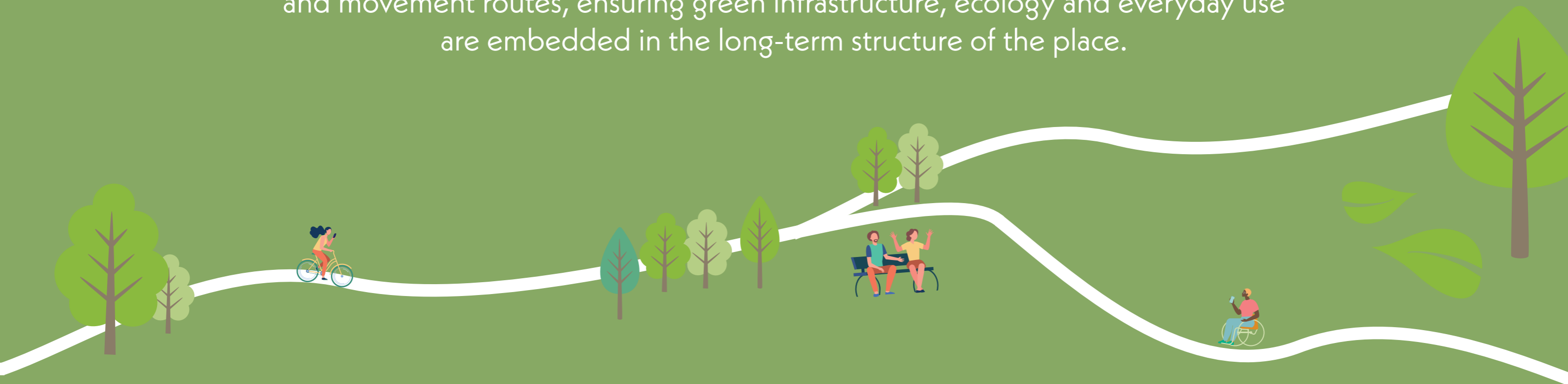




# 7. LANDSCAPE & OPEN SPACE

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

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



## Introduction and Executive Summary

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

Here's a summary of the principles:

### Retention of Ecological Fringe:

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

### Strengthening Woodland Buffers:

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

### Amenity Green Spaces:

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

### Connected Green Links:

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

### Play and Recreation Areas:

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

### Sustainable Drainage Features:

These areas, designed with species-rich grassland, will serve both as functional drainage and as ecological focal points. These spaces will include opportunities for informal gathering and incidental play, alongside winding pathways that connect the development with the surrounding woodland.

This strategy prioritises connectivity, biodiversity, and sustainability, while offering various recreational and ecological benefits to the community.

### Connecting Green Links

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

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

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



### Legend

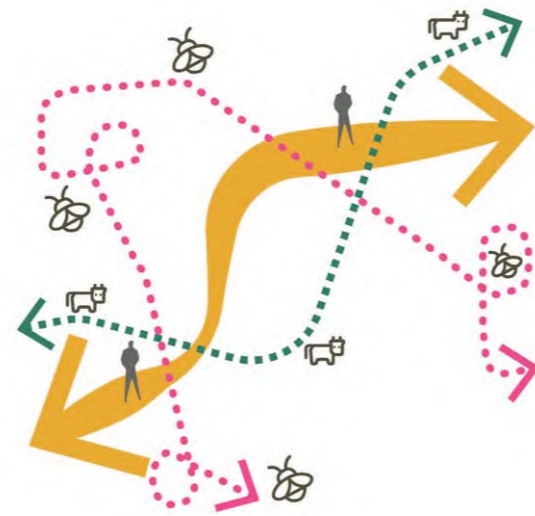
- Site Boundary
- Residential Parcels
- Allotments
- - - School sites

# LANDSCAPE & OPEN SPACE

## Landscape Design Strategies

Concept Overview

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



### Nature Connectivity

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



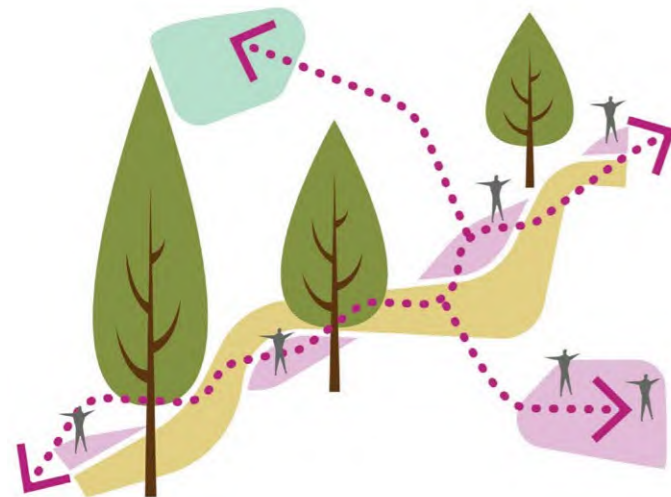
### Views and Legibility

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



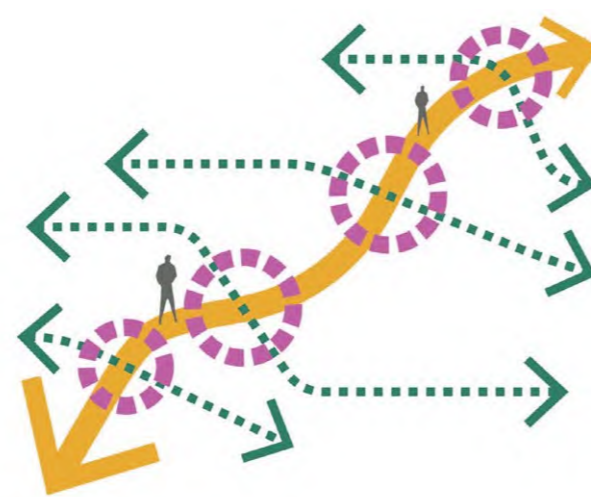
### Blue Infrastructure

Water is integrated as a visible and functional element of the landscape, with SuDS features designed to manage surface water sustainably while enhancing biodiversity, amenity, and seasonal character.



### Play & Recreation

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



### Nodes & Connections

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



### Heritage & Nature Education

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



### Edible Landscape

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

## Connection with Nature

### People and Nature

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

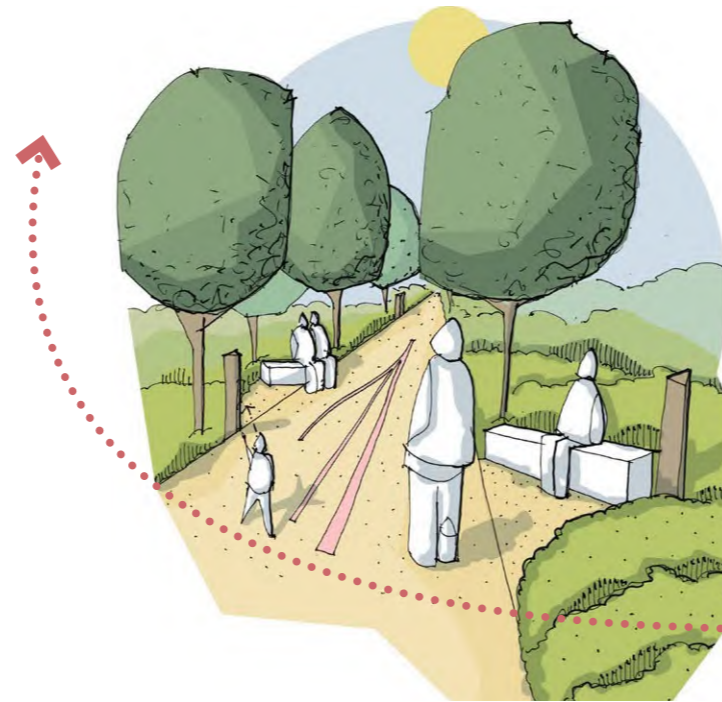
Building on existing hedgerows, woodlands, and watercourses, the strategy reinforces natural features through new habitat corridors, SuDS, and tree-lined walking and cycling routes. These spaces are designed to be accessible, safe, and overlooked, encouraging everyday movement, play, and social interaction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

