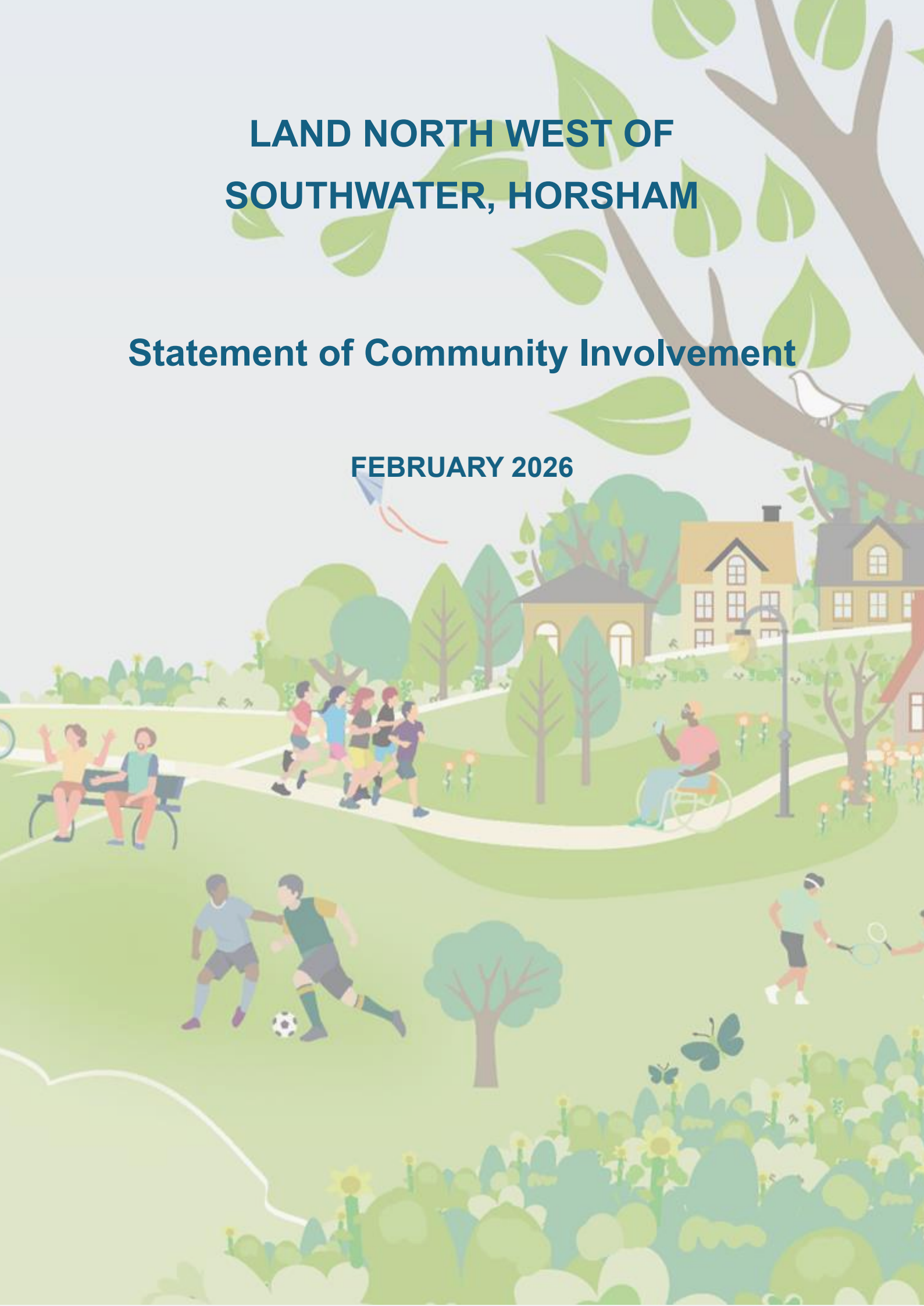


LAND NORTH WEST OF SOUTHWATER, HORSHAM

Statement of Community Involvement

FEBRUARY 2026



Executive Summary

41% are supportive of our proposals for active travel and sustainable transport



116 people completed our online survey.

41 people were concerned that friends/family may not be able to afford a local home in Southwater



52% are supportive of our proposals to provide publicly accessible green space and a BNG of 10%

1. Introduction

This Statement of Community Involvement (SCI) has been prepared by Cratus Group ('Cratus') on behalf of Berkeley Strategic Land Ltd ('The Applicant' / 'Berkeley') in support of an outline application at Land North West of Southwater ('the Site').

Berkeley is preparing an outline planning application based on a landscape-led masterplan to include a mix of new homes, business space, community facilities and infrastructure to the North West of Southwater.

The pre-application community and stakeholder engagement has been undertaken by Cratus on behalf of the Applicant.

This report outlines the community consultation work carried out by the Applicant which has been informed by Horsham District Council's Statement of Community Involvement (September 2020).

The key aims of the pre-application consultation have been to:

- Respond to stakeholder feedback received in relation to the withdrawn 2022 application;
- Identify key stakeholders in the local community which could inform and benefit from the proposals;
- Inform the local community of the emerging proposals;
- Consult the local community throughout the process in an open and transparent manner and provide an opportunity to give their views, and ask questions;
- Provide the opportunity for local residents to contact the project team with any questions through dedicated contact channels;
- Engage with the local authority and with elected members; and
- Address points raised by stakeholders.

A summary of the consultation is available at Section 3.

2. Policy Framework

2.1. Summary

The consultation process undertaken has been in accordance with both local and national guidance for best practice pre-application engagement. This guidance is within:

- The National Planning Policy Framework (2024)
- The Localism Act (2011)
- Horsham District Council Statement of Community Involvement (2020)

2.2. National Planning Policy Framework (2024)

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. The document states that applications which can demonstrate early, effective, and proactive engagement with communities and other interested parties should be looked upon more favourably than those that cannot.

The NPPF (2024) can be found here: [National Planning Policy Framework \(2024\)](#)

The community engagement documented in this report has been undertaken in line with the principles set out in the NPPF (2024). However, the Applicant is aware that the policy is subject to change, with a draft NPPF published on 16 December 2025.

2.3. The Localism Act (2011)

The Localism Act (2011) is intended to empower local communities to participate in the planning processes in their areas and the consultation process has accorded with the key principles established therein for consulting with the public.

The Localism Act (2011) can be found here: [Localism Act \(2011\)](#)

2.4. Horsham District Council Statement of Community Involvement (2020)

Pre-application Consultation

3.5 Pre-application consultation is carried out by or on behalf of the applicant / developer before a planning application is submitted to the local authority. Seeking pre-application advice is strongly encouraged and is a best practice approach, as set out within Government guidance. The pre- application process can identify potential problems or improvements that could be made to proposals at an early stage. We recommend that any development scheme is developed involving consultation with local residents, organisations and other key stakeholders in addition to the Council and prior to submitting any planning applications for major developments and other complex developments, which would invoke significant public interest. The applicant should consider the outcome of any public consultation to help inform the submission of any planning application.

3.6 Local residents can benefit from this by providing their input to help ensure the development is acceptable in planning terms. It can also assist developers by

understanding the communities' aspirations and reducing the scope for objections at a later stage.

3.7 Developers undertaking pre-application consultation with local communities and stakeholders are asked to address the following:

- Set clear objectives and agree the consultation approach with the Development Management Team, including who will be consulted.*
- Let people know what the scheme is proposing, and be clear about what they can influence when making comments.*
- Use different engagement approaches to maximise opportunities for people to influence the proposals. In particular steps should be taken to involve any seldom-heard groups that could be affected by a proposal.*
- Submit a statement alongside the final planning application outlining the community involvement work that has been undertaken. This should include a summary of any responses received at consultation, and should explain how feedback has influenced the proposals.*
- When developers are proposing to amend a scheme which already has permission they are still encouraged to undertake pre-application consultation with the Council, local communities and stakeholder. They are also requested to submit a statement as part of a final application clearly setting out what the proposed changes are.*

Horsham District Council's full SCI can be found here: [Statement of Community Involvement September 2020](#)



3. Community Consultation Process

Summary

This section details the actions taken by the Applicant to enable the local community, elected representatives, and interested stakeholders to take part in the consultation process and provide feedback on the proposals for the Site.

The Applicant has endeavoured to conduct a consultation process which has ensured the local community was properly informed of the plans for the Site and had the opportunity to comment on the plans.

Key elements of this process were direct stakeholder engagement meetings with local and political stakeholders and a public drop-in event.

The community consultation carried out consisted of:



Meetings with representatives of



4,741 local homes and businesses sent invitations to attend consultation



A dedicated email address and website published on all invitation materials



Meetings with Horsham Cycling Club, Southwater Sports Club, Southwater Academy, Southwater Scout Group and Southwater Royals FC

205

People attended our public drop-in at Southwater Sports Club on 13 November 2025

116

Feedback forms received in-person and online

4. Stakeholder Engagement

4.1. Stakeholder Meetings

The following stakeholders were contacted and offered a meeting to discuss the Applicant's proposals for the Site:

Stakeholder	Date	Topics Discussed
Southwater Sports Club	27 th August 2025	Provision of new pitch space as part of the masterplan and the need for upgraded sporting facilities
Horsham District Council Representatives (Cllr Ruth Fletcher, Barbara Childs, Catherine Howe)	29 th September 2025	Great House Farm, Density, Employment land, secondary school, sustainability, transport, local centre, design, build out rates and community land trusts
Southwater Scout Group	29 th September 2025	Potential for the scout group to occupy community space within the scheme as their existing premises may become unavailable in the next few years
Horsham District Cycling Forum	16 th October 2025	Secure bike storage, car park, bus services, public safety and lighting of paths and cycleways, traffic calming measures, roundabout and pitch provision
Southwater Parish Council	6 th November 2025	New local centre, improvements to bus services, pitch provision, transport and connectivity
Southwater ward councillors, Horsham District Council (Cllr Colette Blackburn, Cllr Alexander Jeffery, Cllr Claire Vickers)	20 th November 2025	Active travel, highways, employment space, gypsy & traveller site, heritage, housing, education, sports, neighbourhood centre, sustainability, community engagement
Southwater Royals	11 th December 2025	Green space available and need for football pitches for children and youths
Southwater Academy	12 th December 2025	Acknowledged low school numbers, agreed that green space could be used for other community uses, questioned community car parking spaces.

