

Topography

Topography

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

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

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

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



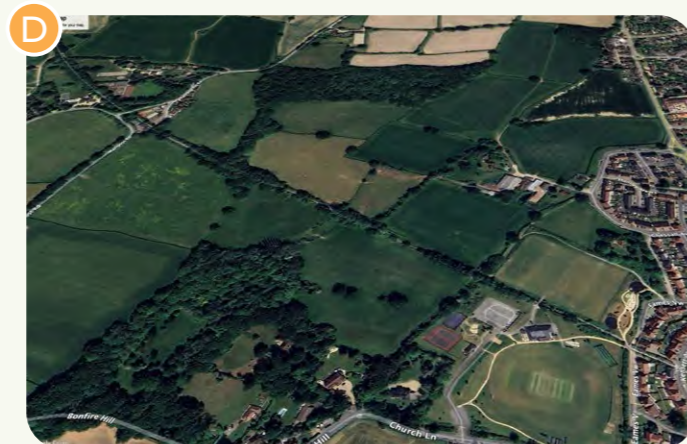
North part of the site - next to Hop Oast roundabout



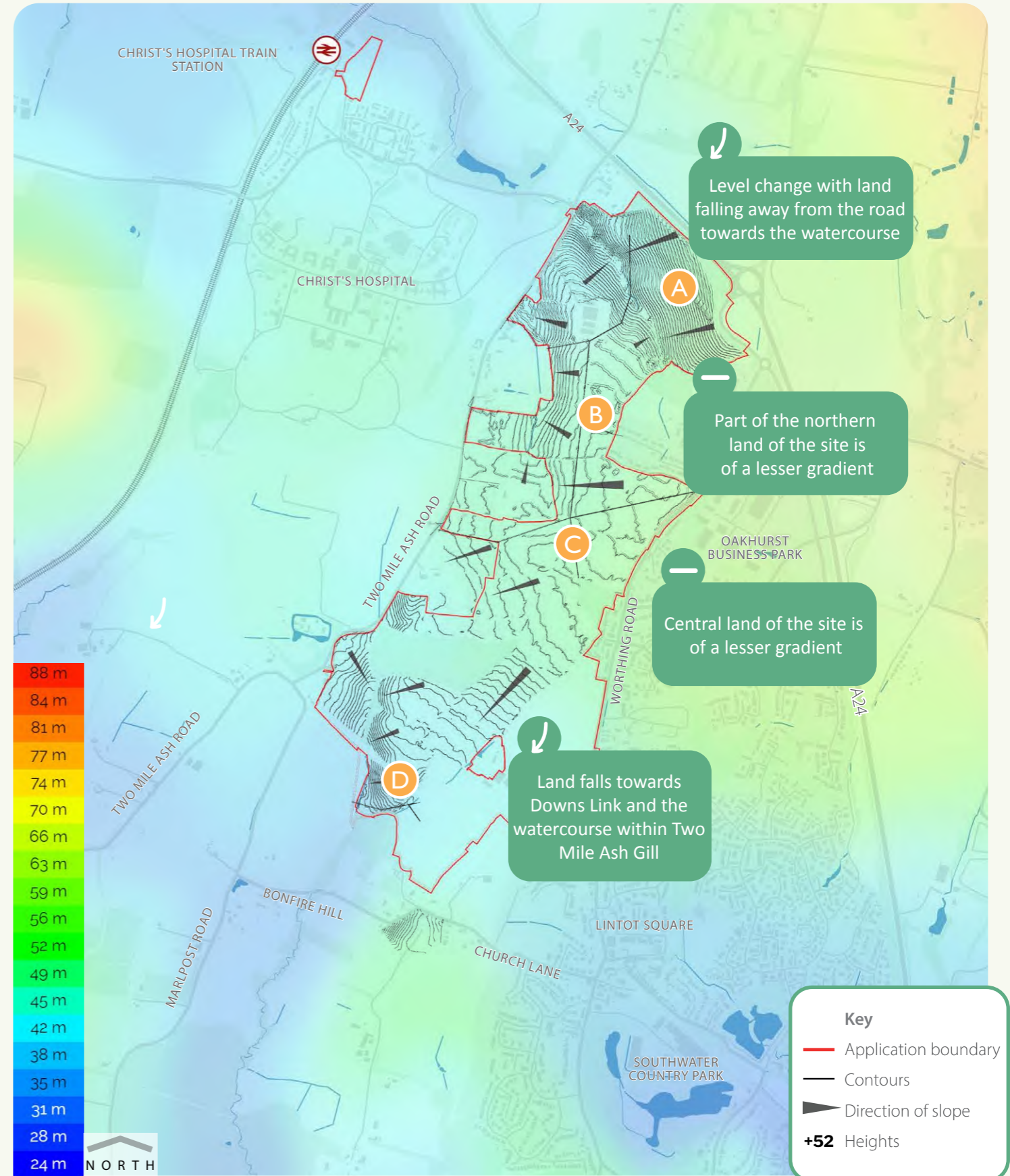
Central area of the site - along Worthing Road



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



Southern part of the site - near Downs Link



BASELINE ANALYSIS

Urban Grain

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

Within the village centre at Lintot Square, building heights step up to create a stronger sense of

