

## Character Area 6: Residential Landscapes – Illustrative Plan

The illustrative plan shows how residential parcels are shaped by surrounding green infrastructure, with a network of streets, spaces, and connections that reinforce a walkable, village-scale neighbourhood structure.



### Legend

-  Site Boundary
-  Residential Parcels
-  Existing hedgerow vegetation retained as structural backdrop
-  Public open space incorporated into the neighbourhoods
-  Street Tree Corridor
-  Active travel route
-  Southern Gateway



## Tree Planting Strategy and Planting Palette

### Tree Planting Strategy

The strategy for Land North-West of Southwater supports a landscape-led, village-scale extension. It builds on the site's existing trees, hedgerows, soil conditions and future climate resilience. New planting reinforces local character and delivers a strong, multifunctional green infrastructure network, meeting the aims of Policy SNP18.

Soil information has guided early species selection, with detailed alignment of species to the local conditions. Climate resilience and diversity are key considerations. The approach prioritises retaining existing trees and hedgerows; where removal is necessary, replacement planting will ensure a net gain in canopy cover and ecological value.

The proposals include provision for **c. 1500 trees** across the site including open spaces and street tree planting. A site-wide detailed tree planting strategy will be confirmed at the Reserved Matters application stage. For detailed information on existing trees please refer to the Arboricultural Assessment (Ruskins).

### Tree Character Areas

Tree planting is organised into site-wide character areas that support a clear landscape identity. A key component is the Northern Woodland, designed to strengthen landscape containment, provide screening, enhance biodiversity and create an attractive recreational setting.

### Tree Planting Typologies

To support the delivery of the tree character areas, a series of tree planting typologies has been established. These typologies define the broad planting communities appropriate to different parts of the site and guide future detailed design.

### Woodland and Ecological Corridors

These areas use diverse species mixes including pioneers and longer-lived canopy trees. This layered structure supports natural succession, habitat creation and climate-resilient woodland, particularly in the Northern Woodland, Southern Fringe Meadows and Greenways.

### Clusters of Trees

Informal clusters of trees are placed within parks, greens and open spaces to reflect the village context. They offer shade, character and biodiversity benefits. Fruiting species may be included to support foraging and community use.

### Specimen and Feature Trees

Selected for longevity and form, specimen trees mark key junctions, gateways and focal spaces, helping define character and identity.

### Streets and Public Realm Trees

Street tree planting reinforces a village feel, integrating trees into verges and smaller green spaces rather than formal avenues. Species will be suited to local conditions, including warmer temperatures and constrained rooting zones. Edible or flowering trees may be used along softer street edges.

### Overall Approach

Together, these elements deliver a diverse and resilient landscape framework that strengthens the site's village identity, enhances biodiversity and supports wellbeing. Trees are embedded within movement routes, green spaces and character areas, forming a core part of the site's landscape structure.

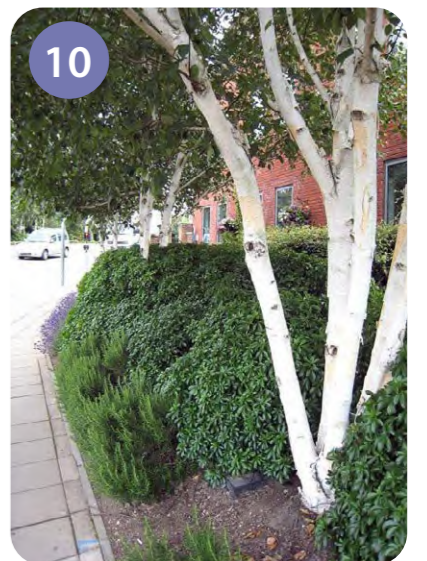
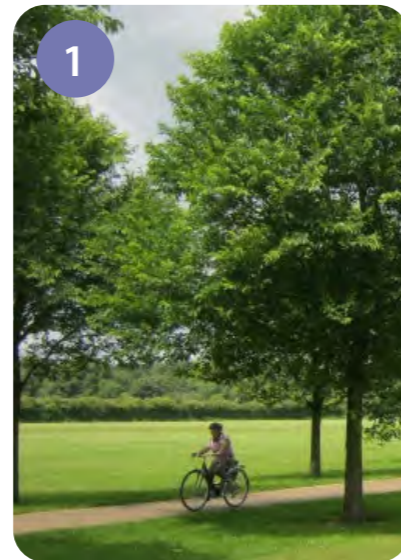