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

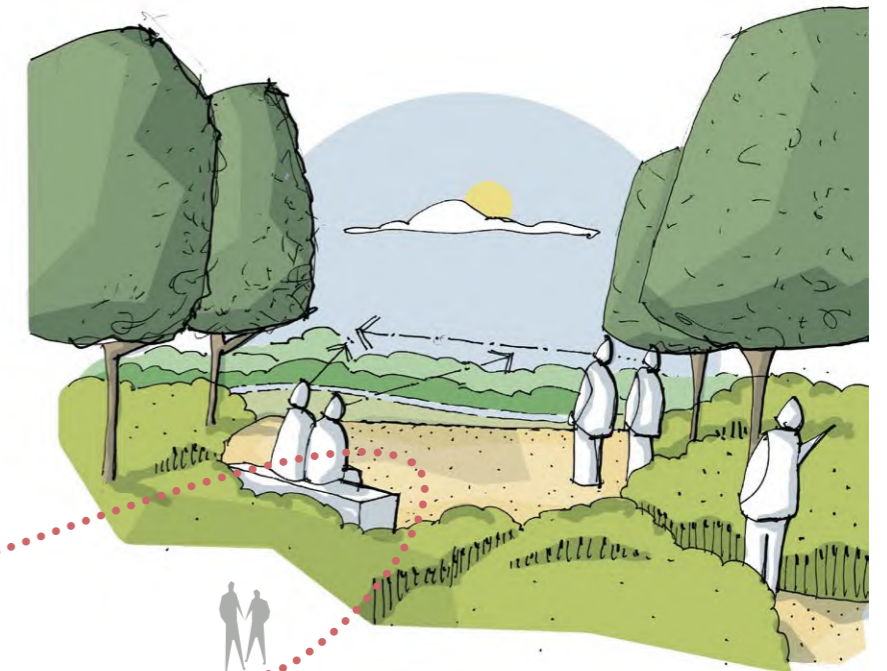
Ancient woodland is fully retained and protected by planted buffers, while mature trees and hedgerows are retained and enhanced to establish a village-scale landscape setting.

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

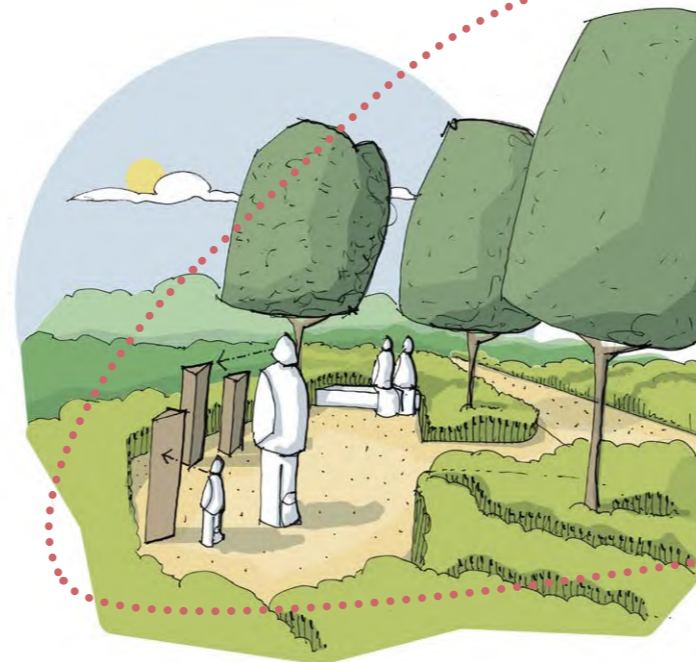
1. A Walk through Nature



2. Views of the Landscape



3. Education & Heritage



4. Activity Nodes



## Movement Strategy

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










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

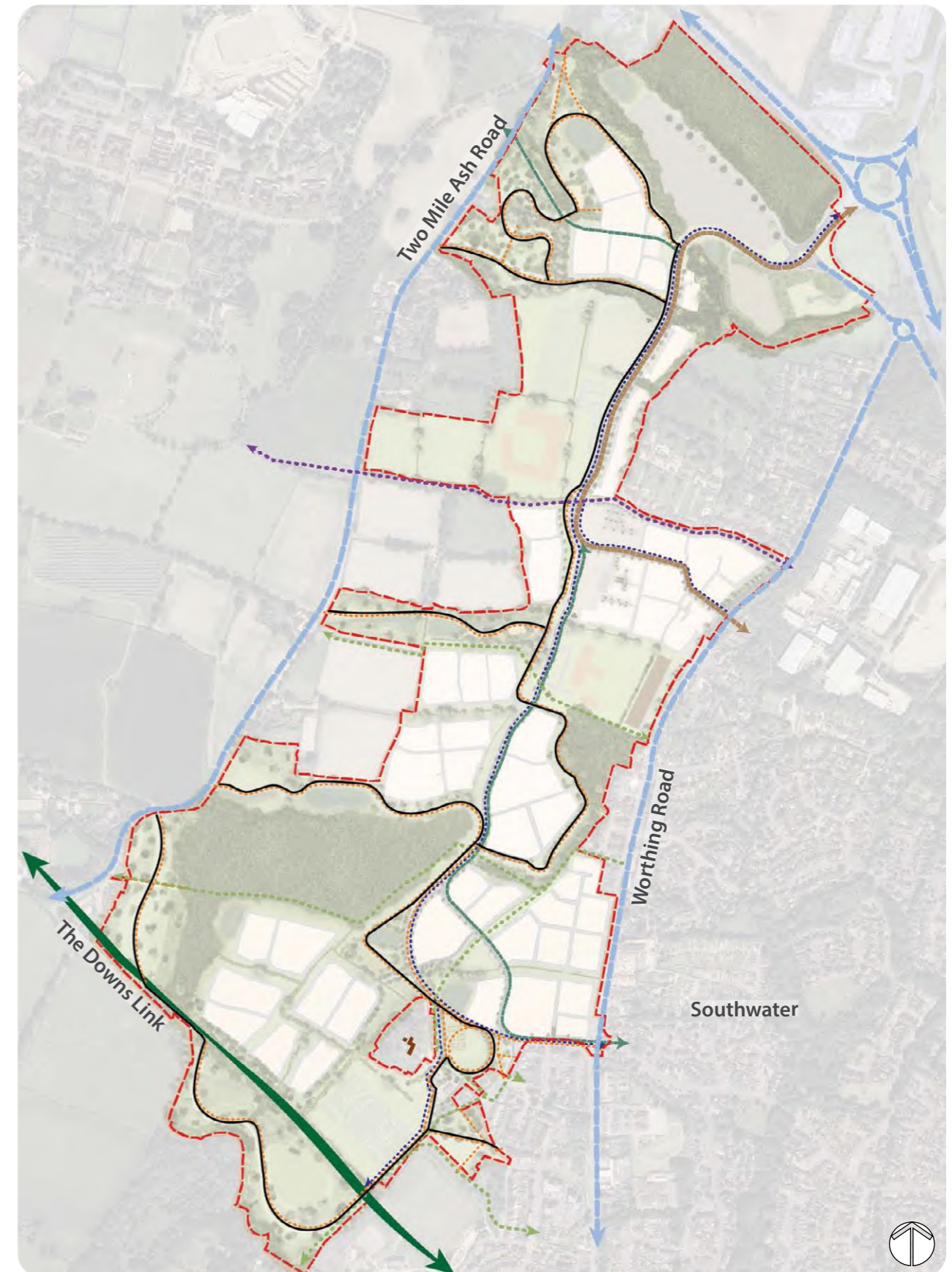
The site is designed with filtered permeability, enabling people to walk or cycle between blocks where vehicles cannot pass. Greenery is introduced throughout the public realm to prioritise pedestrians and cyclists, providing shelter from wind, shade from direct sunlight, and an environment that encourages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

### Primary and Secondary Cycle Routes

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

#### Legend

-  Site Boundary
-  Active Routes
-  Existing PRoW
-  Existing Bridleway
-  Primary Route
-  Secondary Route
-  Existing Roads
-  5K Loop
-  Cycleway