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



Two Mile Ash Road



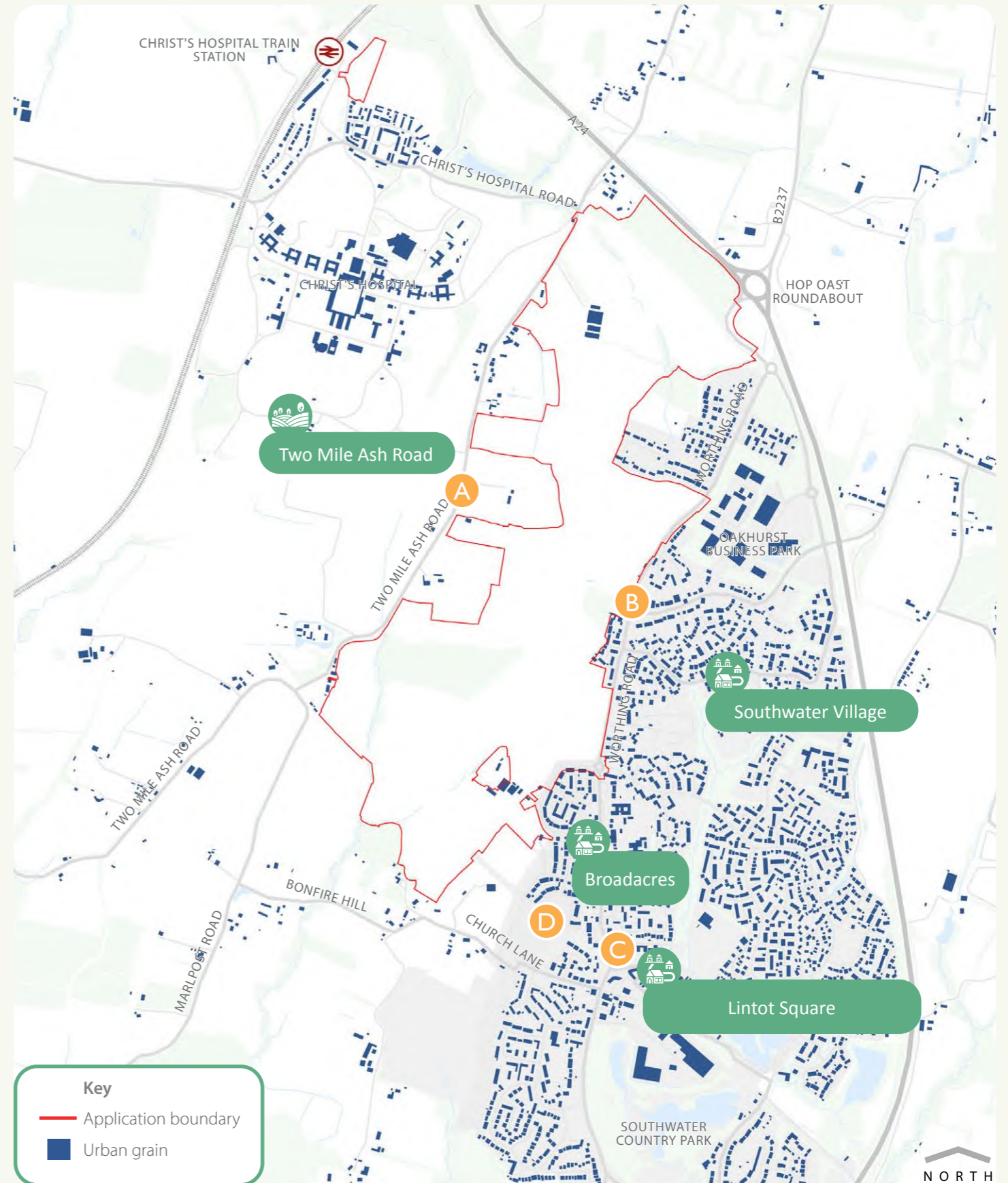
Lintot Square



Worthing Road



Broadacres development





3. DESIGN CONSIDERATIONS

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



DESIGN CONSIDERATIONS

Stakeholders Summary Feedback 2022

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



PLANNING CONSIDERATIONS

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



HERITAGE & ARCHAEOLOGY CONSIDERATIONS

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



MOVEMENT CONSIDERATIONS

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



LANDSCAPE CONSIDERATIONS

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



ECOLOGY AND ARBORICULTURAL & SUDS CONSIDERATIONS

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



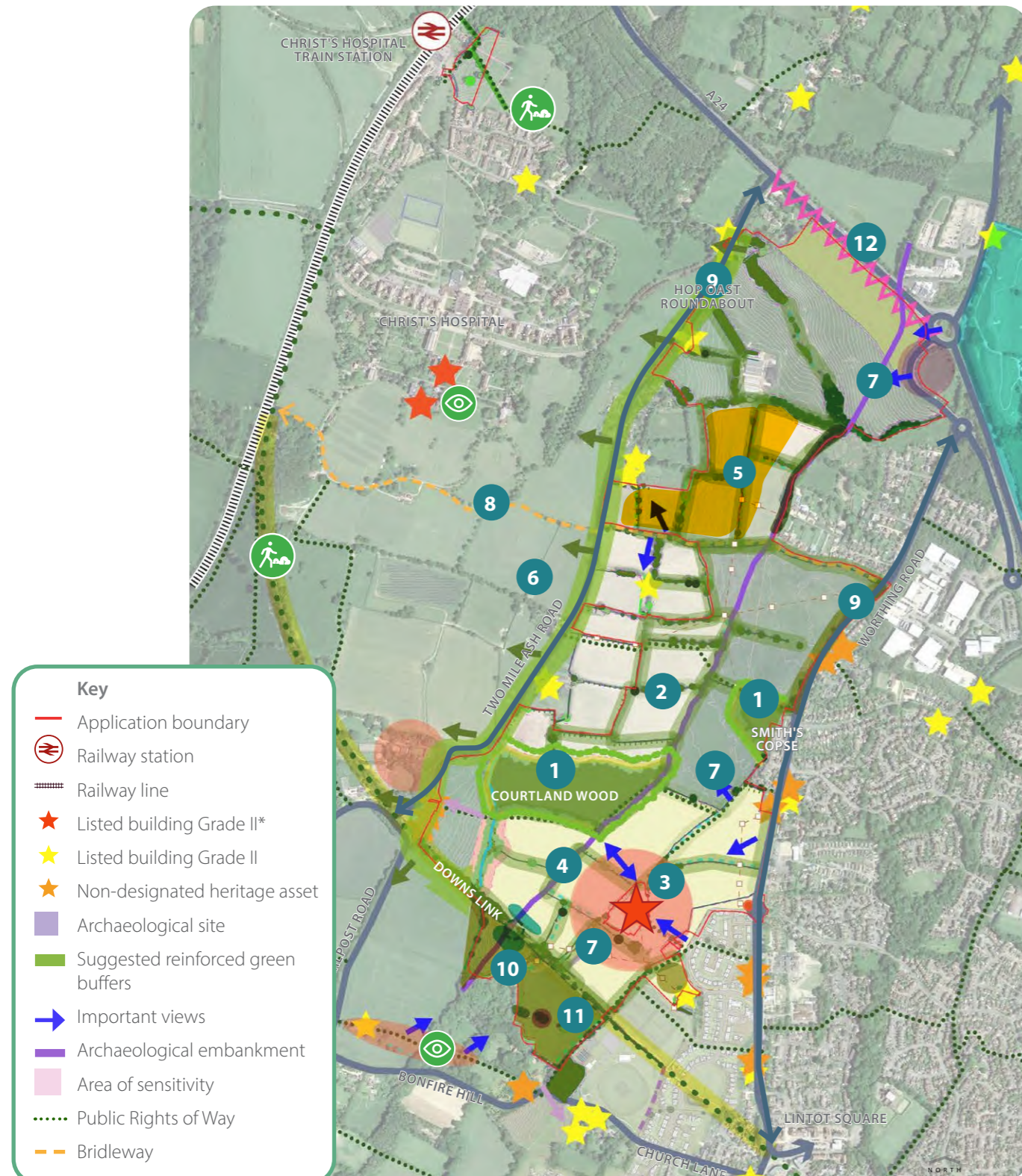
ARCHITECTURE & MASTERPLANNING CONSIDERATIONS

- **Building heights:** Review 3-storey zone area near Worthing Road to address sensitivity with existing context.
- **Car park location:** Reassess north-west car park due to public right of way (1628_3) and presence of a veteran tree.
- **Heritage setting:** Review proposals surrounding Great House Farmhouse to address heritage sensitivities.
- **Key views:** Protect view towards Christ's Hospital tower from the northern entrance.
- **Policy context:** Acknowledge HDPF SD10 designations.
- **Primary road:** Review to ensure SuDS, cycle lane and generous green verges.
- **Tree impacts:** Review orientation/shading of dwellings west of New Road due to mature trees.
- **Education:** Secure secondary school in phase 1.
- **Local centre:** Ensure new facilities complement and support existing Southwater centre (Lintot Square), not compete with it.

DESIGN CONSIDERATIONS

Summary Site Constraints

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



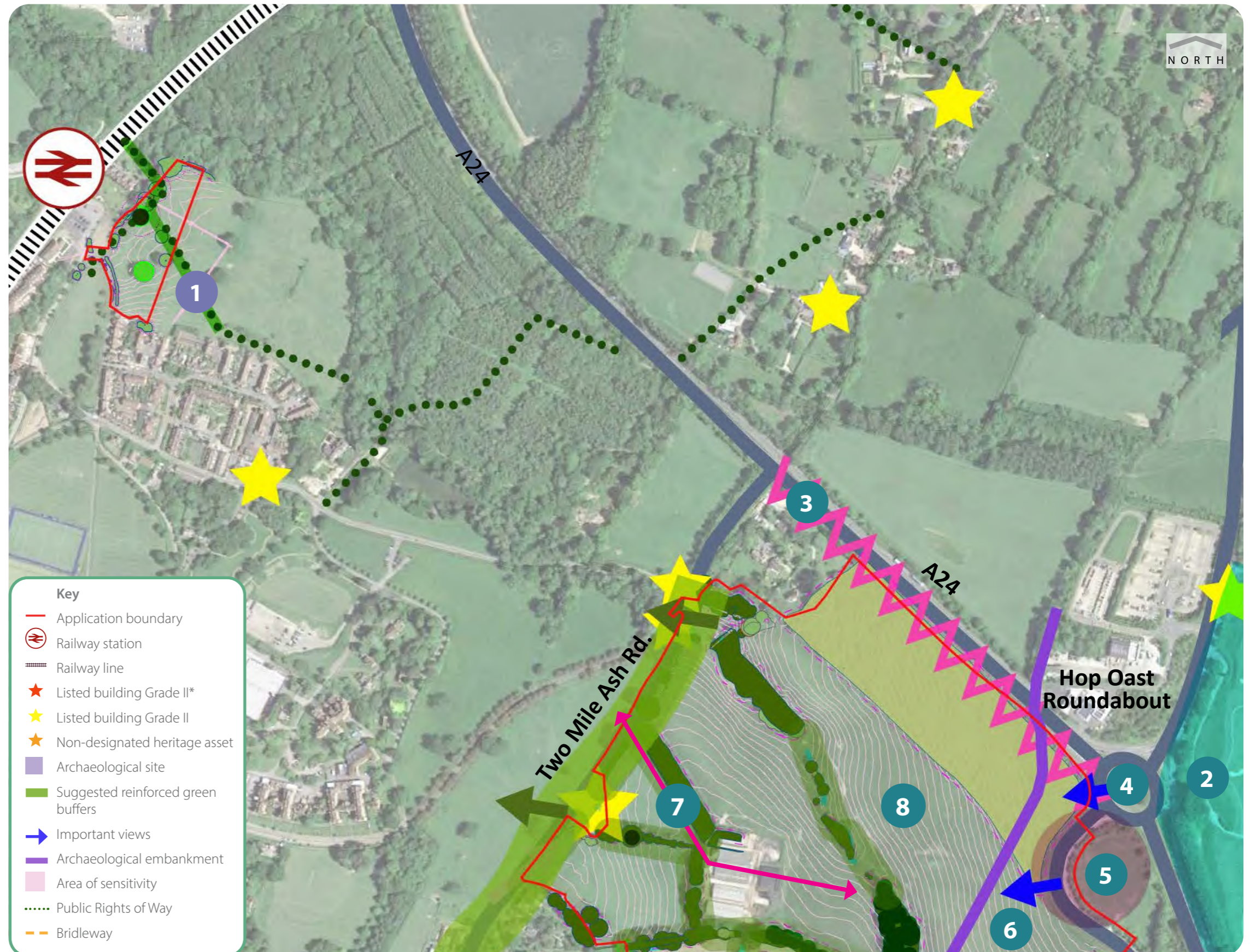
- 1 **Existing Woodlands:** Protect and enhance Courtland Wood, Two Mile Ash Gill and Smith's Copse.
- 2 **Important Hedgerows:** Protect and enhance the existing hedgerows that shape and define the site, giving it a strong rural character and sense of place.
- 3 **Great House Farmhouse:** Protect the Grade II* listed building and setting.
- 4 **Manorial Boundary:** Protect and enhance the historic boundary where possible.
- 5 **School Provision:** Provide land for a new secondary school with potential for future expansion. The preferred site is located to the west of the main route, offering more space, flexibility and stronger integration with the wider community than the safeguarded SNP3 site identified in the Southwater Neighbourhood Plan.
- 6 **Green Western Edge:** Protect and enhance the open landscape to the west, preserving rural views and the setting of listed buildings.
- 7 **Protect Views and Setting:** Safeguard key views towards Christ's Hospital Tower, Great House Farmhouse, surrounding listed buildings and the wider green landscape
- 8 **Public Rights of Way (PRoW), Bridleways and The Downs Link:** Enhance existing walking, cycling and bridleway routes to improve access and connectivity.
- 9 **Existing Key Streets:** Provide strong connections to Two Mile Ash Road and Worthing Road, linking seamlessly with the existing settlement.
- 10 **Existing Mature Trees:** Protect and integrate existing mature trees as part of the landscape-led framework.
- 11 **Sensitive Southern Edge:** Maintain an open, rural character south of Great House Farmhouse and along the Downs Link.
- 12 **A24:** Mitigate noise and visual impact from the A24 and Hop Oast roundabout through planting and landscape buffers.

