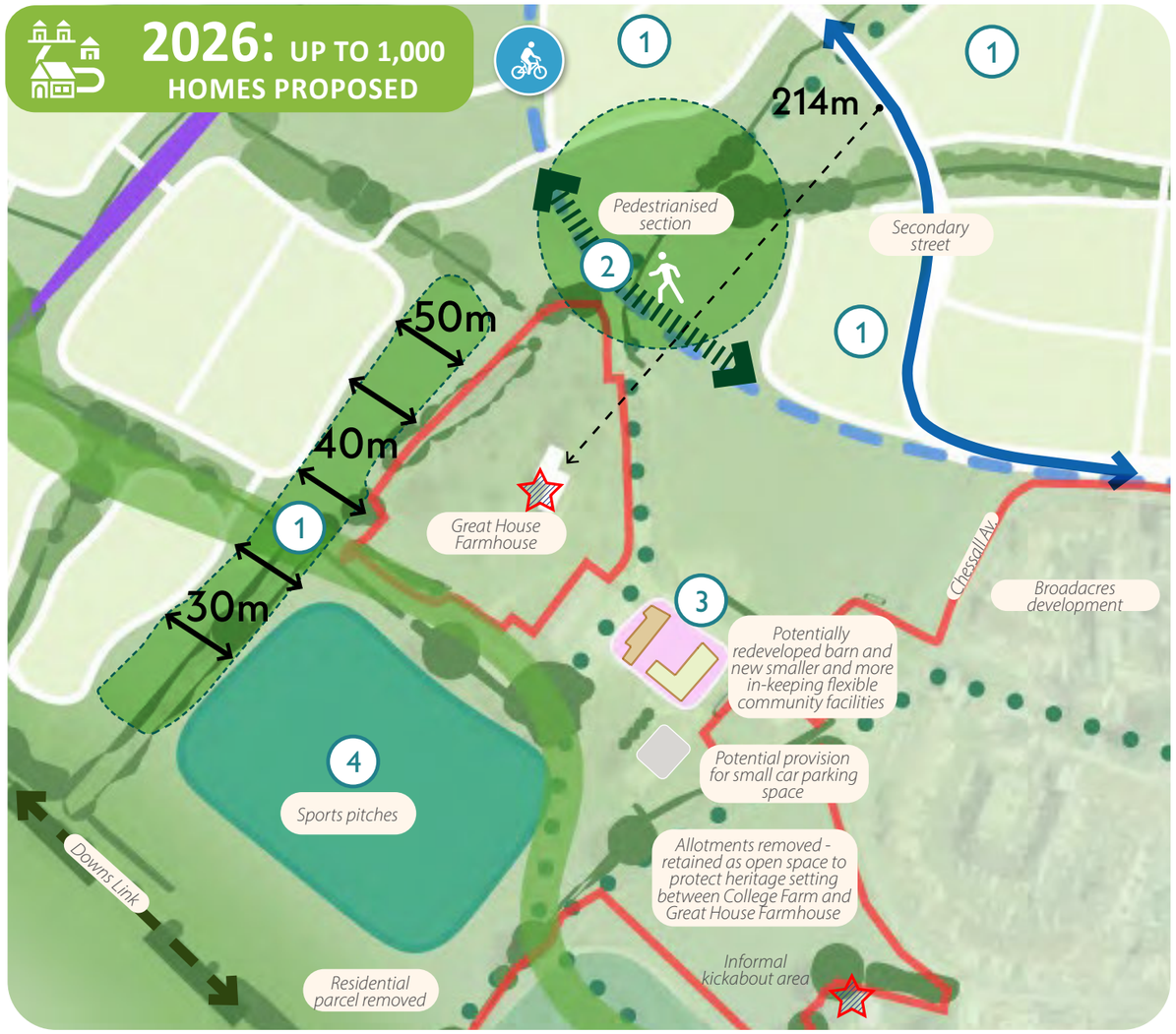
Character Area 6 – Historic Quarter



Illustrative view

Character Area 6 – Historic Quarter





COMPARISON

Historic Quarter

The Historic Quarter has evolved to place Great House Farmhouse and its setting firmly at the centre of the masterplan. Since 2022, development has been reduced and reconfigured to strengthen heritage protection, enlarge green buffers, and prioritise walking, cycling and community uses. The revised framework creates a calmer, more legible and landscape-led historic core, where movement, built form and open space work together to celebrate the site's heritage value.

1. **Reduced Development & Enlarged Green Buffers**
Residential parcels have been removed and pushed back, increasing landscape buffers around Great House Farmhouse from approximately 10–15m to 30–50m, reinforcing its rural setting and visual prominence.

2. **Pedestrian & Cycle Only Route Introduced**
The former vehicular spine road north of the farmhouse has been replaced with a pedestrian and cycle-only route, significantly reducing vehicle dominance and protecting the tranquil character of the historic setting.

3. **Retention & Reuse of Historic Barns**
An existing barn and a new building could be redeveloped (subject to technical surveys and demand) for community uses, helping keep heritage assets active, accessible and part of everyday life.

4. **Integrated Sports Pitches**
Sports pitches have been relocated (from south of the Downs Link) and consolidated within strong landscape buffers, reducing impacts on heritage assets and building on the existing provision at Broadacres to create a recognisable local sports hub.

Character Area 6 – Historic Quarter

FOCUS STUDY 05

Redeveloping the Historic Barns

The illustrative masterplan highlights the historic barns as a potential community-focused area rooted in Southwater's rural and agricultural heritage. It shows the intent to potentially retain and refurbish a historic barn for flexible community and small-scale commercial uses, with potential for an additional building as illustratively indicated, subject to further detailed surveys confirming the condition and suitability of the existing structures.

Adjacent to the Downs Link, the barns could form a welcoming pedestrian, cycle and equestrian gateway and a new social node for existing and new communities. Any provision will be confirmed through operator demand and market testing at reserved matters stage, with development limited in scale to respect the form and materials of the original farm buildings.

1 **Sensitive Reuse of Historic Barns**
Existing ancillary barns are potentially retained and refurbished to provide flexible community and commercial uses, preserving their character and historic fabric.

The intention is to ensure the retention of barns a-c as part of the redevelopment of this area. However, this is subject to the structural integrity of the barns – further assessment will be required to establish the extent to which the barns can be retained as part of this process. It is noted that in the absence of this development proposal, the structural integrity of the barns would likely continue to deteriorate, potentially to the point of being unsalvageable in the future.

2 **Improving the historic setting**
Removing later-era barn structures and creating high-quality open spaces enhances the setting of Great House Farmhouse and strengthens connections to Public Rights of Way and the Downs Link.

3 **Informal Courtyard-Focused Arrangement**
An informal courtyard is created through the reuse of an existing barn and a sensitively designed new building, forming a cohesive and enclosed outdoor space.

4 **New Community & Activity Node**
The barns create a focal point and meeting place, supporting social interaction and shared community use for Southwater and the surrounding area. The scale of any new building will depend on the end use to be considered further at detailed planning stage.

5 **Landscape Integration & Orchard Planting**
A small organic orchard and surrounding green space reflect the site's agricultural heritage, enhancing biodiversity and local character. A larger flexible public green provides outdoor amenity for community use.



COMMUNITY USES



A space that has the opportunity to bring the community together

MIXED-USES



Opportunity for small local businesses

MARKET



Opportunity for community uses such as local markets

INFORMAL ORCHARD



A small and informal potential orchard

EXISTING BARN



Existing late nineteenth century barn to be potentially refurbished

GREEN ROUTES



Green informal pedestrian routes connecting the barns and Great House Farmhouse, Downs Link and PROW

A NATURE-FIRST LANDSCAPE FRAMEWORK

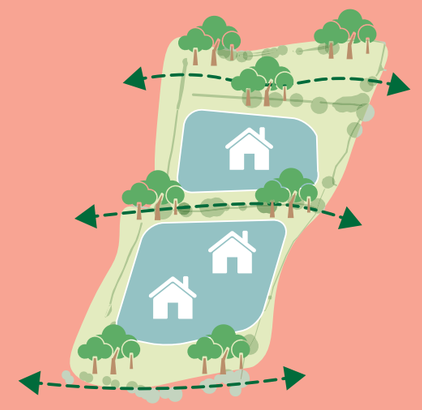
NORTHERN GATEWAY



NEIGHBOURHOOD CENTRE

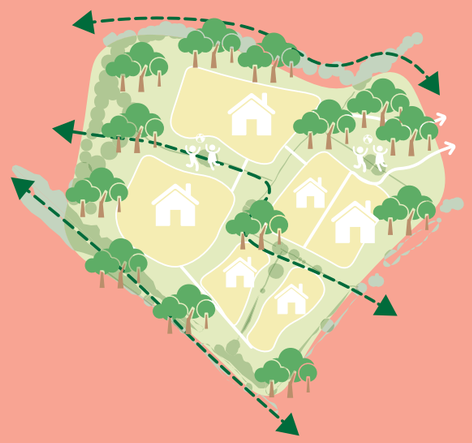


WESTERN EDGE

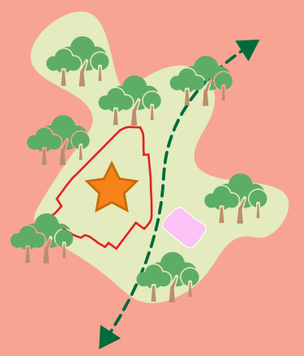




SOUTHERN AREA



WOODLAND LIVING



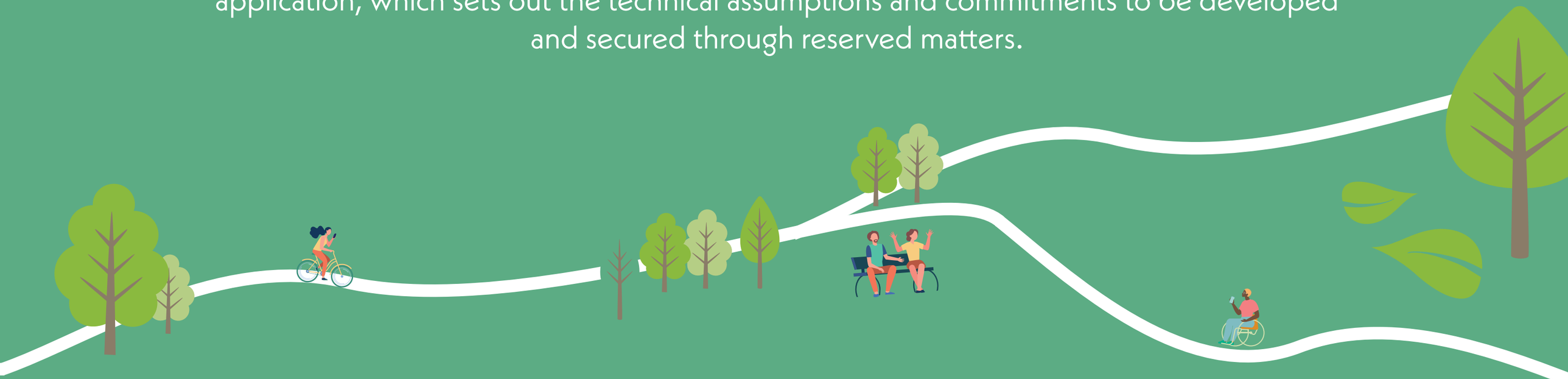
HISTORIC QUARTER



9. SUSTAINABILITY

Sustainability is a defining thread running through the masterplan, shaping a landscape-led place where people and nature can thrive together. The proposals are intended to support healthier everyday living, reduce carbon, enhance biodiversity and water resilience, and create long-term social value, with homes and public spaces designed to bring nature to the doorstep.

This section provides a high-level summary of the project's Sustainability Strategy and the key principles informing the outline proposals. It should be read in conjunction with the detailed Sustainability Strategy Report, submitted alongside the outline planning application, which sets out the technical assumptions and commitments to be developed and secured through reserved matters.



Sustainability and Climate Resilience

Sustainability is embedded in the masterplan from the outset, shaping both the structure of the place and the day-to-day experience of living there. The proposals respond to the National Planning Policy Framework's three pillars of sustainable development and are aligned with Berkeley Group's long-term sustainability approach, with a focus on climate action, communities and sustainable living, nature, environmental management, and responsible resource use.

A landscape-led framework is fundamental to the scheme's environmental performance and its social value. Approx. 59 hectares of connected open space, retained hedgerows and strengthened woodland buffers create a "living landscape" that brings nature to the doorstep of every neighbourhood, supporting biodiversity, everyday activity, and mental wellbeing. The green and blue network is designed to be multifunctional, combining habitat creation, play and recreation, and naturalised water management, with safe walking and cycling connections linking homes to schools, open spaces and the wider countryside.