Movement strategy diagram

## Open Space Typologies

### Natural and Semi Natural Design Principles

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

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

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

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



■ Natural and Semi Natural



# LANDSCAPE & OPEN SPACE

## Open Space Typologies

### Amenity Green Space Design Principles

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

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

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

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



 Amenity Green Space



# LANDSCAPE & OPEN SPACE

## Open Space Typologies

### Park and Gardens Design Principles

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

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

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



Parks and Gardens



# LANDSCAPE & OPEN SPACE

## Open Space Typologies

### Green Ways Design Principles

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

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

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



Green Ways



# LANDSCAPE & OPEN SPACE

## Open Space Typologies

### Policy - Open Space & Play Provision

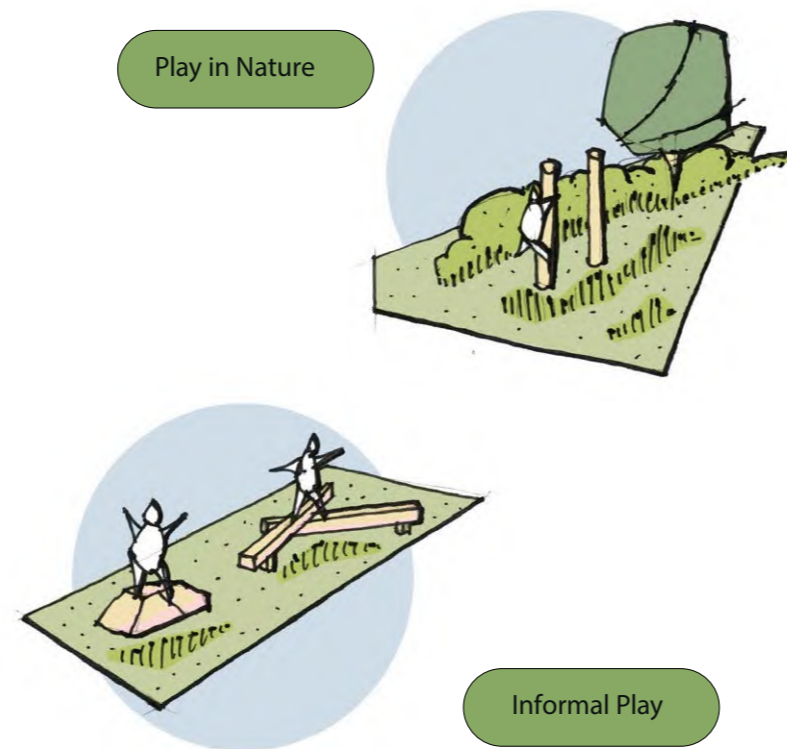
Emerging Local Plan - The Horsham District Local Plan 2023 - 2040 sets out open space typologies and quantity standards, with requirements for open space provision on new developments.

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

The site has the capacity to provide 59.48ha of open space, which is above the requirement of 11.17ha of open space for 1000 dwellings.

The plan opposite illustrates the spatial arrangement of the different open space typologies.

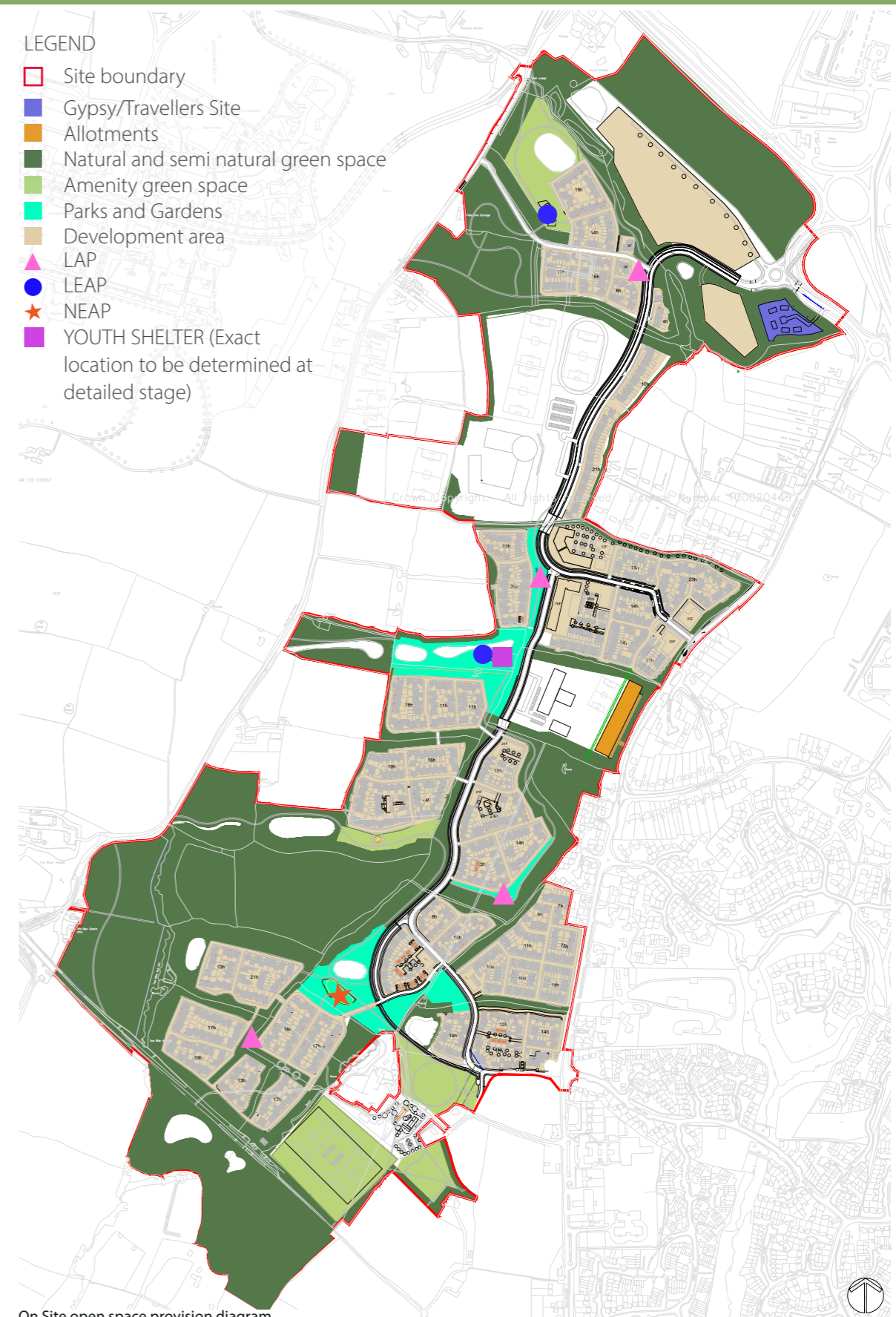
Overall, the proposals provide an additional 48.31 ha of open space above policy requirements.



OPEN SPACE TYPOLOGY	STANDARD (sqm per person)	STANDARD (ha p/1000 pop)	REQUIREMENT (ha/2400 pop)	TOTAL ON SITE PROVISION (ha)	OPEN SPACE ABOVE THE POLICY (ha)
Allotments	1.8	0.18	0.43	0.43	-
Multi-Functional Green space (MFGS)	Natural & Semi Natural Green Space	24.3	2.43	48.98	43.15
	Amenity Green Space	5.8	0.58	6.08	4.69
	Parks & Gardens	13.8	1.38	3.31	0.39
Children and Young People	Children	0.5	0.05	0.20	0.08
	Youth areas	0.4	0.04	0.09	-
<b>TOTAL</b>	<b>46.6</b>	<b>4.66</b>	<b>11.17</b>	<b>59.48</b>	<b>48.31</b>

<b>TOTAL</b>	<b>3.45 ha</b>		<b>0.91ha</b>	<b>1.637 ha</b>	<b>0.727 ha</b>
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PLAY SPACE TYPOLOGY	AREA TYPICALLY (HA)	STANDARD (ha p/1000 pop)	REQUIREMENT (ha/2400 pop)	TOTAL ON SITE PROVISION (ha)
LAP	0.01			0.04
LEAP	0.04	0.05	0.12	0.1
NEAP	0.10			0.16
YOUTH SHELTER				0.01
<b>TOTAL</b>		<b>0.05</b>	<b>0.12</b>	<b>0.31</b>



On Site open space provision diagram

## Illustrative Landscape Masterplan

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

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

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

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

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

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



- Legend**
- Site Boundary
  - Residential Parcels
  - Allotments
  - - - School sites

# LANDSCAPE & OPEN SPACE

## Landscape Character Areas

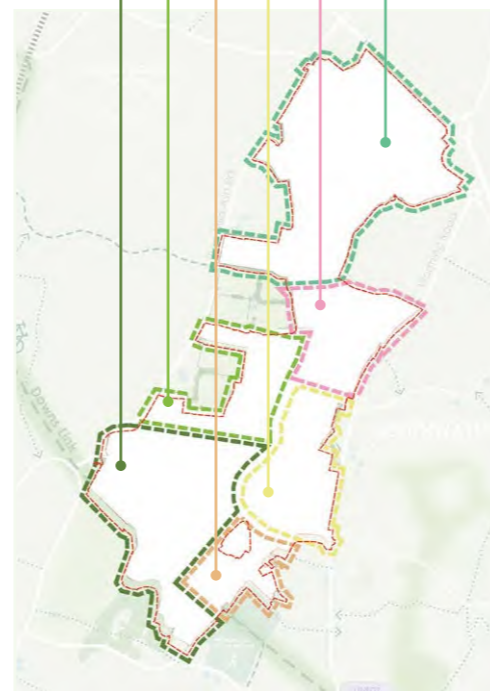
The landscape masterplan includes a number of different landscape character areas, set out below and in the adjacent plan.