DESIGN CONSIDERATIONS

Detailed Site Constraints

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

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



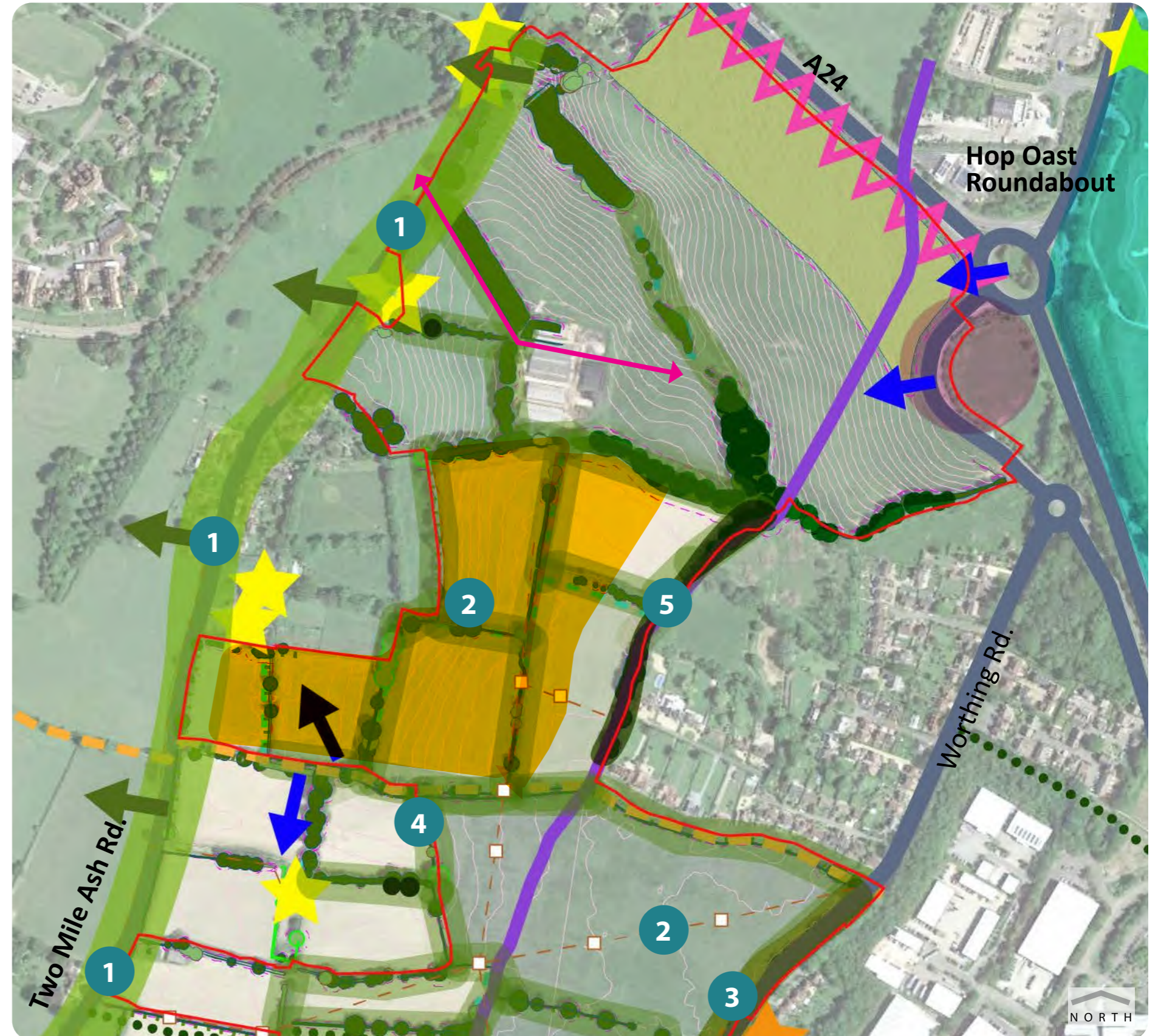
DESIGN CONSIDERATIONS

Detailed Site Constraints

- 1 Sensitive green setting towards the west of the site (Two Mile Ash Road) views to agricultural lands.
- 2 The preferred site for the secondary school is to the west of the main road rather than the safeguarded SNP3 site. This location provides a larger site with flexibility for future expansion and integrates better with the more extensive development area envisaged by the draft allocation in the emerging Horsham Local Plan. Careful consideration is needed to ensure good access to the school for both the existing and new community.
- 3 Minimise the amount of 3-storey development along Worthing Road.
- 4 The presence of 'Important' hedgerows and other historic landscape features.
- 5 3m to 4m wide buffer between the end of the rear gardens and the trees.

Key

- Application boundary
- Railway station
- Railway line
- Listed building Grade II*
- Listed building Grade II
- Non-designated heritage asset
- Archaeological site
- Suggested reinforced green buffers
- Important views
- Archaeological embankment
- Area of sensitivity
- Public Rights of Way
- Bridleway



DESIGN CONSIDERATIONS

Detailed Site Constraints

- 1 Ensure Great House Farmhouse remains recognisable and distinct as part of a rural dispersed settlement and are not subsumed into Southwater.
- 2 Review road alignment to understand if there is potential to create an improved landscape buffer along the northern edge of Great House Farmhouse. Explore how the current location of the road reduces heritage harm by preserving the surviving important historic hedgerows that remain in the southern part of the site.
- 3 Potential to widen the 15m minimum buffer around ancient woodland areas to increase the distance to roads or proposed development.
- 4 Sensitivity around Great House Farmhouse - maintain land for open space
- 5 Views from the settlements around Bonfire Hill to Great House Farmhouse.
- 6 Land south of Downs Link sensitive to development.
- 7 Oak trees to be retained.
- 8 Land south of Great House Farmhouse requires sensitive approach to development due to the importance of Great House Farmhouse setting.
- 9 Presence of 'Important' hedgerows and other historic landscape features.

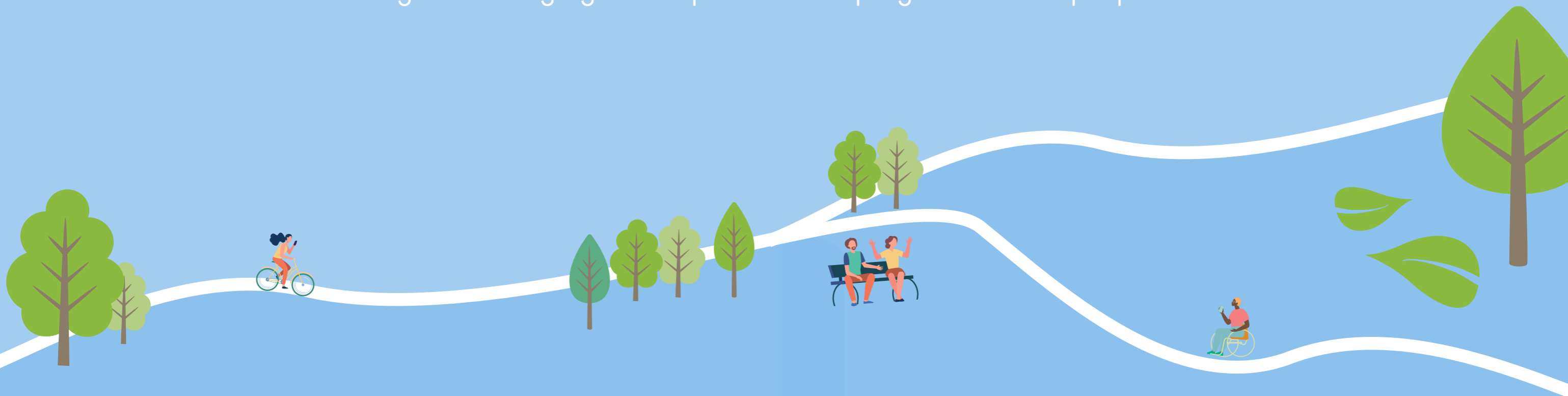




4. PUBLIC ENGAGEMENT

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

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



PUBLIC ENGAGEMENT

Engagement Process

Our Approach

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

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

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

Berkeley
Designed for life

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 1000 new homes (reduced from 1500 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 spaces, 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 Broadwater, 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



Public Consultation Event Photographs_13 November 2025



Public Consultation Event Photographs_13 November 2025

Engagement Process

Public Consultation

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

Public Consultation Invitation

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

Dedicated Website and Contact Channels

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

Public Drop-in Event

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

Feedback Received

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

Stakeholder Engagement

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

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



Drop-in Event
205 attendees



Dedicated Website
- 55 online feedback forms



4,741
homes and businesses
engaged to participate



116
feedback forms
received



Dedicated meetings
and workshops with
stakeholders

PUBLIC ENGAGEMENT

Engagement Process

In-person Exhibitions

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

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

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

5 2025 Concept Framework

- NEW HOMES**
Around 1,000 new high quality homes are proposed. Accompanied by infrastructure.
- EDUCATION**
A new primary, secondary and nursery school.
- EMPLOYMENT**
Up to 4 hectares of employment land enabling new job opportunities.
- NEIGHBOURHOOD CENTRE**
A community hub which could have a range of small-scale retail and community facilities.
- PUBLIC OPEN SPACE**
Open space:
• Safe play facilities and spaces for children of all ages
• Parks and gardens
• Natural and semi-natural spaces such as parklands and woodlands
• A walking trail of approximately 5km providing opportunities for exercise
• Outdoor gym and places to exercise in nature
- ALLOTMENTS**
New allotments and orchard for community growing.
- GYPSY & TRAVELLER PITCHES**
Five gypsy and traveller pitches as required by Horsham Local Plan.

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 between them to celebrate the area's unique character and sense of place.

- HEDGEROWS**
Over 95% of the historic hedgerows are protected and enhanced, giving Southwater its rural character. These green corridors connect habitats, support wildlife and help define new neighbourhoods.
- GREEN LINKS & BUFFERS**
Wider green buffers and connected corridors protect trees, woodland and habitats while managing water naturally. They provide space for wildlife, recreation and sustainable travel across the masterplan.
- WESTERN EDGE**
A sensitive rural edge retains views to the open countryside and reinforces the site's green character. Low-density homes and planting create a soft transition to the wider landscape.
- 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 year-round opportunities for activity and wellbeing.

OPEN SPACE STRATEGY
A landscape-led masterplan with over 50 hectares of green open space — creating a living landscape where everyone can live close to nature. Woodlands, meadows and community greens are all linked by safe walking and cycling routes, bringing nature into every neighbourhood.



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

Engagement Process

Feedback Received

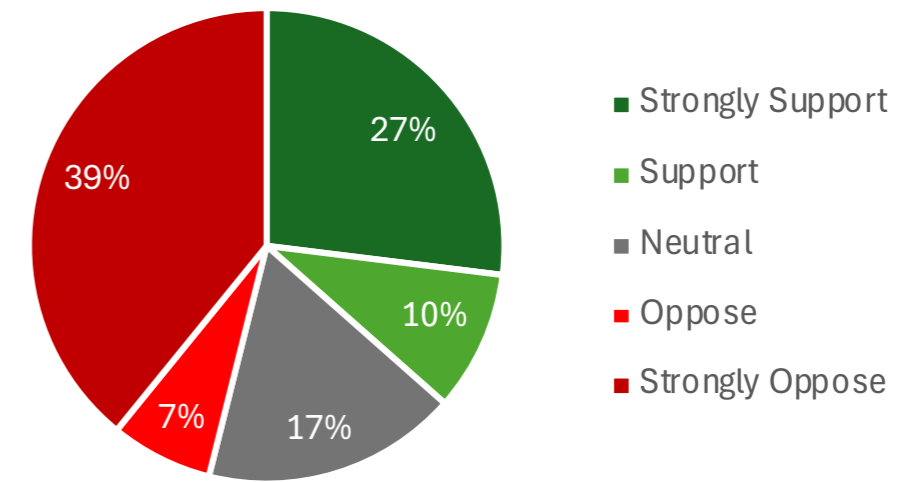
Feedback was captured through multiple channels using a consistent response format to allow clear comparison across submissions. By 8 December 2025, 116 feedback forms had been received and reviewed (61 paper and 55 online), alongside a further 32 enquiries and comments submitted via the project inbox.