At the building and infrastructure level, the sustainability strategy prioritises fabric-first energy efficiency, future-proofed services and reduced operational emissions. In line with Berkeley's standards, the strategy avoids reliance on individual gas boilers in new development, supporting the transition to low-carbon homes.

Water efficiency and long-term resilience are also key drivers. The scheme will target 110 litres/person/day internal water consumption through efficient fixtures and fittings, supported by a coordinated approach to leak detection and good practice water management. Surface water will be managed through a SuDS-led strategy, integrated within the landscape framework to deliver both drainage function and ecological value, appropriate to a Flood Zone 1 site.

Sustainable construction, materials and resource efficiency will be progressed through a practical, deliverable approach. This includes embedding circular economy principles where possible, selecting materials with responsible sourcing credentials, providing appropriate waste and recycling facilities, and managing construction impacts through best practice site controls. The project will register with the Considerate Constructors Scheme and target a "Very Good" performance level.

Finally, the proposals place strong emphasis on social sustainability, creating a healthy, inclusive, and walkable community with access to local services, education, and green space. Inclusive access standards are embedded in the housing approach (including M4(2) and M4(3) proportions), while the movement framework and neighbourhood structure promote active travel, reduce car dependency, and support daily life at a human scale.















Sustainability Principles

Sustainability has been embedded from the outset, shaping the masterplan as a landscape-led, healthy and resilient place to live, learn and work. The principles below summarise the project's core sustainability commitments, bringing together environmental performance, social value and long-term stewardship.



Climate action and energy

- Fabric-first design, reducing demand before adding technology (outline stage approach).
- Target 84.2% reduction in regulated CO_2 vs Part L 2021 (to be confirmed at reserved matters).
- No individual gas boilers in new development (Berkeley standard direction).



Nature-led place-making

- Landscape-led masterplan with connected green/blue infrastructure and retained landscape features.
- Biodiversity Net Gain delivered through habitat creation/enhancement and long-term management planning.



Water and flood resilience

- Target 110 l/p/d internal water use via efficient fittings and controls.
- SuDS integrated as part of the public realm and ecological network; Flood Zone 1 context.



Resources, materials and waste

- Circular economy principles embedded where practicable.
- Responsible sourcing (including certified timber) and lower-impact material choices.
- Domestic and construction waste managed with appropriate segregation and facilities.



Health, wellbeing and social sustainability

- Nature at the heart of daily life, promoting mental and physical wellbeing through access to green space, play and active travel.
- Inclusive homes: 95% M4(2) and 5% M4(3).
- Berkeley Communities Framework and a proportionate Community Plan approach as the scheme progresses.



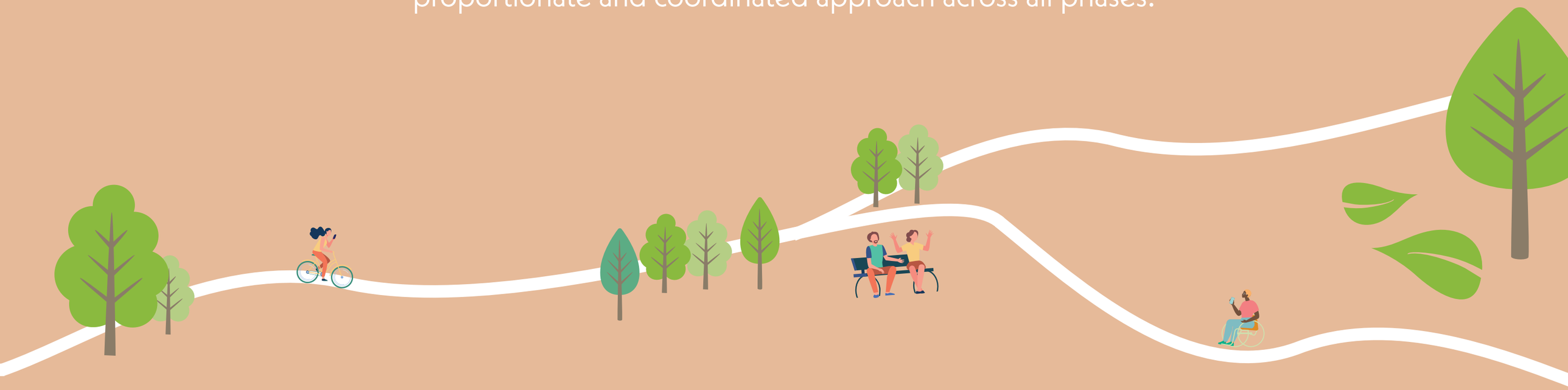
Non-residential standards

- Non-residential/commercial buildings to target BREEAM "Excellent", with the route confirmed through future reserved matters/pre-assessments.


VILLAGE
CENTRE

10. SECURE BY DESIGN

Security and community safety have been embedded within the masterplan from the outset, ensuring the place feels welcoming, legible and comfortable to use throughout the day and evening. The outline proposals adopt Secure by Design and "designing out crime" principles, focusing on strong movement structure, active frontages, natural surveillance, clear public/private definition and well-overlooked open spaces. Detailed measures will be developed at reserved matters stage in consultation with the relevant stakeholders, to ensure a proportionate and coordinated approach across all phases.



SECURE BY DESIGN

Secure By Design Approach

The masterplan has been shaped to support a safe and inclusive environment, where people can move confidently on foot and by cycle, and where streets, spaces and routes feel overlooked and easy to understand. At outline stage, the approach is centred on good urban design fundamentals: creating clear neighbourhood structure, avoiding isolated or ambiguous spaces, and ensuring that key routes and public areas are framed by activity and "eyes on the street".

A hierarchy of streets and spaces supports safety through legibility and predictable movement. Primary and secondary routes are designed to be well defined and animated by active frontages, with secondary neighbourhood streets and lanes serving homes and local destinations in a way that supports lower vehicle speeds and comfortable everyday use. Public Rights of Way, bridleways and strategic green corridors are planned to be integrated as part of the wider network, with careful attention to overlooking, connections, and the avoidance of hidden corners or leftover spaces.

The built form parameters support natural surveillance and passive stewardship. Homes are arranged to face streets, greens and key pedestrian routes, and the neighbourhood centre is conceived as a civic focal point with active edges and clear arrival spaces. Parking is intended to be positioned and designed to remain overlooked and safe, with a preference for smaller, well-supervised parking courts and on-plot solutions where appropriate, rather than large areas of unmanaged parking.

Open space is treated as an asset that contributes to both wellbeing and safety. A landscape-led structure provides attractive routes and destinations, while the design intent is to ensure that play areas, village greens and community spaces are located where they are visible, well connected and naturally supervised by surrounding development. Planting, boundary treatments and SuDS features will be designed to balance biodiversity and character with clear sightlines and safe access, avoiding the creation of concealed routes or unmanaged edges.

Given the outline nature of the application, the Secure by Design strategy establishes the principles and commitments that will be taken forward. Detailed design, including lighting strategy, boundary details, access control, door/window specifications and management arrangements, will be progressed at reserved matters stage and aligned with the relevant Secure by Design guidance, stakeholder input and any site-specific considerations arising through the detailed design process.















Secure By Design Principles

Secure by Design has been embedded throughout the masterplan, shaping layout, movement, frontages, parking and the design of routes and open spaces to support safe, confident day-to-day use. The principles below summarise the key Secure by Design measures informing the outline proposals and will guide the next stages of detailed design.



Natural surveillance

Active frontages and windows to streets, greens, routes and play spaces.



Clear public/ private definition

Legible boundaries, defensible space, and uncluttered edges.



Connected but safe movement

Direct, overlooked walking/ cycling routes; avoid isolated links and hidden corners.



Street hierarchy and speed management

Predictable routes, lower speeds in neighbourhood streets, safer crossings.



Safe open spaces

Locate parks, play and community spaces where they are overlooked and well connected.



Parking designed for safety

Overlooked on-plot/parallel parking and small courts; avoid large unmanaged car parks.



Secure cycle storage

Convenient, secure, and well located (overlooked) provision for homes and key destinations.



Lighting and night-time legibility

Coordinated lighting approach at detailed stage to support safe routes and spaces.



Landscape and SuDS designed with safety in mind

Maintain sightlines, avoid concealed spaces, clear route definition.



Access and entrances

Clear, well-lit, visible entrances to buildings and community facilities.



Phasing and management

Consistent approach across phases, with maintenance and management embedded early.



Stakeholder engagement

Reserved matters coordination with Police Designing Out Crime / ALO and relevant parties.



11. CONCLUSION

This final section draws together the key themes of the Design and Access Statement and summarises how the outline application responds to its landscape, heritage and community context. It provides a clear conclusion on the evolution, intent and quality of the masterplan being advanced.



CONCLUSION

Summary of Design Response

Conclusion

This Design and Access Statement demonstrates a coherent, landscape-led vision for the Land North West of Southwater, translating site opportunities and constraints into a robust outline framework for a distinctive new neighbourhood. The proposals have been shaped to create a place that feels grounded in its setting, delivers meaningful public benefit, and establishes a clear structure for high-quality detailed design at reserved matters.

The masterplan represents a clear step-change from the 2022 iteration, responding directly to feedback, strengthening the overall planning rationale, and refining the development's form, disposition and character. In particular, the updated approach reinforces a legible hierarchy of green infrastructure, retains and celebrates key landscape features, and establishes a calm, open structure that protects sensitive edges and important views. The result is a more balanced framework, with landscape, movement and placemaking working together as the organising principles.

At its heart, the proposals are community-led, prioritising walkable connections, accessible open spaces, and a network of green corridors, play spaces and civic destinations that support daily life for all ages. The masterplan promotes intergenerational living by integrating homes, schools, community facilities and recreation within a connected, safe and attractive environment. It also establishes the conditions for long-term stewardship, ensuring that the quality of streets, spaces and landscape is not just designed, but capable of being cared for and enjoyed over time.

The approach is also heritage-led, recognising the value of Great House Farmhouse and associated historic barns as defining components of local character. The masterplan safeguards their setting through a deliberately restrained built form, generous landscape buffers and clear spatial hierarchy, ensuring these assets remain legible landmarks rather than being absorbed into surrounding development. Where change is proposed, it is guided by sensitivity to context, with the intention to enhance setting, improve connections and support appropriate community-focused reuse where feasible.

Overall, the outline application establishes a strong and flexible framework for delivery, capable of accommodating future detail without compromising core principles. It seeks to create a sustainable neighbourhood that respects Southwater, strengthens local identity and delivers lasting benefits: substantial new green infrastructure, improved access to the landscape, enhanced biodiversity and a high-quality living environment for successive generations.



Sensitive repositioning of sports pitches, allotments and traveller pitches

Enhanced Green Corridors & Buffers

20-50m

In comparison to 10-15m previously

Neighbourhood Centre

Redesigned to ensure centrality and high-quality placemaking with new green verge



Less Development More Landscape

500 fewer homes

Heritage -led

Protecting and enhancing the setting and views of key heritage features



More traditional streets

A clear street hierarchy with distinct characters

Enhance & Protect Nature

Retaining over 90% of hedgerows

5 times more open space provided than policy requirements



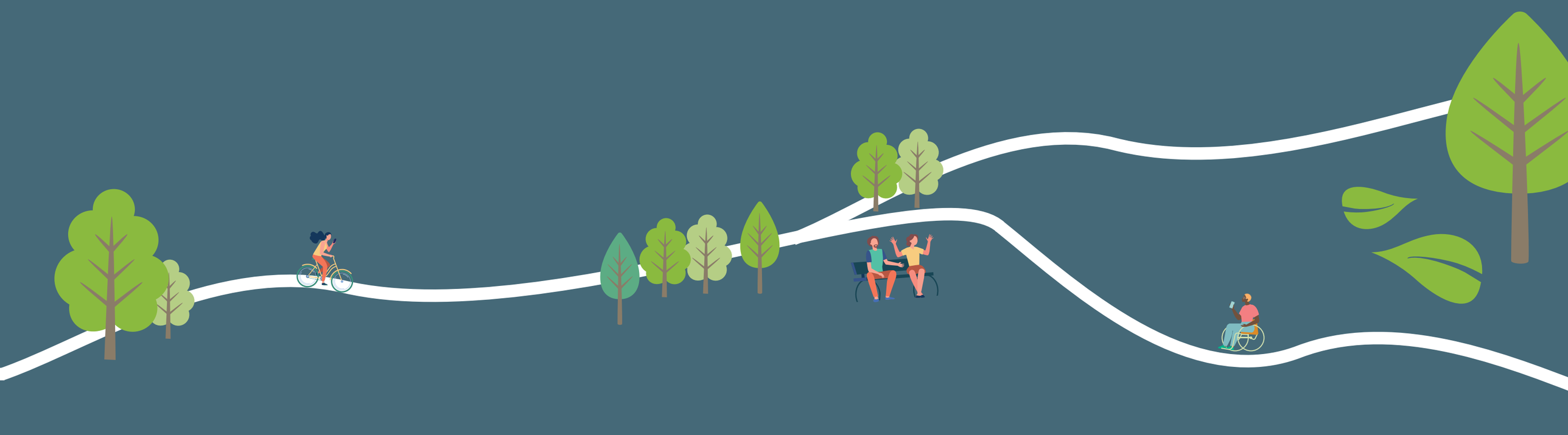
CONCLUSION

A landscape-led neighbourhood shaped by Southwater's rural character and cherished heritage. Designed to connect people to nature, and create a lasting place for generations.





