

# Bellway

Land to the East of  
**shipley road**  
Southwater

Design & Access Statement  
October 2025



102108-BEL-SL-DAS [FINAL]



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Providing the information required by:

THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015, SECTION 9: "DESIGN AND ACCESS STATEMENTS" [\[LINK\]](#).

NATIONAL PLANNING PRACTICE GUIDANCE: MAKING AN APPLICATION, PARAGRAPH 031 (2014): "DESIGN AND ACCESS STATEMENT" [\[LINK\]](#).

BUILDING FOR A HEALTHY LIFE (2020) (BHL) [\[LINK\]](#). [NB some BHL responses are in 2 parts - indicated by brackets].

THE NATIONAL DESIGN GUIDE (2021) [\[LINK\]](#).



# introduction

## Our Vision:

*“Delivering the aspirations of the Outline: a new accessible, sensitive and sustainable urban extension, delivering attractive new homes with a community focus”*



Bellway Homes is seeking Reserved Matters Planning Permission, from Horsham District Council, for a residential development of 73 homes located at Shipley Road, Southwater.

*Reserved matters application for the erection of up to 73no. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/21/2180, relating to layout, scale, appearance and landscaping.*

This planning application has been prepared by a comprehensive Professional Team across a range of disciplines, including the following contributors to this Design and Access Statement:

▫️ Urban Design & Architecture:  
▫️ Landscape & Ecology:  
▫️ Arboriculture:  
▫️ Planning:  
▫️ Transport & Highways:

**DHA Architecture**  
**Allen Pyke**  
**Keen Consultants**  
**Savills**  
**Ardent**

In developing this site, Bellway Homes is seeking to create a new environment which enhances both the landscape and the built character of the neighbourhood, delivering sustainable development for Southwater.

In the following chapters we illustrate our design principles and concepts for the new development: the memorable, legible masterplan, safe and accessible movement network, characterful landscaping, and distinctive, contextual architectural language and materials palette.

Bellway Homes is proud of these high-quality proposals and is committed to carrying out this exemplar development.

A total of  
73  
new homes...  
...including  
29  
affordable homes





ref.3: CGI showing the public greenspace to the North East of the site

bringing our vision to life

... with distinctive placemaking  
to establish a strong  
sense of ownership  
... using traditional  
materials for a long  
maintenance-free  
lifespan

... inspired by Southwater's  
unique characteristics  
... designed to become an  
established part of the  
town

... with a welcoming character  
& identity  
... and a considered,  
contextual design  
response to this  
unique site

Context

Made to last

Enhances the  
surroundings

Identity

Attractive and  
distinctive

Built Form

A coherent  
pattern of  
development

Accessible and  
easy to move  
around

Movement

Enhanced  
pedestrian  
and cycle  
links

... providing a legible,  
connected movement  
network through & beyond  
the development

... creating an accessible,  
compact, walkable  
neighbourhood  
... with streets & spaces  
designed with trees & soft  
landscaping as part of their  
character

National  
Design  
Guide

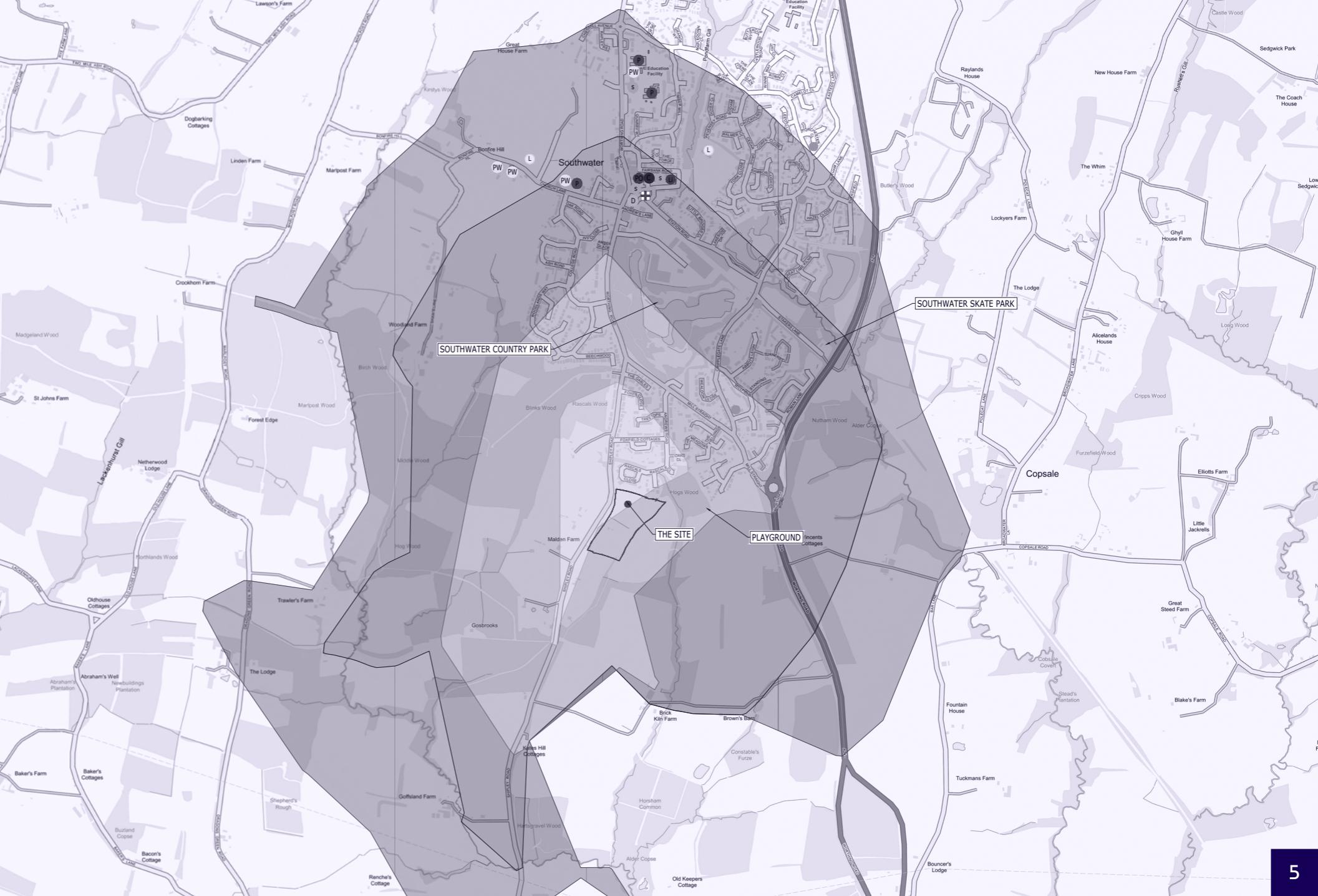
# bringing our vision to life



# context of the development

*“The steps taken to appraise the context of the development, and how the design of the development takes that context into account”*

*The Town and Country Planning (Development Management Procedure) (England) Order 2015 para. 9.(3)(b)*