4.2. Public Consultation Invitation

To advertise the updates to the planning application and inform the local community of the public consultation, the Applicant produced a consultation leaflet which was distributed to 4,741 addresses around the Site. The public consultation leaflet distribution area can be viewed in Appendix A.

The leaflet provided information about the Applicant, the Site context, the proposals, the public consultation event and contact details for the project team. The consultation leaflet can be viewed in Appendix B.

4.3. Dedicated Website

To invite feedback online and further publicise details of the public drop-in event, a dedicated project website -www.southwaterconsultation.co.uk – was set up. The website provided an overview of the proposals, the consultation materials displayed at the public exhibition, a place to record feedback on the proposals and a contact us page. See Appendix C for further details on the website.

4.4. Project Inbox

From 22 October 2025, a dedicated project email address – info@southwaterconsultation.co.uk - was established and made available to receive feedback from members of the community, with the inbox advertised on the public consultation leaflet and website.

5. Public Consultation

Public Consultation Event

Berkeley held a public drop-in event at Southwater Sports Club on 13 November 2025. The event was well-attended, having been advertised to 4,741 addresses in Southwater via an invitation leaflet.

In total, 205 people attended the event, including Cllr Ruth Fletcher, Cllr Alex Jeffery, Cllr Claire Vicker, and several Southwater Parish Councillors. The event had a pre-opening session from 15:00-16:00 for elected representatives, and a public opening of 16:00-20:00 to allow as many residents to attend as possible, including those finishing work.

At the exhibition, attendees were able to view a series of display boards which detailed further information about the proposed scheme. A copy of these boards was then made available on the project website and can be found as Appendix C.

Members of the project team proactively engaged in discussions with visitors and were on hand to answer any questions which arose.



Image from Public Consultation on 13 November 2025



Image from Public Consultation on 13 November 2025

6. Feedback

6.1 Public Consultation Feedback

A feedback form was produced for the public consultation, which could either be completed on the day, returned by email, or sent via a Freepost address which the team provided.

As of 31 December 2025, the project inbox has received 32 contact us responses; these enquiries have included comments on the development. 116 feedback forms have been received and considered.

The feedback form can be viewed in Appendix D.

6.2 Written Feedback

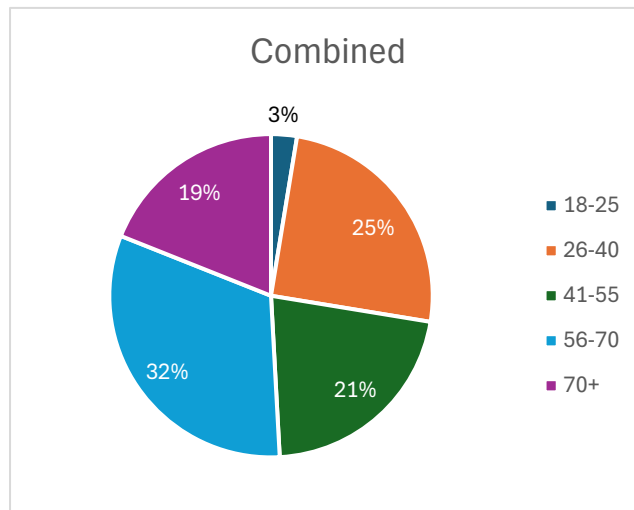
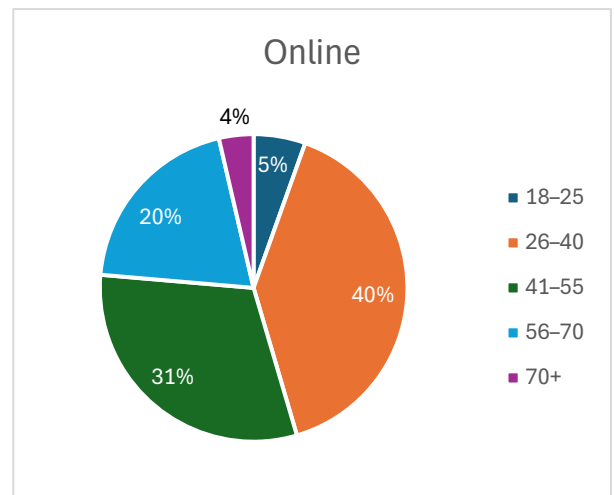
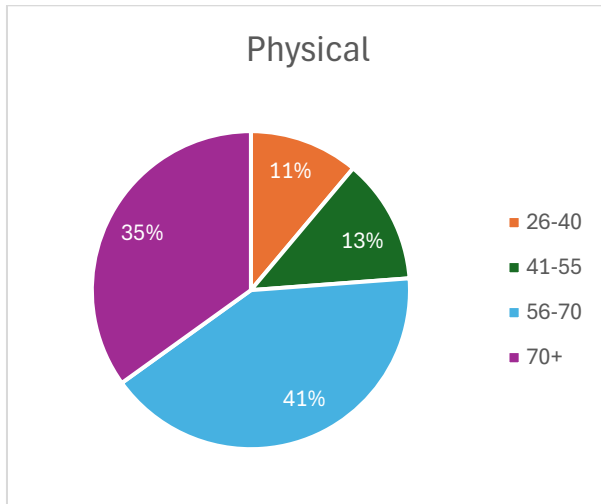
Feedback forms were available at the event and could be returned by freepost, email or entered online where a digital copy of materials shown at the event was also available. In each case, the questions asked were the same and presented in the same way.

Cratus Group gathered and handled information submitted via the feedback forms on behalf of the Applicant. All feedback forms carried the relevant data protection notices, and a paper copy of Cratus Group's General Data Protection Regulations (GDPR) statement was displayed and available at the exhibition event. Information provided has informed the summary of consultation responses available in this report.

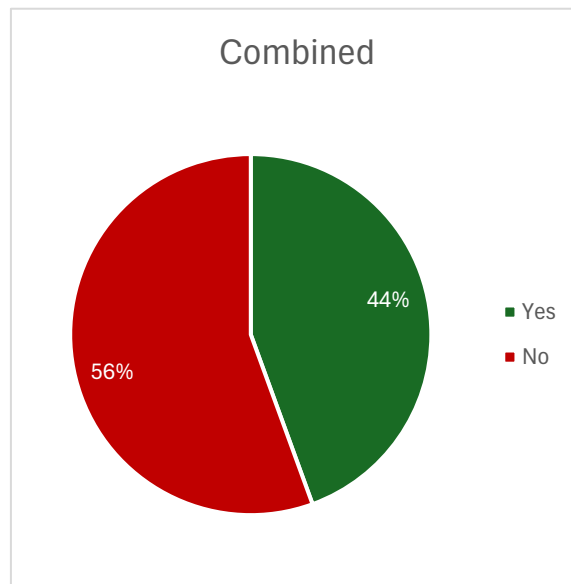
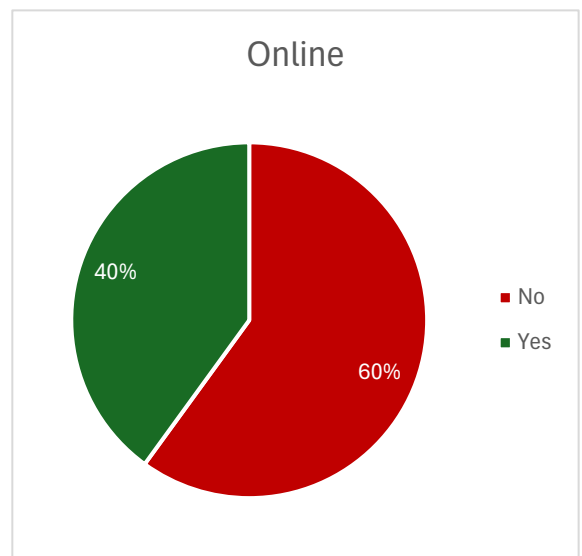
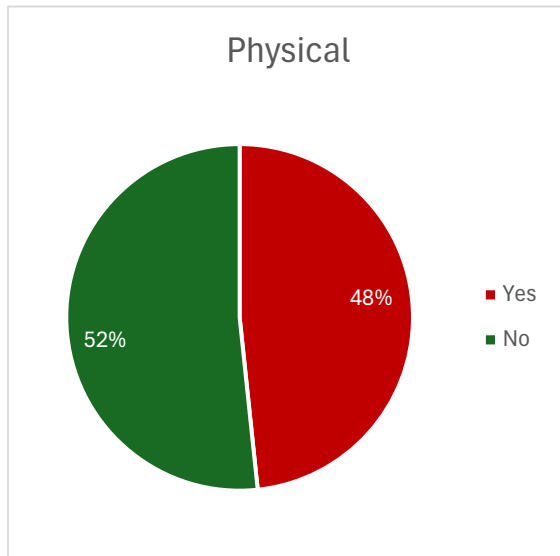
As of 31 December 2025, 61 paper responses and 55 online responses have been recorded.