12. APPENDIX



Built Form, Townscape and Density

Southwater and its surroundings contain a broad mix of housing types, architectural styles, and residential densities, all set within a strong landscape framework.

This study reviews nearby areas of different character and density to inform proposals for the site. Case studies show a spectrum of development, from 20 dwellings per hectare (dph) up to 94 dph. The analysis highlights how built form, private gardens, and the streetscape interact, with aerial imagery used to illustrate key relationships. These insights help guide the masterplan, ensuring new development responds appropriately to local character.

Density:
Residential density is measured in dwellings per hectare (dph). Case studies demonstrate a range of densities, grouped as follows:

- Higher density: 45dph - 94dph
- Medium: 30dph - 45dph
- Low: 20dph - 30dph

New development in Southwater should reflect this range, with parcels likely to contain a mix of densities to ensure variety and respond to context.

Case studies:
Five study areas have been selected to represent the diversity of densities and architectural styles in and around Southwater.

1. **Christ's Hospital Road**
2. **Broadacres (southern part)**
3. **Highwood**
4. **Hayler Gardens**
5. **Southwater Street**



Built Form, Townscape and Density

Christ's Hospital Road

Located north of Christ's Hospital, this area mainly comprises medium to large 2–3 storey homes in semi-detached and terraced forms. The houses are modern but incorporate period-inspired details, with a mix of architectural styles. Properties are arranged along streets, cul-de-sacs, and parking courts, with some detached garages integrated into the layout.

Key Features

- Mix of red and buff brick with tiled roofs, dormers, and chimneys.
- Small front gardens, larger rear gardens, and occasional communal green spaces.
- Minimal building setbacks, with some front boundaries defined by walls, fences, or landscaping to enhance privacy.
- Direct road access to parking areas.
- Strong frontage to the street, supporting active surveillance.
- Quiet internal streets with limited pedestrian activity, contrasting with the busier Christ's Hospital Road near the school entrance.

Density

- Site area: approx. 3.7 hectares
- Density: 45–50 dwellings per hectare (dph)

Conclusions

- Classified as higher density.
- Compact layout supports neighbourly interaction and community activity.
- Well-defined streetscape creates clear links to the station and Christ's Hospital School.
- Surrounded by extensive green space, giving the development an isolated character.









Built Form, Townscape and Density

Broadacres Central Area

This area forms a gateway from Worthing Road and includes a mix of apartments, detached, semi-detached, and terraced houses. The arrangement of buildings creates a varied streetscape and a transition into the wider residential area.

Key Features

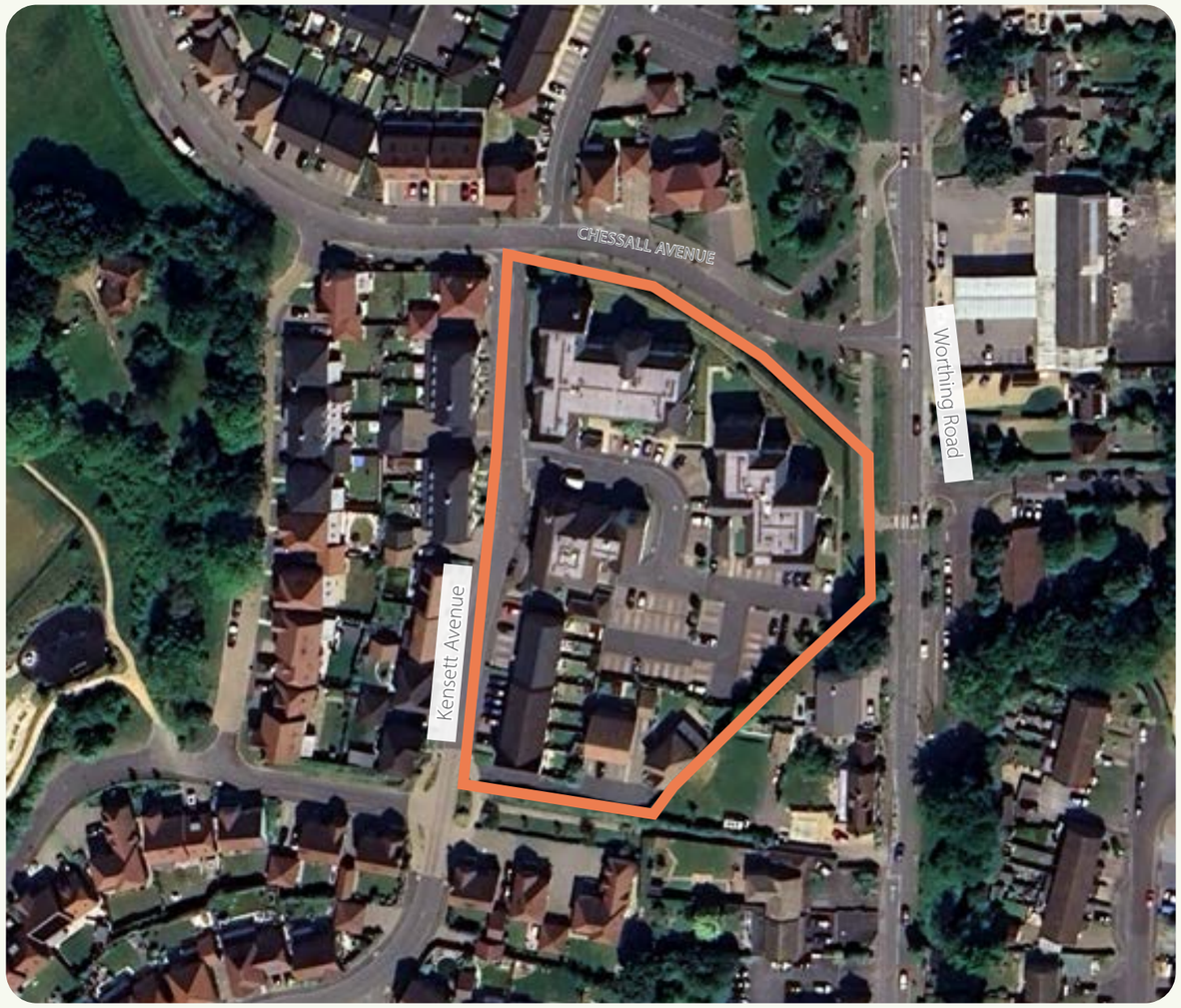
- Medium to large houses (2–4 storeys) alongside apartment blocks.
- Architectural variety with red and dark brick, brown tones, and cladded gabled façades.
- Generous front gardens and moderate rear gardens create a looser block structure.
- Houses set back with grass verges, driveways, and small fences softening the street edge.
- Three-storey apartments define the western edge of the junction, with overlooking from balconies and windows.
- Distinctive hip and gable roofs add visual interest and local character.
- Communal parking areas for apartments accessed from Kensett Avenue, softened by green edges towards neighbouring cottages.
- Walls and fences provide privacy, though limited frontage and absence of a strong building line reduce passive surveillance.
- Overall character reflects a new suburban streetscape.

Density

- Development area: approx. 0.8 hectares
- Density: ~94 dwellings per hectare (dph)

Conclusions

- Categorised as higher density.
- Significant setbacks create a quieter, more private suburban character.
- Building layout establishes a defined streetscape with strong focus along Kensett Avenue.
- Consistent building lines guide views, creating a clear, attractive, and welcoming residential character.









BASELINE ANALYSIS

Built Form, Townscape and Density

Highwood Village

Highwood is a mixed development in Horsham, delivered by Berkeley, offering 1–5 bedroom homes across a variety of types, including apartments, detached, semi-detached, and terraced houses. The neighbourhood combines different building scales with a structured street hierarchy.

Key features

- Large lodge-style apartment blocks with defensible space and hedged boundaries along a connected access route.
- Side streets designed as cul-de-sacs, with 2-storey detached and semi-detached homes.
- Traditional architectural styles, predominantly red, brown, and buff brick, with some wooden cladding.
- Smaller rear gardens for houses compared to other case studies.
- Arundale Walk, the main street, includes footpaths, planting, and traffic-calming measures.
- Side streets designed as shared surfaces with uniform paving and on-plot parking.
- Perpendicular parking bays along Arundale Walk and designated spaces between apartment blocks, often defined by brick walls.
- Clear hierarchy of roads, with Arundale Walk connecting to a wider tree-lined boulevard.
- Refuse collection takes place directly from the street.

Density

- Development area: approx. 1.9 hectares
- Density: 79 dwellings per hectare (dph)

Conclusions

- Categorised as higher density.
- Mix of building types and heights, structured by a clear street hierarchy.
- Streetscapes are dominated by on-street and perpendicular parking, though balconies and windows provide active overlooking.
- Building layout creates enclosure and short vistas, strengthening a sense of place.
- Planting, trees, and defensible green spaces enhance the quality of Arundale Walk and soften the built form.









BASELINE ANALYSIS

Built Form, Townscape and Density

Hayler Gardens

Hayler Gardens lies south-east of Southwater Country Park and forms part of the wider Mulberry Fields development by Miller Homes. The area is predominantly made up of 2–2.5 storey houses in terraced and semi-detached layouts, with some detached homes marking key corners. A small cluster of apartment blocks sits to the south-west of the study area.

Key features

- Predominantly red brick with stone detailing and red tiled roofs, some incorporating dormers.
- Gabled façades with occasional Dutch barn-style roofs add variation.
- Medium-sized plots with small front gardens and compact rear gardens.
- Integrated street network of lanes, residential roads, and shared surfaces.
- Communal car parks distributed throughout the development reduce the need for on-plot parking.
- Fewer cars visible along frontages, improving the streetscape.
- Shared surfaces and footpath networks encourage pedestrian activity.

Density

- Development area: approx. 6.2 hectares
- Density: 35–40 dwellings per hectare (dph)

Conclusions

- Categorised as medium density.
- Streets and shared spaces are designed to balance vehicle access with pedestrian movement.
- Communal parking reduces the dominance of cars, allowing a more open and walkable environment.
- Architectural consistency, with variations in roof forms, supports a cohesive but varied residential character.









BASELINE ANALYSIS

Built Form, Townscape and Density

Southwater Street

This case study covers homes along Southwater Street and Blakes Farm Road. The area is characterised by large detached, semi-detached, and terraced houses, typically 1–2.5 storeys in height, with some bungalows interspersed. Generous front and rear gardens are common, and cul-de-sacs provide additional access to some dwellings, reinforcing the residential character.

Key Features

- Varied architectural styles, mainly using red and brown brick.
- Large front and back gardens create long plots and a looser overall layout.
- Homes set back from the street with wide driveways and on-plot parking.
- Ample parking provision reduces the need for on-street parking.
- Walls and fences add privacy and separation from neighbouring properties and the street.
- Significant setbacks and undefined building lines reduce passive surveillance, particularly along Worthing Road.
- Quiet residential streets with limited pedestrian activity.

Density

- Development area: approx. 2.7 hectares
- Density: 15–20 dwellings per hectare (dph)

Conclusions

- Categorised as low density.
- Large plots, fencing, and wide setbacks create a private, suburban character.
- Reduced natural surveillance but an overall quiet, spacious, and attractive environment.
- Greater front-to-front separation reinforces the suburban feel and contributes to a welcoming residential setting.