# wider setting of the application site

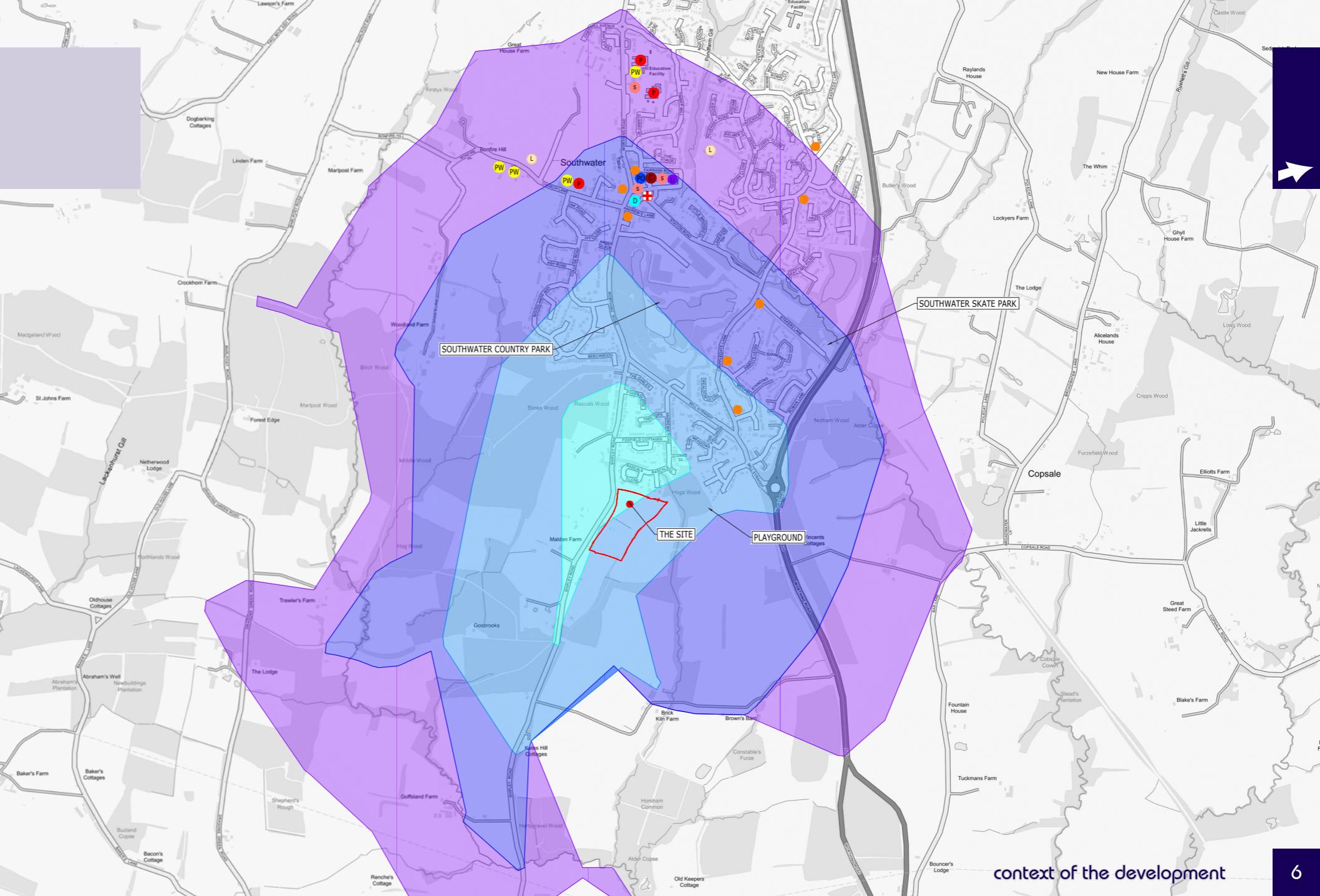
Prepared by Ardent



## Walking, Cycling & Public Transport

...being the attractive choices for short trips  
- improving physical health and the local environment, reducing congestion, pollution and carbon emissions.

P	PRIMARY SCHOOL
PO	POST OFFICE
S	SUPERMARKET / SHOP
L	LEISURE CENTRE
Li	LIBRARY
D	DENTIST
C	CHEMIST
PW	PLACE OF WORSHIP
MC	MEDICAL CENTRE
BS	BUS STOP
500m WALKING CATCHMENT	
1000m WALKING CATCHMENT	
1500m WALKING CATCHMENT	
2000m WALKING CATCHMENT	



ref.5:

Southwater's  
Townscape Context

ref.5-6

ref.4

ref.1-2

ref.3

Application  
Site



## The Inspiring Local Townscape Context

We are committed to creating a new built environment which will be distinctively "of Southwater".

This part of Southwater has a vast array of architectural styles and characteristics, comprising of relatively recent housing developments and later 20th century style cottages and semi-detached housing. The local streets of Southwater can be some sources of inspiration and stimulus to deliver a design solution for this development which reflects and responds to what is particularly characterful and recognisable about this neighbourhood.

These inspiring streets, spaces, buildings and materials are illustrated overleaf.



## 2.0 SITE APPRAISAL

### 2.1 SITE DESCRIPTION

The application site is located on Shipley Road, in the parish of Shipley but immediately abutting Southwater. The site has two possible pedestrian routes connecting it to the village centre in Southwater. The village is a great base for families having a large country park with several play areas, and is on the downs link bridleway route for walking and cycling.

The site is currently comprised of a small cluster of existing buildings, adjacent to the trees and hedgerow located in the centre of the site. The site is currently accessed via a small gravel entrance drive from Shipley Road.

The application site is approximately 4.158Ha, being roughly rectangular in scale. The site topography falls from the western to eastern boundary, with a fall of just over 4m.

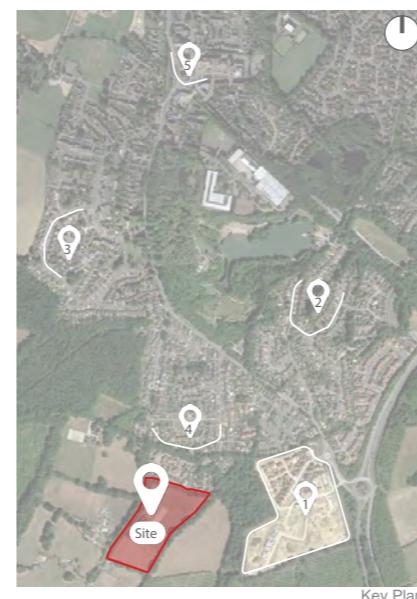
The site is well screened by trees and hedgerows to all boundaries. There are also significant individual trees located in the centre of the site. To the north east of the site is an area of ancient woodland which separates the site from residential developments to the east. To the south and east of the site are open fields and farmland. A series of large detached properties are located to the west of the site along Shipley Road.

The landscape features will be retained and improved where possible in the illustrative site layout. Further information provided in the accompanying Arboricultural Report.

### 2.2 SURROUNDING CHARACTER

The land around the site along Shipley Lane is characterised by residential development of varying styles and open land with equestrian/agricultural uses. The land to the north and east of the site has an established residential use including the recently extended Rascals Close and a large housing development consisting of 193 dwellings currently under construction by Miller Homes.

Southwater itself comprises of a vast array of architectural styles and continues to grow. To the right are a series of images taken from around Southwater which demonstrate the varied architectural character the village possesses.



1 - The new development to the east of the site comprises of weatherboard, tile hanging, red brick and plain tile roofs. The varied elevational treatments reflect the varied character of the area.



2 - Cripplegate Lane comprises of predominantly semi-detached residential dwellings, and details include brick quoining, first floor rendered frontages, and brick band detailing.



3 - Woodlands Way contains a mix of two storey houses and bungalows typically with frontages made from weatherboarding and red brick. The variation in scale only emphasises the varied character within Southwater.



4 - Foxfield Cottages comprise of architectural features such as eaves at first floor window head level to minimise scale, and predominantly red brick frontages along with an open green space in front of the dwellings to provide a good level of amenity.



5 - The centre of Southwater provides a good level of amenities within close proximity including pubs, retail units, and a leisure centre. The architectural styles of these typologies differ greatly and provide a varied character within the village centre.

1 Rascals Close to the immediate north of the application site is a relatively recent housing development, typical of Southwater's expansion

Landscaping is becoming established with front garden hedges and shrub beds

A paved courtyard character to some areas

Architectural vernacular is traditional with a "cottage" typology: each street has variety, 2- and 2½-storey houses, prominent gables, tile hanging with feature club tiling, casement windows with brick arched headers

2 The eastern end of Rascals Close is a little older with a more cohesive character

The houses are arranged around groups of mature and maturing trees

Dark window frames, tiling and deep porches make the street appear dated, but it is well maintained and a good living environment

3 Centenary Road estate, a short distance to the east of the application site, maintains similar design characteristics and materiality to Rascals Close

Principle street through the neighbourhood includes a verge and street trees - most of the roads are more "standardised" in form

A strong rhythm of gables along the principal road, and a mix of materials including dark weatherboarding and light render to punctuate key locations and add visual interest - splay bays are also a feature of this scheme

4 The approach to the development along Shipley Road, in the context of which the proposals will most readily be experienced, includes some of Southwater's occasional more historic buildings:

Postwar semi-detached dwellings in brown brick with distinctive red brick detailing - flat-fronted with (originally) minimal projections

Early 20th-century semi-detached villas in red brick with splay bays, arched porch, sash windows with stone cills

5 Southwater's later 20th-century expansion, throughout the expanded village is generally characterised by traditional cottage-style dwellings, which are consistent with some of the village's quite sparse historic buildings

Station Road includes one of these more historic townscapes - regular semi-detached dwellings in brown brick with red brick detailing, splay bays, sash windows and slate roofs

6 Some of Southwater's other historic precedent is located along the original Worthing Road:

Red brick cottages with black and white timberwork, roofscape dormers and distinctive brick and stone headers

Timber-clad cottages

Red brick detached house with splay bays, sash windows and roofscape dormer





## The Inspiring Local Landscape Context

We are committed to creating green and blue infrastructure which will be distinctively “of Southwater”.

Southwater's character is also embodied by its open spaces and landscape elements of its immediate and wider landscape setting.



The Horsham District Council (2003) Landscape Character Assessment locates the site and its setting within LCA G4 Southwater and Shipley Wooded Farmlands. Key inspiring characteristics of which include;

- Gently undulating strongly wooded landscape
- Many small to medium size woodland blocks enclosing an irregular pattern of pasture fields
- Small hamlets and isolated farms
- Local mix of traditional building materials, brick, tile hanging and Horsham stone slabs.

A selection of images typical of the surrounding landscape, showing the gently undulating landscape with many small woodlands and mature hedgerows.