A summary of the responses can be found below

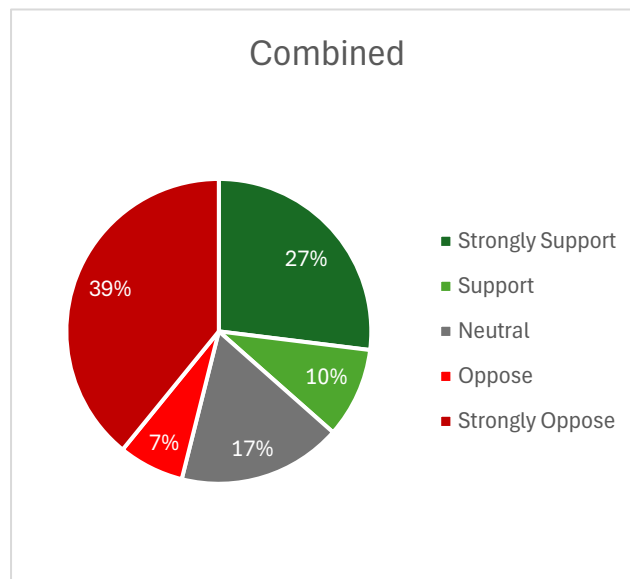
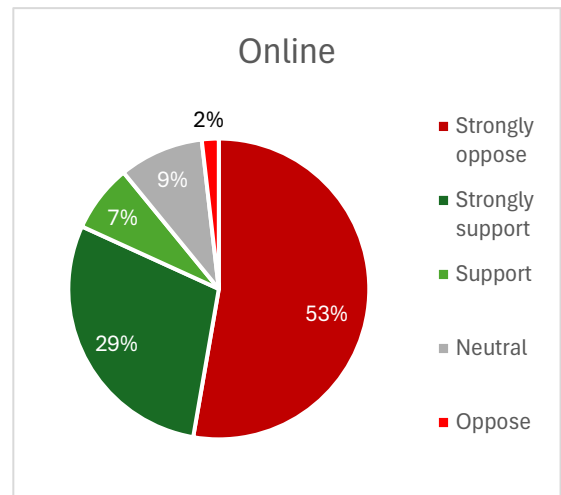
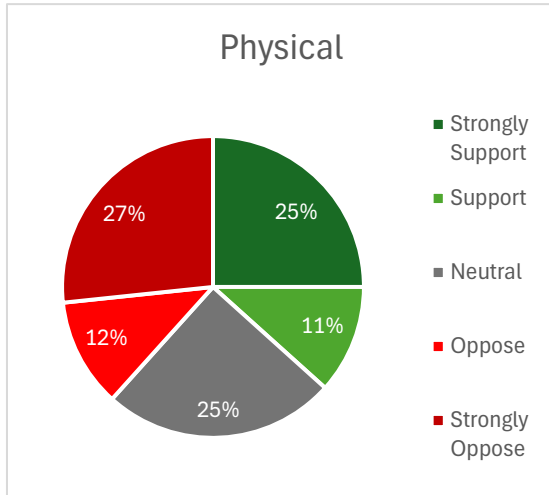
1. How old are you?



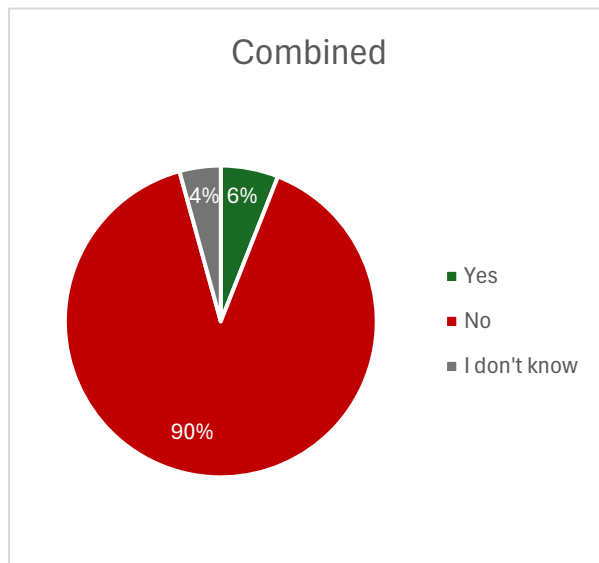
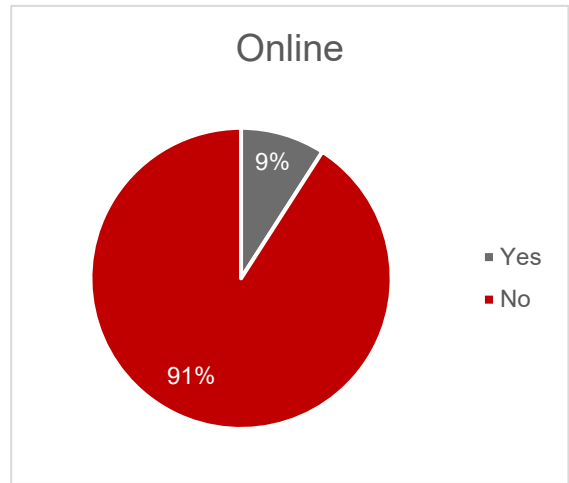
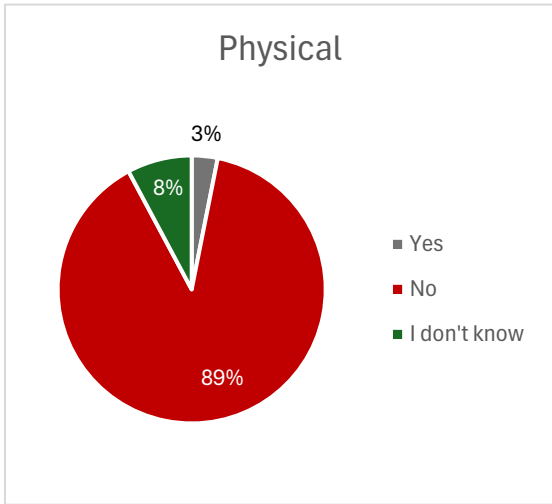
2. Did you engage with us on the previous outline planning application for this site



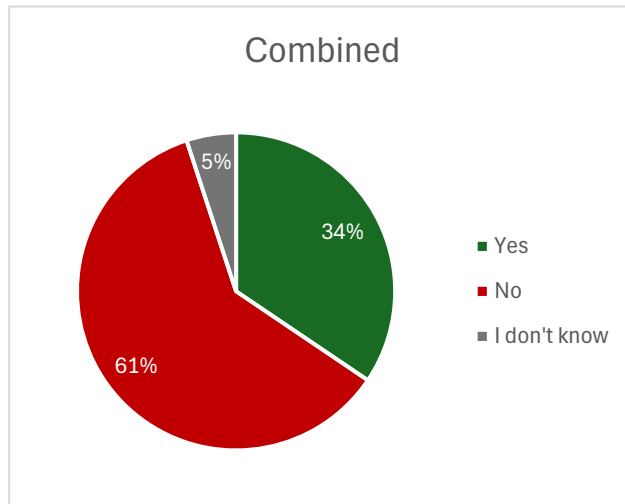
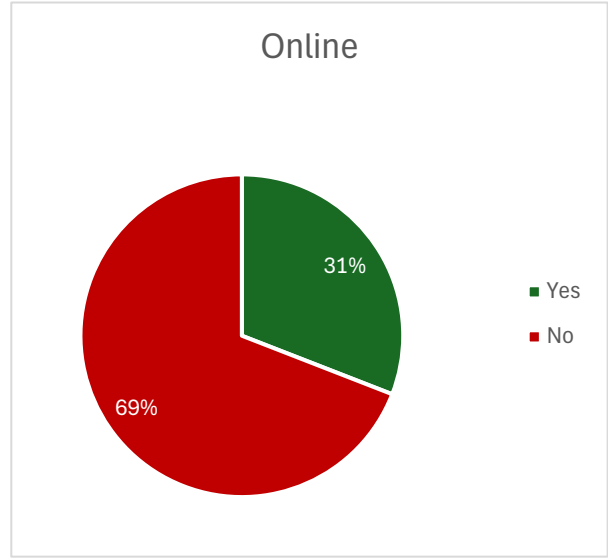
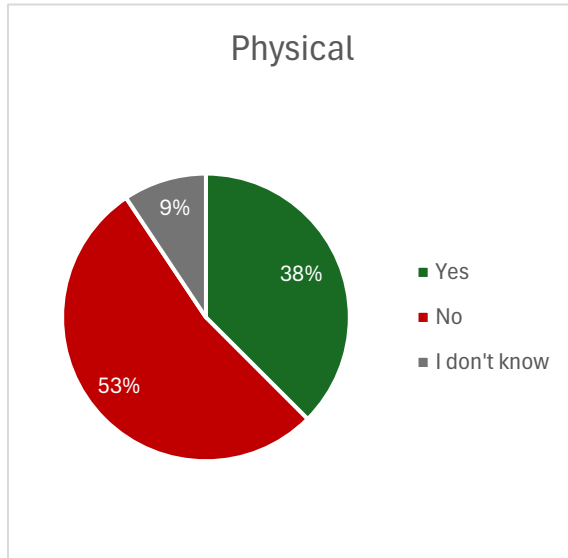
3. Do you support our proposals to provide a new primary school and a site for a new secondary school on the site?