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

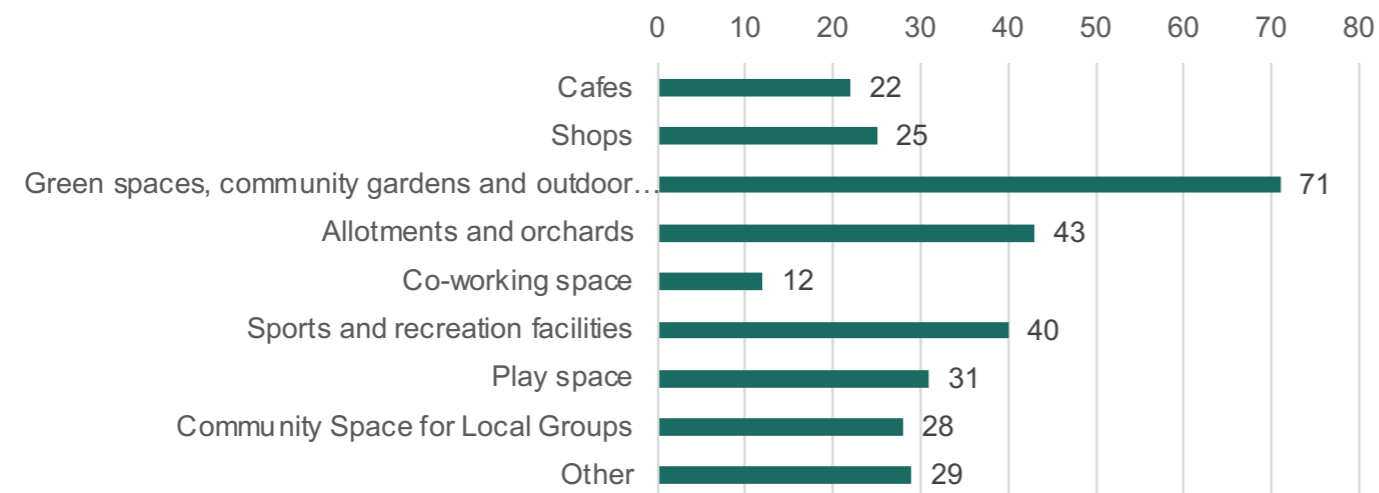
Feedback also helped to pinpoint the matters requiring further explanation and reassurance through the outline submission. Common themes included traffic and highways impacts, local service capacity (such as GP and dental provision), the protection and long-term management of green infrastructure, and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

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

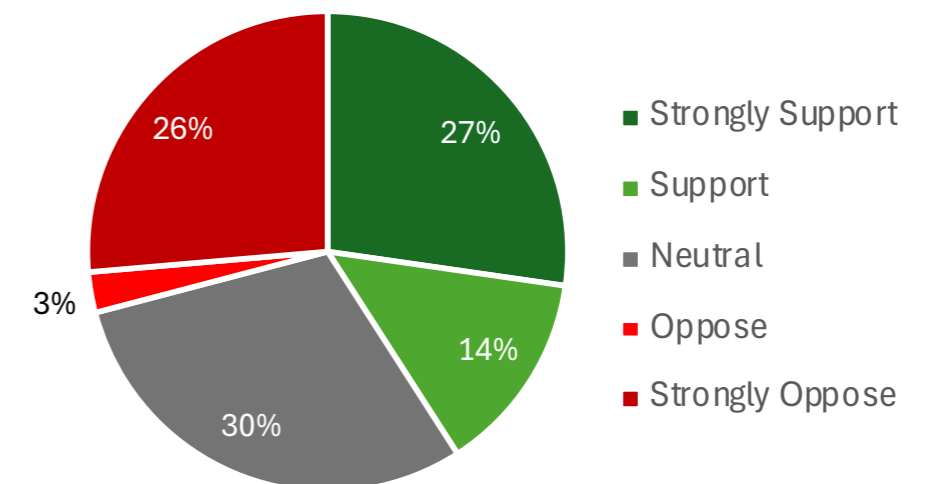
Do you support our proposals to provide a new primary school and a site for a new secondary school on the site?



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



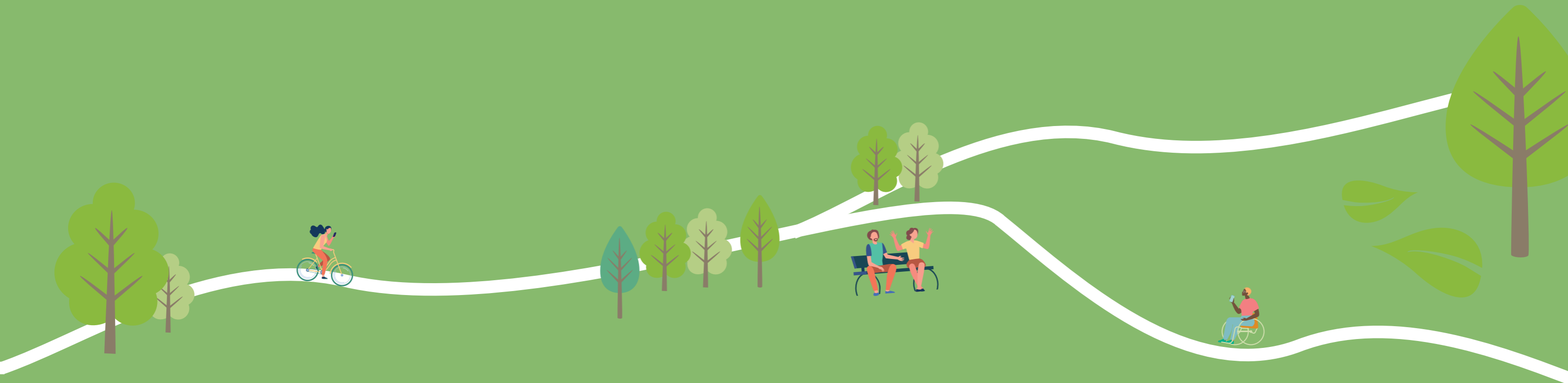
Do you support our proposals for active travel and sustainable transport?





5. THE VISION

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



THE VISION

Design Objectives

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

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

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



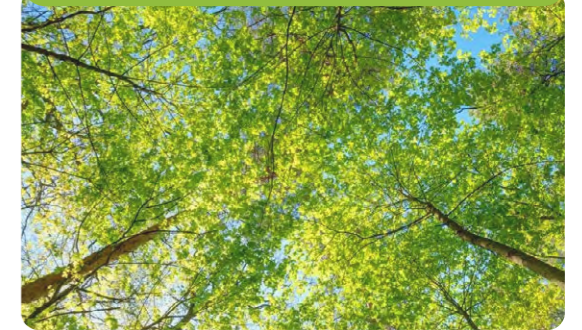
SUSTAINABLE LIVING



CONNECTING PEOPLE WITH NATURE & GREEN SPACES



PROTECTING & ENHANCING BIODIVERSITY



A SAFE, ACCESSIBLE & CONNECTED PLACE



CELEBRATING HERITAGE & CULTURE



QUALITY HOMES DESIGNED FOR ALL



A PLACE FOR ALL



NEW FACILITIES FOR THE COMMUNITY



SUPPORTING EXISTING & NEW COMMUNITIES



Design Priorities



Heritage and character embedded in the framework

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

A balanced neighbourhood with homes, services and opportunities

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



Strong connectivity and sustainable movement choices

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



A proposal that supports and complements Southwater

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

A healthy, sustainable and climate-resilient community

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



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

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



Green infrastructure, biodiversity enhancement and access to nature

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

Framework Pillars

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

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



Landscape & Heritage Led Design

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



A Thriving, Inclusive Community

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



A Well-Connected Place

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

THE VISION

Framework Principles



CONNECTED GREEN CORRIDORS

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



BIODIVERSITY NET GAIN

promoted through habitat enhancement, new planting and sensitive landscape design



PROTECT EXISTING ASSETS

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



NATURE AT THE HEART OF DAILY LIFE

landscape-led design that improves health and wellbeing



A NEW NEIGHBOURHOOD CENTRE

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



DISTINCT IDENTITY

celebrating valuable heritage and create a strong identity



A MIX OF NEW HOMES

for every generation and need



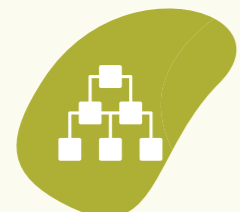
WELLBEING BY DESIGN

neighbourhoods that promote physical and mental wellbeing



INFRASTRUCTURE FIRST

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



A CLEAR HIERARCHY

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



A GREEN STREET NETWORK

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



FOLLOW DESIRE LINES

permeable neighbourhoods connected through extended existing routes



PEDESTRIAN & CYCLE ROUTES

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

THE VISION

Landscape-Led Approach

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

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

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

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

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



Wetland landscape



Pedestrian and cycle routes



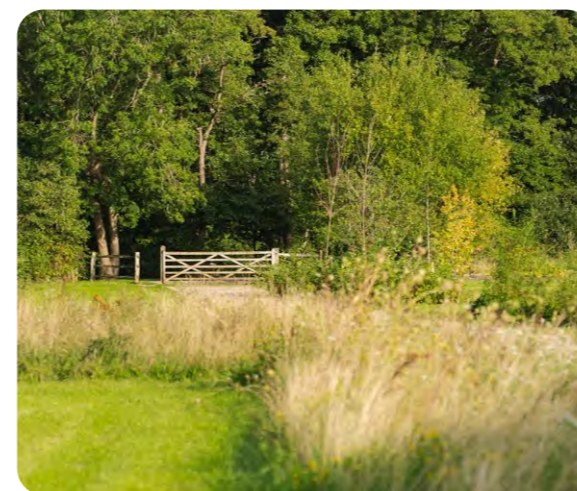
New planting growing into the existing landscape



Nature and play



Green corridors



New and mature planting



Protecting and celebrating existing mature trees and landscape

Design Steps – The Concept

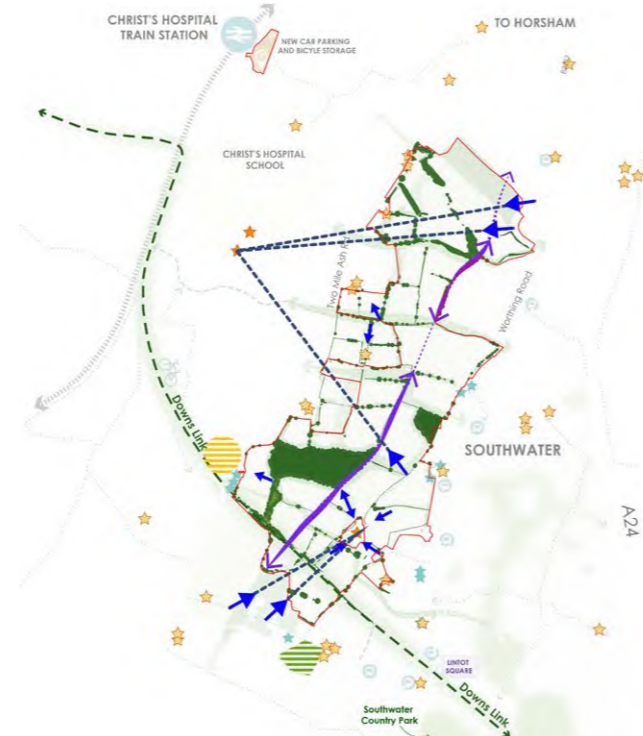
The design concepts below describe the key ideas shaping the masterplan. They set out the design direction from the outset and explain how the proposals respond to the site's opportunities and constraints, while delivering the overarching vision for the Land North West of Southwater.