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

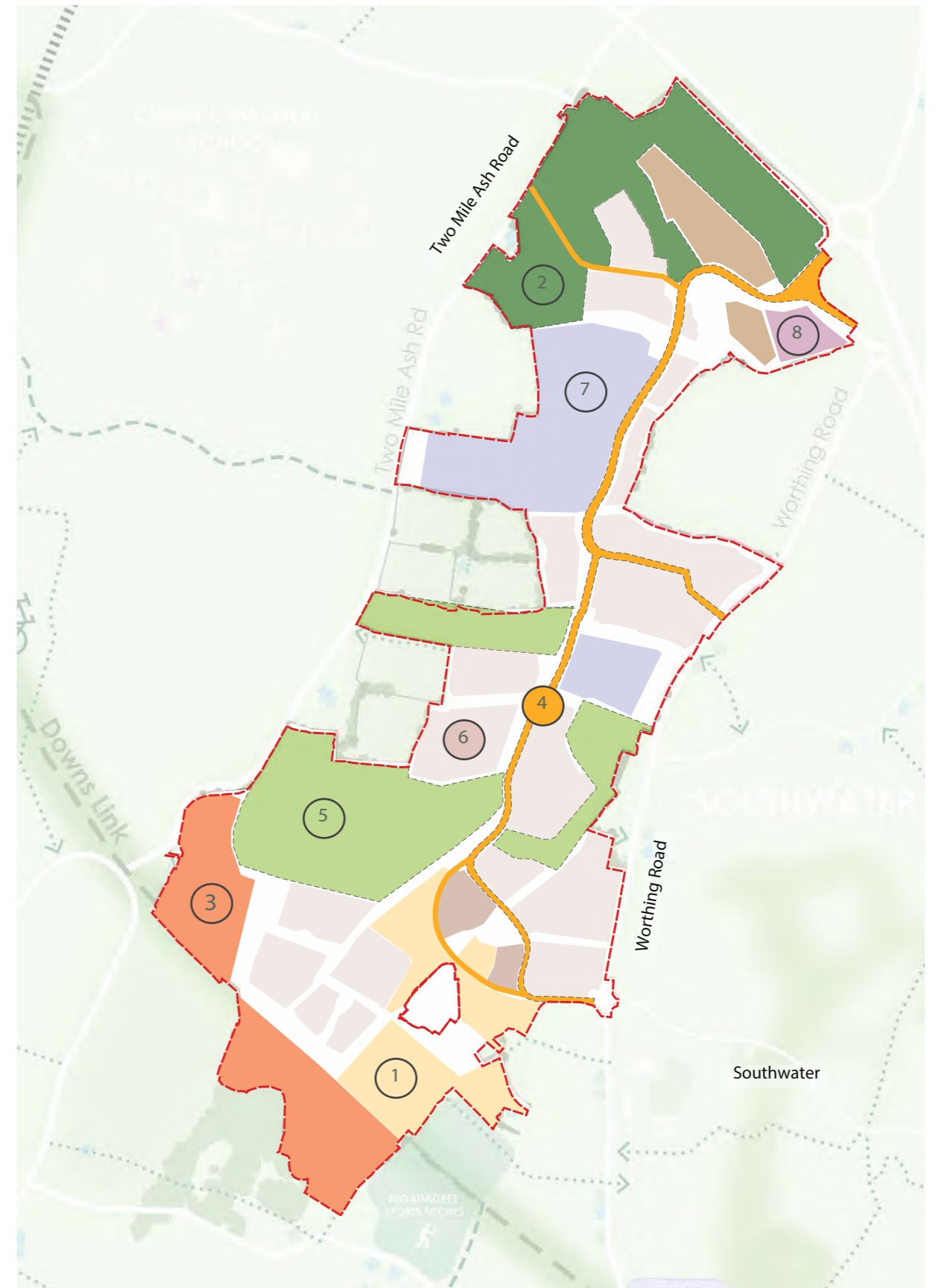
The landscape character areas relate to the built form character while remaining distinct as the landscape weaves through the varying streetscene and natural setting.

- 1 Great House Commons**  
Heritage inspired productive landscape around Great House Farmhouse
- 2 The Northern Woodland**  
Northern woodland buffer and woodland walk
- 3 Southern Fringe Meadows**  
Naturalistic open space linking Courtland Wood, Two Mile Ash Gill, and the Downs Link
- 4 The Village Way**  
Village scale road and active travel movement corridor
- 5 Southwater Greenways**  
Multi-functional green corridors linking woodlands, SuDS, play and routes
- 6 Residential Landscapes**  
Residential character areas within dwelling parcels including focal Neighbourhood Centre and Village Green
- 7 School sites**  
Secondary and Primary Education
- 8 Gypsy and Traveler site**  
Nestled around woodland planting to the north of the site

- NORTHERN GATEWAY
- NEIGHBOURHOOD CENTRE
- SOUTHERN AREA
- HISTORIC QUARTER
- WESTERN EDGE
- WOODLAND LIVING



Built Form Character Areas



Landscape Character Areas

# LANDSCAPE & OPEN SPACE

## Character Area 1: Great House Commons

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

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

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

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

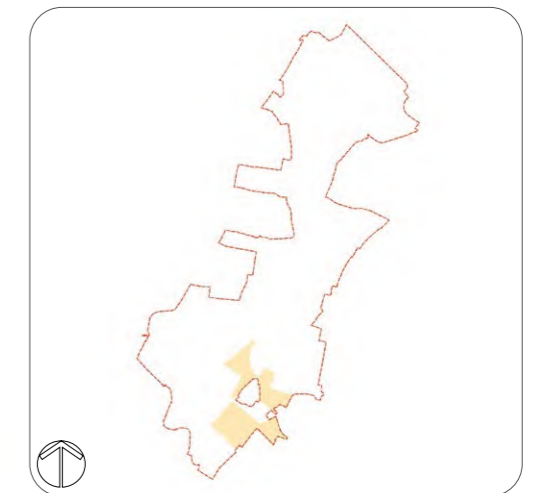
An active travel route passes through Great House Commons, forming a key north-south connection within the development.

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

This car-free section reinforces the primacy of walking and cycling within the Commons while protecting the setting of the listed asset. The route links the character area to the wider network of green infrastructure, promoting sustainable transport choices and supporting healthy, active lifestyles.