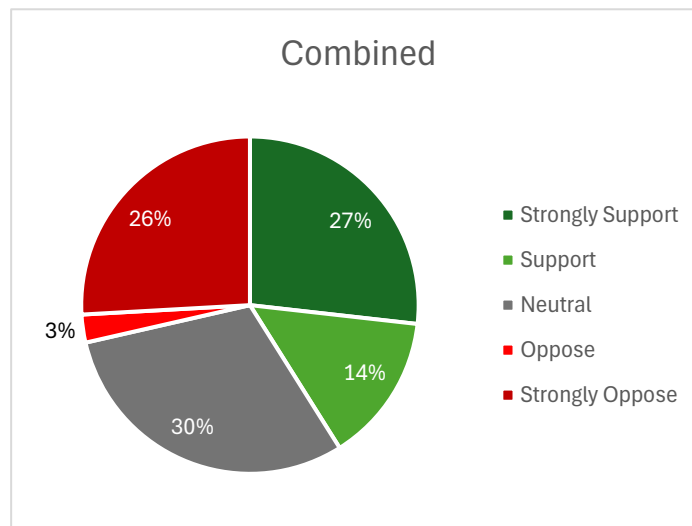
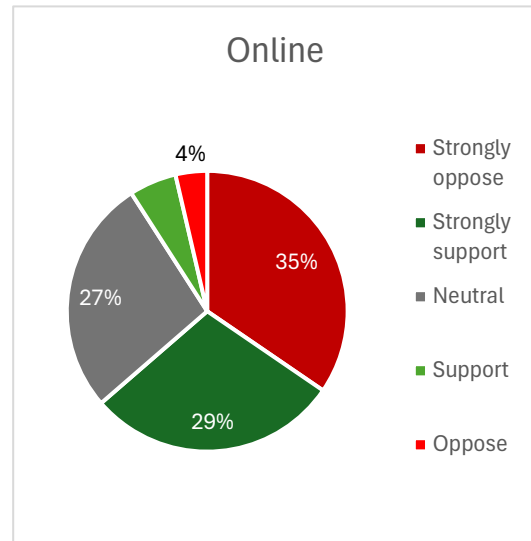
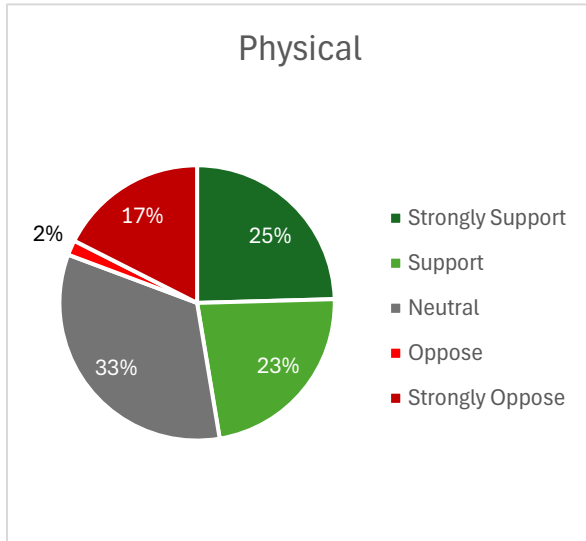
4. Are you concerned about a lack of housing in your local area?



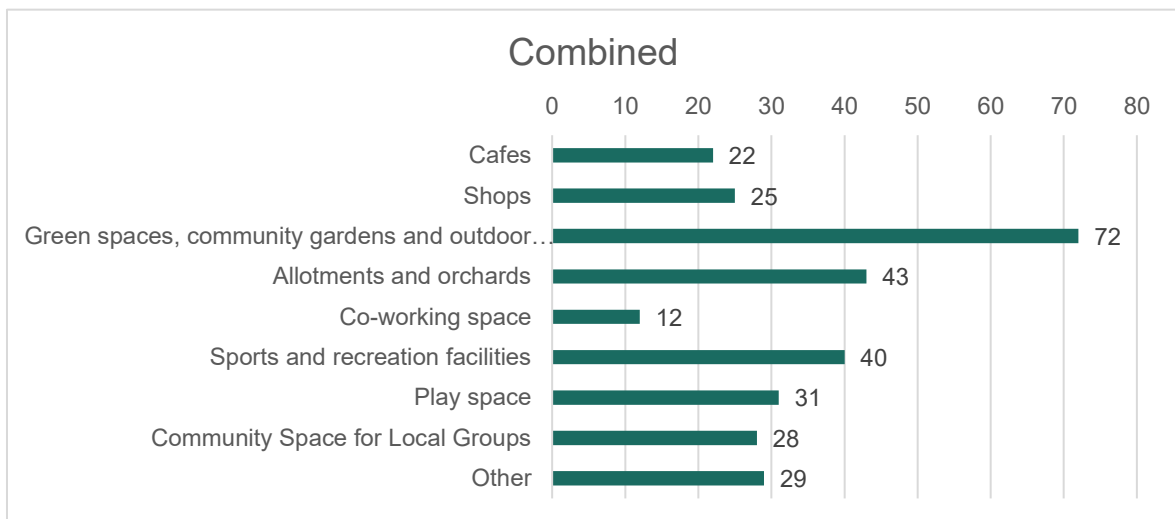
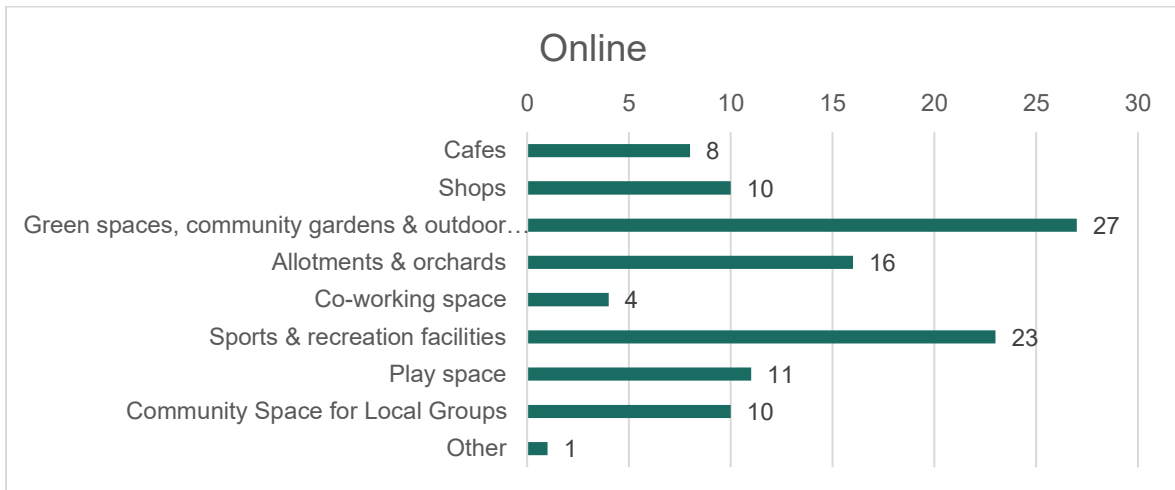
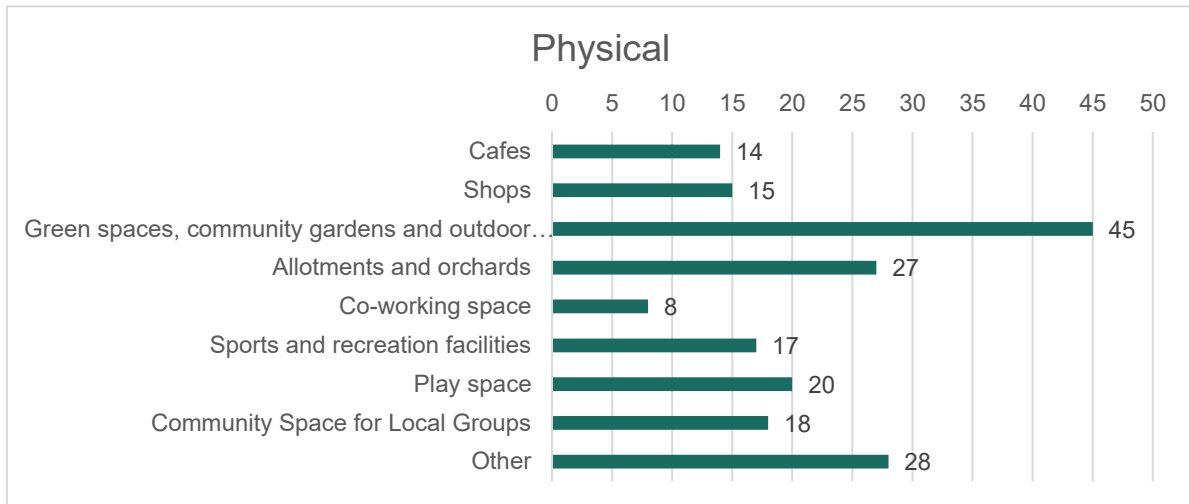
5. Are you concerned about friends or family being able to afford a home in your local area?



