

Campsfield

Southwater

"Campsfield will be a natural extension to Southwater providing a bespoke collection of new homes sustainably located and set within a mature woodland setting which meets the needs of residents and wildlife alike."

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Councillor Briefing Note

August 2025

HDC Application Reference:
DC/25/0102

miller homes



Proposed Development

This brochure has been produced on behalf of Miller Homes to provide you with a summary of their outline planning application for development at Campsfield ahead of your consideration of the application at planning committee on the 19th August.

We are delighted that your Officer's are **recommending approval** of our outline application for up to 82 Homes with a mix of 1, 2, 3 and 4-bedroom properties, and 35% affordable housing set within a high-quality landscaped environment that acts as a natural extension to Southwater.

Vehicular and pedestrian access will utilise the existing access on Mulberry Fields.

Your officer's positive recommendation comes following extensive dialogue with them and technical consultees to proactively address any concerns raised.

Significant changes were made to the outline proposals since their initial submission to improve the quality and connectivity of the new public open space including providing a greater green buffer to the southern edge of the development.



Top: Photos of site as existing

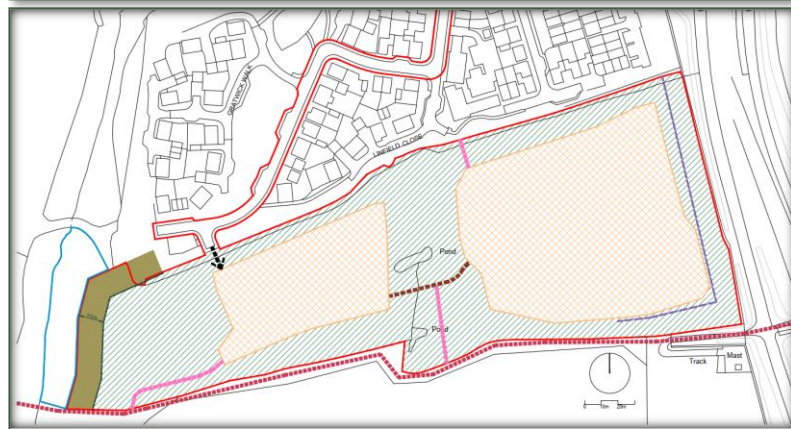
Bottom: Site Constraints plan



Site Benefits

The proposals before you deliver:

- Up to **82 new homes**, including up to **29 affordable homes** (35%) to help your district provide the homes it needs in a **highly sustainable location**.
- Retention of the vast majority of important boundary vegetation, supplemented with **significant levels of new planting**.
- **Protection of important Ancient Woodland** habitat with inclusion of large buffers.
- **Significant biodiversity net gain** provided via a combination of on-site enhancements and local enhancements on land to the south of the site.
- New access for all residents to the public rights of way network and **nearly 2ha of new open spaces, including play spaces**, proposed on site.
- **Robust drainage strategy** utilising drainage basins which limit water discharge from the site to current run-off rates.
- **Water neutrality achieved** via implementation of strong water saving measures and on-site water abstraction using new Boreholes which benefit from a license from the EA.
- **Contributions towards Local Infrastructure** via CIL.



Top: Indicative site masterplan showing how site could be developed

Bottom: Site parameter plan for which approval is sought



Accessible Location

The site is in a highly accessible and sustainable location, being located on the edge of Southwater, adjacent to the settlement edge.

- Capacity of local junctions tested and found to be acceptable and verified by the Highways Authority.
- Site access utilises existing turning head at end of Mulberry Fields, meaning extent of works on highway is limited.
- Within walking and cycling distance of local facilities and a highly permeable layout to encourage walking and cycling.
- Close to Public Right of Way footpath network providing pedestrian access to local facilities and the wider countryside for new and existing residents.
- Travel Plan will be developed to further incentivise active travel.
- Early consideration of construction routing to minimise disturbance to nearby residents, which will be supplemented by further information within a Construction Management Plan to be secured by condition.

Amenity	Distance from Site Access	Walking Time (80m per minute)	Cycle Time (250m per minute)
Bus Stops (Cripplegate Corner)	650m	8 minutes	3 minutes
Southwater Country Park	1km	12.5 minutes	4 minutes
Dinosaur Island Playground	1.5km	19 minutes	6 minutes
The Village Surgery	2km	25 minutes	8 minutes
Boots Pharmacy	2km	25 minutes	8 minutes
Southwater Library	2km	25 minutes	8 minutes
Local shops and restaurants (inc. Dominoes, The Little Tea House, The Lintot)	2km	25 minutes	8 minutes
Southwater Village Hall	2km	25 minutes	8 minutes
Co-op	2km	25 minutes	8 minutes
The Topsy Fox	2km	25 minutes	8 minutes
Dog Walking field	2.5km	32 minutes	10 minutes
Holy Innocents Parish Church	2.5km	32 minutes	10 minutes
Southwater Sports Club	2.5km	32 minutes	10 minutes
Southwater Infant Academy	2.5km	32 minutes	10 minutes
Texaco (Petrol Station)	2.5km	32 minutes	10 minutes
Southwater Junior Academy	2.5km	32 minutes	10 minutes
Castlewood Primary School	3km	37.5 minutes	12 minutes
Christ Hospital Train Station	6km	-	24 minutes
Horsham	7km	-	28 minutes
Horsham Train Station	8km	-	32 minutes



Summary

We're pleased that the proposals before you are **supported by your Officers**. Furthermore, there is **no objection** from the Highways Authority and Lead Local Flood Authority (subject to appropriate conditions).

Your officers also confirm that the development meets the criteria of your Facilitating Appropriate Development document used to steer development to the best locations.

The Proposals deliver **acutely needed new homes**, including policy compliant levels of **affordable homes** to help your district provide places for people to live. The proposals do this whilst **respecting the local character of the area** and being located in a **sustainable location** on the edge of Southwater.

We hope that this document has been helpful in summarising some of the key benefits of the proposals.

We look forward to attending planning committee on the 19th August where we hope you will support your officer's recommendation and **vote to grant permission** for our proposed development of up to 82 much needed new homes.



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