# particular characteristics of the application site

- ... and identifying, understanding and responding to the opportunities and the constraints
- ... through which the development will make the most of the site's green and blue assets, topography, views and connections



# outline planning permission

Application Ref: DC/21/2180

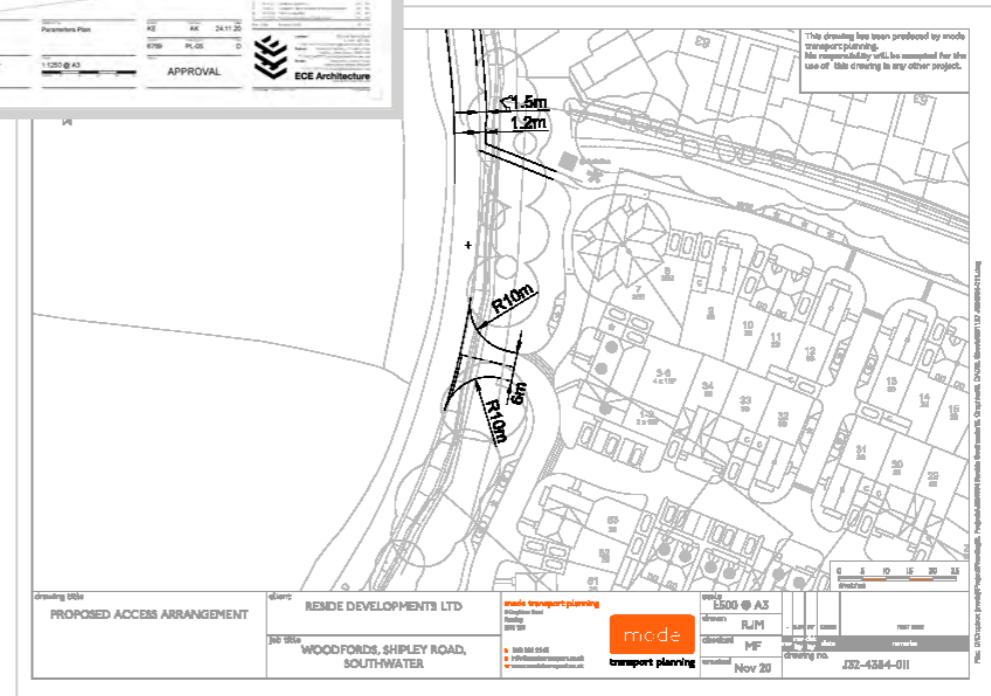
'Outline application for the erection of up to 73 new dwellings (up to 100% affordable housing) and retention of existing farmhouse building, associated public open space, landscaping, drainage and highway infrastructure works, including vehicular access from Shipley Road, with all matters reserved except for access.'

Date of Approval: 11/07/2024

Condition 1 of the Outline requires the development to be in accordance with the following approved plans:

- Location Plan (PL-04)
- Parameters Plan (PL-05)
- Proposed access arrangement (J32-4384-011)
- Site access arrangement and visibility splays (J32-4384-005)
- Proposed Pedestrian Crossing Improvements (J32-4384-012)
- Vehicle Swept Path Analysis (J32-4384-017)
- Proposed Shipley Road Footway at Tanglewood and Reksley (J32-4384-015)
- Vehicle Swept Path Analysis at Shipley Road / Mill Straight Junction (J32-4384-016 REV A)

The Section 106 Agreement specifies the mix of affordable dwellings amongst other matters.



## 2.11 OPPORTUNITIES AND CONSTRAINTS SUMMARY

An analysis has been carried out for the planning application area to determine both constraints to the proposed development and beneficial elements that can be exploited or maximised.

The following are considered to represent the key opportunities and constraints:

### OPPORTUNITIES

- The existing boundary vegetation of the site should be retained, reinforced and enhanced to help soften and break up views towards the proposed built forms. This will help create a defensible green boundary.
- The landscape framework allows for green and open space to be located centrally within the development. This will help to reduce the density of the development, strengthen green infrastructure and enhance the integration of built form within the landscape.
- The landscape framework surrounding the boundaries of the site could be used to incorporate a significant range of ecological, sustainable drainage and public open space enhancement measures.
- The site benefits from the ability to create a suitable and safe vehicular access point to Shipley Road for the quantum of development proposed;
- Opportunity to retain and enhance the existing farmhouse.
- A network of linked internal pedestrian and cycle routes can be created between managed public open spaces and to the site boundaries for future linkages to the wider development opportunity;
- A range of opportunities exist for sustainable initiatives with the site; the location benefits from uninterrupted natural light and generous natural and green open spaces;

- The site is sustainably located, being within walking distance of Southwater village centre.
- The site is in a sustainable location for a range of local facilities and services;
- The enclosed nature of the site provides an opportunity for pedestrian-led shared surfaces within the development.

### CONSTRAINTS

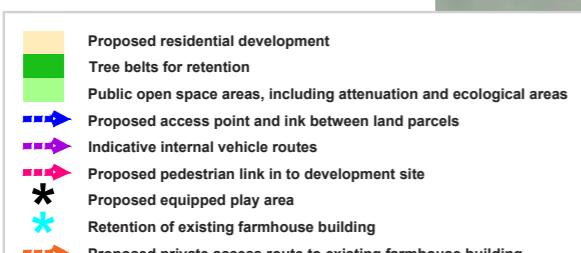
- Existing hedgerows and trees on-site are established and should be retained wherever possible;
- The scheme will need to sit comfortably with both surrounding countryside and housing development on the northern boundary.
- The design approach for the overall site will need to be considered both holistically and to create a distinct sense of identity for the separate development parcels;
- Dwellings backing onto green spaces and the surrounding roads should be avoided.
- The trees along the northern boundary are under a Tree Preservation Order and will need to be carefully considered during the design process.
- Ancient Woodland is located adjacent to the north east corner of the site.



► The Outline establishes general constraints and opportunities which these evolving proposals have taken into consideration.

► Additional surveys have been undertaken to ensure the application proposals fully account for the topographic, arboriculture and services status of the application site.

- The approved Parameters Plan establishes general access principles, and the development and greenspace zones.
- The Bellway proposals seek to accord with these principles as much as possible - some variance is being considered to ensure a high quality development is delivered, as illustrated in the following chapters.



ECE Architecture



## Making the Most of What's There & Natural Green Connections:

Approved main vehicular access point from Shipley Road

Visual connections through the centre of the site

Existing neighbours to which the development must be sensitive - to the north of the application site

Potential location for SuDS at lowest point

Ancient woodland bordering the site to the North-East, nearby development must remain sensitive

Existing farmhouse - building to be retained

Existing farmhouse - surrounding land and hardstanding to be removed

High quality trees and hedges to retain and integrate within new greenspace

Location of potential proposed equipped play area, as approved

Sensitive edge to bordering countryside



ref.9:

## Making the Most of What's There & Green Connections

## context of the development

ref.10:

## Connections, Travel Routes, Facilities & Services

### Walking, Cycling, Public Transport, & Natural [Travel] Connections:

Pedestrian desire lines/potential routes through site



Vehicular and pedestrian connection to existing property



Connection between the north and south portions of site



Main vehicular access point into the development from Shipley Road



Main pedestrian access into the proposed development



### Facilities & Services:

Pedestrian and vehicular route towards Southwater, via Shipley Road



Pedestrian and vehicular route towards Shipley and other surrounding small villages, via Shipley Road



# how the design takes this context into account





## Making the Most of What's There

...and evolving our shared vision that celebrates the existing assets on and beyond the site.

Opportunities to integrate existing features of value - natural or manmade, on or beyond the site:

- Visual connections into, out, through and beyond the site.
- Open views of the new public opens space which the new homes can address and benefit from.
- High quality trees to retain and integrate within new greenspace.
- High quality hedges - opportunity to retain and integrate within new greenspace.
- Existing ancient woodland to be protected with the appropriate buffers. .

Understanding the opportunities and constraints:

- Managed landscaped privacy buffer to neighbouring dwellings.
- Sensitive buffer between the existing property and the new development
- New trees as a key element of the landscape design for the greenspace and public realm.
- Sustainable drainage to also enhance greenspace character and biodiversity.
- Existing Public Right of Way outside of the site boundary

These considerations drawn together to create the street, block and open space structure shown on the framework plan.





## Natural [Travel] Connections

...which integrate the new streets and spaces into the site and connect them with the wider neighbourhood.

## & Walking, Cycling & Public Transport

...being the attractive choices for short trips - improving physical health and the local environment, reducing congestion, pollution and carbon emissions.

Easy to move through and around for pedestrians and cycles - with short, straight and direct walking and cycling connections:

- Providing a point of vehicular access in an effective location.
- Providing a point of pedestrian access in an effective location.
- Responding to pedestrian and cyclist desire lines.
- To public transport stop at Foxfield Cottages
- Ensuring routes are passively policed by dwelling frontages.

Connected street patterns that promote pedestrian and cycle choice over vehicles:

- Straight or nearly straight streets...
- ...which are designed to cultivate low vehicle speeds.
- Making pedestrian routes as direct as possible.
- Potential connection to existing Public Right of Way





## Facilities & Services

Connecting to the local facilities/greenspace with attractive, accessible routes - facilitating walking and cycle choice, and social interaction.

Providing new housing in a prominent and strategically located setting.

Anticipating and responding to desire lines:

To public transport stops at Foxfield Cottages

To local shops, facilities and services in Southwater

To recreation at Southwater Country Park

Providing new areas of greenspace and play:

Providing a new local area of play

Making the desire lines attractive and desirable routes:

Aligning routes alongside greenspace - to make walking more pleasant.

Creating human-scale intersecting routes and spaces - to make walking more social.

Active frontages providing surveillance - to make walking more safe.