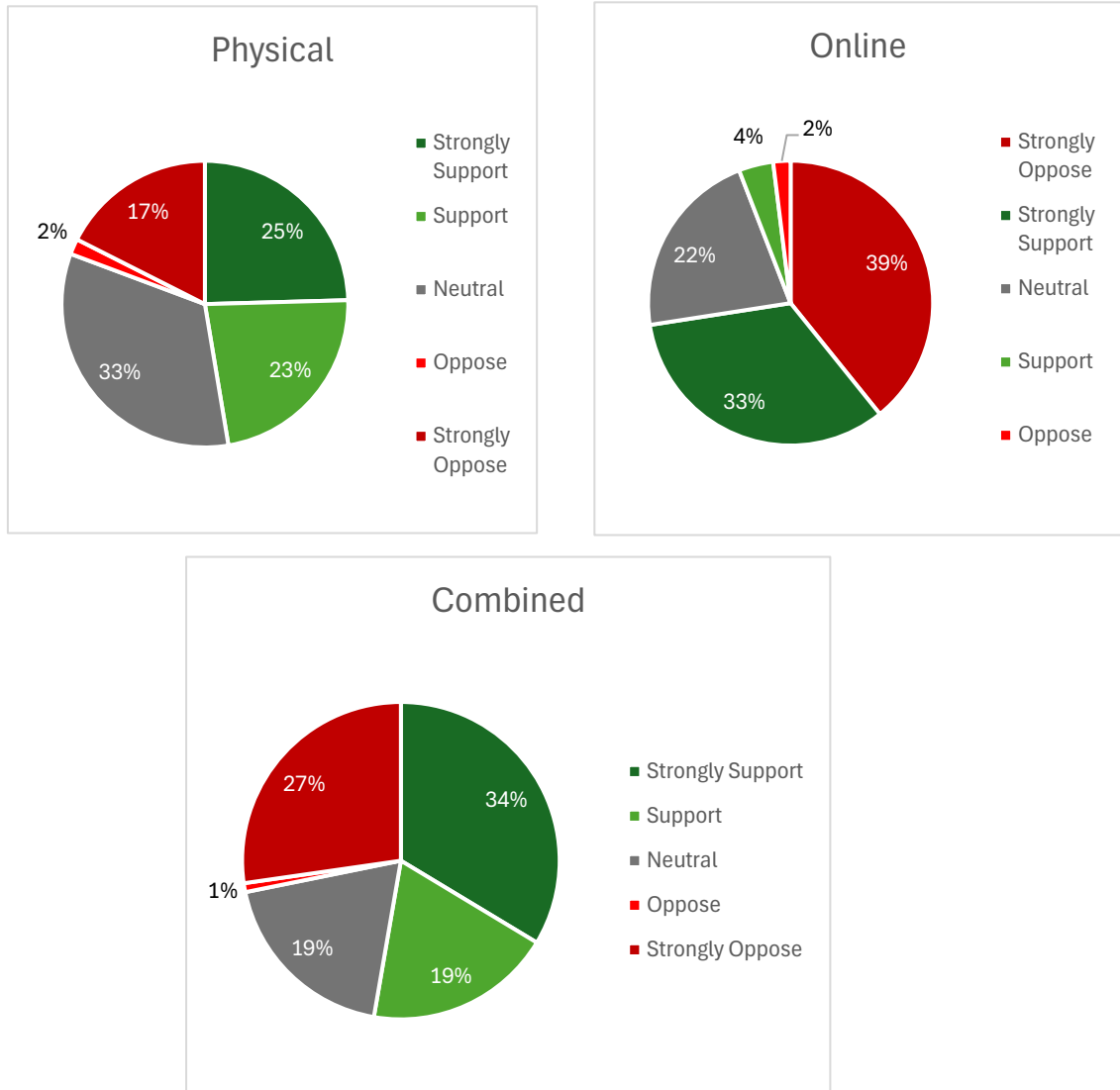
6. Do you support our proposals for active travel and sustainable transport?



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



8. Do you support our proposals to provide more than 52 hectares of accessible green spaces and deliver a Biodiversity Net Gain in excess of 10%?



9. Which aspects of the proposals do you like?

Physical Feedback

The most common positive themes included:

1. Green spaces & protection of woodlands
2. A new secondary school
3. Community spaces and walking/cycling routes

Example responses

- "Commitment to retain woods, trees, hedgerows."
- "The provision of a secondary school."
- "Green spaces. Sports facilities. Preserving heritage sites."
- "Community space- open and look to run classes and events for the local community, Pilates, fitness etc."

Online Feedback

The top three most common themes mentioned were:

- A new school
- Green spaces and protection of woodlands
- The community facilities, cafes, and amenities.

Example responses

- ““Southwater needs a secondary school.”
- ““The enhanced wildlife areas, such as around the woodland and wetlands.”
- ““Sports/schools and bus routes/cycle routes are good.”

Some also used this question to reflect their broader opposition to the principle of development

10. Which aspects of the proposals do you think could be improved?

Physical Responses

- Traffic & road congestion
- Gypsy & Traveller Site — strong objections and desire to relocate it
- Reduce scale or remove the development entirely
- Need for infrastructure: schools, doctors, dentists, parking, green buffers
- Environmental protection and retention of countryside

Example of answers:

- “The one road in and out must be addressed — huge congestion already.”
- “Move the gypsy site. Put it out of sight at the back of the development.”
- “Make the whole development much smaller or better still, don’t build it at all.”
- “Ensure green spaces are secured and maintained.”
- “Need more football and cricket pitches – future-proof it.”

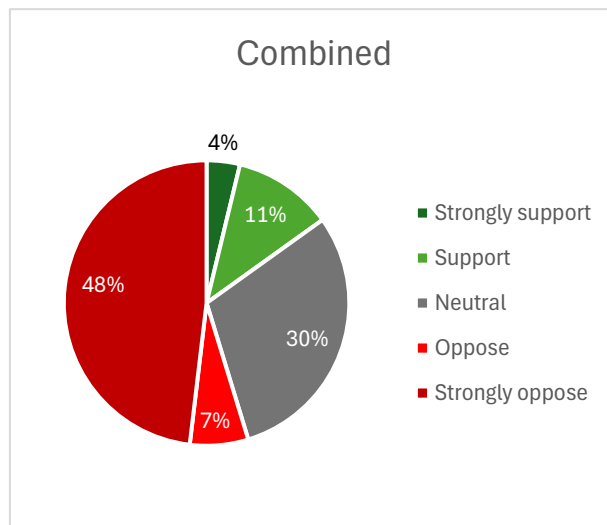
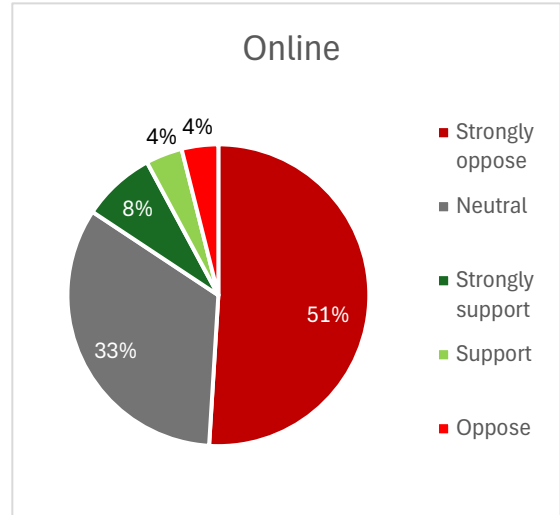
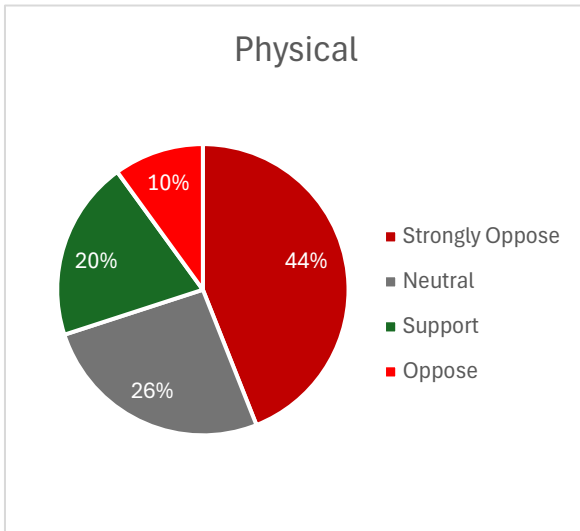
Online Responses

- Infrastructure (GPs, dentists, roads, water, sewers) is inadequate and must come first
- Strong opposition to the Gypsy & Traveller site and its location
- Environmental concerns — loss of green fields, wildlife, biodiversity corridors
- Scale of housing far beyond the Neighbourhood Plan / no need for more homes

Example of answers:

- “More emphasis on what infrastructure is going to be put in place...”
- “I hope the connection to worthing road will see the current traffic calming chevron removed and traffic lights at the junction instead. I also hope the traffic going into the site on the slip road will not back up to either hop oast or the phoenix tree roundabout.”
- “Ensuring affordable housing is offered for local people and the bus route is adjusted to serve the site”
- “Traveller site is a no no...”

11. Are you supportive of how the plans have been amended since the previous planning application?



12. Do you have any other comments on our proposals?

Below are the general themes that have arisen from the comments

Physical

- General opposition to housing
- Traffic and roads
- Opposition to Traveller/gypsy site
- Environmental loss / countryside
- Lack of infrastructure – GP, Dentist, etc
- Southwater's character being destroyed

Example of responses

- "It is inevitable that houses will be built, but why here, on this lovely open space... Southwater has already been built up heavily with houses upon house"
- "Our current infrastructure does not support more people and housing. Our roads cannot support more cars. ... Schools/GP Surgeries etc. can't cope as it is. You say you will build them but never do."
- "Gypsy site should be in the Shipley council land west of the southernmost roundabout on the A24."
- "We have amazing wildlife in the area which will be massively impacted"
- "...The proximity to Christ Hospital will inevitably increase traffic on Tower Hill, Two Mile Ash Road and Christ's Hospital Road."

Online

- General opposition to housing
- Opposition to the traveller's site
- Traffic
- Concerns about infrastructure capacity
- Loss of green space
- Feeling of inevitable development

Example of responses

- "There is no safe walking or cycling route from Southwater into Horsham"
- "It is not a nice welcome to the village and will cause a natural increase in crime and anti-social behaviour and make the area unsafe for children to play out."
- "The proposed development is on farmland, and I think it's important for national food security that we keep as much productive farmland as possible."
- "I would like the first phase to be the infrastructure of secondary school and sports pitches."