Illustrative Sketch View - Great House Commons



Landscape Character Area Key Plan - Great House Commons



## Character Area 1: Great House Commons Illustrative Plan

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

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

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

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

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



## Character Area 2: The Northern Woodland

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

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

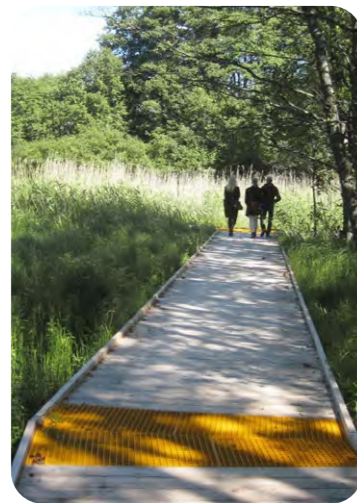
Employment and residential uses are carefully integrated within this landscape framework, with built form filtered through tree cover and planting to retain a village-scale character. Public open spaces within this area are shaped by landform and planting rather than hard boundaries, ensuring the landscape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



Illustrative Sketch View - The Northern Woodland



Landscape Character Area Key Plan - The Northern Woodland



## Character Area 2: The Northern Woodland – Illustrative Plan



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

### Legend

-  Site boundary
-  Existing hedges or woodland, to remain
-  Species-rich wildflower planting
-  SuDS Basin
-  Wetlands Meadow
-  Proposed Footpath
-  Locally Equipped Area of Play (LEAP)
-  Woodland Walk
-  Underplanting

# LANDSCAPE & OPEN SPACE

## Character Area 3: Southern Fringe Meadows


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

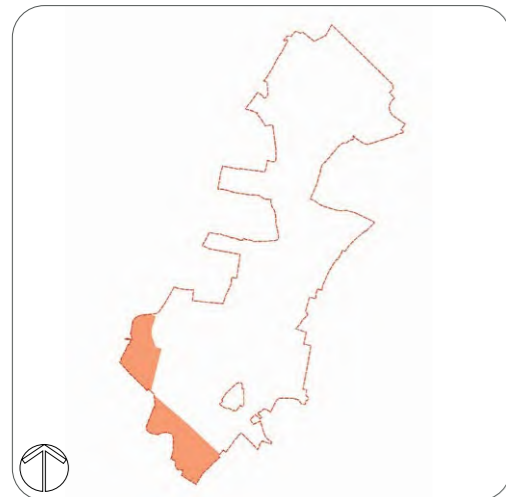
The landscape treatment is intentionally restrained, retaining the sense of an agricultural and meadow-led setting, with subtle interventions to support access, biodiversity, and leisure. Historic and existing routes are reinforced and extended through the area, allowing the site to plug into the surrounding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

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

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

### Legend

-  Site Boundary
-  Active Routes
-  Tree Planting
-  Existing Vegetation
-  Wildflower Planting
-  Wetland Planting
-  Indicative Basin



Landscape Character Area Key Plan - Southern Fringe Meadows



Illustrative Sketch View - Southern Fringe Meadows



## Character Area 3: Southern Fringe Meadows

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



### Legend

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



## Character Area 4: The Village Way

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







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

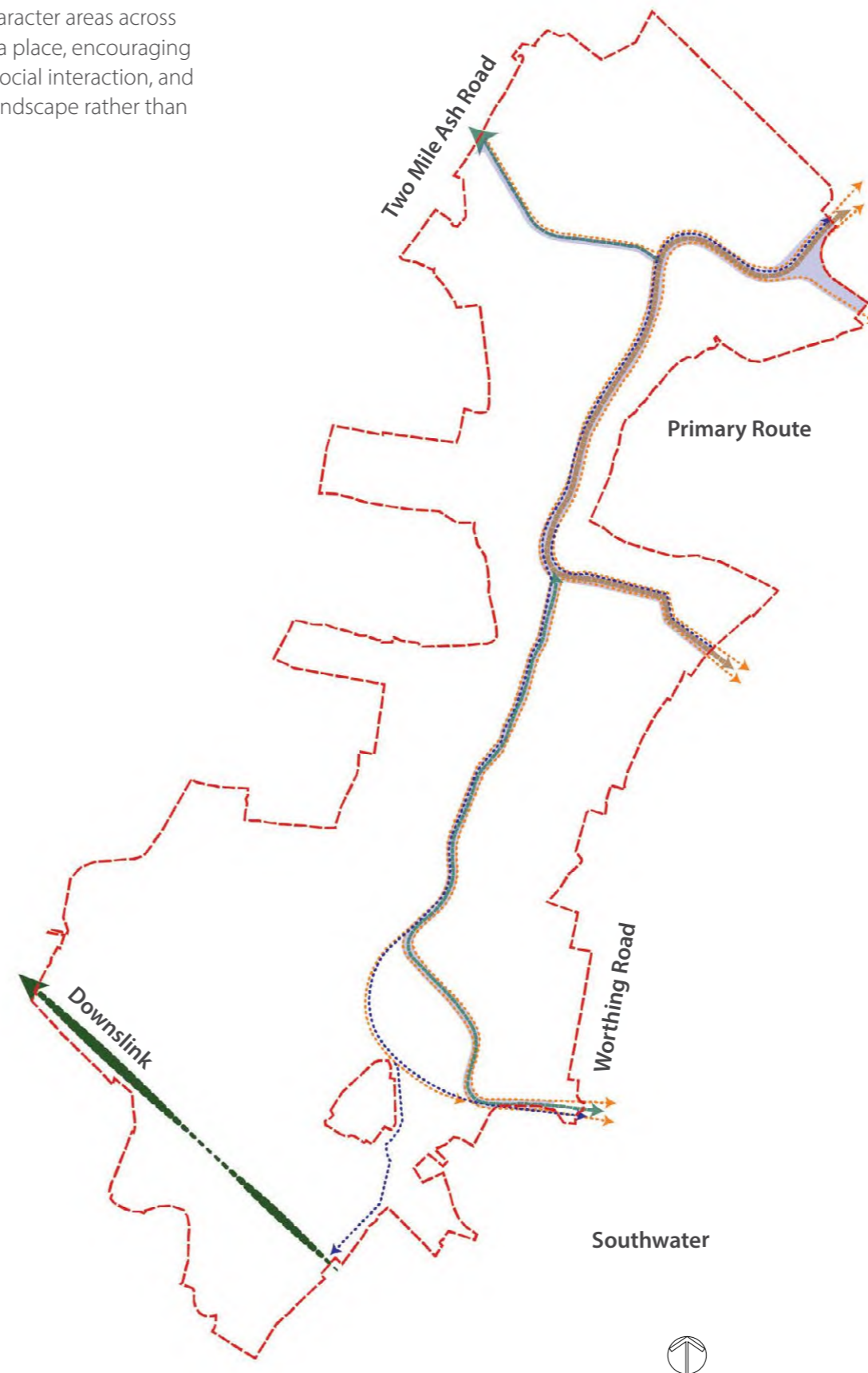
The Primary Route connects key character areas across the site, acting as both a route and a place, encouraging slower vehicle speeds, supporting social interaction, and ensuring movement is framed by landscape rather than built form.



Illustrative Sketch View - The Village Way

### Legend

-  Site Boundary
-  Active Routes
-  Cycle Routes
-  Primary Routes
-  Secondary Routes
-  Verge Planting



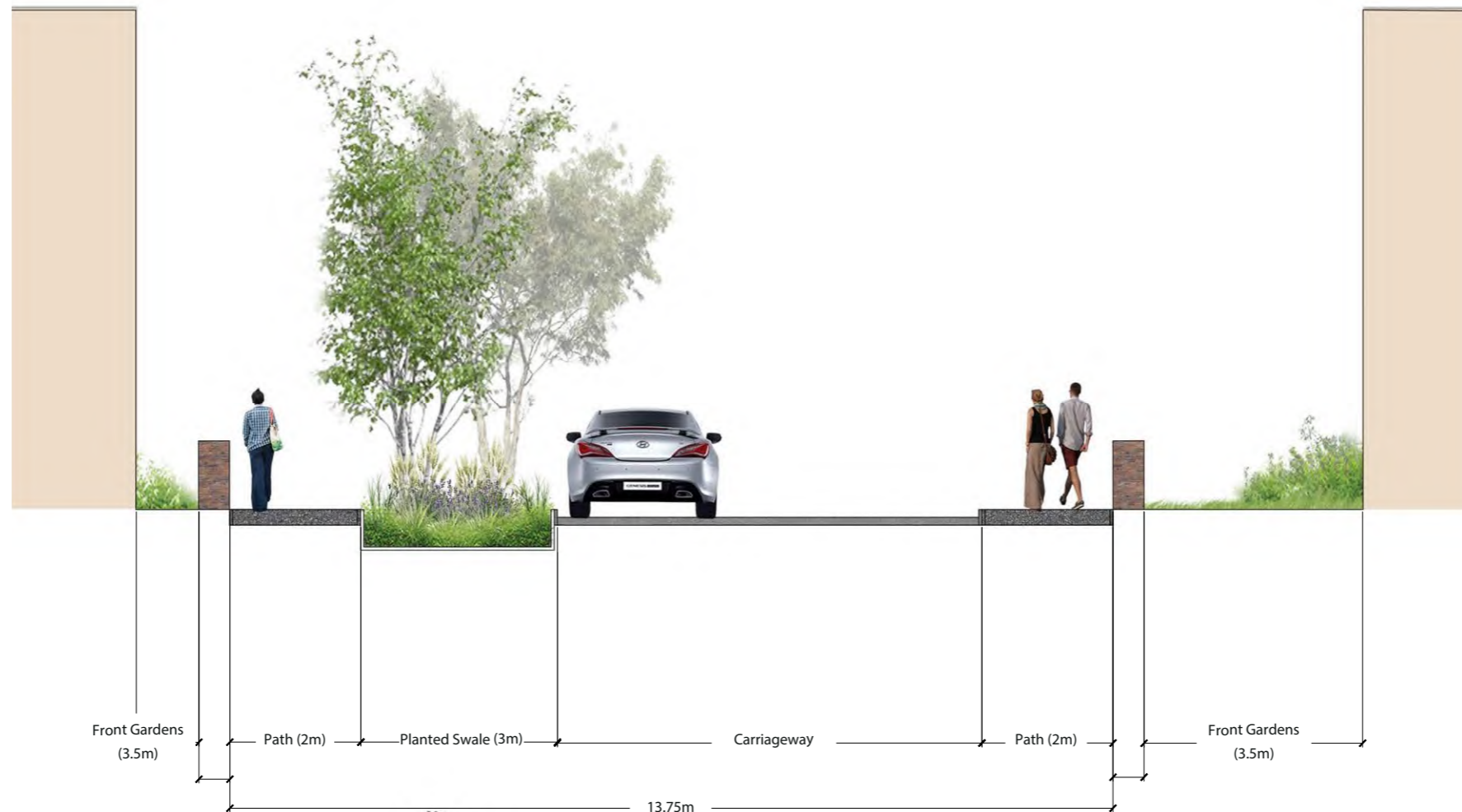
Landscape Character Area Key Plan - Southern Fringe Meadows