LAND NORTH WEST OF SOUTHWATER, WEST SUSSEX

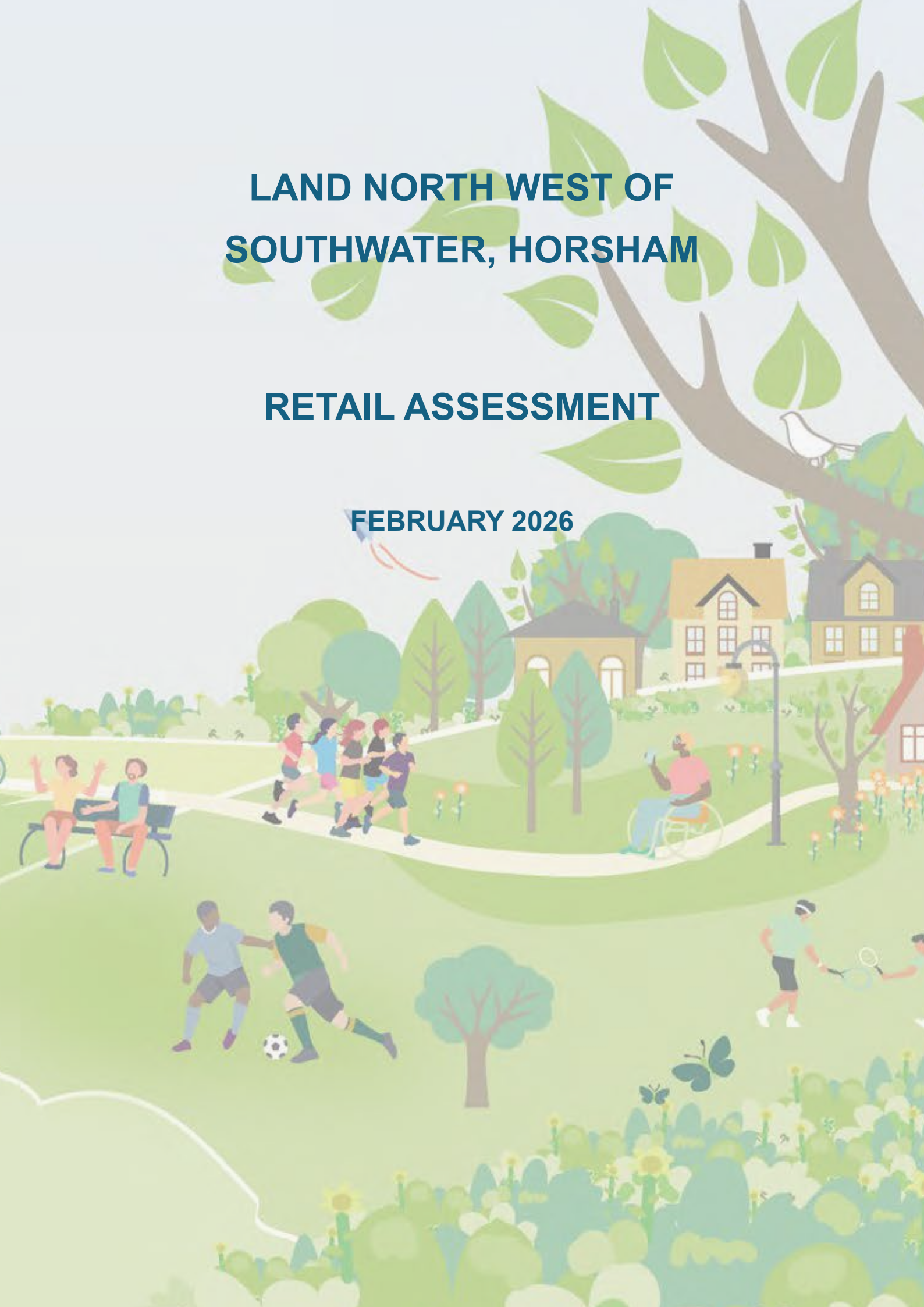
DESIGN AND ACCESS STATEMENT

REV A _ MAY 2026

LAND NORTH WEST OF SOUTHWATER, HORSHAM

RETAIL ASSESSMENT

FEBRUARY 2026



Land North-West of Southwater

Retail Assessment

ON BEHALF OF BERKELEY STRATEGIC LAND LTD

February 2026

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2. Southwater Village Centre ____ 4
3. Capacity and Impact Assessment ____ 7
4. Sequential Assessment ____ 13
5. Conclusions ____ 14

1. Introduction

1.1 This Retail Assessment has been prepared by Nexus Planning in support of an outline planning application for a mixed-use development at Land North-West of Southwater. The Assessment considers the capacity for new floorspace, which would be generated by the newly resident population, as well as considering the impact of that floorspace on existing town centre facilities.

1.2 The description of development for the planning application is set out below:

"*Outline planning application, with all matters reserved (except for primary access to the highway) for a phased development comprising: the demolition of existing buildings and the construction of residential dwellings (including affordable housing) (Use Classes C2 and C3); a mixed-use neighbourhood centre (Use Classes E and F); education facilities (Use Class F1(a)); business and employment floorspace (Use Classes B2, B8 and E(g)); redevelopment of existing agricultural buildings including construction of a building for community use (Use Classes E and F2); improvements to public rights of way; sports pitches; gypsy and traveller pitches/plots; public open space; landscaping, and associated infrastructure*".

1.3 The context for this report is set by the guidance contained within the National Planning Policy Framework (NPPF, 2025) and the policies of the Local Development Plan for Horsham District. There is also a made Neighbourhood Plan for Southwater (2021).

1.4 The draft Horsham District Local Plan 2023-2040 (Regulation 19) includes provision for a neighbourhood centre under the site allocation (Strategic Policy HA3). Draft policy specifies that "*A neighbourhood centre shall be provided, offering appropriate uses, including leisure, sports facilities, and retail whilst retaining Lintot Square as the primary centre of Southwater*".

1.5 The NPPF sets out the Government's guidance on 'Ensuring the vitality of town centres' at Paragraphs 90-95. Of most relevance to this Assessment, Paragraphs 87-88 set out a sequential test for main town centre use proposals, whilst Paragraph 90 sets out the range of considerations under an impact test. Paragraph 91 explains that planning applications which fail either to satisfy the sequential test, or which result in significant adverse impact on one or more of the considerations in Paragraph 90, should be refused.

1.6 This Assessment therefore addresses both of these key national tests. We are also cognisant of policies of the Horsham District Planning Framework (2015) and Southwater Neighbourhood Plan (2021) insofar as they are relevant to the application proposals. However, detailed consideration is given to these policies in the accompanying Planning Statement, also prepared by Nexus Planning.

1.7 In order to first set the context to the proposals, we provide a baseline assessment of existing main town centre uses within Southwater.

2. Southwater Village Centre

Introduction

2.1 This section of our assessment provides a concise analysis of the current vitality and viability of Southwater Village Centre to develop an informed understanding of the potential impact of the proposed development on the centre.

2.2 This assessment is based on site visits undertaken by Nexus Planning in September 2022. We have also utilised data from the Horsham Town Retail & Leisure Study (2017).

Southwater Village Centre

Overview

2.3 Southwater Village Centre is identified as a 'secondary centre' in the Horsham District Planning Framework (2015). The Village Centre is largely comprised of a purpose-built parade of shop units, known as Lintot Square. A small number of further units also extend along Worthing Road. As well as retail and service uses, the centre also hosts a number of community and residential uses.



Figure 2.3.1 Photos of Southwater Village Centre (September 2025)

Town Centre Composition

2.4 The table below compares the current retail composition of Southwater Village Centre, derived from Nexus site visits, and compares this with national averages as identified through Experian Goad Category Reports (November 2024).

Figure 2.4.1 Southwater Village Centre Composition

Unit Type	No. of Units	% of Units	% National Average
Convenience	2	9.5	9.4
Comparison	4	19	26.1
Retail Services	6	28.6	15.9
Leisure Services	8	38.1	26.6
Business and Financial Services	1	4.8	7.9
Vacant	0	0	14.1
Total	21	100	100

Source: Nexus Site Visit (September 2025) and Experian Goad Data (November 2024)

2.5 As with many Village Centres, Southwater is accented towards the provision of a wide range of service uses outside of convenience and comparison goods retailing. Compared to the cumulative national average of 50.4%, 71.5% of all units in Southwater Village are in service uses. The Centre has an above average representation in terms of retail services (e.g. health and beauty parlours, opticians etc) and leisure services. Leisure services are especially well represented, and include 4 takeaways, 2 pubs, a restaurant and a café.

2.6 The Centre has 6 units in convenience or comparison goods use (2x foodstores, a chemist, a gift shop, a charity shop and a pet shop). However, the units operated by Co-op, Budgens (including a Post Office) and Boots, in particular, are significant spatial components of the centre. The Co-op at 725 sq m gross, is the largest unit in the Centre.

2.7 There are no vacancies within the Centre, indicating that it is a popular and sought-after destination.

2.8 As well as retail service provision, the Centre also accommodates a veterinary surgery and Beeson House, which is a multi-functional building occupied by Southwater Parish Council, Southwater Library as well as many local groups and activities.

Accessibility

2.9 There are 96 car parking spaces at Lintot Square, including disabled parking bays. Spaces are provided for free for up to 2 hours.

2.10 There are 8 bus services connecting Southwater with the wider area. Services run to Crawley, Horsham and Worthing as well as a number of smaller local villages. Lintot Square is serviced by bus stops on both the western and eastern sides of Worthing Road to the rear of the Co-op store.

2.11 The village does not have a train station. The nearest stations are at Horsham to the north, Christs Hospital to the north-west and Billingshurst to the west. Southern Rail connect these stations to London Victoria and the south coast.

Perception of Safety

2.12 At the time of Nexus' site visit, the perception of safety was high, with plenty of people on the street providing natural surveillance.

2.13 Southwater is quoted by crimerate.co.uk as being “the safest small town in West Sussex” and having a 60% lower crime rate that the South East region as a whole. In the limited instances where crime has been reported around the Village Centre, it has historically centred around violence and sexual offences.

Environmental Quality

2.14 The largest part of the Village Centre is focused around Lintot Square, which has a high-quality environment. The centre comprises modern and architecturally interesting buildings, which have been designed in different heights, materials and colours. The buildings benefit from extensive public realm to their frontages and a number of well-marked zebra crossings, meaning there is little conflict with the central parking area. The public spaces are pleasant and efforts have been made to add interest through signposting, notice-boards and sculptures. There is plentiful public seating, lighting and CCTV is prominent. There is very little evidence of little or graffiti.

Summary

2.15 Our health check indicates that Southwater Village Centre is both vital and viable, as demonstrated by its zero vacancy rate, high environmental quality and low levels of crime. These findings establish a robust baseline for the subsequent impact assessment presented in Section 3.

3. Capacity and Impact Assessment

Introduction

3.1 This section considers the likely extent of the newly resident population of the proposed development at Land North-West of Southwater, as well as other emerging residential developments in the village. We consider the expenditure which this population might generate in terms of convenience goods, comparison goods, and food and beverage spending. Utilising industry standard economic data, as well as the findings of the latest household telephone survey for the area as part of the Horsham Town Retail & Leisure Study (2017), we arrive at floorspace capacity forecasts which have informed our clients' proposals.

3.2 Building on this capacity exercise, we then go on to consider an impact assessment in accordance with the guidance set out in NPPF (2025) Paragraphs 94-95.

3.3 Our statistical tables are contained at **Appendix A**.

Catchment Area

3.4 The Catchment Area for a proposed development is the area within which it is expected to draw the majority of its trade. In order to help define the Catchment Area for the proposed development, we have drawn on the findings of the household telephone survey produced by NEMS Market Research as part of the aforementioned Horsham Town Retail & Leisure Study (2017). The survey contains relatively limited data, though does helpfully give an idea of the attraction to the Co-op store on Lintot Square. The data set out at Appendix 3 of that Study shows that the Co-op store is a popular store for 'top-up' food shopping trips (Question 6), though it draws the vast majority of its trade from a very localised catchment in and around Southwater Village itself (all visitors are shown as being from 'Zone 1').

3.5 We therefore consider it robust to assume that the Catchment Area for the proposed development should also be reflective of this localised trade draw. We have therefore set out a Catchment Area which is limited to 3 kilometres from Southwater. To allow a more granular assessment of capacity and impact, we have identified two bands for analysis; 0-1 kilometres from Southwater Village Centre, and 1-3 kilometres from Southwater Village Centre.

3.6 Our Catchment Area plan is shown at **Appendix B**.

Population

3.7 As prescribed in PPG, our assessment extends to a 10-year timeframe, which coincides with the end of the adopted Horsham Plan period to 2036. At integer dates of 2026, 2031 and 2036, we have set out population estimates for the 0-1 and 1-3 kilometre bands using Experian App Library data (2025 reports).