7. Response to Feedback

This section summarises the feedback received from the community during the consultation period and outlines how the Applicant has responded. It is structured around key themes that emerged from the comments, showing where concerns have been acknowledged and how they have influenced the proposals.

Feedback	Response
Gypsy site provision	<p>The delivery of five Gypsy and Traveller pitches in accordance with emerging Local Plan policy as part of the draft allocation. The pitches will be located in the north-western corner of the site and will be accessed entirely independently from the main development, via a dedicated left-in / left-out access arrangement off Worthing Road.</p>
Housing Need	<p>There is a significant need to boost the supply of new housing in Horsham both overall and in relation to affordable homes. The district's current housing land supply is just 1.7 years, and recent housing delivery is at 62% of targets. In relation to affordable housing there are 716 households waiting for accommodation as of April 2025.</p> <p>The application is seeking outline planning permission for approximately 1,000 dwellings (Use Class C3) alongside around 80 extra care units (Use Class C2) to help meet identified housing needs, including provision for older people. While some concerns were raised regarding the scale of development proposed in Southwater, the scheme is designed to deliver new homes alongside significant supporting infrastructure, including a new secondary school, a new primary school, employment land, and comprehensive structural landscaping — including appropriate landscape buffers around the proposed Gypsy and Traveller site — to ensure visual containment, integration with the wider masterplan, and protection of neighbouring amenity. This approach ensures that housing growth is accompanied by the facilities, services, and environmental mitigation required to support a sustainable and well-integrated new community.</p>

<p>Traffic and roads</p>	<p>Traffic and congestion, particularly along Worthing Road and at the Hop Oast Roundabout, were key concerns raised during the public consultation.</p> <p>In response, the proposals include a comprehensive package of highway improvements, comprising the signalisation of the Hop Oast Roundabout, the provision of a new connection from the site spine road to Two Mile Ash Road, and additional road safety and traffic-calming measures along Two Mile Ash Road and wider site.</p> <p>These measures are intended to manage vehicle movements associated with the proposed development and improve highway safety and accessibility for all users.</p> <p>The strategy is fully explained in the Transport Assessment.</p>
<p>Lack of Infrastructure</p>	<p>As part of the application, Berkeley will be required to provide contributions via either the Community Infrastructure Levy (CIL) or Section 106 to help enable new and/or improved local infrastructure to be provided.</p> <p>The Section 106 agreement will set out the contributions Berkeley will make to local services to mitigate the impact of this proposal. Where necessary, it can be prescriptive and specifically identify local services or facilities in need which receive part of the funds, or it can be more general.</p> <p>CIL and the Section 106 agreement are both enforceable by Horsham District Council and ensure that the developer cannot proceed without fulfilling these obligations at key stages of the development. It provides legal certainty that the promised benefits will be delivered as part of the planning consent.</p>
<p>Protecting Green Spaces</p>	<p>The protection and enhancement of green spaces was another key theme raised during the public consultation. As part of the proposals, approximately 59 hectares of public open space will be provided, including retained woodland, natural and semi-natural green space, amenity green space, parks and gardens, and children and youth play spaces (LAPs, LEAPs and a NEAP). Approximately 90% of the site's historic hedgerows will be retained, enhanced and integrated into the scheme. A 5km trim trail is proposed to link all green spaces across the site, alongside a design approach that prioritises safety, inclusivity and accessibility, ensuring outdoor spaces are welcoming and usable for all age groups, including girls and young people.</p>

8. Conclusion

A comprehensive process of pre-application community engagement has been undertaken to support the submission of the outline planning application at Land North West of Southwater.

A robust and policy compliant public consultation alongside a programme of meetings with elected representatives and local community stakeholders has been undertaken and the feedback has been fed into the development of the outline planning application.

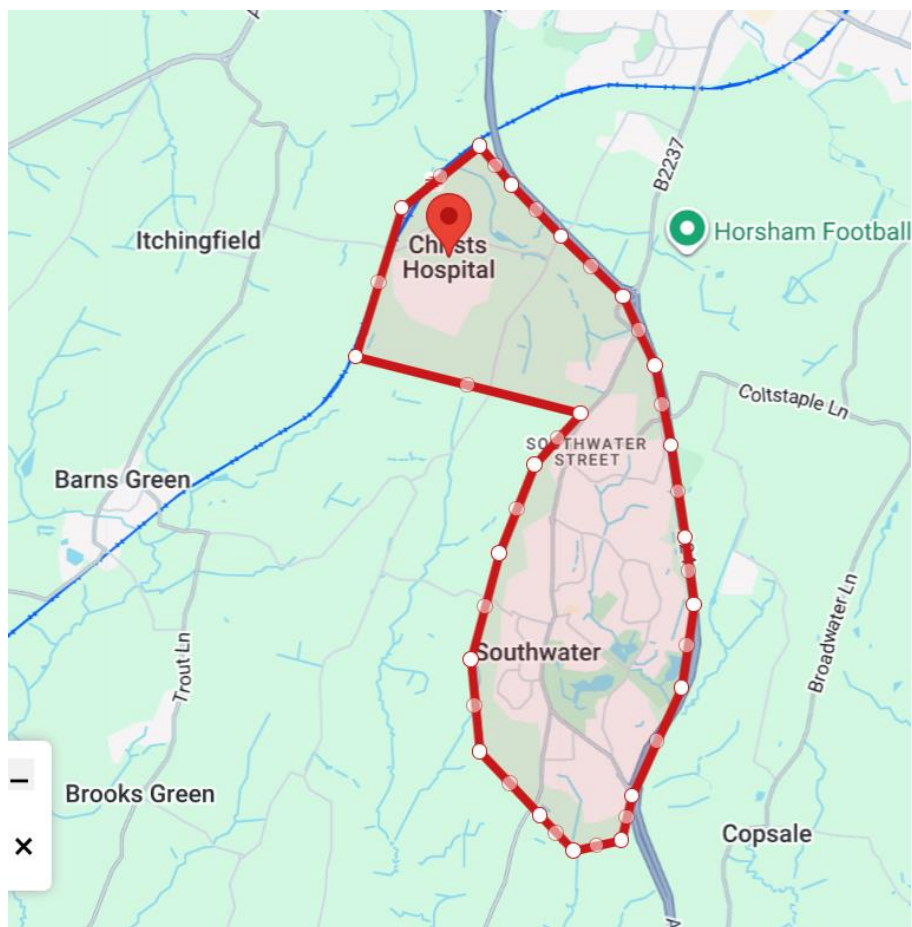
The Applicant has sought to deliver a final planning application which reflects the broad variety of consultation feedback received. This includes the feedback on the withdrawn planning application from 2022 as well as more recent feedback. The Applicant is confident that many of those concerns identified have been appropriately addressed through the development of the planning application or can be properly managed at the later stage Reserved Matters stages of the development process.

The project website remains live and will do so throughout the duration of the planning application so that local residents can continue to contact the project team if required.

The Applicant will continue to engage with the local community until the planning application has been determined, to ensure residents, stakeholders and community groups remain informed as the application progresses.

9. Appendices

Appendix A – Leaflet Distribution Area





Land North West of Southwater

PUBLIC CONSULTATION

BERKELEY HOMES is preparing an outline planning application based on a landscape-led masterplan to include a mix of new homes, business space, community facilities and infrastructure to the north west of Southwater.

We would like to invite you to review the emerging proposals on our website and / or attend a public consultation event to meet the project team, share your feedback and help shape the proposals before they are submitted to Horsham District Council early next year.

The emerging proposals aim to create a new neighbourhood to the north west of Southwater, in line with the policy for the site in the draft Horsham Local Plan. The proposals respond to feedback received from the previous 2022 application and include:



A mix of up to 1,000 new homes (reduced from 1,500 in the previous application), of which 35 per cent will be affordable. Housing for older people, including assisted living homes will also be provided.



The delivery of much-needed educational facilities including a new primary school and a new secondary school to be delivered in partnership with West Sussex County Council.



A landscape-led approach to the masterplan which will create new habitats and provide residents with easy access to over 40 acres (equivalent to approximately 26 football pitches) of green space with safe routes for walking and cycling.



New modern amenities that will complement the village including new business space near the A24, shops and co-working space, spaces for local community groups and additional sports pitches for Southwater Sports Club.



Retained and enhanced ecological habitats to result in significant improvements on site with at least a 10% biodiversity net gain.



A sustainable and welcoming community that prioritises active travel and public transport, provides energy-efficient homes, and enhances the natural environment.



Respecting local heritage and landscape assets by reducing the extent of development compared to the previous proposals and providing landscape buffers to nearby listed buildings in particular Great House Farmhouse.

PROPOSALS



THE DETAILS OF THE EVENT ARE:



DATE: Thursday, 13 November 2025



TIME: 16:00 - 20:00



LOCATION:

Southwater Sports Club,
Church Lane,
Southwater
RH13 9BT

ABOUT BERKELEY

Berkeley is a leading developer of homes and communities across London, the Midlands, and the South of England. Renowned for delivering award-winning developments, Berkeley consistently exceeds expectations in quality, design, and innovation.

At the heart of Berkeley's mission is a commitment to sustainability - creating the homes and neighbourhoods of tomorrow while safeguarding the needs of future generations.

Specialising in high quality sustainable, and nature-rich environments, Berkeley builds vibrant communities where people of all ages and backgrounds can enjoy a high quality of life.

Berkeley has a proven track record of delivering sustainable developments in Horsham District, including at Broadacres, Southwater where the key infrastructure has been delivered prior to the occupation of 50% of the homes.





THE SITE

The site covers around 141 hectares and includes one main site and two smaller nearby parcels of land.