## Character Area 4: The Village Way

### A Journey Through The Village Way - Illustrative Cross Sections

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

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



Landscape Character Area Key Plan - Southern Fringe Meadows

## Character Area 4: The Village Way

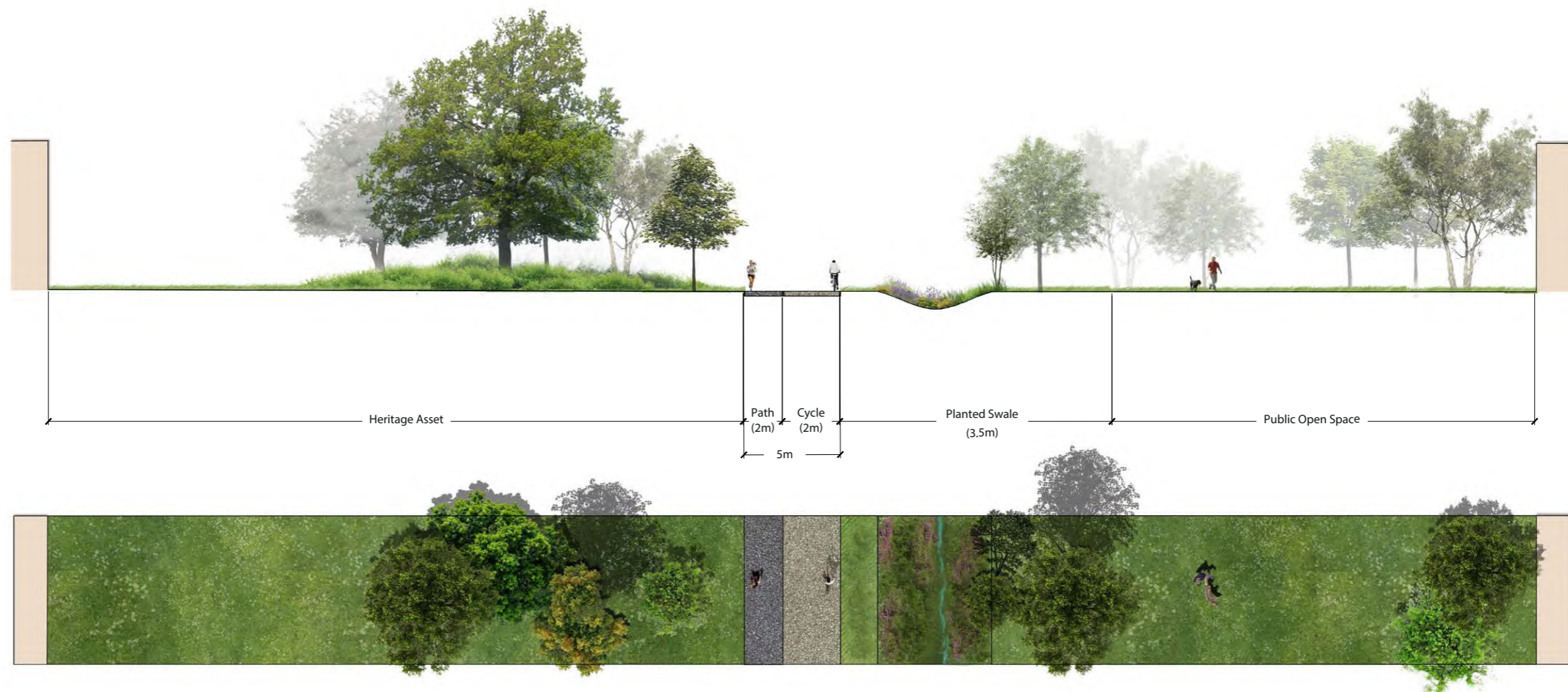
### A Journey Through The Village Way - Illustrative Cross Sections

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

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



Village Way Cross Section Key Plan



# LANDSCAPE & OPEN SPACE

## Character Area 4: The Village Way

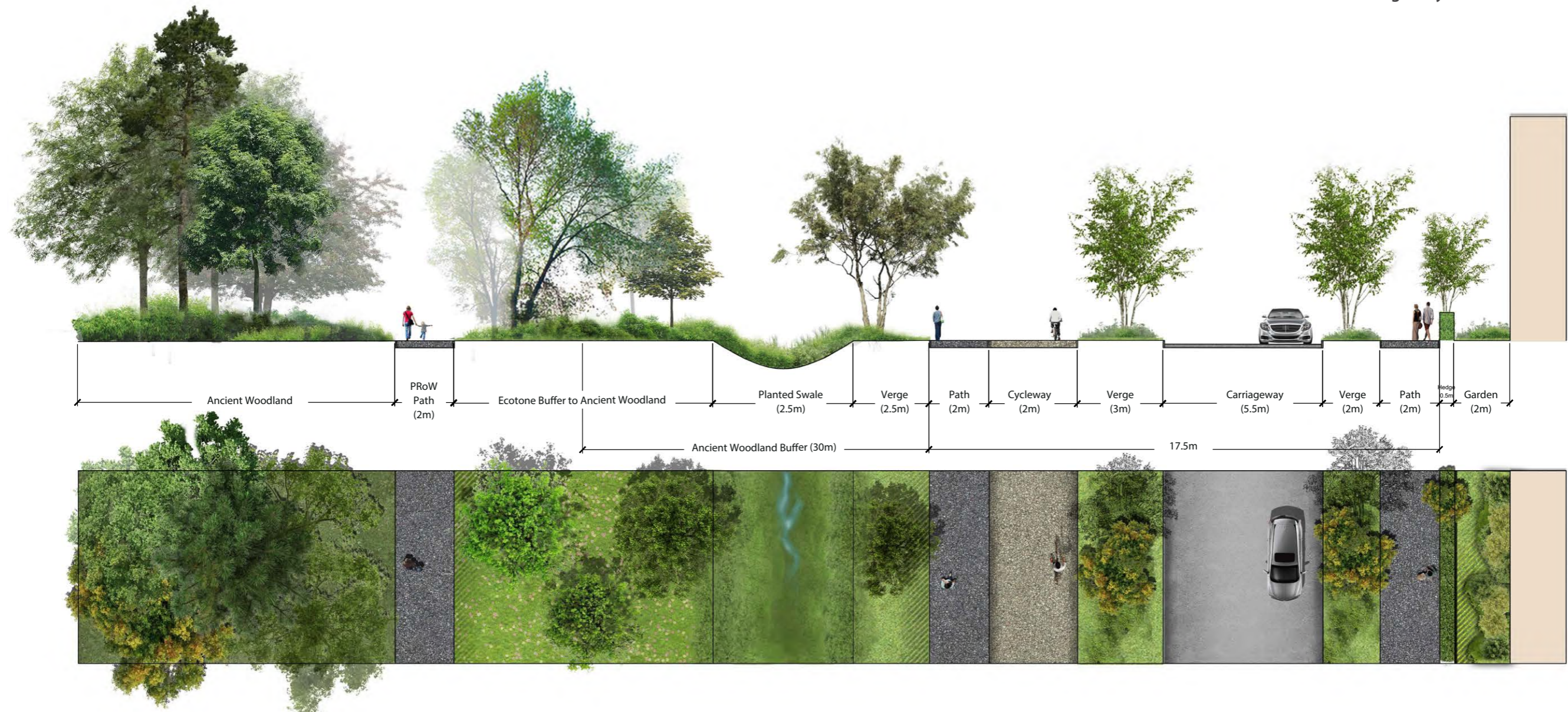
### A Journey Through The Village Way - Illustrative Cross Sections