3.8 There are currently 7,908 residents within 1 kilometre of Southwater Village Centre and 13,172 residents within 3 kilometres. For the purposes of this assessment, we have made a robust assumption that this already resident population is held constant, as the vast majority of any population growth in the village and surrounding area is likely to come through the proposed development at Land North-West of Southwater or from the Broadacres development, which is currently under construction (LPA ref: DC/14/0590), and the recently permitted outline development on Horsham Golf Club (up to 800 new dwellings, LPA ref: DC/23/1178). There are also smaller developments which will further add to the resident population – for example LPA ref: DC/21/2180 for 73 homes at Shipley Road – but no allowance is made for such developments. In this way, the assessment is robust and is likely to understate actual population growth.

3.9 We then add to the already resident population, the likely population of the proposed developments at both the subject site, Broadacres and the Golf Club. This is shown in Table 1 at Appendix B. In keeping with the details submitted with the outline planning application for Land North-West of Southwater, we have assumed that 19% of the proposed dwellings will be built and occupied by 2031 (190 dwellings), and 69% by 2036 (690 dwellings).

3.10 The remaining 31% of dwellings are likely to be occupied after 2036 (310 dwellings) and would generate further expenditure towards supporting retail and leisure floorspace. However, for the purposes of a robust analysis within the horizon of the adopted Horsham Plan, we have not accounted for any capacity arising from this population.

3.11 Turning to Broadacres, approximately 66% of the development has already been completed and occupied, and the remaining 34% is forecast to be completed and occupied by 2031 (c. 200 dwellings).

3.12 The Horsham Golf Club permission allows for up to 800 new dwellings. Given that reserved matters have yet to be approved, we have assumed that a lower amount of 20% of dwellings would be occupied by 2031 (160 dwellings), and that 50% of dwellings would be occupied by 2036 (400 dwellings).

3.13 Utilising the latest data from the Office of National Statistics (July 2025 data release), we then assume that each dwelling has an average of 2.35 occupants.

3.14 The resultant population for the Catchment Area as a whole (0-3 kilometres) is therefore 13,172 at 2026, increasing to 15,014 at 2031 and 17,288 at 2036.

Convenience Goods Capacity

3.15 Tables 2-11 at Appendix A set out our assessment of convenience goods capacity.

3.16 Table 2 utilises expenditure forecasts for the Catchment Area derived from Experian AppLibrary data (2025 report). In keeping with standard methodology, base expenditure data excludes Special Forms of Trading in line with the 'adjusted' allowances at Figure 5 of Appendix 3 to Experian Retail Planner Briefing Note 22 ('ERPBN22', March 2025). This is expenditure which is likely to be derived principally from online platforms, and which is not picked from the shelves of existing foodstores. Having made this adjustment, per capita expenditure is then projected forward using forecast growth rates for convenience goods from Table 6 of ERPBN22. The results show that forecast per capital convenience expenditure per head within the Catchment Area is £2,855 at 2031, reducing slightly to £2,812 by 2036.

3.17 Table 3 then multiplies the population forecasts in Table 1 by the convenience per capita expenditures in Table 2 to provide forecasts for the total amount of convenience goods spending available within the Catchment Area. The total amount increases from £42.9m in 2031 to £48.6m in 2036.

3.18 Cumulatively, new housing in Southwater is therefore forecast to sustain a resident population that would have an annual convenience goods expenditure of £3.7m per annum by 2031, rising to £8.5m per annum by 2036.

3.19 Table 4 considers the market share which is likely to be attracted to Southwater (as a whole), from both existing residents and future residents. We have based our assessment on the results of Questions 1, 3 and 6 of the NEMS household telephone survey, which established where residents in and around Southwater shopped for their main and top-up food shopping. Based on those results, we have assumed that 40% of spending by residents within 1 kilometre of Southwater is carried out in the village itself, and 20% of spending by those within the 1-3 kilometre ring is carried out within the village itself. This table also assumes that a minimum of 40% of convenience goods spending at the proposed development, and at other new residential developments, will be carried out in the village.

3.20 In all cases, we have assumed that the majority of convenience goods spending is carried out in Horsham, with smaller market share amounts attributed to Billingshurst, Broadbridge Heath, Crawley and elsewhere beyond the Catchment Area.

3.21 This scenario is effectively a constant market share approach. It assumes no uplift in expenditure in the future, despite the addition of new convenience goods facilities under the application proposals.

3.22 Table 5 monetarises the constant market share approach set out in Table 4. The table shows that of the £38.4m of Catchment Area convenience goods expenditure forecast to be available at 2026, £12.3m is likely to be available to facilities in Southwater.

3.23 Table 6 then considers a scenario whereby there is a market share uplift resulting from the introduction of additional convenience floorspace as part of the proposed development. Under this scenario, we have assumed a modest increase in market share in each case. It is assumed that the market of existing residents will increase from 40% to 45% in the 0 to 1 kilometre band, and 20% to 25% in the 1-3 kilometre band. Given the proximity of the proposed residents to the proposed facilities, it is robust to assume that there would be a slightly higher uplift in market share for residents of the proposed development and Broadacres (from 40% to 50% in both cases).

3.24 Tables 7 and 8 then monetarise the amount of convenience goods expenditure which is likely to be available to Southwater under each scenario. Under the constant market share approach, the available expenditure totals £13.6m at 2031, increasing to £15.2m at 2036. Under the market share uplift scenario, available convenience expenditure increases from £15.8 in 2031 to £17.8m in 2036.

3.25 Table 9 then considers the amount of convenience goods spending which is likely to be attracted to existing facilities in Southwater. In order to calculate this we have obtained Valuation Office floorspace data for the existing Co-op and Budgens stores and multiplied this by national average sales densities for Co-op (derived from Global Data, 2025 edition) and Budgens (Nexus estimate based on comparable facilities). Our resultant assessment shows that the existing facilities are likely to have a combined turnover of around £5.8m per annum (Co-op £4.8m and Budgens £1.1m).

3.26 Table 10 then examines potential floorspace capacity available under the constant market share scenario. This is effectively an assessment of the minimum floorspace capacity likely to exist as it only accounts for the growth in expenditure over the period 2026-2036. All existing convenience goods spend in the Catchment Area is assumed to be consumed by existing retailers, and that turnover is assumed to grow in line with sales efficiencies set out in EPRBN22 (Table 4a). The result is surplus expenditure of £1.3m by 2031 and £3.0m by 2036. Applying then an assumed sales density of £7,500/sq m (grown in line with Table 4a of ERPBN22), this equates to floorspace capacity of up to 245 sq m gross by 2031 and 567 sq m gross by 2036. Equivalent net floorspace figures are also presented.

3.27 Table 11 examines a second scenario whereby the turnover of existing facilities is as per Table 9 (i.e. based on company average sales densities), and market shares are uplifted as a result of the introduction of new floorspace as part of the proposed development (as per Table 6). The amount of surplus expenditure under this scenario is significantly increased, equating to £10.0m by 2031 and £12.0m by 2036. Adopting the same assumed sales density as before, this is equivalent to convenience goods floorspace capacity for 1,902 sq m gross floorspace by 2031 and 2,298 sq m gross by 2036.

Comparison Goods Capacity

3.28 Tables 12-21 follow the same exercise for comparison goods market share and capacity. We do not repeat the same detailed methodological commentary here, but the headline methodological inputs can be summarised as follows:

- Table 13 - Experian MMG3 data shows comparison goods per capita spending within the Catchment Area of £3,357 at 2026, increasing to £3,703 by 2031 and £4,116 by 2036.

- Table 14 - Total comparison goods expenditure available within the Catchment Area is forecast at £55.6m in 2031, increasing to £71.2m by 2036.

- Tables 15-19 - Southwater Village has a current comparison goods market share of around £0.7m per annum. Under a constant market share approach, this is forecast to increase to £0.9m by 2031 and £1.1m by 2036. Under a market share uplift scenario, this is forecast to increase to £1.8m by 2031 and £2.3m by 2036.

- Table 20 - Under the constant market share approach there would be capacity for 26 sq m gross comparison goods floorspace by 2031 and 62 sq m gross by 2036.

- Table 21 - Under the market share uplift scenario, there would be capacity for 301 sq m gross floorspace by 2031 and 385 sq m gross floorspace by 2036.

Food and Beverage Capacity

3.29 Similarly, Tables 22-31 follow the same pattern for food and beverage market share and capacity. Headlines from the assessment are as follows:

- Table 23 - Experian MMG3 data shows food and beverage goods spending per capita within the Catchment Area of £1,978 at 2026, increasing to £2,032 by 2031 and £2,104 by 2036.

- Table 24 - Total food and beverage goods expenditure available within the Catchment Area is forecast at £26.1m in 2026, increasing to £29.7m by 2031 and £34.4m in 2036.

- Tables 25-29 - Southwater Village has a current food and beverage goods market share of around £3.4m per annum. Under a constant market share approach, this is forecast to increase to £3.9m by 2031 and £4.6m by 2036. Under a market share uplift scenario, this is forecast to increase to £5.4m by 2031 and £6.3m by 2036.

- Table 30 - Under the constant market share approach there would be capacity for 40 sq m gross food and beverage floorspace by 2031 and 128 sq m gross by 2036.

- Table 31 - Under the market share uplift scenario, there would be capacity for 337 sq m gross floorspace by 2031 and 455 sq m gross floorspace by 2036.

Proposed Development

3.30 The foregoing capacity assessment has identified the following summary capacities for new floorspace in support of the application proposals.

Figure 3.1: Summary Capacity Assessment

Type of Goods	Constant Market Share Basis (sq m gross)		Uplift Market Share Basis (sq m gross)	
	2031	2036	2031	2036
Convenience	245	567	1,902	2,298
Comparison	26	62	301	385
Food and Beverage	40	128	337	455
Total	**311**	**757**	**2,540**	**3,138**

3.31 Figure 3.1 summarises that there is forecast capacity for a range of uses in support of the new population for up to 3,138 sq m gross by 2036. This assumes that there is an uplift in market share attracted to Southwater as a result of any new floorspace, which we consider a robust proposition.

3.32 In light of the foregoing, and sitting comfortably within the identified capacity, the applicant is proposing Class E floorspace within these goods categories to comprise up to 1,500 sq m gross internal area. Applying a standard assumption that gross to net floorspace ratios would be 70%, this would result in total net sales area of 1,050 sq m net. The precise details of the mix will be subject to reserved matters submissions at a later date, but for now we have modelled our ensuing impact assessment on the basis of a split as follows:

- Convenience goods of 700 sq m gross (490 sq m net)
- Comparison goods of 200 sq m gross (140 sq m net)
- Food and beverage floorspace of 450 sq m gross (315 sq m net)
- Other service uses of 150 sq m gross (105 sq m net).

Impact Assessment

3.33 Paragraph 94 of the NPPF (2025) suggests that an impact assessment is required for locations outside town centres where the floorspace proposed is over 2,500 sq m gross. The floorspace proposed here is some way short of that and so an impact assessment is not necessitated. Notwithstanding, we have produced a 'proportionate' impact assessment in order to provide comfort on the broad issue of impact.

3.34 Tables 32-34 at Appendix A set out the culminating impact assessment. In the case of each goods category, we have utilised the market share uplift scenario as the basis for our assessment and considered whether forecast growth in expenditure alone is sufficient to support the floorspace proposed. This is also after taking account of sales efficiency increased for existing retailers.

3.35 The expected turnover of the proposed facilities at 2031 is as follows:

- Convenience goods - £3.7m per annum

- Comparison goods - £0.6m per annum

- Food and beverage - £1.6m per annum

3.36 The results show that there is an expenditure surplus in each goods category from 2031 onwards after accounting for the proposed development, and sufficient expenditure growth in each case to support the proposed floorspace at the outset of the development with increasing expenditure surplus to 2036. These figures therefore suggest that there is unlikely to be any notable impact on existing retailers in Southwater as the proposed units will effectively feed off their own population. As we have established in Section 2, it is also notable that the existing village centre is vital and viable, with no on-going issue of vacancy or any other heath-check concern.

3.37 Notably, our assessment assumes that housing delivery will be phased. The figures also therefore suggest that it is acceptable to bring forward retail components of the development as part of the early phases. Indeed, as the later stages of the residential scheme are built out there will be increasing expenditure available, not only to occupiers of the proposed development, but also to existing stores in Southwater Village.