# access to the development

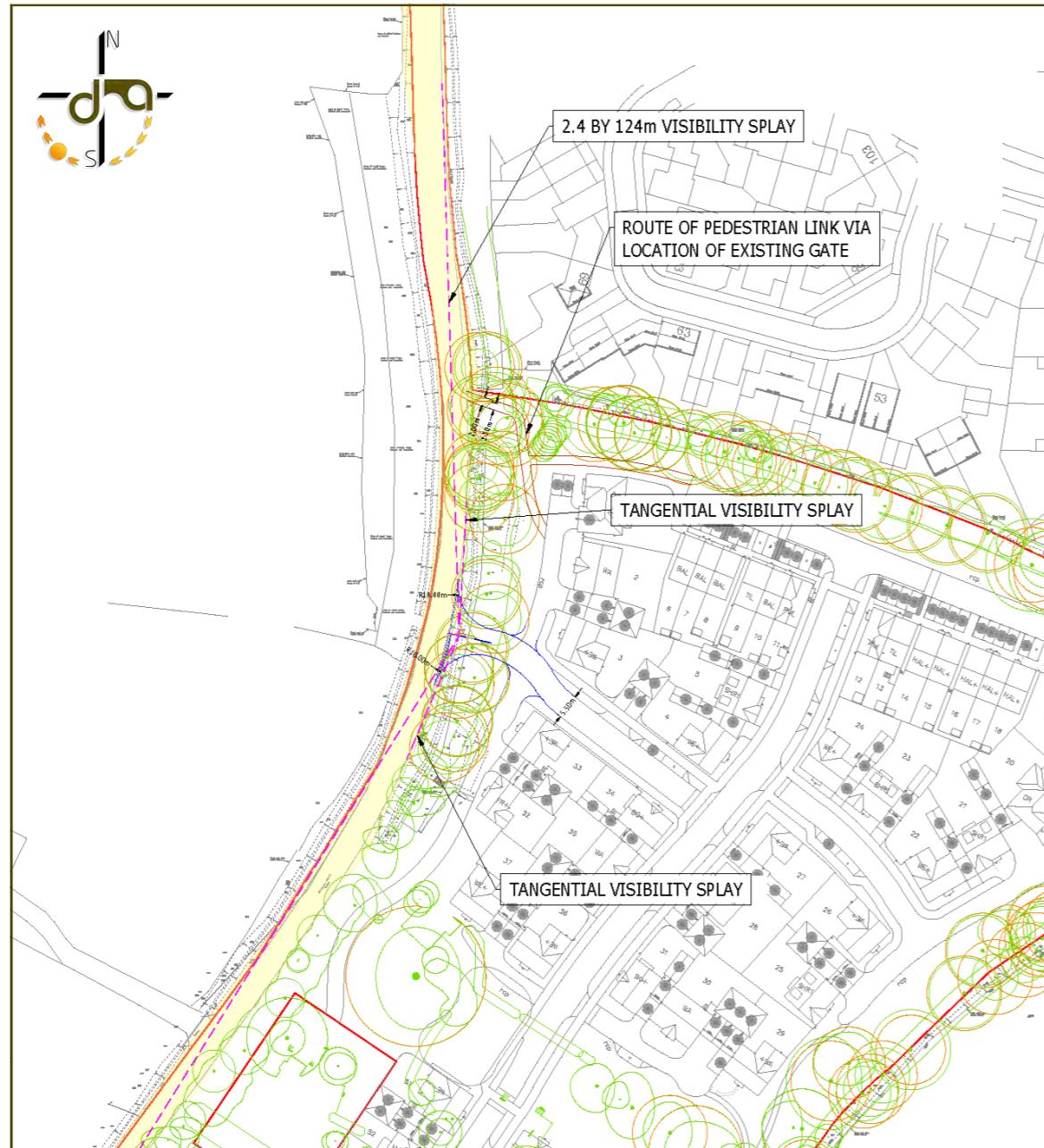
*"The policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account"*

*"Consultation ... undertaken on issues related to access to the development and what account has been taken of the outcome"*

*"How any specific issues which might affect access to the development have been addressed"*

*The Town and Country Planning (Development Management Procedure) (England) Order 2015 para.9.(3)(c-e)*

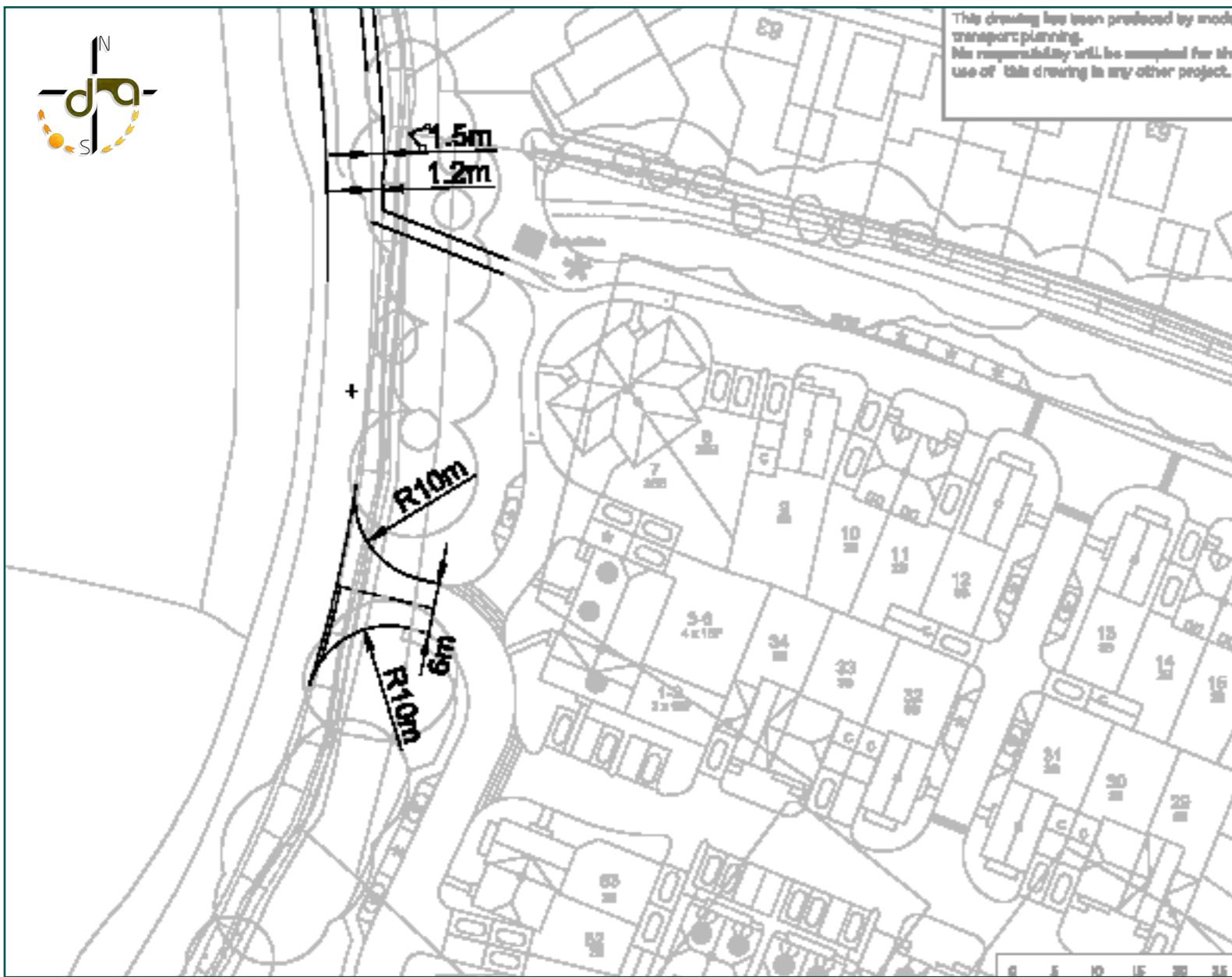




ref.11: Site Access Plan prepared by Ardent

## policy adopted as to access

- A number of key local and national policies have been considered in the development of the access strategy.
- Horsham's 'District Planning Framework' requires developments to integrate with the wider network of active travel routes, to provide "safe and suitable access for all" and to be located "in areas where there are, or will be a choice in the modes of transport available".
- National policy also provides information relating to access, stating in the National Planning Policy Framework (NPPF) that safe and suitable access for all is required and that the needs of non-motorised users should be prioritised. It is also stated that developments should be designed to be efficient for deliveries, servicing and emergency service access. Ultimately, the NPPF aims to "create places that are safe, secure and attractive".
- Technical policy and guidance, such as the Design Manual for Roads and Bridges, and Manual for Streets have been used to shape the internal design of the site and the access itself, ensuring that the development caters for all whilst ensuring that a sense of place is provided.



ref.12: Consented Access Arrangement - New footway

# policies, consultation & issues relating to access

## Consultation on Issues Related to Access to the Development

- The access designs have been prepared in collaboration with a number of stakeholders. West Sussex County Council highways were consulted on the outline application and considered the access design to be appropriate, a position that was reinforced by the subsequent successful planning consent from Horsham District Council.
- Technical considerations were also taken into account, whether trees, ecology, drainage and levels, as well as transport matters. This has allowed the access to be designed in such a way that it is appropriate for vehicles and pedestrians to access the site, whilst minimising impact on other issues.

## Specific Issues Which Might Affect Access to the Development

- There is a row of trees along the site frontage with Shipley Road, which provide a pleasant environment and also help to screen the development. The access has therefore been sited to minimise impact on this tree belt, with the highest quality trees to be retained. The proposed footway link to the north has been altered slightly as a result of this process and now avoids any trees, allowing more to be retained.
- The access has been designed to allow for appropriate visibility to both the north and south on Shipley Road. Clear sight lines, based on measured vehicle speeds and as shown on consented plans, are provided on both directions.
- There is a gap in provision for pedestrians between the site and the existing network further to the north. In order to rectify that, a new section of footway is to be provided along the eastern side of the road, connecting the site safely to the village, shown in the approved access plan (J32-4384-011)

# layout principles & concepts

*“The design principles and concepts that have been applied to the proposed development”*

*The Town and Country Planning (Development Management Procedure) (England) Order 2015 para.9.(3)(a)*



# memorable, legible masterplan

- ... which has characterful, well-defined, legible streetscapes
- ... which incorporates landscape features, trees and amenity planting
- ... which has clearly delineated private realm
- ... which has sufficient cycle & vehicle parking
- ... and which provides a range of accessible new homes





## A Memorable [Layout] Character

Creating a place with a distinctive character inspired by Southwater and the wider neighbourhood.