1 Bringing nature and biodiversity into the heart of the development



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

2 Responding to the sites historical and landscape context



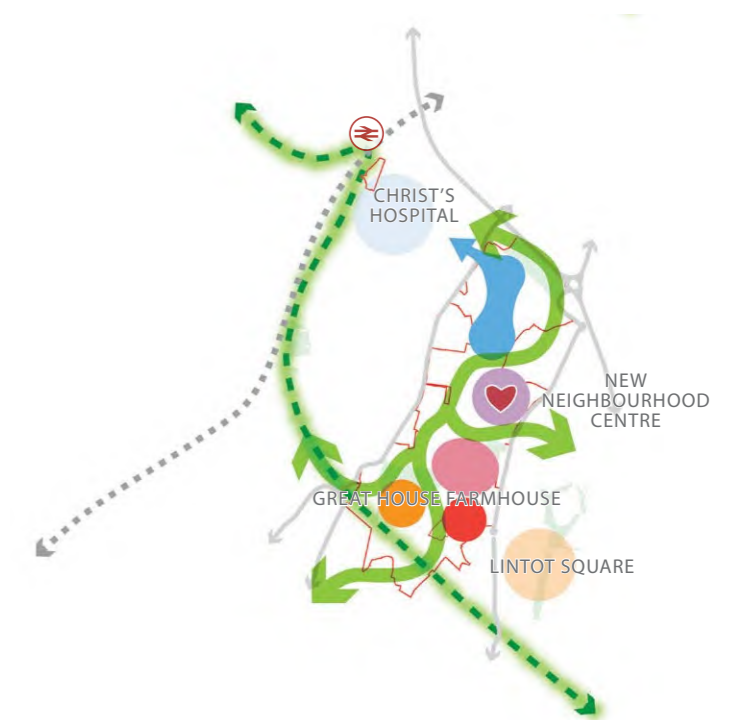
- **Great House Farmhouse setting** enhanced with enlarged green spaces, landscape buffers and retained key views.
- **Landscape buffers** to listed buildings and historic landscape features to safeguard their setting and significance.
- **Residential parcels reshaped** to retain most hedgerows and the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

3 Connectivity



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

4 Creating a distinct place



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

Previous planning application

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

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

Key Elements

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

2022 Framework Masterplan



Option 1

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

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

Key Elements

- **Evolved masterplan** responding to Local Authority feedback, with a stronger landscape-led and context-responsive approach.
- **Overall quantum reduced** from up to 1,500 homes to up to 1,000 homes.
- **Development pushed back** to achieve a 3m buffer to the retained tree belt west of the New Road area.
- **Woodland buffers increased** where possible, with c. 20m–50m setbacks compared to the previous c. 15m.
- **Four development parcels removed** to protect the sensitive western green edge, retained as landscape.
- **Apartment blocks reduced** across the masterplan to ensure the built form better responds to the surrounding context.
- **Green corridor between the two woodlands** significantly enhanced, creating a circa 15,000m² green space (previously circa 6,000m²).
- **Setting of Great House Farmhouse strengthened**, including a 40m setback (previously 10–15m) and reconfiguration of adjacent parcels to protect its rural context.
- **Allotments relocated** to improve access (from Worthing Road) and retain a more generous green setting around Great House Farmhouse and College Farm.
- **Employment land consolidated** into a single, more focused location.
- **Gypsy and Traveller pitches relocated**, with a clear independent access arrangement.
- **New secondary road link** introduced from the spine road to Two Mile Ash Road, improving connections towards Christ's Hospital School and the wider network.
- **School planned for delivery in Phase 1**, supported by a clear route providing direct connections to and from Worthing Road.
- **SuDS strategy reviewed** to respond to sensitivities around the Downs Link and its setting.
- **Blocks and parcels south of Courtland Wood redesigned** to retain key landscape and heritage features, including protection of a mature tree, retention of existing hedgerows, and safeguarding the archaeological embankment.
- **Development parcels south of Great House Farmhouse removed** and retained as open space for outdoor recreation, with sports pitches omitted due to landscape sensitivities.

2025 Framework 1



Design Evolution

Option 2

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

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

Key Changes

- **Spine road reconfigured as the primary route** from the northern roundabout, running through the neighbourhood centre and connecting to Worthing Road.
- **Carriageway reduced from 7.5m to 6.75m**, with variable verge widths, landscaping and SuDS to create a greener, less engineered street character.
- South of the neighbourhood centre, the former wide spine route **redefined as a secondary street**, weaving through the south-eastern neighbourhoods and connecting to the Broadacres roundabout on Worthing Road.
- Curved section north of Great House Farmhouse reallocated as a **pedestrian and cycle-focused route**, prioritising active travel.
- **Historic brick barn retained and refurbished** (approx. 230m²) for potential community use.
- **Allotments enlarged** to approximately 4,000m².

2025 Framework 2



Final Concept Framework

Final Framework Masterplan 2026

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

Key Changes

- **Primary road realigned** to form a gentler connection through the neighbourhood centre to Worthing Road, naturally transitioning into the downgraded southern route continuing to the Broadacres roundabout.
- **Neighbourhood centre road refined**, smoothing the radius through the centre and ensuring the southern connection reads clearly as a secondary route via a T-junction off the primary road.
- **Additional employment parcel** introduced with independent access from the northern access near the new roundabout, separate from the primary road.
- **Neighbourhood centre redesigned** with mixed-use blocks and a new public square, creating a stronger “heart” and a richer mix of typologies on both sides of the main route.
- **New 20m-wide “village green” corridor** (approx. 0.3ha) introduced to create a clear transition between the civic square and the softer rural edge.
- **Walking and cycling connections improved**, with safer, more continuous routes.
- **Great House Farmhouse setting significantly strengthened:** Open space in front of the farmhouse enlarged (from approx. 4.5ha to approx. 1ha). Residential parcels north of the farmhouse refined, including an additional 30–50m separation between the farmhouse and new development, improving the relationship with the heritage asset and local amenity.
- **Former 20th-century shed structures removed** around the retained historic barn, enabling new landscape areas further improving the setting of Great House Farmhouse.
- **Landscape retention reinforced**, retaining approximately 90% of hedgerows and trees across the site.

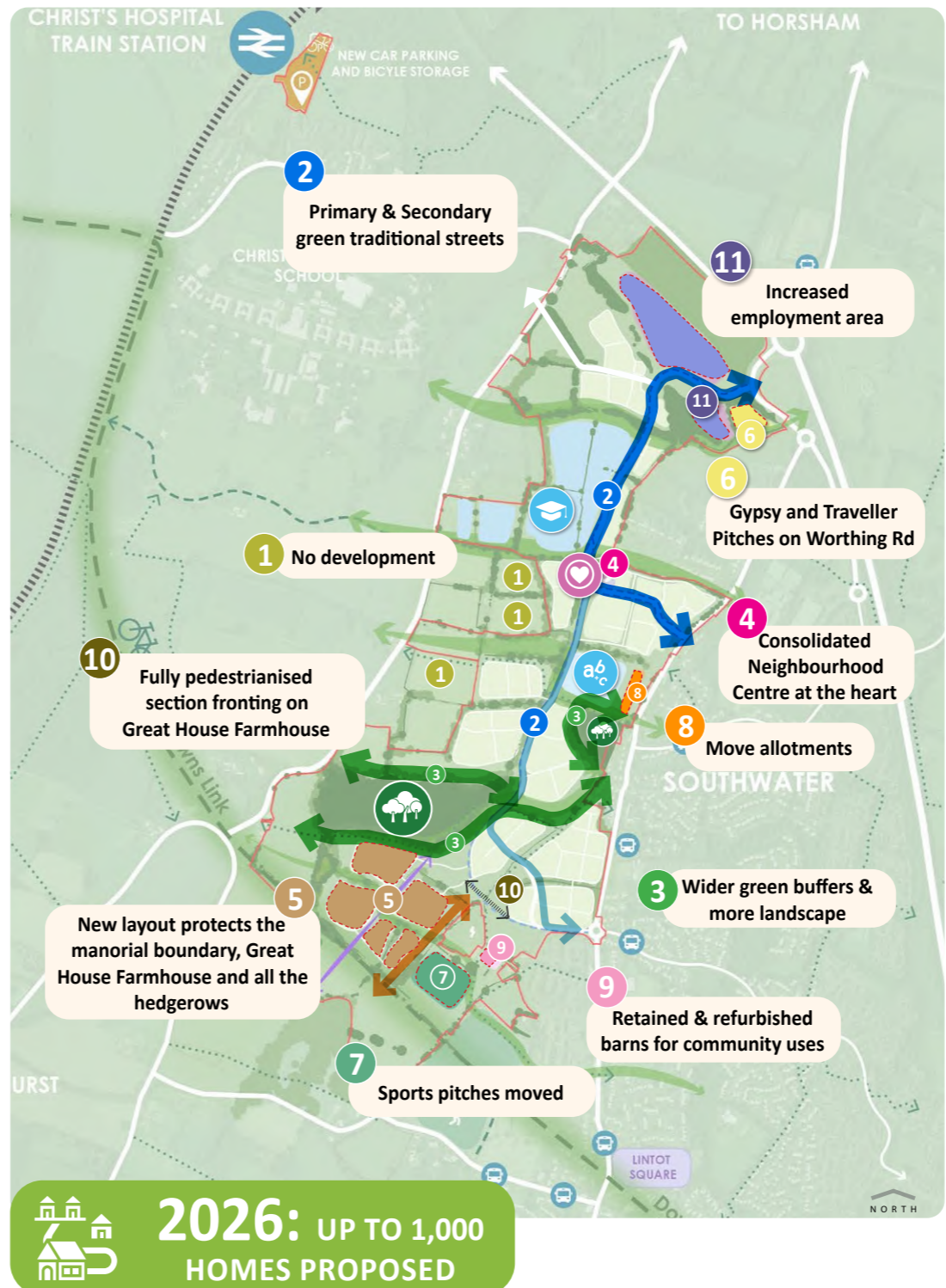
Final Framework Masterplan 2026



THE VISION

Summary of Design Changes

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



**Less Development
More Landscape**

500 fewer homes

Heritage-led

Protecting and enhancing the setting and views of key heritage features



Sensitive repositioning of sports pitches, allotments and traveller pitches

Enhanced Green Corridors & Buffers

20-50m
In comparison to 10-15m previously



Neighbourhood Centre

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

Enhance & Protect Nature

Retaining over 90% of hedgerows

5 times more open space provided than policy requirements



More traditional streets

A clear street hierarchy with distinct characters

THE VISION

Concept Masterplan Sketch



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

EDUCATION
A new secondary, primary and nursery school.

EMPLOYMENT
Approximately 4 hectares of employment land enabling new job opportunities.

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

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

ALLOTMENTS
New allotments for community growing.