3.38 We have also considered whether the proposals would result in any impact on any existing, committed and planned public and private investment in the Catchment Area (i.e. Southwater Village) and we are not aware of any such impact. There is a very small retail component proposed as part of the Horsham Golf Club proposals (modelled at 100 sq m gross in the supporting Environmental Statement), but this proposal would not be within a protected centre. Moreover, our analysis has shown that there is sufficient expenditure headroom to also accommodate this proposed floorspace.

3.39 Overall, the proposals will support a large proposed residential population at a location which is within easy walking distance to that population. If the proposed floorspace were not to be provided, then it is likely that unsustainable travel patterns would result, with increased necessity for car-borne shopping trips. Clear expenditure headroom will exist to support the proposals, arising from the new resident population, meaning that the development is likely to be self-sufficient in that regard and unlikely to result in any undue impact on existing facilities.

3.40 In further support, having undertaken our assessment of vitality and viability in Section 2, we consider that Southwater Village Centre is demonstrably healthy in all aspects of its health-check.

3.41 In conclusion, having regard to the test set out at Paragraph 94 of the NPPF, we consider there to be no 'significant adverse impacts' likely to arise from the proposals.

4. Sequential Assessment

4.1 Paragraph 91 of the NPPF (2025) explains that "*Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered*".

4.2 Whilst the subject site is shown as being allocated for mixed uses, including the provision of a neighbourhood centre, in the in the draft Horsham District Local Plan 2023/2040 (Regulation 19). it is not within an existing centre nor in accordance with an adopted up-to-date plan. Accordingly, for now, the application site is beyond 300m from the edge of Southwater Village Centre and therefore it is classified as an out of centre site under the sequential test.

4.3 In such circumstances National Planning Policy Guidance (NPPG) suggests that certain main town centre uses might have particular market and locational requirements, which mean that they may only be accommodated in specific locations.

4.4 The proposed retail floorspace will have a relatively localised Catchment Area, as defined previously under our capacity and impact assessment and as illustrated at **Appendix B**. As we have demonstrated in that same assessment, the proposed retail facilities will serve a very localised catchment population and will primarily be sustained by the newly resident population. There exists, therefore, clear locational circumstances for the proposed facilities to be located at the heart of the new development, as per the draft Plan allocation.

4.5 Notwithstanding, we have also looked at sites in and on the edge of Southwater Village Centre, and we are not aware of any site which would support the floorspace proposed under the application development (1,600 sq m gross), even allowing for flexibility. As we have discussed under Section 2 of this report Southwater Village Centre is a compact, vital and viable centre, which had no vacancies at the time of our assessment.

5. Conclusions

5.1 In light of the foregoing, the conclusions of this report are that the application proposals for retail floorspace in support of the proposed residential development at Land North-West of Southwater are compliant with the tests set out in the NPPF.

5.2 At the outset, we identify in Section 1 that the provision of a neighbourhood centre on this site is a core part of the emerging site allocation under Strategic Policy HA3. In practice, the site is highly likely to emerge as an identified centre within the retail hierarchy in due course, thereby meaning the impact and sequential tests of the NPPF are not engaged. However, this Plan is not yet adopted and so this Assessment addresses the appropriate tests of the development plan.

5.3 Accordingly, in Section 2, it is demonstrated that the only centre within the identified Catchment Area - Southwater Village Centre - is a vital and viable centre, exemplified by zero current vacancies and a high-quality environment. Set alongside this, we conduct in Section 3 a robust estimation of the capacity for new retail floorspace in support of the new dwellings proposed on the subject site. The proposals have been guided by that capacity assessment and are demonstrably 'right-sized' for the population that they will serve.

5.4 In doing so, the accompanying impact assessment demonstrates that there is unlikely to be any undue impact on existing retailers within the Catchment Area and especially in Southwater Village Centre. Moreover, we are not aware of any planned investment which these proposals would prejudice.

5.5 Finally, as an out of centre site, we have considered the proposals against the requirements of the sequential test. We consider that there are location specific reasons for the retail floorspace to be centred at the heart of the new development (i.e. to provide day-to-day facilities within easy walking distance of the new resident population, thereby reducing the requirement to undertake car-borne shopping trips further afield).

5.6 Accordingly, we consider that the application proposals will have none of the characteristics which would warrant refusal under Paragraph 95 of the NPPF (2025), and that the proposals should therefore be considered acceptable in this regard.

Appendix A

Land North West of Southwater - Community Hub Capacity Assessment
Nexus Planning

Table 1: Catchment Area - Population Trajectory

	2026	2031	2036
Southwater existing - 0 to 1 km	7,908	8,253	8,621
Southwater existing - 1 to 3 km	5,264	5,468	5,635
Southwater proposed - Broadacres Permission	0	470	470
Southwater proposed - Horsham Golf Club Permission	0	376	940
Southwater proposed - Proposed Urban Extension	0	447	1,622
Total	**13,172**	**15,014**	**17,288**

Notes:
a. Areas based on the the Catchment Area plan at Appendix B
b. Base population for Southwater 0-1 km and 1-3 km derived from Experian AppLibrary data (2025 report).
c. Broadacres scheme assumes that 200 dwellings are remaining to be built and occupied by 2031.
d. Horsham Golf Club scheme assmes that 800 dwellings require reseved matters approval and that 20% are occupied by 2031 and 50% by 2036.
e. New proposed urban extension assumes that 19% of dwellings are occupied before 2031, and that 69% of dwellings are occupied by 2036.
f. Assumes household occupany of 2.35 persons (UK average, ONS, July 2025 data release).

Table 2: Catchment Area - Convenience Goods Expenditure per capita (£)

	2026	2031	2036
Southwater area	2,918	2,855	2,812

Notes:
a. Per capita expenditure derived from Experian AppLibrary data (2025 report)
b. Per capita expenditure projected forward using forecast growth rates taken from Table 6 of Experian Retail Planner Briefing Note 22 (2025)
c. Base expenditure excludes Special Forms of Trading in line with 'adjusted' allowance derived from Figure 5 of Appendix 3 to Experian Retail Planner Briefing Note 22 (2025)

Table 3: Catchment Area - Total Convenience Goods Expenditure (£m)

	2026	2031	2036
Southwater existing - 0 to 1 km	23.1	23.6	24.2
Southwater existing - 1 to 3 km	15.4	15.6	15.8
Southwater proposed - Broadacres Permission	0.0	1.3	1.3
Southwater proposed - Horsham Golf Club Permission	0.0	1.1	2.6
Southwater proposed - Proposed Urban Extension	0.0	1.3	4.6
Total	**38.4**	**42.9**	**48.6**

Notes:
a. Table 1 x Table 2

2023 Prices

Table 4: Convenience Goods Market Shares - Catchment Area, 2026 (%)

Centre	Southwater existing 0 to 1 km	Southwater existing 1 to 3 km	Southwater Proposed Broadacres Permission	Southwater Proposed Urban Extension
Southwater Village	40%	20%	40%	40%
Horsham	50%	65%	50%	50%
Billingshurst	2%	5%	2%	2%
Broadbridge Heath	1%	2%	1%	1%
Crawley	2%	3%	2%	2%
Other	5%	5%	5%	5%
Total	**100%**	**100%**	**100%**	**100%**

Notes:

a. Covenience goods market shares modelled on the results of the Horsham Town Retail & Leisure Study 2017 (see Questions 1, 3 and 6 at Appendix 3). Southwater is located within Zone 1 of that Study.

Table 5: Convenience Goods Expenditure Patterns - Catchment Area, 2026 (£m)

Centre	Southwater existing 0 to 1km	Southwater existing 1 to 3 km	Southwater Proposed Broadacres Permission	Southwater Proposed Urban Extension	Total
Southwater Village	£9.2	£3.1	£0.0	£0.0	£12.3
Horsham	£11.5	£10.0	£0.0	£0.0	£21.5
Billingshurst	£0.5	£0.8	£0.0	£0.0	£1.2
Broadbridge Heath	£0.2	£0.3	£0.0	£0.0	£0.5
Crawley	£0.5	£0.5	£0.0	£0.0	£0.9
Other	£1.2	£0.8	£0.0	£0.0	£1.9
Total	**£23.1**	**£15.4**	**£0.0**	**£0.0**	**£38.4**

Notes:

a. Table 3 x Table 4 for 2026

Table 6: Potential Convenience Goods Market Share Uplift (£m)

Centre	Southwater existing 0 to 1 km	Southwater existing 1 to 3 km	Southwater Proposed Broadacres Permission	Southwater Proposed Urban Extension
Southwater (with new community hub)	45%	25%	50%	50%

2023 Prices

Table 7: Catchment Area - Future Convenience Goods Expenditure Patterns - Constant Market Share (£m)

	Southwater existing 0 to 1 km	Southwater existing 1 to 3 km	Southwater Proposed Broadacres Permission	Southwater Proposed Urban Extension	Total
2026	£9.2	£3.1	£0.0	£0.0	£12.3
2031	£9.4	£3.1	£0.5	£0.5	£13.6
2036	£9.7	£3.2	£0.5	£1.8	£15.2

Notes:
a. Table 3 x Table 4 for 2026-2036

Table 8: Catchment Area - Future Convenience Goods Expenditure Patterns - Uplifted Market Share (£m)

	Southwater existing 0 to 1 km	Southwater existing 1 to 3 km	Southwater Proposed Broadacres Permission	Southwater Proposed Urban Extension	Total
2026	£9.2	£3.1	£0.0	£0.0	£12.3
2031	£10.6	£3.9	£0.7	£0.6	£15.8
2036	£10.9	£4.0	£0.7	£2.3	£17.8

e. New proposed urban extension assumes that 19% of dwellings are occupied before 2031, and that 69% of dwellings are occupied by 2036.

Notes:
a. Table 3 x Table 6 for 2026-2036

Table 9: Catchment Area - Existing Convenience Goods Turnover, 2026 (£m)

Store	Gross Floorspace (sq m)	Sales Floorspace (sq m)	Convenience Floorspace (sq m)	Sales Density (£ per sq m)	Total Turnover (£m)
Co-op, Southwater	725	508	450	£10,605	£4.8
Budgens, Southwater	150	105	105	£10,000	£1.1
Total	875	613	555		£5.8

Notes:
a. Gross and net floorspaces from Valuaiton Office
b. Convenience floorspace based on Nexus observations
c. Sales density for Co-op taken from Global Data sales densities (2025 edition). Sales density for Budgens is a Nexus estimate based on comparable retailers.

2023 Prices

Table 10: Catchment Area - Convenience Goods Floorspace Capacity - Constant Market Share (£m)

	2026	2031	2036
Available Expenditure (£m)	£12.3	£13.6	£15.2
Turnover of Existing Facilities (£m)	£12.3	£12.3	£12.3
Surplus Expenditure (£m)	£0.0	£1.3	£3.0
Assumed Sales Density (£/sq m)	£7,500	£7,500	£7,470
Floorspace Capacity (sq m net)	0	172	397
Floorspace Capacity (sq m gross)	0	245	567

Notes:
a. Available expenditure taken from Table 5 and Table 7
b. Turnover of existing facilities assumed to be in equilibrium with available expenditure under the constant market share scenario.
c. Assumed sales density is a Nexus estimate based on the known turnovers of comparable retailers (£7,500/sq m @ 2023 prices)
d. Floorspace requirement (sq m net) is surplus expenditure x assumed sales density.
e. Floorspace requirement (sq m gross) assumes that net floorspace is 70% of gross floorspace.

Table 11: Catchment Area - Convenience Goods Floorspace Capacity - Uplifted Market Share and Base Year Surplus (£m)

	2026	2031	2036
Available Expenditure (£m)	£12.3	£15.8	£17.8
Turnover of Existing Facilities (£m)	£5.8	£5.8	£5.8
Surplus Expenditure (£m)	£6.5	£10.0	£12.0
Assumed Sales Density (£/sq m)	£7,500	£7,500	£7,470
Floorspace Capacity (sq m net)	864	1,331	1,608
Floorspace Capacity (sq m gross)	1,234	1,902	2,298

Notes:
a. Available expenditure taken from Table 5 and Table 8
b. Turnover of existing facilities taken from Table 9 and grown year on year by sales density esitmates from Table 4b of Experian Retail Planner Briefing Note 22.
c. Assumed sales density is a Nexus estimate based on the known turnovers of comparable retailers.
d. Floorspace requirement (sq m net) is surplus expenditure x assumed sales density.
e. Floorspace requirement (sq m gross) assumes that net floorspace is 70% of gross floorspace.