Responding to Southwater's inspiring characteristics:

- Varied material choice and built form that reflects inspiration found in the history and setting of Southwater.
- The locality calls for a layout with a high standard of design and landscaping, which responds positively to the local context.

Structural landscaping to reinforce the memorable character & promote the social life of the new neighbourhood:

- Offering the spaces and facilities which allow activity to happen and to bring places to life:
  - A centrally located greenspace within the site's inner core, proving an area of play and promoting social interaction.
  - Greenspace to the north-east of the site, incorporating an attenuation basin and buffer to the ancient woodland beyond the site boundary.
  - Greenspace to the south of the site, incorporating an attenuation basin and surrounding trees.
- Retaining existing boundary trees as an integral part of the memorable greenspace character.
- Retaining existing high quality trees in the core of the site as an integral part of the memorable greenspace character.

Grain and townscape which respond to the neighbourhood:

- Arranging the built form in an equivalent urban grain format to the wider neighbourhood.
- Compositions of buildings within each streetscape creating memorable, cohesive building groupings - rather than using predetermined housetypes.



ref.13:  
The Memorable  
Masterplan

The layout ensures compliance with 'Policy Ship HD3: High Quality Design', which states that:

All proposals for new development in Shipley Parish are expected to respond positively to local design characteristics and features as set out in the Shipley Parish Design Guidance. New development should be of a size and scale which respects and, where possible, enhances the character of the area or locality, using materials typical of the area.

▫ The proposals seek to accord with the principles reflected in the parameter plan as much as possible; this is shown on this overlaid layout

▫ As mentioned prior, some variance is being considered to ensure a high quality development is delivered. A central Spine Road leading to the Secondary Routes with connection to Lane Edges has been integrated instead of the curved route shown in the parameter plan

ref.14:  
Parameter Plan  
Compliance

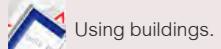




## Well Defined Streets & Spaces

...which are connected and well overlooked - a strong framework of clearly defined perimeter blocks.

Enclosing and defining spaces:



Using buildings.



Using street trees.



Using structural open space landscaping.



Using water.

Perimeter blocks with clearly defined public fronts and private backs:



Clear structure of perimeter blocks.



Active frontages - front doors and habitable room windows that face streets and public spaces.



Bay windows - creating additional articulation and surveillance to the street.



Buildings at corners which positively address both streets with habitable room windows.



Well resolved internal vistas.



Well resolved external vistas towards greenspace.

Cohesive building compositions and building lines:



Strong continuous building line creating a linear frontage.



Informal more spacious building line creating a more organic frontage.



ref.15:

Framework of  
Perimeter Blocks,  
Streets & Spaces



## Easy to Find Your Way Around

...with legible features to help people navigate around and through the new neighbourhood.

Straight, direct, connected streets:

 A simple street pattern based on an informal grid like structure.

 Straight and direct streets with a destination in view.

Clear differentiation by design and character to help people to find their way around:

 Primary street through the body of the site - verges, street trees and separate footways.

 ...reinforced by a building form which has a deep setback and an informal rhythm of building frontages.

 Secondary street - pedestrian- and cycle-friendly, a more organic street form.

 ...reinforced by a building form which has a deep setback and a more relaxed rhythm of frontages

 Tertiary lanes alongside greenspace and within block cores.

Helping people create a 'mental map' of the new neighbourhood:

 Vista and keynote buildings as landmarks.

 Vista trees and greenspace as landmarks.



ref.16:  
Legible,  
Accessible  
Movement



## Healthy Streets

...which balance the need for people to move along and cross streets alongside the need to accommodate vehicle movement.

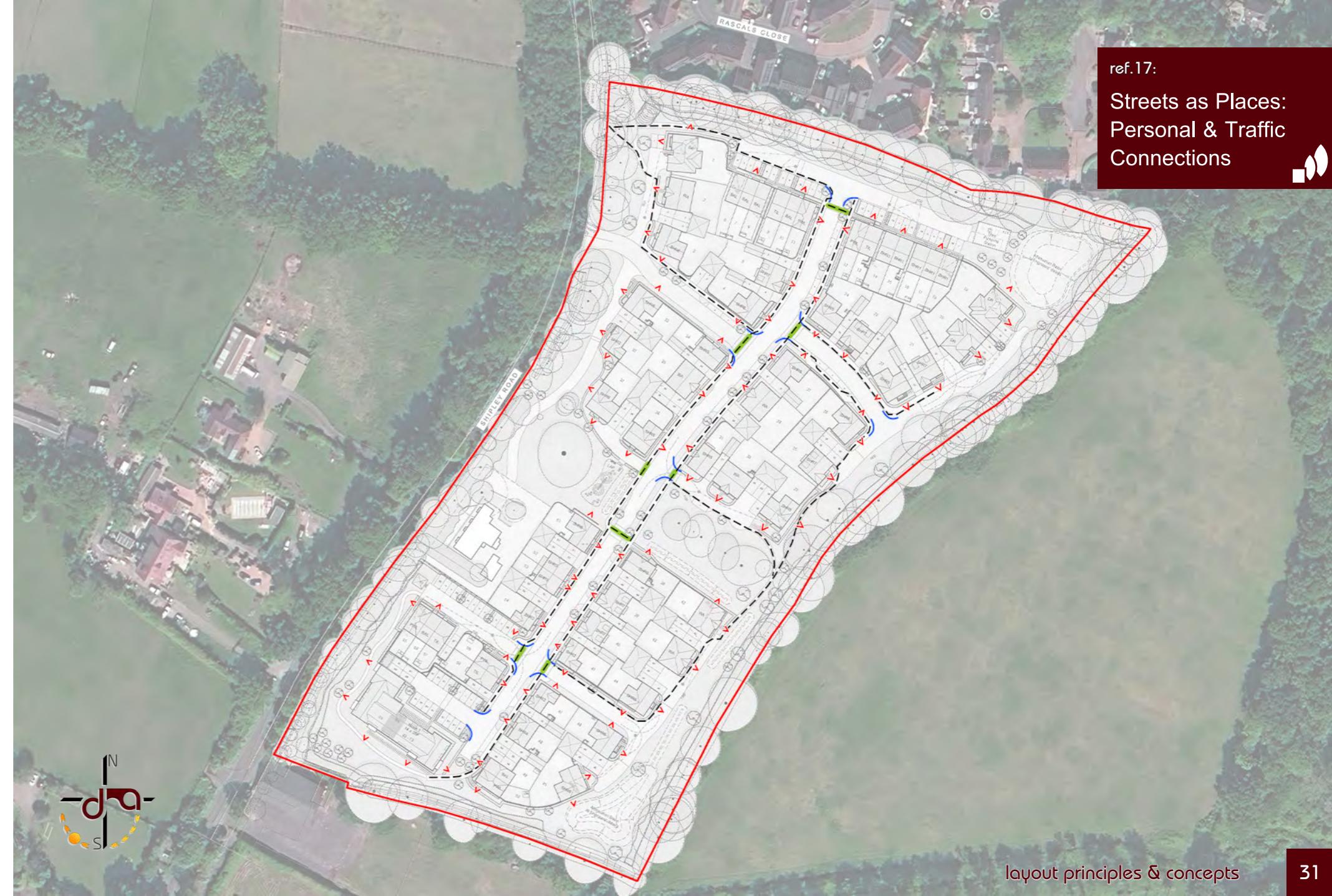
...which encourage walking, cycling, outdoor play, social interaction and street life.

"Streets for people" - with safe and inclusive pedestrian and cycle provision:

- Designed for low vehicle speeds (20mph or less) for pedestrians and cyclists to feel safe.
- Tight corner radii (3m where possible).
- Carriageway widths minimised (less than 6m throughout).
- Continuing pavements and cycleways across side streets - for pedestrian and cycle priority at each junction.
- Cycle provision along segregated paths on routes where vehicles will be faster and more frequent.
- Cycle provision along shared carriageways on routes where vehicles will be slower and less frequent.

Promoting activity in the street - a balance of placemaking, meeting, play and enjoyment functions, and vehicle movement:

- Active frontages and front doors - providing activity and surveillance to the street.
- Trees and street landscaping that add sensory richness - visual, scent and sound..
- Pedestrian and cycle desire lines.



ref.17:

Streets as Places:  
Personal & Traffic  
Connections



## Walking, Cycling & Public Transport

...being the attractive choices for short trips  
- improving physical health and the local  
environment, reducing congestion, pollution and  
carbon emissions.

Short, straight and direct walking and cycling connections:



To the nearest public transport stop at Foxfield Cottages

Ensuring walking and cycling routes are safe and attractive:



Street space shared fairly between pedestrians, cyclists  
and motor vehicles.



Pedestrian and cycle priority at side junctions.