GYPSY & TRAVELLER PITCHES
Five gypsy and traveller pitches as required by Horsham Local Plan.

SECONDARY SCHOOL

EMPLOYMENT SITE

5 GYPSY & TRAVELLER PITCHES

NEIGHBOURHOOD CENTRE

PRIMARY SCHOOL AND NURSERY

ALLOTMENTS

A NETWORK OF GREEN SPACES

A NETWORK OF GREEN SPACES

A MIX OF BEAUTIFULLY DESIGNED NEW HOMES

REFURBISHED & NEW BARNs

SPORTS PITCHES AREA

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



6. OUTLINE PARAMETERS

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

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



OUTLINE PARAMETERS

Demolition Strategy

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

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

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

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

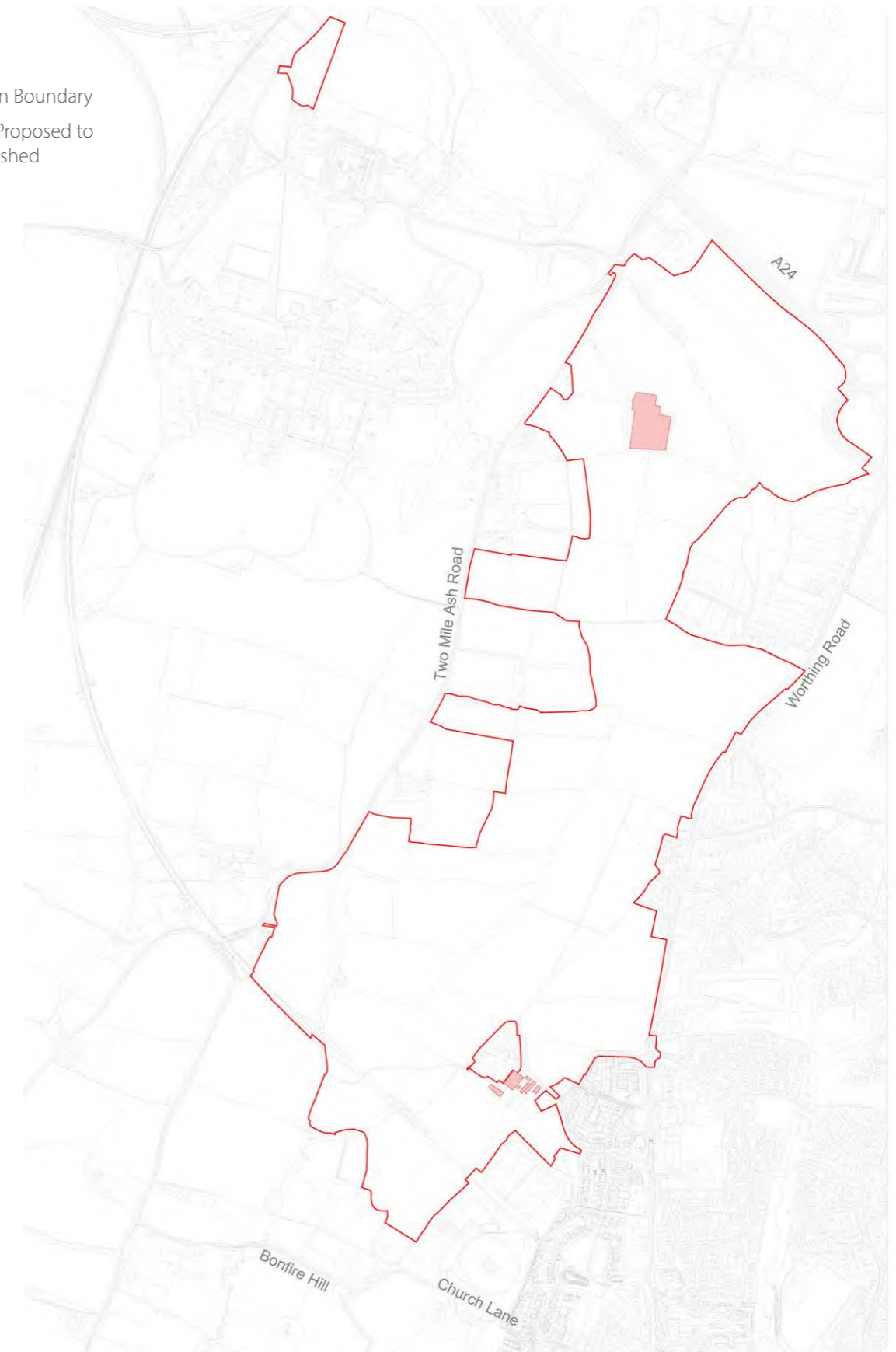


Sluetts Farm (Old dairy farm) to be demolished



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

- Key
- Application Boundary
 - Buildings Proposed to be Demolished



OUTLINE PARAMETERS

Land Use Strategy

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

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














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

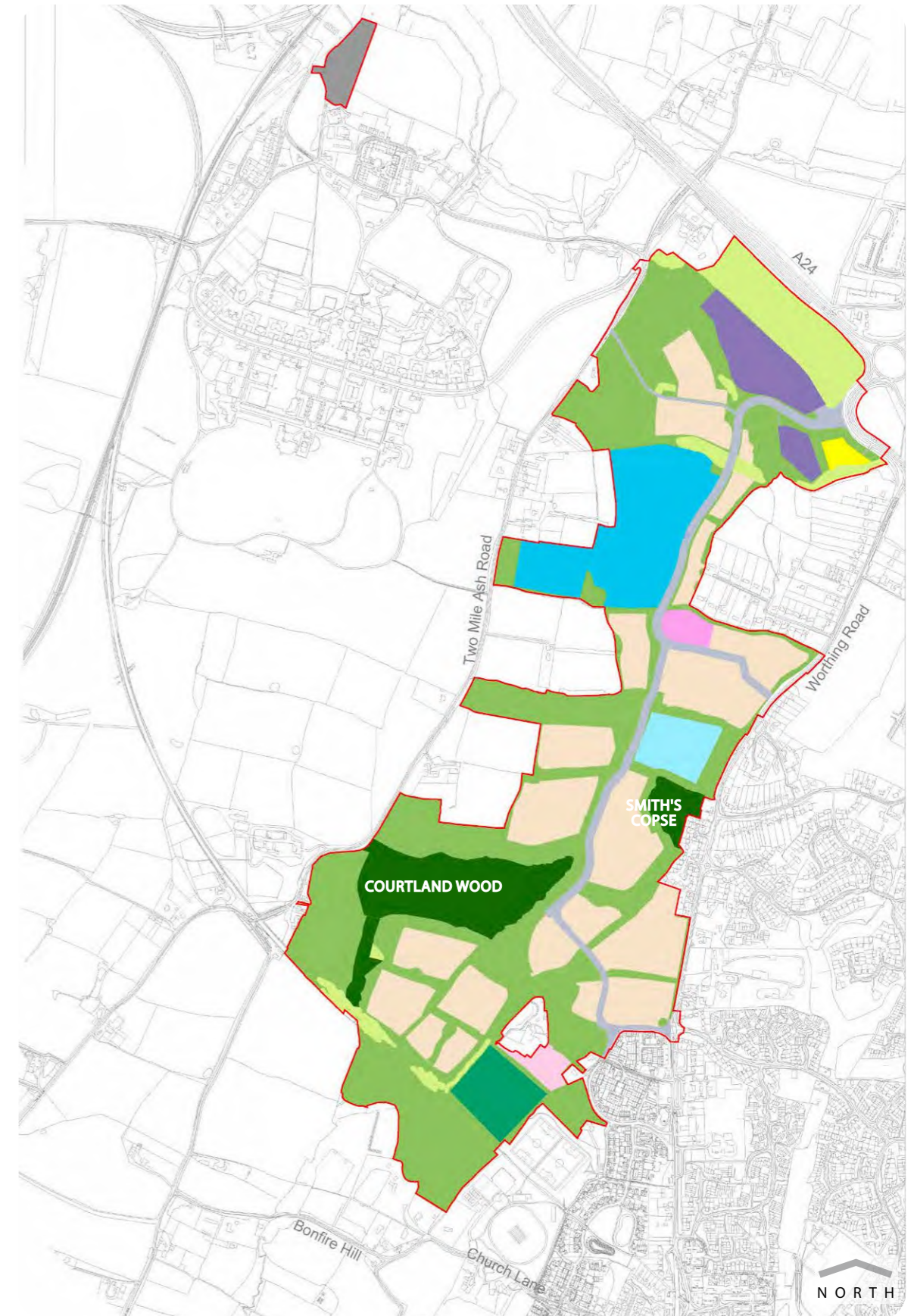
Two employment parcels are proposed to support sustainable economic growth. The primary employment area is located at the northern edge of the masterplan with independent vehicular and pedestrian access from the primary road and good connectivity to the A24, providing flexibility for a range of employment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