The main site sits on the western edge of Southwater, while the two smaller areas are next to Christ's Hospital Station and south of Bonfire Hill and Church Lane. The site has been allocated for development in Horsham District Council's submitted Local Plan.



HOW TO CONTACT US?

-  southwaterconsultation.co.uk
-  info@southwaterconsultation.co.uk
-  Freepost CRATUS COMMUNICATIONS
(no further address details or stamp required)
-  0203 026 3143

We would be delighted to receive your feedback via our website and / or see you at our consultation event. If you cannot attend, you can get in touch with your questions and feedback below.



SCAN THE
QR CODE
TO VISIT
OUR
WEBSITE



Appendix C – Website (Homepage, Materials page, Digital Feedback form)



Land North West of Southwater Public Consultation

The Land North West of Southwater presents a unique opportunity to create a fantastic new place – delivering homes, jobs, and new green open spaces for all to enjoy.

Berkeley Homes is delighted to share draft proposals for a mix of new homes, business space, community facilities and green infrastructure to the north west of Southwater.

Our proposals respond to the Southwater Neighbourhood Plan and South Hants Local Plan, and the extensive feedback provided on the previous planning application submitted by Berkeley in 2022.

We'd like your feedback on the proposals before a planning application is submitted to Hants District Council in early 2026. We invite your feedback via this website and/or come and see the proposals at our public exhibition.

Date: Thursday, 13 November 2025
Time: 10:00 - 2:00
Location: Southwater Sports Club, Horsesham, RH13 9BT



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New community facilities
Including a much-needed new secondary school.

Landscape-led masterplan
With connected green spaces and routes for walking and cycling.

A mix of new homes
Including affordable homes and modern business space.

About Berkeley

Berkeley is a leading developer of homes and communities across London, the Midlands, and the South of England. Renowned for delivering award-winning developments, Berkeley consistently exceeds expectations in quality, design, and innovation.

At the heart of Berkeley's mission is a commitment to sustainability – creating the homes and neighbourhoods of tomorrow while safeguarding the needs of future generations. Specialising in high quality, sustainable, and mature-rich environments, Berkeley builds vibrant communities where people of all ages and backgrounds can enjoy a high quality of life.

Berkeley has a proven track record of delivering sustainable developments in Hants District, including at Broadboces, where the key infrastructure has been delivered prior to the occupation of 50% of the homes.

www.berkeleygroup.co.uk



CONTACT US

For general enquiries please use the contact form.

Tel: 0333 026 3143
Mail: Berkeley@Southwaterconsultation.co.uk
Email: info@southwaterconsultation.co.uk

Name*

Email*

Message*





The Site

A **connected new neighbourhood** delivering much-needed homes, community spaces, new facilities, and an enhanced natural environment.

The site covers around 141 hectares and includes one main site and two smaller nearby parcels of land. The main site sits at the edge of Southwater, while the two smaller areas are next to the east of Christ's Hospital station car park and south of Bonfire Hill and Church Lane.

Part of the site is allocated within the Southwater Neighbourhood Plan which was adopted in June 2021, meaning the site has been identified by the community as a suitable location for future development.

The wider site is allocated for a mixed-use development of approximately 1,000 homes and new infrastructure within the draft Horsham Local Plan and therefore the Council has identified this site as an acceptable location for sustainable growth.

In October 2022, Berkeley submitted an outline planning application for the site for up to 1,500 homes, educational facilities, sports pitches and community infrastructure. This application was subsequently withdrawn in February 2023.

Berkeley is now intending to submit a new planning application in early 2026 which responds to local feedback on the previous application and delivers on the vision to create a sustainable, vibrant new community in Southwater.



Masterplan

Guided by a landscape-led and heritage-led approach, the masterplan weaves nature into daily life, celebrates natural assets, and respects the historic character of the area.

Hover over the icons to view the tooltips



NEW HOMES

A mix of up to 1,000 new homes will be provided, of which 35 per cent will be affordable.

The homes will include a mix of private sale, shared ownership, including homes for key workers, and affordable rental. Housing will also be provided for older people including assisted living homes. Delivering these homes will meet an identified local need in Horsham District.



NEW SCHOOLS

A new primary and secondary school for local people.

We will facilitate the delivery of much-needed educational facilities, including a new primary school and a new secondary school to be delivered in partnership with West Sussex County Council. We are planning for the secondary school site to be available as part of the first phase of development by 2030.



NATURE AND GREEN SPACES

Our landscape-led proposals will create new habitats and give people easy access to green spaces.

The proposals will:

- Achieve at least a 10% net gain in biodiversity on site with retained and enhanced habitats including wetlands, hedgerows and native tree planting.
- Deliver over 52 hectares (equivalent to approximately 75 football pitches) of accessible open green space including children's play areas.
- Restore and respect areas of Ancient Woodland at Courtland Wood, Smith's Copse and Two Mile Ash Gill.
- Provide allotments and an orchard to support community food growing.
- Dedicated green routes for cycling and walking including improved public rights of way.



NEIGHBOURHOOD CENTRE AND COMMUNITY HUB

New spaces for local businesses, co-working and community uses will complement Southwater village and create local job opportunities.

A new community facility, which could be used by Southwater Scouts and other local groups, will be delivered whilst new sports pitches for football and cricket for Southwater Sports Club will also be provided. There are also opportunities for shared community use of the sports facilities associated with the new secondary school.

The historic barns at Great House Farm further present an opportunity for sensitive repurposing, in a way that respects the heritage significance of the area and provides space for community use and / or a local café.



ACTIVE AND SUSTAINABLE TRAVEL

Our proposals aim to support a modern and sustainable way of living where for many journeys the use of a private car will no longer be necessary.

This would include:

- A good range of amenities near to the homes to reduce the need to travel by car.
- Improved connections linking the development with Southwater, Christ's Hospital and Horsham.
- A new link road through the site to the Hop Oast Roundabout to minimise pressure on Worthing Road.
- Investment into local bus services to and from Horsham.
- Signification of the Hop Oast roundabout to provide safer crossing for pedestrians and cyclists.
- Improved and enhanced public rights of way including the Downs Link.
- Potential for car parking at Christ's Hospital station if future demand demonstrates it is needed.



SUSTAINABILITY

Our proposals will create a sustainable new community, with low-carbon homes, improved active travel opportunities, and enhancements to the natural environment.

Additional measures include:

- Energy efficient and well insulated homes to reduce energy use.
- Use of low carbon technology such as air source heat pumps rather than gas boilers.
- On site renewable energy generation through the use of photovoltaic panels.
- Energy efficient lighting & appliances.
- EV charging facilities and secure cycle storage for every home.
- Provision of separate waste bins within kitchens to promote the segregation of waste.
- Dedicated green routes for cycling and walking including improved public rights of way.



UMC Architects

NEW EMPLOYMENT SPACE

Our proposals include up to 4 hectares of new employment land to the north of the site, providing high-quality workspace for local and growing businesses.

The new employment area will accommodate a range of flexible unit sizes to support different business needs and create local job opportunities. This will help strengthen Southwater's economy, encourage investment, and provide space for people to live and work locally, reducing the need to travel further afield for employment opportunities.



Download Consultation boards here (PDF - 26mb)

- 1 Today's Event
- 2 Existing Features
- 3 Opportunities
- 4 A Vision for All
- 5 2021 Concept Framework
- 6 Neighborhood Evolution
- 7 Landscaped and Apartment
- 8 Heritage
- 9 Assessment
- 10 Community Infrastructure
- 11 Sustainable New Homes
- 12 Next Steps





Name*

Email*

Postcode*

1. How old are you?
 18-25
 26-40
 41-55
 56-70
 70+

2. Did you engage with us on the previous outline planning application for this site?
 Yes
 No

3. Do you support our proposals to provide a new primary school and a site for a new secondary school on the site?
 Strongly support
 Support
 Neutral
 Oppose
 Strongly oppose

4. Are you concerned about a lack of housing in your local area?
 Yes
 No
 I don't know

5. Are you concerned about friends or family being able to afford a home in your local area?
 Yes
 No
 I don't know

6. Do you support our proposals for active travel and sustainable transport?
 Strongly support
 Support
 Neutral
 Oppose
 Strongly oppose

7. Which local amenities would you like to see prioritised through the planning application?
 Cafes
 Co-working space
 Community space for local groups
 Shops
 Sports and recreation facilities
 Green spaces, community gardens and outdoor meeting places
 Allotments and orchards
 Play space

If there are other local amenities you would like to see prioritised, please specify

8. Do you support our proposals to provide more than 52 hectares of accessible green spaces and deliver a Biodiversity Net Gain in excess of 10%?
 Strongly support
 Support
 Neutral
 Oppose
 Strongly oppose

9. Which aspects of the proposals do you like?

10. Which aspects of the proposals do you think could be improved?

11. Are you supportive of how the plans have been amended since the previous planning application?
 Strongly support
 Support
 Neutral
 Oppose
 Strongly oppose

12. Do you have any other comments on our proposals?



Land North West of Southwater

FEEDBACK FORM



Thank you for taking the time to learn more about our new proposals for Land North West of Southwater. We welcome your views as we continue to develop our proposals ahead of submitting a planning application early next year.

Name: Postcode:
Email:

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- 18-25 26-40 41-55
 56-70 70+

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- Strongly support Support Neutral
 Oppose Strongly oppose

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- Yes No I don't know

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- Strongly support Support Neutral
 Oppose Strongly oppose

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- Cafes Shops Green spaces, community gardens and outdoor meeting places Allotments and orchards
 Co-working space Sports and recreation facilities Play space
 Community space for local groups Other (please specify)

8. Do you support our proposals to provide more than 52 hectares of accessible green spaces and deliver a Biodiversity Net Gain in excess of 10%?