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

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



Village Way Cross Section Key Plan



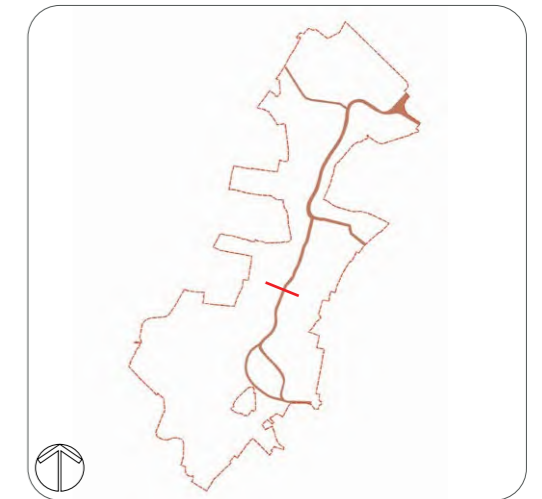
# LANDSCAPE & OPEN SPACE

## Character Area 4: The Village Way

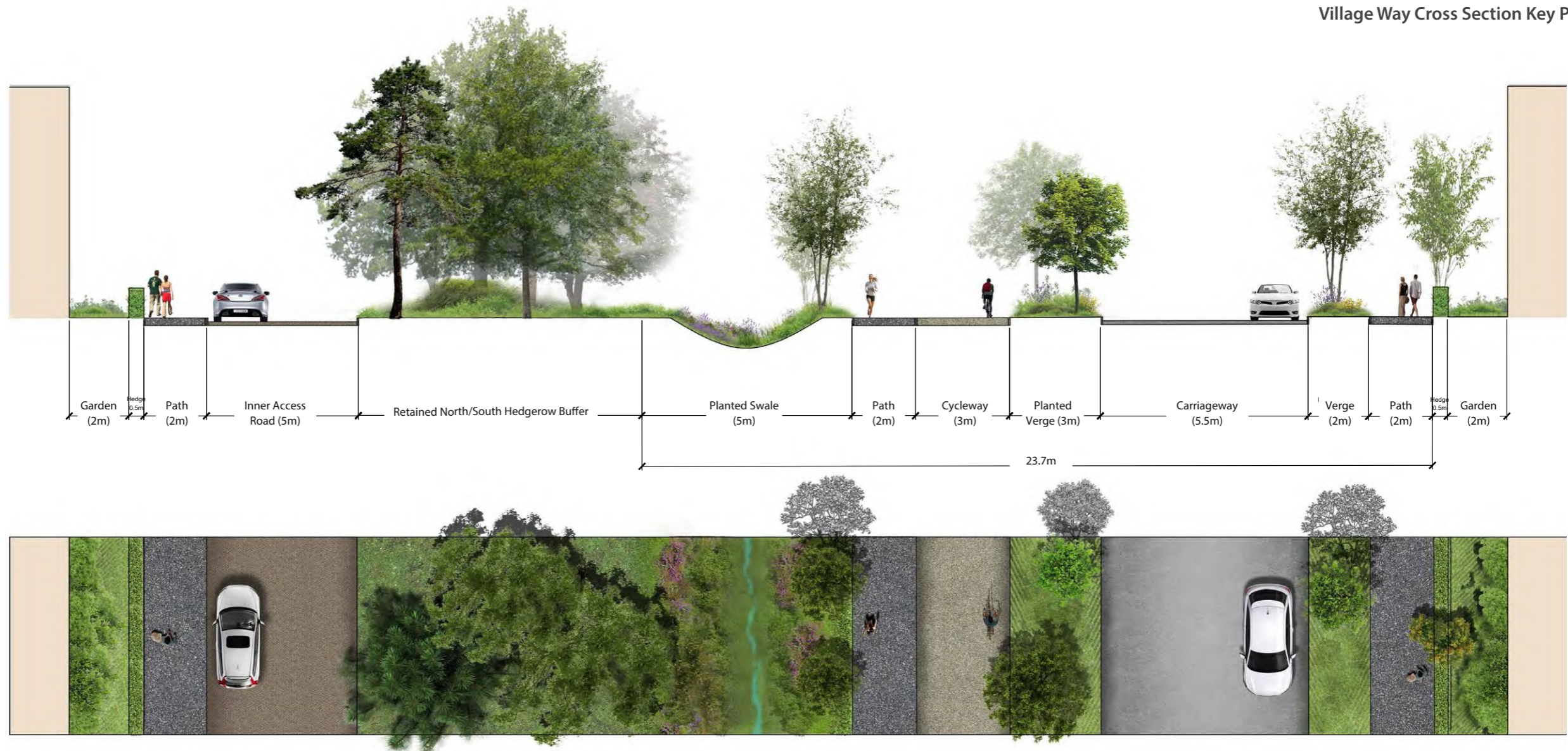
### A Journey Through The Village Way - Illustrative Cross Sections

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

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



Village Way Cross Section Key Plan



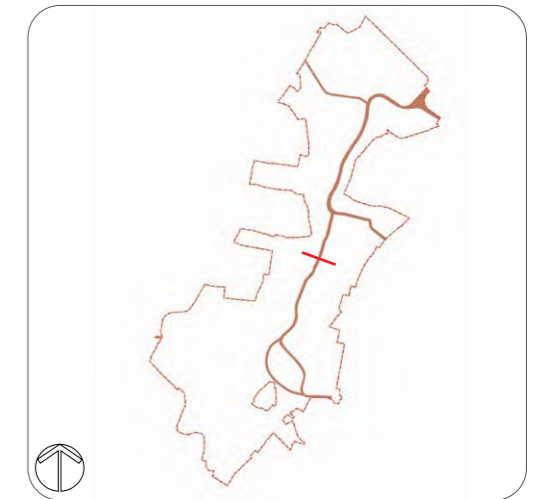
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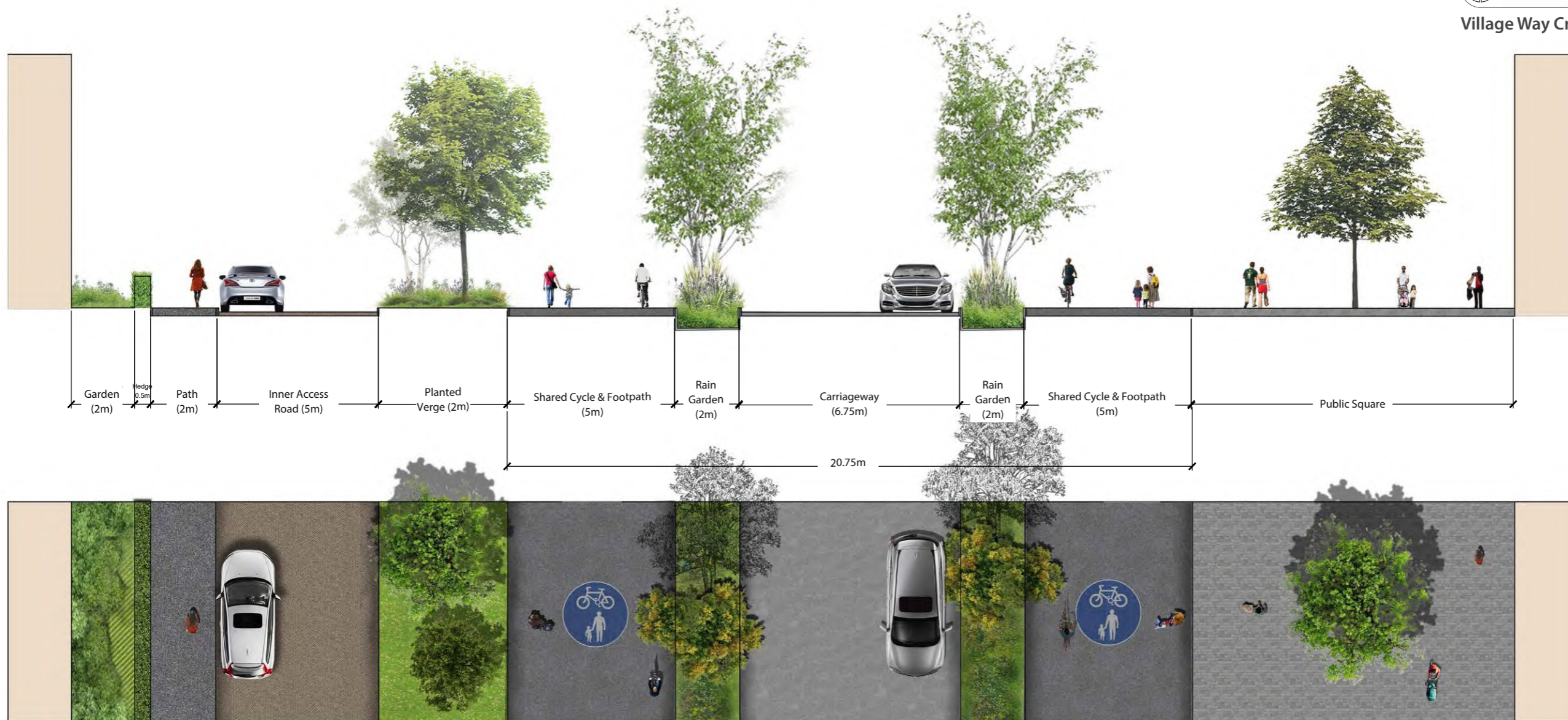
### A Journey Through The Village Way - Illustrative Cross Sections