## Tree Planting Strategy and Planting Palette

### Trees Design Principles

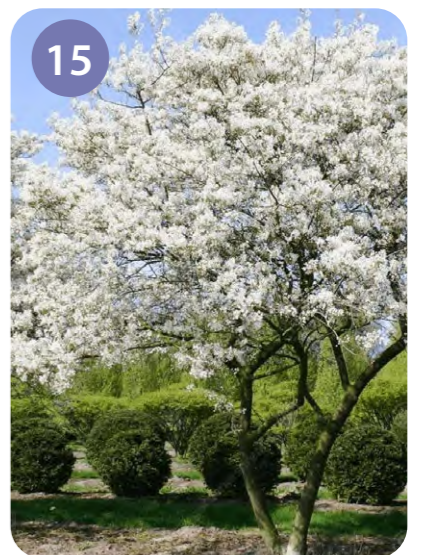
A hierarchy of tree planting is proposed to shape character, aid wayfinding and enhance biodiversity. Large, broad-canopy trees define key gateways, primary streets and public spaces, using mainly native or climate-resilient species with seasonal colour. Medium-scale trees with narrower crowns structure secondary streets and open spaces, adding seasonal interest through fruiting and fastigate forms. Smaller, informal tree planting is integrated into tertiary streets, traffic-calmed areas and residential thresholds.

A varied palette of forms and species, standard, multi-stem, pleached and espaliers, creates seasonal richness and reinforces a distinctive, green residential character.



Indicative Trees Planting Palette to include but not exclusively:

- |    |                                   |                 |
|----|-----------------------------------|-----------------|
| 1  | Ulmus 'New Horizon'               | Elm             |
| 2  | Tilia cordata 'Greenspire'        | Lime            |
| 3  | Quercus robur                     | Oak             |
| 4  | Alnus glutinosa                   | Alder           |
| 5  | Carpinus betulus 'Frans Fontaine' | Hornbeam        |
| 6  | Salix alba                        | White Willow    |
| 7  | Acer campestre 'Streetwise'       | Maple           |
| 8  | Malus trilobata                   | Crab Apple      |
| 9  | Betula albosinensis 'Facination'  | Birch           |
| 10 | Betula utilis var. Jacquemontii   | Downy Birch     |
| 11 | Carpinus betulus 'Frans Fontaine' | Hornbeam        |
| 12 | Pyrus calleryana 'Chanticleer'    | Ornamental Pear |
| 13 | Malus sylvestris 'Evereste'       | Crabapple       |
| 14 | Sorbus aucuparia                  | Rowan           |
| 15 | Amelanchier lamarckii             | Serviceberry    |