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

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

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

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



OUTLINE PARAMETERS

Density Strategy

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

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

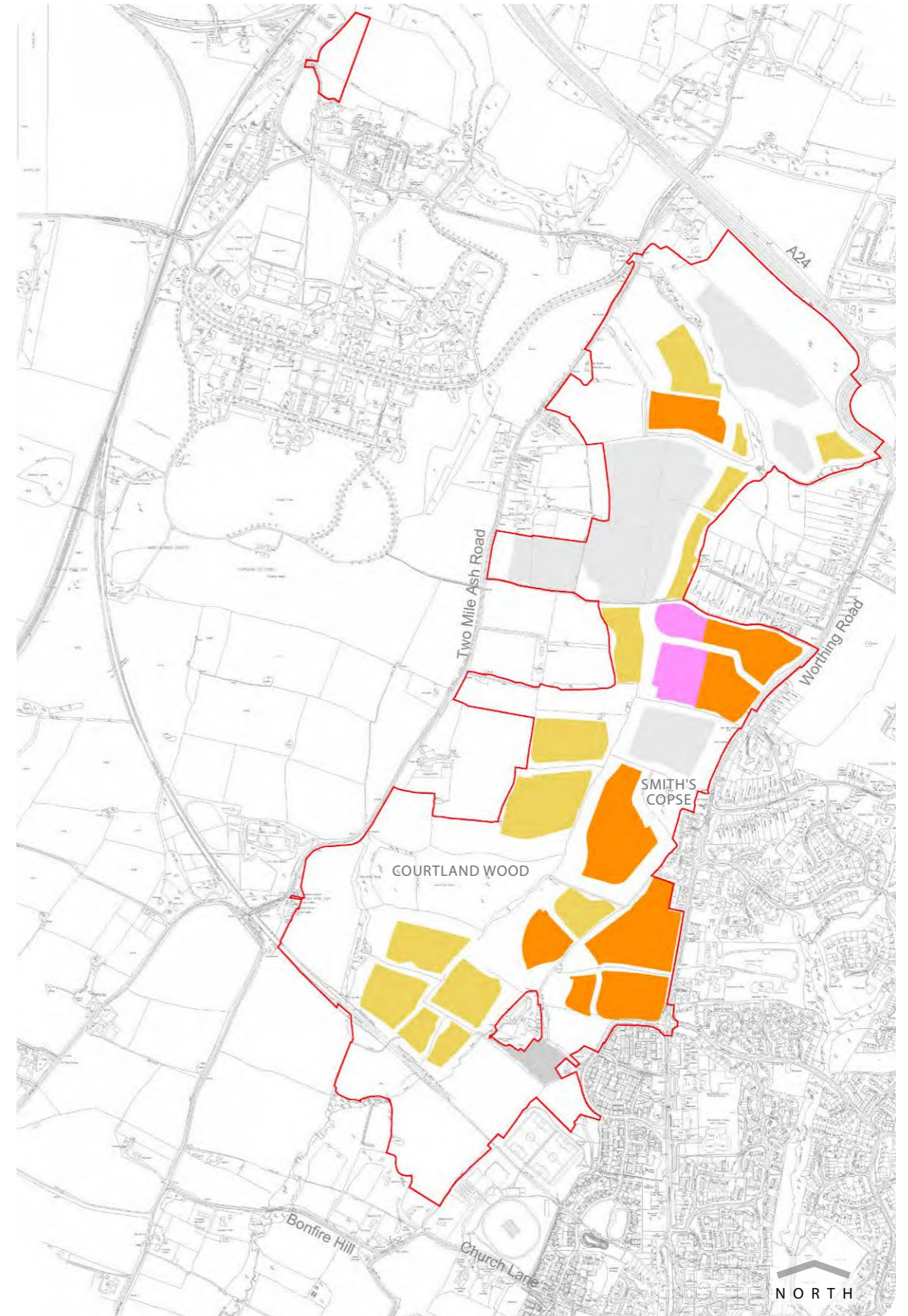
Higher densities are concentrated within and around the neighbourhood centre, supporting a more mixed-use character and allowing for some flat typologies alongside potential ground-floor retail and community uses.

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

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

Key

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



OUTLINE PARAMETERS

Storey Heights Strategy

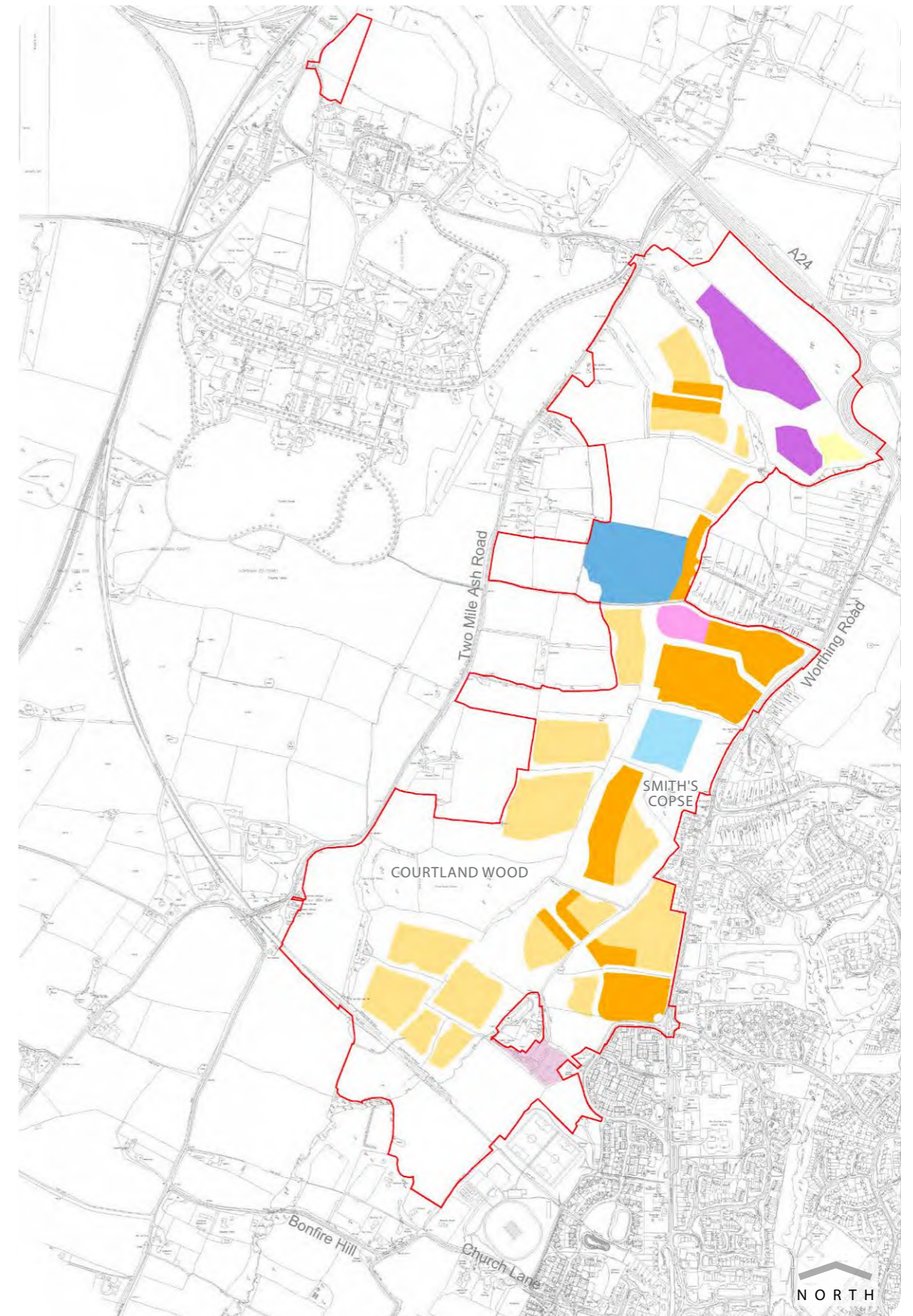
Closely linked to the density strategy, this parameter plan defines the development's three-dimensional form by setting out the proposed building height ranges across the site. The masterplan is predominantly two-storey housing, reflecting the established character of Southwater and the surrounding settlement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

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

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

Key

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



OUTLINE PARAMETERS

Access and Movement Strategy

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

Street hierarchy and vehicle movement

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

Access points

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

Walking and cycling

The proposed internal walking and cycling routes within the masterplan are designed to create a comprehensive movement strategy, seamlessly linking the Site with off-site areas and key destinations. A notable feature of the masterplan is a cycleway located on one side of the primary street connecting the proposed secondary school in the north of the Site, running southwards through the development, and extending to the Downs Link. This cycleway will effectively connect Lintot Square and other areas

within Southwater, envisioned as a well-defined and positive route. The southern section, near Great House Farmhouse, is designed with sensitivity to the rural and historic setting of the area.

The cycle link in this region is crafted to avoid an overly engineered appearance. Instead, the surfacing, lighting, and signage will be contextually appropriate, with specific details to be finalised during the reserved matters stage. The design will ideally feature minimalistic and countryside-style elements to preserve the area's character. This design approach aims to maintain the area's rural nature while providing functional route for both walking and cycling.

Shared surfaces and home-zones

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

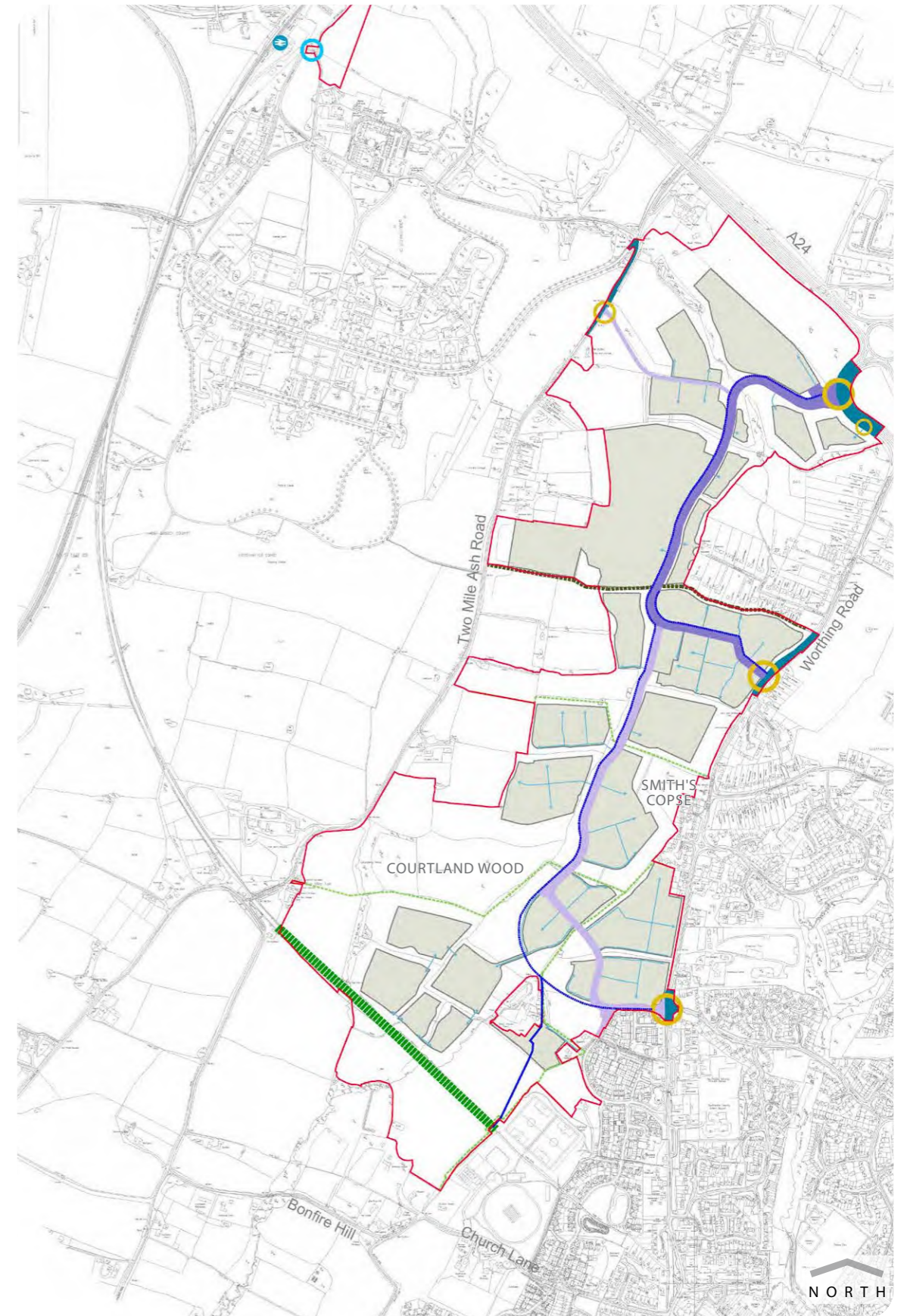
Christ's Hospital station parcel

Land east of Station Road (at Christ's Hospital railway station) provides an opportunity to support improved connectivity to the station, including potential enhancements to access, interchange and cycle facilities, subject to further assessment and agreement.