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

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



Village Way Cross Section Key Plan



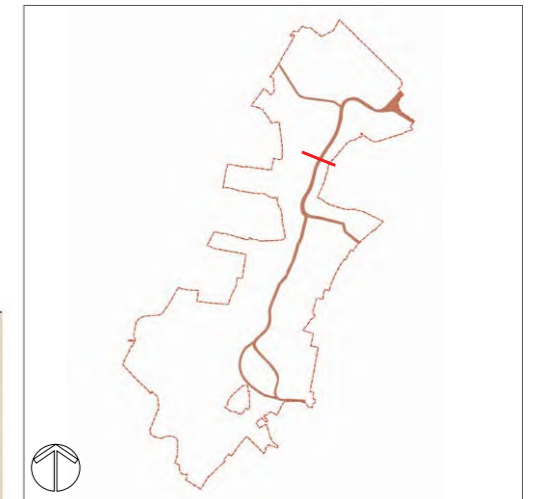
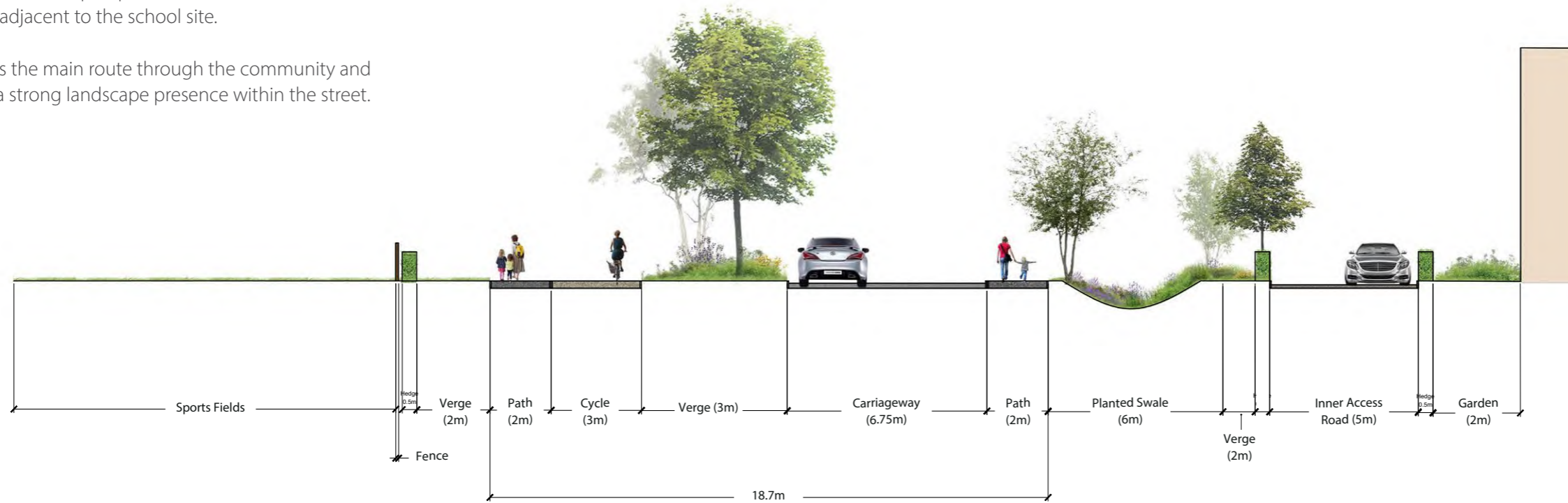
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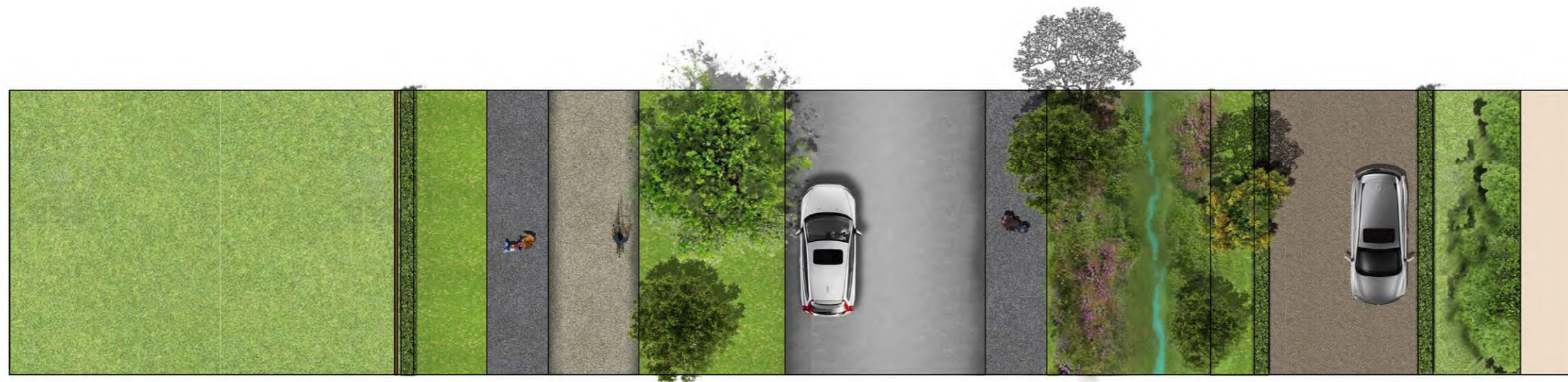
### A Journey Through The Village Way - Illustrative Cross Sections

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

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



Village Way Cross Section Key Plan



## Character Area 5: Southwater Greenways

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

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

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



**Illustrative Sketch View - Southwater Greenways**



### Legend

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



# LANDSCAPE & OPEN SPACE

## Character Area 5: Southwater Greenways

### Legend

Site Boundary

- 1 Existing woodland, hedges, trees or vegetation, to remain
- 2 Enhanced buffers/ native scrub planting
- 3 Proposed Woodland Planting
- 4 Local Area of Play (LAP)

- 5 Locally Equipped Area of Play (LEAP)
- 6 Species-rich wildflower planting
- 7 SuDS Basin
- 8 Wetland Meadow
- 9 Residential plots

- 10 Proposed Footpaths
- 11 Allotments
- 12 Village Green
- 13 Neighbourhood Centre
- 14 Tree planting to frame open spaces



## Character Area 6: Residential Landscapes

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

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

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

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



### Legend

- - - Site Boundary
- > Street Network
- ● ● ● ● Tree Planting
- ▬▬▬▬▬▬▬ Existing Vegetation
- ▬▬▬▬▬▬▬ Development Areas



Landscape Character Area Key Plan - Streetscene