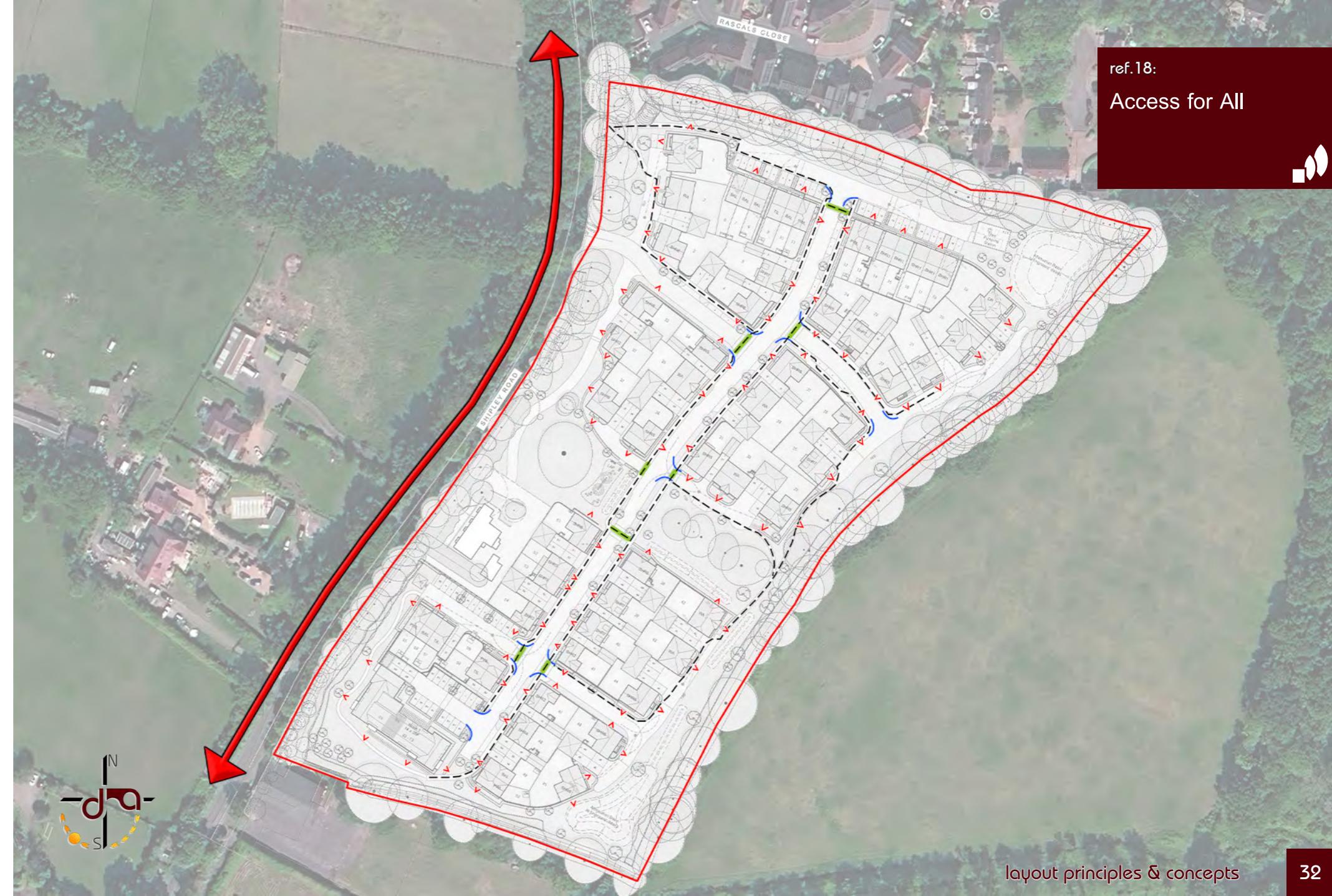
Tight corner radii (3m where possible) at street junctions  
and side streets - controlling vehicle speed.



Carriageways at the minimum width to allow for pedestrian  
and cycle accessibility alongside vehicle passing.



All streets and routes pass in front of people's homes  
creating a well overlooked public realm.



ref.19:

Clearly-Defined  
Scale & Building  
Heights

## Form & Scale

The legible, characterful layout is reinforced by the carefully managed height and scale of prominent and keynote buildings:

 Single storey  
- garages & subservient extensions

 2 storeys  
- domestic-scale houses

 2½ storeys  
- domestic-scale houses with dormers and lifted eaves





ref.20: Proposed street scene silhouette at the north of site, showing a more compact 2-storey townscape



ref.21: Proposed street scene silhouette at the core of the site showing a more spacious townscape with more variety and articulation in building form and roofscape



ref.22: Proposed street scene silhouette for the entrance of the site showing a spacious, organic townscape with differentiated building forms and scales, incorporating chimneys to activate the skyline

# landscape principles & concepts

*"The design principles and concepts that have been applied to the proposed development"*

*The Town and Country Planning (Development Management Procedure) (England) Order 2015 para.9.(3)(a)*



# environment & landscape



Following the outline consent, the landscape proposals have continued to develop alongside the site layout as part of the preparations for the Reserved Matters application

The detailed landscape masterplan proposals will;

- Provide an attractive setting for the residential areas with ornamental planting within the streetscape offering seasonal interest, cohesion through the scheme and individuality to each character area,
- Provide a dynamic open space setting which will cater for a range of recreational activities while bringing significant biodiversity benefits,
- Provide new varied habitats and enhancement of existing features with a increase in ecological connectivity,
- Encourage outdoor activity with accessible playable features and play equipment with informal well designed play spaces,
- Encourage interaction with the landscape and education of local biodiversity with varied routes through the open spaces, informal seating/picnic points and the use of interpretation boards.

ref.23:

## Accessible Network of Public Open Spaces



Building for a Healthy Life



## Green & Blue Infrastructure

...that has impact from 'day one' - contributing to character, wellbeing and biodiversity gain.

A connected and accessible network of public open spaces and paths to encourage physical activity and social interaction:

- Well-overlooked public open spaces with good levels of natural surveillance.
- The function and character of each space is clear and identifiable through its design and layout.
- Each landscaped area offers public, private and/or biodiversity value.

Opportunities to interact with nature on a day-to-day basis:

- Day-to-day interaction along pedestrian routes.
- Recreational interaction in the central and peripheral open spaces.

Creative surface water management:

- Capturing water as close as possible to where it falls.
- Creative use of rain gardens, ponds and swales - avoiding steeply sided or fenced holes in the ground.

Reinforcing and reintroducing habitats and species:

- Contributing to biodiversity net gain.
- Habitat creation woven throughout the development.
- Movement corridors for wildlife including hedgehog highways. Bird boxes for every house, swift nesting bricks and bat bricks also included.
- Species rich grasslands, native buffer mixes and trees.



ref.24:

Network of  
Green Corridors  
& Open Spaces



Building for a  
Healthy  
Life



## Natural [Green] Connections

...which integrate the new neighbourhood into the site and connect it with its wider natural and built surroundings.

Connecting existing and new habitats:

Safeguarding the existing ecologically sensitive ancient woodland.

Safeguarding and enhancing the existing movement corridors along the sites boundaries for nature

Safeguarding mature trees as key elements of the public realm





## Back of Pavement, Front of Home

Private spaces clearly delineated by characterful boundary treatments - minimising visual clutter from services and utilities.

Each space with a clear public or private function:

- Each public greenspace of sufficient size to be attractively landscaped, and visited and enjoyed by residents.
- Front gardens sufficiently deep to allow for clear delineation from the public realm, defensible planting and maintenance and personalisation by residents.

Boundary treatments that add ecological value and reinforce distinctive local characteristics:

- Boundary hedges which reinforce the character of the street environments...
- ...and which reinforce the private space of the front gardens - encouraging people to personalise the front of their homes.

Front gardens which avoid visual clutter from services and utilities:

- Integrating services, waste storage and utilities cabinets at detailed design stage to minimise clutter.
- Planned and integrated refuse and recycling to avoid frontal bin storage (detailed in the following chapter).

Providing open air spaces for apartment residents - for relaxing, drying clothes, container gardening, and enlivening and surveilling the street:

- Balconies and terraces for apartments.
- Semi-private amenity spaces to ground floor apartments.



# architectural principles & concepts

*"The design principles and concepts that have been applied to the proposed development"*

*The Town and Country Planning (Development Management Procedure) (England) Order 2015 para.9.(3)(a)*



# memorable, characterful architectural language



## A Memorable [Built] Character

Creating a place with a distinctive character inspired by Southwater and the wider neighbourhood.

### Responding to Southwater's inspiring characteristics:

- Integration of contextually significant materials such as red brick and timber
- A colour palette which draws from Southwater and its heritage
- Chimneys to key plots

### Creating cohesive street scenes:

- Drawing inspiration from local architectural character through the informal variety of building forms, as well as historically and contextually influenced materials along each street.

### Building forms which have a local resonance:

- Utilising a range of building forms, proportions, types, sizes and internal configurations for each individual dwelling.
- Compositions of buildings within each streetscape creating memorable, cohesive building groupings - rather than using predetermined housetypes.