2023 Prices

Table 12: Catchment Area - Population Trajectory

	2026	2031	2036
Southwater existing - 0 to 1 km	7,908	8,253	8,621
Southwater existing - 1 to 3 km	5,264	5,468	5,635
Southwater proposed - Broadacres Permission	0	470	470
Southwater proposed - Horsham Golf Club Permission	0	376	940
Southwater proposed - Proposed Urban Extension	0	447	1,622
Total	**13,172**	**15,014**	**17,288**

Notes:
a. Areas based on the the Catchment Area plan at Appendix B
b. Base population for Southwater 0-1 km and 1-3 km derived from Experian AppLibrary data (2025 report).
c. Broadacres scheme assumes that 200 dwellings are remaining to be built and occupied by 2031.
d. Horsham Golf Club scheme assmes that 800 dwellings require reseved matters approval and that 20% are occupied by 2031 and 50% by 2036.
e. New proposed urban extension assumes that 19% of dwellings are occupied before 2031, and that 69% of dwellings are occupied by 2036.
f. Assumes household occupany of 2.35 persons (UK average, ONS, July 2025 data release).

Table 13: Catchment Area - Comparison Goods Expenditure per capita (£)

	2026	2031	2036
Southwater area	3,357	3,703	4,116

Notes:
a. Per capita expenditure derived from Experian AppLibrary data (2025 report)
b. Per capita expenditure projected forward using forecast growth rates taken from Table 6 of Experian Retail Planner Briefing Note 22 (2025)
c. Base expenditure excludes Special Forms of Trading in line with 'adjusted' allowance derived from Figure 5 of Appendix 3 to Experian Retail Planner Briefing Note 22 (2025)

Table 14: Catchment Area - Total Comparison Goods Expenditure (£m)

	2026	2031	2036
Southwater existing - 0 to 1 km	26.5	30.6	35.5
Southwater existing - 1 to 3 km	17.7	20.2	23.2
Southwater proposed - Broadacres Permission	0.0	1.7	1.9
Southwater proposed - Horsham Golf Club Permission	0.0	1.4	3.9
Southwater proposed - Proposed Urban Extension	0.0	1.7	6.7
Total	**44.2**	**55.6**	**71.2**

Notes:
a. Table 12 x Table 13

2023 Prices

Table 15: Comparison Goods Market Shares - Catchment Area, 2026 (%)

Centre	Southwater existing 0 to 1 km	Southwater existing 1 to 3 km	Southwater Proposed Broadacres Permission	Southwater Proposed Urban Extension
Southwater Village	2%	1%	2%	2%
Horsham	85%	86%	85%	85%
Billingshurst	2%	2%	2%	2%
Broadbridge Heath	2%	2%	2%	2%
Crawley	7%	7%	7%	7%
Other	2%	2%	2%	2%
Total	**100%**	**100%**	**100%**	**44650%**

Notes:

a. Comparison goods market shares modelled on the results of the Horsham Town Retail & Leisure Study 2017 (see Questions 8-15 at Appendix 3). Southwater is located within Zone 1 of that Study.

Table 16: Comparison Goods Expenditure Patterns - Catchment Area, 2026 (£m)

Centre	Southwater existing 0 to 1 km	Southwater existing 1 to 3 km	Southwater Proposed Broadacres Permission	Southwater Proposed Urban Extension	Total
Southwater Village	£0.6	£0.1	£0.0	£0.0	£0.7
Horsham	£25.2	£12.2	£0.0	£0.0	£37.4
Billingshurst	£0.6	£0.3	£0.0	£0.0	£0.9
Broadbridge Heath	£0.6	£0.3	£0.0	£0.0	£0.9
Crawley	£2.1	£1.0	£0.0	£0.0	£3.1
Other	£0.6	£0.3	£0.0	£0.0	£0.9
Total	**£29.6**	**£14.2**	**£0.0**	**£0.0**	**£43.9**

Notes:

a. Table 15 x Table 16 for 2026

Table 17: Potential Comparison Goods Market Share Uplift (£m)

Centre	Southwater existing 0 to 1 km	Southwater existing 1 to 3 km	Southwater Proposed Broadacres Permission	Southwater Proposed Urban Extension
Southwater (with new community hub)	4%	2%	4%	5%

2023 Prices

Table 18: Catchment Area - Future Comparison Goods Expenditure Patterns - Constant Market Share (£m)

	Southwater existing 0 to 1 km	Southwater existing 1 to 3 km	Southwater Proposed Broadacres Permission	Southwater Proposed Urban Extension	Total
2026	£0.6	£0.1	£0.0	£0.0	**£0.7**
2031	£0.6	£0.2	£0.0	£0.0	**£0.9**
2036	£0.7	£0.2	£0.0	£0.1	**£1.1**

Notes:
a. Table 3 x Table 4 for 2026-2036

Table 19: Catchment Area - Future Comparison Goods Expenditure Patterns - Uplifted Market Share (£m)

	Southwater existing 0 to 1 km	Southwater existing 1 to 3 km	Southwater Proposed Broadacres Permission	Southwater Proposed Urban Extension	Total
2026	£0.6	£0.1	£0.0	£0.0	**£0.7**
2031	£1.2	£0.4	£0.1	£0.1	**£1.8**
2036	£1.4	£0.5	£0.1	£0.3	**£2.3**

e. New proposed urban extension assumes that 19% of dwellings are occupied before 2031, and that 69% of dwellings are occupied by 2036.

Notes:
a. Table 3 x Table 6 for 2026-2036

2023 Prices

Table 20: Catchment Area - Comparison Goods Floorspace Capacity - Constant Market Share (£m)

	2026	2031	2036
Available Expenditure (£m)	£0.7	£0.9	£1.1
Turnover of Existing Facilities (£m)	£0.7	£0.8	£0.9
Surplus Expenditure (£m)	£0.0	£0.1	£0.2
Assumed Sales Density (£/sq m)	£4,056	£4,544	£5,091
Floorspace Requirement (sq m net)	0	18	43
Floorspace requirement (sq m gross)	1	26	62

Notes:
a. Available expenditure taken from Table 16 and Table 18
b. Turnover of existing facilities assumed to be in equilibrium and grown year on year by sales density esitmates from Table 4a of Experian Retail Planner Briefing Note 22.
c. Assumed sales density is a Nexus estimate based on the known turnovers of comparable retailers (£4,000/sq m @2023 prices).
d. Floorspace requirement (sq m net) is surplus expenditure x assumed sales density.
e. Floorspace requirement (sq m gross) assumes that net floorspace is 70% of gross floorspace.

Table 21: Catchment Area - Comparison Goods Floorspace Capacity - Uplifted Market Share and Base Year Surplus (£m)

	2026	2031	2036
Available Expenditure (£m)	£0.7	£1.8	£2.3
Turnover of Existing Facilities (£m)	£0.7	£0.8	£0.9
Surplus Expenditure (£m)	£0.0	£1.0	£1.4
Assumed Sales Density (£/sq m)	£4,056	£4,544	£5,091
Floorspace Requirement (sq m net)	0	211	270
Floorspace requirement (sq m gross)	1	301	385

Notes:
a. Available expenditure taken from Table 16 and Table 19
b. Turnover of existing facilities assumed to be in equilibrium and grown year on year by sales density esitmates from Table 4a of Experian Retail Planner Briefing Note 22.
c. Assumed sales density is a Nexus estimate based on the known turnovers of comparable retailers.
d. Floorspace requirement (sq m net) is surplus expenditure x assumed sales density.
e. Floorspace requirement (sq m gross) assumes that net floorspace is 70% of gross floorspace.

2023 Prices

Table 22: Catchment Area - Population Trajectory

	2026	2031	2036
Southwater existing - 0 to 1 km	7,908	8,253	8,621
Southwater existing - 1 to 3 km	5,264	5,468	5,635
Southwater proposed - Broadacres Permission	0	470	470
Southwater proposed - Horsham Golf Club Permission	0	376	940
Southwater proposed - Proposed Urban Extension	0	447	1,622
Total	**13,172**	**15,014**	**17,288**

Notes:
a. Areas based on the the Catchment Area plan at Appendix B
b. Base population for Southwater 0-1 km and 1-3 km derived from Experian AppLibrary data (2025 report).
c. Broadacres scheme assumes that 200 dwellings are remaining to be built and occupied by 2031.
d. Horsham Golf Club scheme assmes that 800 dwellings require reseved matters approval and that 20% are occupied by 2031 and 50% by 2036.
e. New proposed urban extension assumes that 19% of dwellings are occupied before 2031, and that 69% of dwellings are occupied by 2036.
f. Assumes household occupany of 2.35 persons (UK average, ONS, July 2025 data release).

Table 23: Catchment Area - Food and Beverage Expenditure per capita (£)

	2026	2031	2036
Southwater area	1,978	2,032	2,104

Notes:
a. Per capita expenditure derived from Experian AppLibrary data (2025 report)
b. Per capita expenditure projected forward using forecast growth rates taken from Table 1a of Experian Retail Planner Briefing Note 22 (2025)

Table 24: Catchment Area - Total Food and Beverage Goods Expenditure (£m)

	2026	2031	2036
Southwater existing - 0 to 1 km	15.6	16.8	18.1
Southwater existing - 1 to 3 km	10.4	11.1	11.9
Southwater proposed - Broadacres Permission	0.0	1.0	1.0
Southwater proposed - Proposed Urban Extension	0.0	0.9	3.4
Total	**26.1**	**29.7**	**34.4**

Notes:
a. Table 22 x Table 23

2023 Prices

Table 25: Food and Beverage Market Shares - Catchment Area, 2026 (%)

Centre	Southwater existing 0 to 1 km	Southwater existing 1 to 3 km	Southwater Proposed Broadacres Permission	Southwater Proposed Urban Extension
Southwater Village	15%	10%	15%	15%
Horsham	80%	85%	80%	80%
Billingshurst	1%	1%	1%	1%
Broadbridge Heath	1%	1%	1%	1%
Crawley	1%	1%	1%	1%
Other	2%	2%	2%	2%
Total	**100%**	**100%**	**100%**	**100%**

Notes:

a. Based on Nexus assessment of exisitng provision within the catchment area.

Table 26: Food and Beverage Expenditure Patterns - Catchment Area, 2026 (£m)

Centre	Southwater existing 0 to 1km	Southwater existing 1 to 3 km	Southwater Proposed Broadacres Permission	Southwater Proposed Urban Extension	Total
Southwater Village	£2.3	£1.0	£0.0	£0.0	£3.4
Horsham	£12.5	£8.9	£0.0	£0.0	£21.4
Billingshurst	£0.2	£0.1	£0.0	£0.0	£0.3
Broadbridge Heath	£0.2	£0.1	£0.0	£0.0	£0.3
Crawley	£0.2	£0.1	£0.0	£0.0	£0.3
Other	£0.3	£0.2	£0.0	£0.0	£0.5
Total	**£15.6**	**£10.4**	**£0.0**	**£0.0**	**£26.1**

Notes:

a. Table 24 x Table 25 for 2026

Table 27: Potential Food and Beverage Goods Market Share Uplift (£m)

Centre	Southwater existing 0 to 1 km	Southwater existing 1 to 3 km	Southwater Proposed Broadacres Permission	Southwater Proposed Urban Extension
Southwater (with new community hub)	20%	15%	20%	20%

2023 Prices

Table 28: Catchment Area - Future Food and Beverage Expenditure Patterns - Constant Market Share (£m)

	Southwater existing 0 to 1 km	Southwater existing 1 to 3 km	Southwater Proposed Broadacres Permission	Southwater Proposed Urban Extension	Total
2026	£2.3	£1.0	£0.0	£0.0	**£3.4**
2031	£2.5	£1.1	£0.1	£0.1	**£3.9**
2036	£2.7	£1.2	£0.1	£0.5	**£4.6**

Notes:
a. Table 24 x Table 25 for 2026-2036

Table 29: Catchment Area - Future Food and Beverage Expenditure Patterns - Uplifted Market Share (£m)

	Southwater existing 0 to 1 km	Southwater existing 1 to 3 km	Southwater Proposed Broadacres Permission	Southwater Proposed Urban Extension	Total
2026	£2.3	£1.0	£0.0	£0.0	**£3.4**
2031	£3.4	£1.7	£0.2	£0.2	**£5.4**
2036	£3.6	£1.8	£0.2	£0.7	**£6.3**

e. New proposed urban extension assumes that 19% of dwellings are occupied before 2031, and that 69% of dwellings are occupied by 2036.