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 Oppose Strongly oppose

9. Which aspects of the proposals do you like?

10. Which aspects of the proposals do you think could be improved?




11. Are you supportive of how the plans have been amended since the previous planning application?

- Strongly support Support Neutral
 Oppose Strongly oppose

12. Do you have any other comments on our proposals?

HOW TO CONTACT US?

If you have any questions or would like to get in contact with us you can do so in the following ways:

-  southwaterconsultation.co.uk
-  info@southwaterconsultation.co.uk
-  Freepost CRATUS COMMUNICATIONS
(no further address details or stamp required)



Data will be collected and held securely by Cratus Group Ltd on behalf of Berkeley in accordance with the latest GDPR standards. Anonymised comments may be passed onto the Local Planning Authority as part of a future application.





Name*

Email*

Postcode*

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 56-70
 70+

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 Oppose
 Strongly oppose

12. Do you have any other comments on our proposals?

Appendix E - Exhibition Boards

5 2025 Concept Framework

Landscape-led design celebrating & protecting the site's natural assets

Protecting Great House Farmhouse setting & other heritage assets

A central green spine connecting distinct character areas

Provide green infrastructure, pedestrian and cyclist routes

NEW HOMES
To include new low cost homes for rent and shared ownership (LSCRO) and new build houses and flats (LSCRO).

EDUCATION
A new primary school and a new school.

EMPLOYMENT
Up to 100 jobs, employment opportunities.

NEIGHBOURHOOD CENTRE
A community hub which could host a variety of services and a necessary facilities. This would be a key asset for the area.

PUBLIC OPEN SPACE
To be a mix of open spaces to cater for all ages and groups. To be a mix of open spaces to cater for all ages and groups. To be a mix of open spaces to cater for all ages and groups.

SPORTS TRAVELLER PITCHES
To be a mix of open spaces to cater for all ages and groups. To be a mix of open spaces to cater for all ages and groups.

ALLOTMENTS
To be a mix of open spaces to cater for all ages and groups. To be a mix of open spaces to cater for all ages and groups.

6 Masterplan Evolution

A summary of the key feedback received since 2022 and how the updated 2025 masterplan responds to it.

PLANNING POLICY	HERITAGE & ARCHAEOLOGY	MOVEMENT	LANDSCAPE	CONSERVING & ENHANCING NATURE	DESIGN
Respond to the requirements of the Local Plan (LTP) and the National Planning Policy Framework (NPPF).	Protect important heritage assets of the area, such as the medieval walls of Great House Farmhouse, the Great House Farmhouse and the site.	Improving walking, cycling, pedestrian routes and public transport connections. Protect the character of the area and enhance the public realm.	Protect the green landscape character, enhance existing hedgerows, mature trees and planting along the edge of the site.	Protecting existing habitats and enhancing biodiversity and green infrastructure.	Create a sense of place, enhance the public realm and heritage assets, and enhance the public realm.
Align framework that aligns and responds to the requirements of the Local Plan (LTP) and the National Planning Policy Framework (NPPF).	Reduce development and construction in areas of high heritage value, such as the medieval walls of Great House Farmhouse.	New walking, cycling routes and public transport connections. Protect the character of the area and enhance the public realm.	Protect the green landscape character, enhance existing hedgerows, mature trees and planting along the edge of the site.	Protecting existing habitats and enhancing biodiversity and green infrastructure.	A connected neighbourhood supporting the local economy and heritage assets, and enhancing the public realm.

Masterplan Evolution from 2022 to 2025

Key changes that have been made to the masterplan since 2022 responding to community, stakeholder and planning officer feedback.

Less Development
20% reduction in development.

Heritage-led
Protecting heritage assets and enhancing the public realm.

20-50m
Protecting the green landscape character and enhancing biodiversity.

Heritage-led
Protecting heritage assets and enhancing the public realm.

20-50m
Protecting the green landscape character and enhancing biodiversity.

7 Landscape-led Approach

The masterplan is shaped by Southwater's rich and distinctive landscape. It builds on existing natural features, enhancing green assets, strengthening habitats, and creating new connections to celebrate the area's unique character and sense of place.

53 hectares of open spaces (equivalent to 75 football pitches)

OPEN SPACE STRATEGY

1 HEDGEROWS
Over 90% of the historic hedgerows are protected and enhanced using Southwater's rural character. These green corridors connect habitats, support wildlife and help define the new neighbourhoods.

2 GREEN LINKS & BUFFERS
Wide green buffers to connect corridors protect trees, woodlands and habitats while managing water naturally. They provide space for wildlife, recreation and sustainable travel across the masterplan.

3 WESTERN EDGE
A sensitive rural edge retains access to the open countryside and reinforces the area's green character. Low-density homes and planting create a soft transition to the wider landscape.

4 PLAY AND SPORTS
New green play spaces and sports pitches for all ages sit within the landscape, with shared community use of school facilities providing practical opportunities for activity and wellbeing.



8 Heritage



Understanding and protecting Southwater's heritage.

The plan opposite highlights key heritage features: listed buildings, key views and historic boundaries.

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

Heritage Assets & Sensitive Sites
Great House Farmhouse
Christ's Hospital Tower
Archaeological Site
Existing hedge
Area of particular beauty heritage sensitivity

Hedgerows & Woodlands
Celebrate the mature woodlands and network of hedgerows that define the historic fabric across the site.

Downs Link
Promote safe connections and protect the character of important walking and cycling routes.

Existing Archaeological Features
Primarily retained and celebrated within the masterplan as part of public realm and landscape.



9 Movement



A connected, sustainable place.

Connecting homes, schools, and green spaces through safe walking, cycling, and bus routes. The plan opposite shows how the masterplan encourages sustainable travel, with safe, new and improved streets and routes connecting to the wider surrounding.

1 Primary Street

Connects the A24 to the neighbourhood to Worthing Road through the neighbourhood, providing access to the employment area, secondary school and nearby local facilities.

2 Secondary Streets

Link the primary street with surrounding neighbourhood, connecting to the local bus and the Southwater roundabout. Designed with cycle lanes and potential for future bus services.

3 Tertiary Streets

Traditional, two-lane residential lanes that create quieter neighbourhood streets without green-waiting, providing access to one homes and reinforcing the rural character of the neighbourhood.

Walking & Cycling Routes

Public Rights of Way and bridges are enhanced and extended to create a continuous network that prioritises walking and cycling. These routes provide water connections to Church Hospital, Lister Square and the surrounding countryside, linking new neighbourhoods seamlessly with the existing community.

Bus routes

Bus services are proposed to loop through the new neighbourhood, connecting to the new school, neighbourhood centre and employment area to Southwater and Trusham.



10 Community Infrastructure



A balanced and vibrant neighbourhood.

Creating a healthy, well-connected community with schools, community facilities, a neighbourhood centre, employment spaces, travel pitches, and sports areas designed to serve both new and existing Southwater residents.

New Schools

Primary, secondary and nursery school for new and existing residents of Southwater.

Neighbourhood Centre

A small scale neighbourhood focused centre that delivers key services, enables retail and community uses for new and existing residents, complementing nearby Lister Square.

Employment Site

Up to 4 hectares of employment land enabling new job opportunities.

Gypsy & Traveller Pitches

Gypsy and traveller pitches in line with the current Local Plan requirements.

Play & Sport Pitches

A variety of new local and neighbourhood play spaces, playable landscapes, and sports facilities, including new football pitches and a cricket pitch.

Barns for Community Uses

The existing barn south of Great House Farmhouse to be retained and refurbished to accommodate community uses.



11 Sustainable New Homes

A new neighbourhood featuring a mix of high-quality homes for all ages, designed to sit naturally within the landscape. Every home will have nature on its doorstep, reflecting a strong commitment to design quality, local character, and sustainable living.



Our Proposals will provide a wide range of low carbon homes designed to meet local needs

- Up to 1,000 new homes of which 35% will be affordable, including 450 allocated in Southwater Neighbourhood Plan.
- A mix of rented, shared ownership and discount market homes.
- Housing for older people, families and key workers.



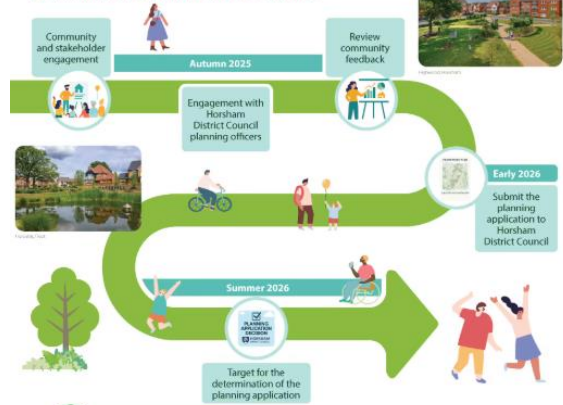
Sustainability Features

- Fabric first approach in the construction of homes with high standards of insulation and glazing.
- Use of low carbon technology such as air source heat pumps rather than gas boilers.
- Energy efficient lighting and appliances.
- EV charging facilities and secure cycle storage for every home.
- Mix of amenities to reduce travel demand.
- Provision of separate waste bins within kitchens to promote the segregation of waste.
- Dedicated green routes for cycling and walking including improved public rights of way and road crossings.
- Investment in local public transport services, including new bus stops.



12 Next Steps...

Thank you for taking the time to view our updated proposals for Land North West of Southwater.



YOUR FEEDBACK

We're grateful for your feedback. If you'd like to get in touch with us to discuss the proposals in more detail you can contact us in the following ways:

- info@southwaterconsultation.co.uk
- 0203 926 3143
- southwaterconsultation.co.uk