## Tree Planting Strategy and Planting Palette

### Woodland Buffer Design Principles

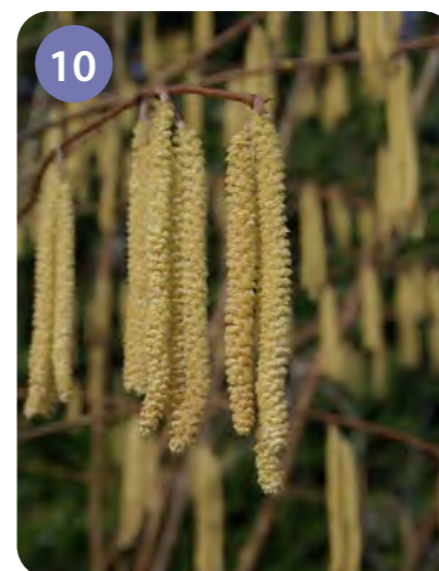
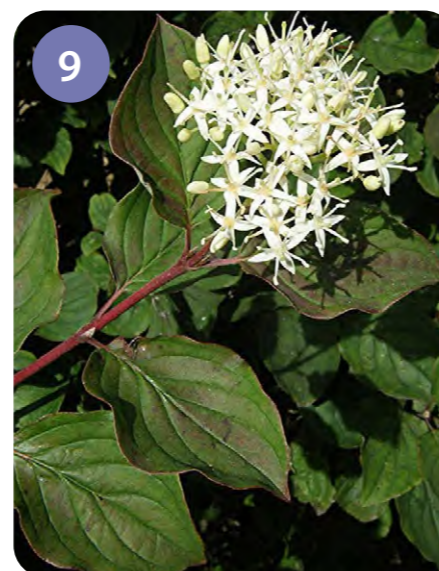
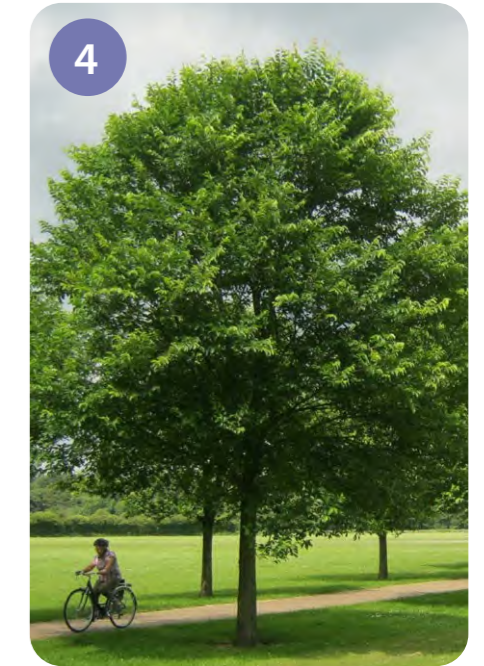
The boundary of the site varies in width with large areas of existing woodland to the south and east which are connected to narrower woodland strips that flank the primary road. Planting will therefore respond to this diversity in space and function.

A key objective is to retain and supplement the existing woodland with native species which increase biodiversity and extend wildlife connectivity through the masterplan using native climax broadleaf tree planting, without mid-storey, but with controlled ground cover which will continue the concept of bringing the woodland into the development via the primary local roads.

Where space permits large trees with spreading canopies will be accommodated to provide a continuous cover for bats and other wildlife. This will be in conjunction with smaller scale ornamental native species that relate to the surrounding landscape and help grade this habitat into the accessible spaces at the interface of the residential edge.

Indicative Woodland Buffer Planting Palette to include but not exclusively:

- |    |                             |              |
|----|-----------------------------|--------------|
| 1  | Quercus robur               | English Oak  |
| 2  | Acer campestre 'Streetwise' | Field Maple  |
| 3  | Alnus glutinosa             | Common Alder |
| 4  | Ulmus 'New Horizon'         | Elm          |
| 5  | Prunus spinosus             | Blackthorn   |
| 6  | Ilex aquifolium             | Holly        |
| 7  | Crataegus monogyna          | Hawthorn     |
| 8  | Rosa canina                 | Dog Rose     |
| 9  | Cornus sanguinea            | Dogwood      |
| 10 | Corylus avellana            | Hazel        |
| 11 | Acer campestre              | Field Maple  |
| 12 | Carpinus betulus.           | Hornbeam     |