Notes:
a. Table 24 x Table 27 for 2026-2036

2023 Prices

Table 30: Catchment Area - Food and Beverage Floorspace Capacity - Constant Market Share (£m)

	2026	2031	2036
Available Expenditure (£m)	£3.4	£3.9	£4.6
Turnover of Existing Facilities (£m)	£3.5	£3.7	£3.9
Surplus Expenditure (£m)	-£0.1	£0.2	£0.7
Assumed Sales Density (£/sq m)	£4,742	£5,008	£5,264
Floorspace Requirement (sq m gross)	-29	40	128

Notes:
a. Available expenditure taken from Table 26 and Table 28
b. Turnover of existing facilities assumed to be in equilibrium and grown year on year by sales density esitmates of 1% per annum (a Nexus estimate)
c. Assumed sales density is a Nexus estimate (£5,000/sq m @ 2023 prices). Projected forward using RPBN22 (Leisure).
d. Floorspace requirement (sq m net) is surplus expenditure x assumed sales density.

Table 31: Catchment Area - Food and Beverage Floorspace Capacity - Uplifted Market Share and Base Year Surplus (£m)

	2026	2031	2036
Available Expenditure (£m)	£3.4	£5.4	£6.3
Turnover of Existing Facilities (£m)	£3.5	£3.7	£3.9
Surplus Expenditure (£m)	-£0.1	£1.7	£2.4
Assumed Sales Density (£/sq m)	£4,742	£5,008	£5,264
Floorspace Requirement (sq m gross)	-29	337	455

Notes:
a. Available expenditure taken from Table 26 and Table 29
b. Turnover of existing facilities assumed to be in equilibrium and grown year on year by sales density esitmates of 1% per annum (a Nexus estimate)
c. Assumed sales density is a Nexus estimate (£5,000/sq m @ 2023 prices). Projected forward using RPBN22 (Leisure).
d. Floorspace requirement (sq m net) is surplus expenditure x assumed sales density.

2023 Prices

Table 32: Convenience Goods Impact

	2026	2031	2036
Available Expenditure (£m)	£12.3	£15.8	£17.8
Benchmark turnover of exisitng facilities (£m)	£5.8	£5.8	£5.8
Turnover of new floorspace (£m)	£0.0	£3.7	£3.7
Expenditure surplus/deficit	£6.5	£6.3	£8.4
% under/over trading	52.7	39.9	46.9

Notes

Available expenditure and benchmark turnover taken from Table 11

Turnover of new floorspace equates to 490 sq m net x an asusmed sales density of £7,500/sq m @ 2023

Sales density assumed to grow in line with sales density esitmates from Table 4b of Experian Retail Planner Briefing Note 22

Table 33: Comparison Goods Impact

	2026	2031	2036
Available Expenditure (£m)	£0.7	£1.8	£2.3
Benchmark turnover of exisitng facilities (£m)	£0.7	£0.8	£0.9
Turnover of new floorspace (£m)	£0.0	£0.6	£0.7
Expenditure surplus/deficit	£0.0	£0.3	£0.7
% under/over trading	0.2	18.1	28.8

Notes

Available expenditure and benchmark turnover taken from Table 11

Turnover of new floorspace equates to 140 sq m net x an asusmed sales density of £4,000/sq m @ 2023.

Sales density assumed to grow in line with sales density esitmates from Table 4b of Experian Retail Planner Briefing Note 22

Table 34: Food and Beverage Impact

	2026	2031	2036
Available Expenditure (£m)	£3.4	£5.4	£6.3
Benchmark turnover of exisitng facilities (£m)	£3.5	£3.7	£3.9
Turnover of new floorspace (£m)	£0.0	£1.6	£1.7
Expenditure surplus/deficit	-£0.1	£0.1	£0.7
% under/over trading	-4.1	2.1	11.7

Notes

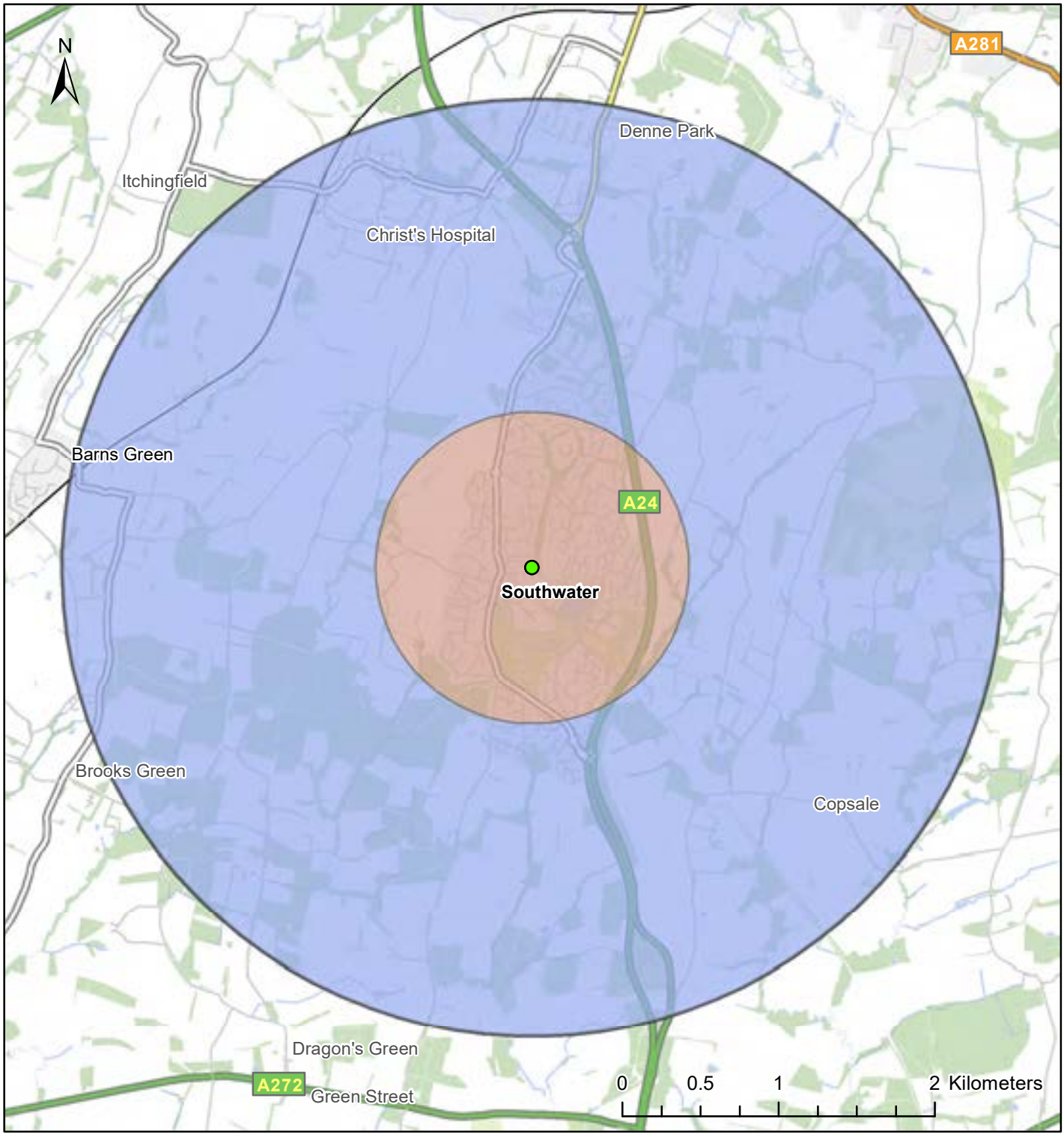
Available expenditure and benchmark turnover taken from Table 11

Turnover of new floorspace equates to 315 sq m net x an asusmed sales density of £5,000/sq m @ 2023.

Sales density assumed to grow in line with sales density esitmates from Table 4b of Experian Retail Planner Briefing Note 22.

Appendix B

Southwater Urban Extension Catchment Area



Legend

- Southwater Urban Extension
- Southwater - 0 to 1 km
- Southwater - 1 to 3 km

NEXUS PLANNING

Nexus Planning
London
nexusplanning.co.uk

General Notes

The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the Architect before proceeding with the works. Where an item is covered by drawings to different scales the larger scale drawing is to be worked to.

Do not scale drawing. Figured dimensions to be worked to in all cases.

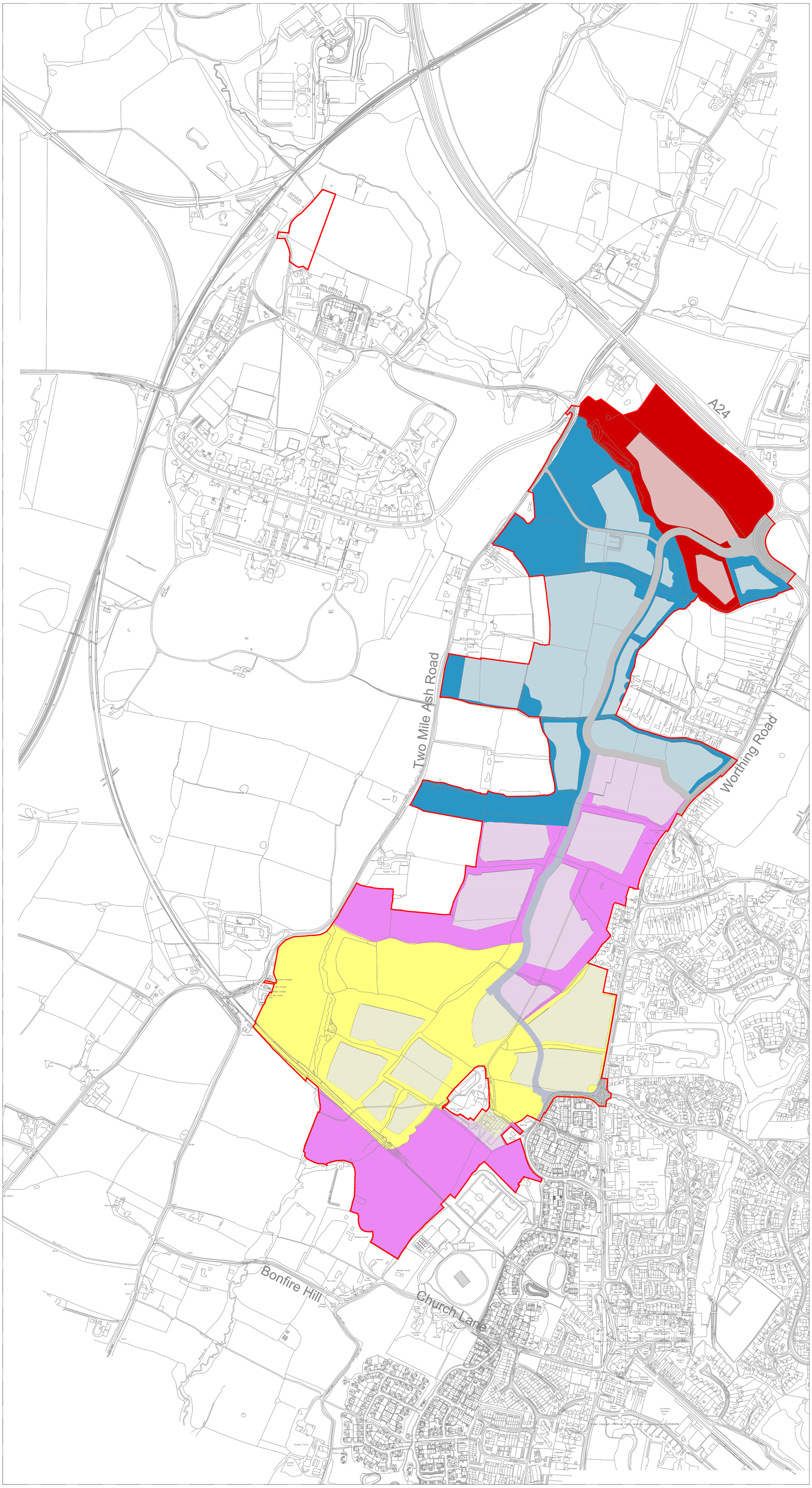
CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record.
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Key

- Site boundary
- Phase 1
- Phase 2
- Phase 3
- Employment Phase

Please note:

- Development parcels may include landscape features that are required to be protected
- No third party rights shall accrue on the application site
- All images are indicative only unless specifically marked for approval



0 100m 200m 300m 400m

REV	DATE	NOTES	INT
E	21.05.2026	Issued for Information	BF

STATUS
PLANNING

PROJECT TITLE
Land North West of Southwater

DRAWING TITLE / LOCATION
Indicative Phasing Plan

DRAWN BY	CHECKED	SCALE
BF	SK	1:5000 @ A1

PROJECT	DRAWING NUMBER	REVISION
A019	0010	E

KPK Studios Limited, London