### Using a locally inspired materials palette:

- Red brick facades, walling and detailing
- A mix of white and black weatherboarding on select units
- Red/grey tile roofing



ref.25:  
Distinctive,  
Locally Inspired  
Architecture



The townscape proposals seek to carry forward and reinforce Southwater's characteristics - modern buildings utilising traditional forms, materials and detailing - creating a homely, familiar feel to the neighbourhood





Street Scene (ref 19)



Street Scene (ref 20)



Street Scene (ref 21)



▫ Generally smaller units in mid to high density arrangement

▫ Larger units with symmetrical gabled elements on keynote corner plots

▫ Predominantly red brick facades, with white weatherboarded units to break up the streetscene



Street Scene (ref 20)

▫ Mid density arrangement comprising mid size and larger units

▫ Black weatherboarding forms projecting gable element of various units

▫ Strong rhythm of gables

▫ Larger units combine a gabled roof with hip roof corners

Street Scene (ref 21)

▫ Lower density arrangement with larger units, on more generous plots

▫ Strong sense of symmetry across these units

▫ Tile hanging elements add variation to the facades

▫ Chimneys added to keynote and corner units

# facts & figures



# parking & servicing



## Cycle & Car Parking

Making walking and cycling the attractive choices for short trips - improving physical health and the local environment, reducing congestion and pollution.

Sufficient cycle parking to meet West Sussex County Council standards:

1-bed dwelling: 1 bay      3-bed dwelling: 2 bays  
2-bed dwelling: 1 bays      4-bed dwelling: 2 bays

...in garages or secure garden stores - so that cycles are as appropriate to choose as a car for short trips.

Sufficient vehicle parking to meet West Sussex County Council standards:

1-bed dwelling: 1.4 bays      3-bed dwelling: 2.1 bays  
2-bed dwelling: 1.7 bays      4+bed dwelling: 2.7 bays

Visitors: 0.2 bays per dwelling

Total required: 164.5 bays - provided as follows:

110 Allocated - for use by plot number quoted

18 Unallocated - for use by residents

12 Unallocated - for use by apartment residents

15 Visitor Parking

33 Garages (calculated at 50% of provision)



## Emergency Access

Emergency operatives can access the furthest point within every dwelling, from 45m of their vehicle. Reversing is limited to 20m. [Re. Building Regulations Approved Documents H [\[LINK\]](#) and B [\[LINK\]](#) and Section 6.7 of Manual for Streets [\[LINK\]](#)].

## Refuse Storage & Access

Refuse storage is in accordance with Horsham District Council's Household Waste Collection Policy:

- For each house, moved by residents on collection day from gardens to individual kerbside collection points:
  - Refuse: 240-litre wheeled bin.
  - Recycling: 240-litre wheeled bin.
- For each apartment, communal storage in 1100-litre eurobins in dedicated stores:
  - Refuse: 180 litres
  - Recycling: 240 litres

Residents can carry refuse to their bins within the 30m allowed. House residents can wheel their bins to their collection point within the 25m allowed [Re. Building Regulations Approved Document H6 [\[LINK\]](#)].

Refuse operatives can visit every collection point within the allowed distance from the collection vehicle (15m for wheelie bins, 10m for eurobins) [Re. British Standard BS5906:2005 [\[LINK\]](#)].



# a range of dwelling types





A range of homes, tenures and typologies that meet local community needs.

The right range of dwelling types and sizes:

- ️ Homes for first time buyers, for families, and for those downsizing.
- ️ 15 of the homes are designed to make reasonable provision for most people to access the dwelling, incorporating features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users, in accordance with part M4(2) of the Building Regulations [\[LINK\]](#).

The right levels of amenity space for each dwelling:

- ️ Private outdoor space for all residents - for recreation, sitting out, drying clothes, and mental health and wellbeing:
  - ️ Private gardens for houses
  - ️ Semi-private enclosed gardens/courtyards for ground floor apartments.
  - ️ Balconies/terraces for upper floor apartments.

The right community composition:

- ️ Homes and streets where it is difficult to determine the tenure of the properties through architecture, landscape or layout,
- ️ Tenures distributed across the development in small integrated clusters.
- ️ Public space and facilities without restriction or demarcation by tenure.

## Dwelling Types & Tenures

### Affordable Homes (39.7%)

AFFORDABLE RENT (69% of the affordable homes)	
2-bed apartment	14
2-bed house*	2
3-bed house*	4
4-bed house	-
5-bed house	-
<b>Total</b>	<b>20</b>

\*6 M4(2) homes

SHARED OWNERSHIP (31% of the affordable homes)	
2-bed apartment	-
2-bed house~	4
3-bed house~	5
4-bed house	-
5-bed house	-
<b>Total</b>	<b>9</b>

~9 M4(2) homes

### Private Homes (60.3%)

OPEN MARKET	
2-bed apartment	-
2-bed house	11
3-bed house	18
4-bed house	6
5-bed house	9
<b>Total</b>	<b>44</b>

Total Affordable Homes

29



Total New Homes



73



# mixed & integrated dwelling tenures



**d** **Affordable Homes** are provided for people whose needs are not met by the private market, according to the government's eligibility criteria, and these homes are usually managed by a Housing Association or Local Council:

- *Shared Ownership* allows eligible people to buy a share of the property, and pay rent on the remainder [\[LINK\]](#).
- *Affordable Rent* properties are rented to eligible people, usually at 20% below local market rental value [\[LINK\]](#)..





# conclusion

## delivering our vision

We are therefore proud to present this development for your consideration, providing 73 new homes of which 29 will be affordable. The development has been planned positively in order to embody high quality and inclusive design, following a considered appraisal of the identity of Southwater and the site's setting, and will provide a lower density neighbourhood which is landscape led in this sensitive location.

The proposals have evolved through pre-application discussions with planning, design, and landscape officers at HDC, along with feedback informed by WSCC Highways and key local stakeholders.

Throughout the preparation of this application the development team has strived to take the opportunities available for improving the character and quality of Southwater and the way it functions:

Following the principles of best practice in urban design, landscape, movement and sustainability.

As a prominent national developer, Bellway Homes aspires to create attractive places that will stand the test of time - places which make a positive contribution to their setting - places in which future occupants are able to integrate into the wider community.

- Providing a significant number of high quality new homes on a site with extant outline planning permission, including the provision of affordable homes.
- Offering a range of dwelling types and sizes to satisfy local housing demand, whilst providing policy compliant (40%) on-site affordable homes.
- Offering a mix of open space, recreation, play and housing opportunities, responding to local need. Each house is provided with private amenity space, as well as access to high quality landscaped communal amenity space.
- Ensuring a good residential environment, with the creation of significant areas of public open space, the retention of the existing high quality mature trees within the managed landscape and public realm. Children's play is also provided for use by existing and new residents.
- The proposed landscape and ecological enhancements will also deliver gains in biodiversity.
- Delivering a safe suitable access for all users, with well-designed internal routes helping to create a development that works whilst also keeping a sense of place.
- Providing connections for pedestrians towards the centre of Southwater, enabling access to day-to-day amenities and local bus services, reducing the need to travel by car.
- Providing parking for cars and cycles in line with local guidance, reflecting the accessibility of the site and encouraging sustainable modes of transport with the provision of secure cycle parking for all residents.
- Utilising sustainable design and construction measures to reduce carbon emissions, according with Building Regulations Part L 2022.

The development offers a sensitively designed, high quality built environment, meeting local and national aspirations for sustainability and character.

### Our Vision:

*“Delivering the aspirations of the Outline: a new accessible, sensitive and sustainable urban extension, delivering attractive new homes with a community focus”*

# appendix a design evolution

The pre-application stage proposals reproduced right were shared with the Local Planning Authority in January 2025.

The proposals represented the Bellway Homes' design team's responses to the requirements of the Outline Planning Permission, and provided 73 dwellings ranging from 2-bed apartments (in two separate buildings) to 4-bed houses. The affordable provision was fully compliant with the S106 requirements.

The proposals sought to evolve the illustrative Outline layout to deliver a more spacious, open character, with predominantly detached dwellings in the central and southern areas. Terraced dwellings were provided along the northern boundary with the existing settlement.

A central spine road was introduced, creating for views of greenspace from anywhere in the body of the neighbourhood, and allowing for lower-key lanes along the periphery.

ref.28:  
Pre-Application  
Stage Development  
Proposals





Following a positive pre-application meeting with Officers, these evolved proposals were prepared in order to address the comments received and to resolve various more detailed matters.

- The route to access the retained house was made more direct.
- The two apartment buildings were consolidated into one footprint.
- Larger drainage features were allowed for as the drainage strategy was worked up in more detail.
- Some of the development edges were altered to more closely accord with the approved Parameters Plan, particularly with regard to the landscape buffers.
- The terraces along the northern boundary were redisposed into mostly semi-detached pairs.

These design principles were further evolved to form the planning application proposals.



# appendix b landscape details

## Play Strategy

- The Local Area for Play (LAP) has been located to be easily accessible, set back from the main road accesses with the Green and is a suitable distance from residential buildings but still well overlooked.



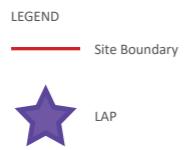
Dry riverbed within the ditches with different sized gravels and boulders



Balancing beam set in shallow grass mound



Glacial boulders



## Planting Strategy

- The planting palette features native, ornamental and herbaceous planting selected for their seasonal interest, robustness and known wildlife value. Flowering and fruiting species will support wildlife and create habitat opportunities.