Trim trail

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

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



Key

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

OUTLINE PARAMETERS

Landscape and Open Space Strategy

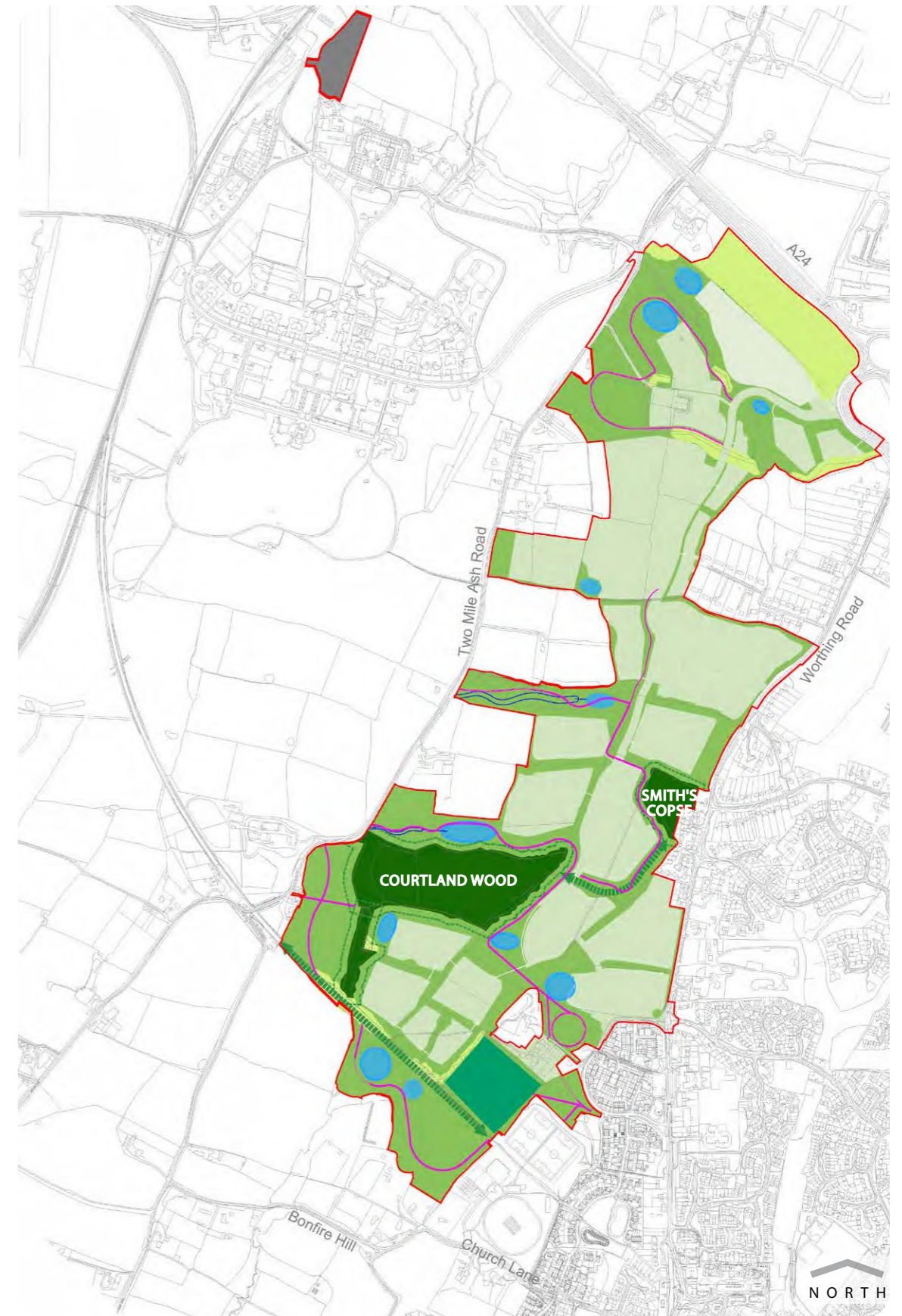
The landscape strategy is the primary driver of the masterplan, shaping where development can sit, how neighbourhoods are structured, and how the scheme protects and enhances the site's defining natural and heritage assets. It establishes a connected living landscape of woodlands, hedgerows, meadows,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

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

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

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

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



Indicative Phasing Strategy

Overview

An indicative phasing strategy has been prepared to support the outline planning application. The masterplan is shown as four main residential-led phases, alongside an employment phase and a small, separate phase relating to potential works of the land parcel near Christ's Hospital railway station. The phasing is illustrative and may evolve in response to delivery programming, infrastructure requirements, market conditions and ongoing stakeholder discussions.

Phase 1a

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

Phase 1b

Phase 1b extends the community northwards, delivering additional residential areas alongside the Gypsy and Traveller pitches, and completes key connections between Phase 1 and the employment land. It is accessed primarily via the primary route and new roundabout off Hop Oast roundabout, with additional resilience provided by the secondary link from Two Mile Ash Road into the primary route. This phase sits between the early neighbourhood core and the employment area, helping to balance uses and connectivity.

Phase 2

Phase 2 delivers the southern neighbourhoods, including homes around Smith's Copse, the sports facilities south of Great House Farmhouse, and associated public realm and open space along the southern parts of the site and the Downs Link edge. It provides a further mix of typologies and tenures and helps stitch the new neighbourhood into the existing settlement edge along Worthing Road. Access is taken from Broadacres roundabout, via a secondary neighbourhood street connecting back to Phase 1 and distributing movement through a network of green streets.

Phase 3

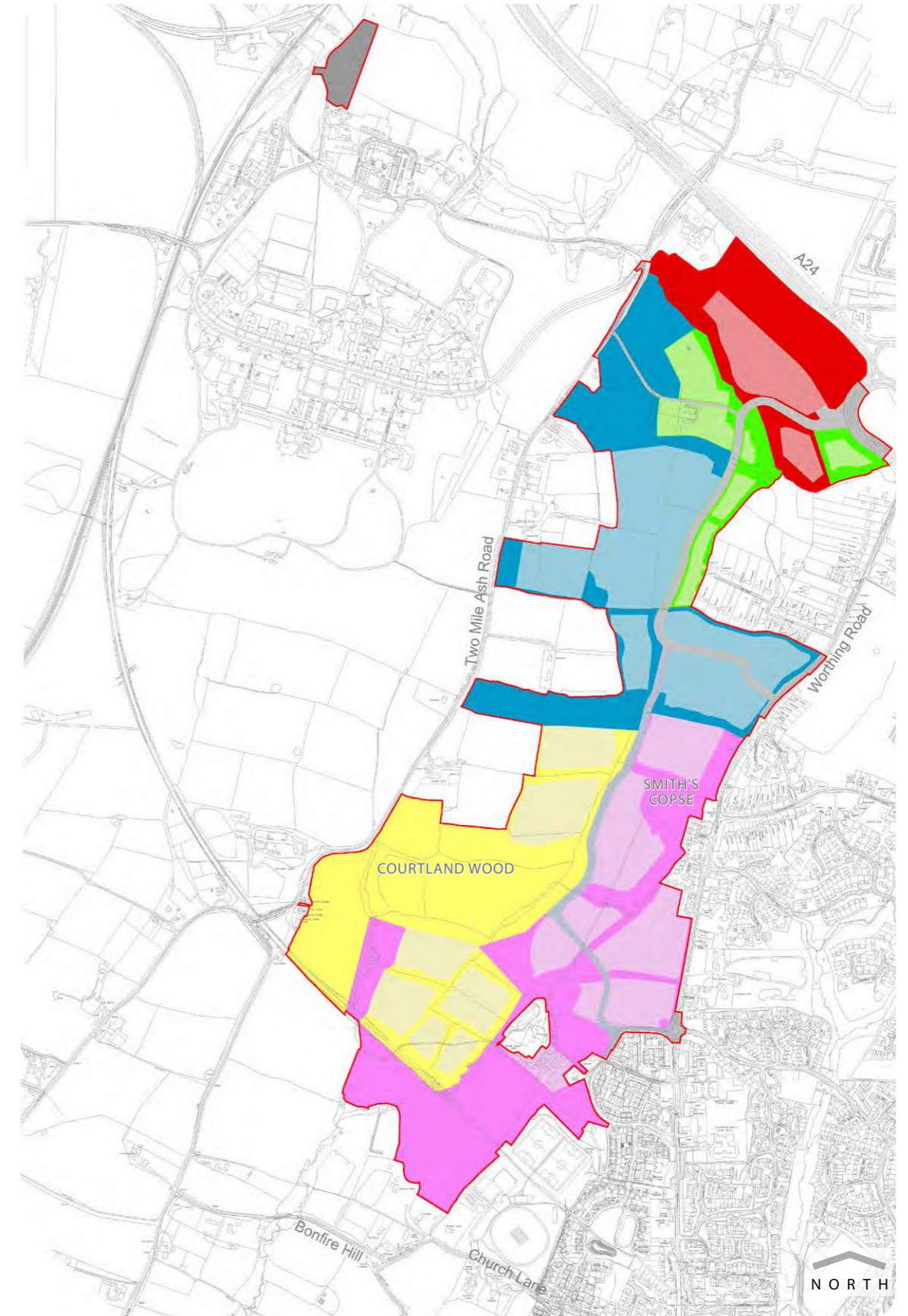
Phase 3 focuses on the western and south-western parts of the masterplan, shaped by the sensitive setting of Courtland Wood and the strengthened landscape framework. Residential development here is lower in density, typically detached and semi-detached homes, reflecting the rural edge character. The phase also includes landscape enhancements and green infrastructure delivery that reinforces the woodland setting and creates a softer transition to the countryside.

Employment Phase

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

Potential Car Park Surfacing

A small, independent phase is identified for potential car park surfacing works adjacent to Christ's Hospital railway station, subject to need, further assessment and the necessary agreements.



Key

- Application Boundary
- Phase 1a
- Phase 1b
- Phase 2
- Phase 3
- Employment Phase
- Potential Car Park Surfacing

OUTLINE PARAMETERS

Illustrative Masterplan

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

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

The plan also shows how a balanced mix of uses supports a complete, walkable community. The neighbourhood centre is positioned as the social and functional heart, supported by mixed-

use activity, community facilities and Later Living, and reinforced by the integration of education provision and well-connected residential streets. Employment uses are also included as a complementary component, supporting local job opportunities and long-term resilience.

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

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

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

Indicative Schedule Mix

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



This plan is illustrative (not for approval)