## Tree Strategy

- Tree species will be selected for their form and consideration will be given to the proximity to buildings. Where necessary, trees with narrow canopies and low water demand will be selected.
- A largely native palette will be proposed to the scheme, augmented with a few ornamental feature within the main open space.
- The streets and residential parcels including parking courts will feature more ornamental species including cultivars of native species. Different species will be used to define the character areas and provide a variety foliage colour, shape, bark colour and texture.
- Orchard species are proposed within the two pocket park. It will be planted with British cultivars.

## Boundary and Shrub Planting

- A native shrub mix is proposed along the site boundary to reinforce the existing planting and screen the views from the residential neighbourhood.
- Front garden treatments will consist of low-medium height shrub planting with hedges proposed to the front where gardens are deep enough and specimen shrubs will add structure. The species selection will help to define the character areas.



## Play Areas

- Around and within the play areas, planting will be considered as being part of the play experience. Ornamental grasses, colourful and fragrant species will be proposed to offer a range of sensory experiences.



## Meadow Planting

- Apart from the play and central green areas, the open spaces will be seeded with a general purpose wildflower meadow mix.
- A wetland meadow mix will be seeded in the swale, composed of species usually present in floodplain meadow to support seasonally wet conditions as well as dryer periods of time.
- A selection of the typical species proposed in the different areas is illustrated in the following pages.





*Acer campestre*  
'Streetwise' (Field Maple)



*Carpinus betulus* 'Lucas'  
(Hornbeam)



*Corylus colurna*  
(Turkish Hazel)



*Forsythia x spectabilis*  
(hedge) (Forsythia)



*Hebe salicifolia*  
(Hebe)



*Hypericum* 'Hidcote'  
(St John's Wort)



*Agapanthus* 'Windsor  
Grey' (African Lily)



*Rudbeckia fulgida* deamii  
(Black-eyed Susan)

Typical green link species



*Malus* 'Evereste'  
(Crab Apple)



*Pyrus calleryana* 'Chanticleer'  
(Flowering Pear)



*Viburnum tinus* (hedge)  
(Laurustinus)



*Cistus x hybridus*  
(Rock Rose)



*Choisya* 'Aztec Pearl'  
(Mexican Orange Blossom)



*Sarcococca hookeriana*  
(Sweet Box)



*Acanthus mollis*  
(Bear's Breeches)



*Bergenia* 'Bressingham  
White' (Elephant's Ears)

Typical residential area species - secondary streets



*Amelanchier lamarckii*  
(Juneberry)



*Cornus kousa*  
(Chinese Dogwood)



*Escallonia* 'Apple Blossom'  
(hedge) (Escallonia)



*Cistus* 'Silver Pink'  
(Rock Rose)



*Hebe* 'Great Orme'  
(Hebe)



*Skimmia* 'Rubella'  
(Skimmia)



*Anemone* 'Robustissima'  
(Japanese Anemone)



*Geranium* x *oxonianum*  
'Wargrave Pink' (Cranesbill)

Typical residential area species - tertiary streets with shared surfaces



*Fagus sylvatica 'Riversii'*  
(Copper Beech)



*Liquidambar styraciflua*  
(Sweet Gum)



*Quercus palustris*  
(Pin Oak)



*Corylus maxima 'Kentish Cob'* (Cobnut)



*Malus domestica 'Red Devil'* (Apple Tree)



*Prunus avium 'Napoleon'*  
(Cherry Tree)



*Prunus domestica 'Diamond'* (Plum Tree)



*Pyrus communis 'Beth'*  
(Pear Tree)



*Cornus sanguinea*  
(Dogwood)



*Corylus avellana*  
(Hazel)



*Crataegus monogyna*  
(Hawthorn)



*Euonymus europaeus*  
(European spindle)



*Ligustrum vulgare*  
(Privet)



*Sambucus nigra*  
(Elder)



*Viburnum lantana*



*Viburnum opulus*



*Lythrum salicaria*  
(Purple loosestrife)



*Iris Pseudacorus*  
(Yellow Flag Iris)



*Mentha Aquatica*  
(Water Mint)



*Ranunculus lingua grandiflora*  
(Water Buttercup)



*Achillea millefolium*



*Centaurea nigra*



*Knautia arvensis*



*Rhinanthus minor*

Typical native wetland species

Typical wildflower meadow species within open spaces

# Street and Open Space Hierarchy

- The primary route through the site is defined by wide tree lined avenue with green verges and formal tree line providing a 'green' vista.
- The secondary routes provide pedestrian circulation through the site, leading to shared drives and internal courtyard and cul-de-sac streets.

## Character Areas

- Character areas will be created to reflect the public realm hierarchy with materials and soft landscape treatments helping to define the priority of routes and function of spaces
- While the landscape will be more formal along primary with strong avenue planting, the character will loosen and become more informal within the residential streets, particularly on the edge of the open space.
- At a finer grain, changes in tree and boundary hedge species will give each development parcel unique differences throughout the seasons. Hard landscape will also transition from asphalt to block paving to reflect the more informal character.





Formal path within open space



Informal path within open space



Formal planting in public realm



Residential frontage



Open space edge



Courtyard car parking areas



Shared surface area



Private courtyard



Tree avenue

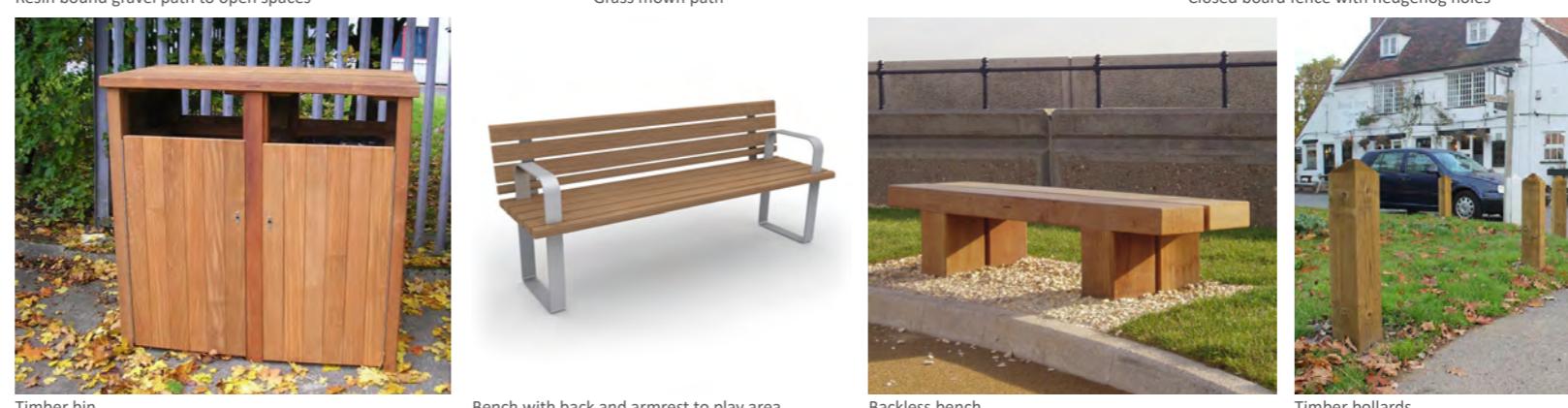
## Hard Landscape Materials

- A simple palette of hard landscape materials will be used throughout the development to aid legibility, reduce maintenance requirements and define public and private spaces.
- The main carriageway and footpaths will be designed and built to adoptable standards and surfaced in tarmac. Key junctions will be raised in a contrasting block paving which will also help create nodes or focal points and define pedestrian/vehicle priority.
- Shared access roads/drives, parking courts and private drives will be a mixture of block paving and tarmac.
- Footpaths throughout the open space will be a combination of resin bound gravel and mown grass paths.



## Furniture

- Materials and furniture will be selected to form a robust and coordinated palette that complements the new architecture, delineating movement hierarchy and enhancing the experience of the public realm. Seating will also be provided within the open spaces



## Boundary Treatments

- Plot boundaries will be timber fencing with the additional use of brick walls to key areas, all boundaries will be hedgehog friendly where possible. Refer to architects boundary treatment and surface materials plan for further details.
- Timber bollards and knee rails in key locations will protect grass verges and provide a barrier to SuDS features where appropriate.

## Landscape Management and Maintenance

The long term management and maintenance tasks and responsibilities of the public open space will be set out in a Landscape Management Plan which will be submitted to clear conditions alongside the detailed landscape proposals.

The overall aims of the Landscape Management Plan will be:

- To maintain the long term landscape contribution of the existing hedgerows and public realm corridors;
- To maintain and enhance the ecological value of retained and new planting to benefit on-site biodiversity
- To explain the purpose of each planting treatment;
- To ensure the successful establishment and long term health of all plant stock;
- To ensure play features and SuDS elements remain in a safe, working condition with minimal impact on root systems of existing trees;
- To maintain planting areas in an attractive and safe condition.

To ensure use of good horticultural practices and best health & safety practices at all times.

1-5 Years - It is intended that the implementation of the management regime will help to fulfil the design objectives over the first 5 years. Management objectives should be reviewed on an annual basis to ensure that they are being achieved and maintenance operations should be refined over the period to respond to improvements in equipment and horticultural aids and to suit changes in the growing needs of plant stock and in local site conditions.

Years 5+ - The Landscape Maintenance Contractor responsible for the site in the long term (years 5+) following the plan period should keep to the spirit of the original design objectives whilst responding in a sensitive and practical way to any issues which may arise in future years. The management plan should be reviewed and adjusted accordingly to ensure the design objectives are maintained in the longer term.





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