## Tree Planting Strategy and Planting Palette

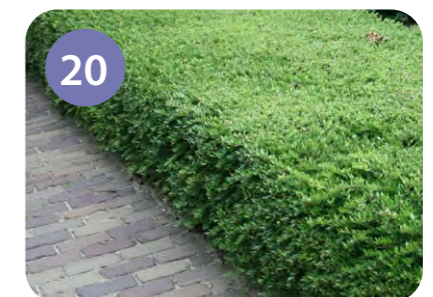
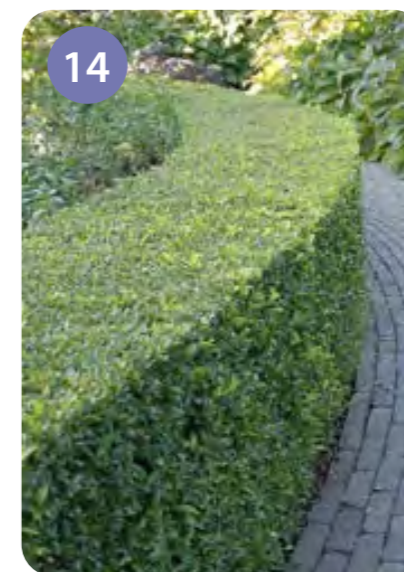
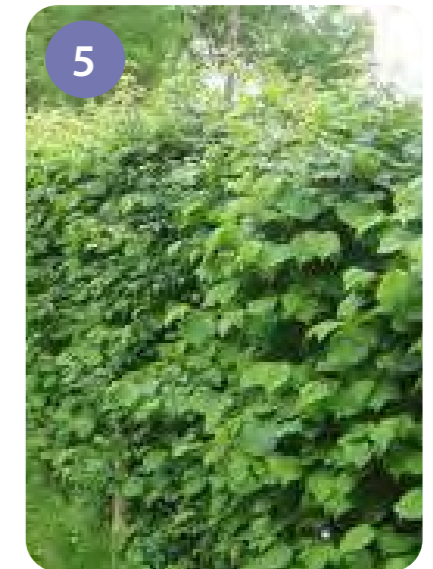
### Native & Formal Hedgerows Planting Design Principles

Species-rich hedgerows with hedgerow trees are a traditional feature of the wider Southwater landscape. These are to be retained and supplemented with new native hedgerows to continue this traditional feature through the site and maintain the continuity of the existing wildlife corridors.

The hedgerow planting mix will be predominantly native with seasonal, flowering, fruiting interest in order to maximise biodiversity and provide opportunities for foraging. Native hedgerows will also be incorporated into the peripheral public open spaces and green corridors and associated with the growing area and orchard around Great House Commons. Clipped single species hedgerows are proposed as delineation to plot boundaries within the residential parcels.

Indicative Native & Formal Hedgerows Palette to include but not exclusively:

- |    |  |                         |
|----|--|-------------------------|
| 1  | <i>Alnus glutinosa</i>                         | Common Alder            |
| 2  | <i>Prunus spinosus</i>                         | Blackthorn              |
| 3  | <i>Carpinus betulus</i>                        | Hornbeam                |
| 4  | <i>Crataegus monogyna</i>                      | Hawthorn (Mixed native) |
| 5  | Mixed Native Hedge                             |                         |
| 6  | <i>Acer campestre</i>                          | Field maple             |
| 7  | <i>Cornus sanguineum</i>                       | Dogwood                 |
| 8  | <i>Carpinus betulus</i>                        | Hornbeam                |
| 9  | <i>Crataegus monogyna</i>                      | Hawthorn                |
| 10 | <i>Ilex aquifolium</i>                         | Holly                   |
| 11 | <i>Lavandular angustifolia</i> 'Hidcote'       | Lavender                |
| 12 | <i>Fagus sylvatica</i>                         | Beech                   |
| 13 | <i>Carpinus betulus</i>                        | Hornbeam                |
| 14 | <i>Ilex crenata</i>                            | Ornamental Holly        |
| 15 | <i>Taxus baccata</i>                           | Yew                     |
| 16 | <i>Berberis thun</i> ' <i>Atropupurea nana</i> |                         |
| 17 | <i>Escallonia</i> 'Donald Seedling'            |                         |
| 18 | <i>Escallonia</i> 'Apple Blossom'              |                         |
| 19 | <i>Escallonia macrantha rubra</i>              |                         |
| 20 | <i>Lonicera pileata</i>                        |                         |



## Tree Planting Strategy and Planting Palette

### Shrubs Design Principles

It is intended that the shrub and ground flora planting will give character and definition to spaces within the differing key areas through phase two.

Shrub planting will consist primarily of species rich herbaceous and annual planting through which a recurring palette of evergreen basal ground cover and grass planting will provide a calm foil or backdrop to the flowering species chosen.

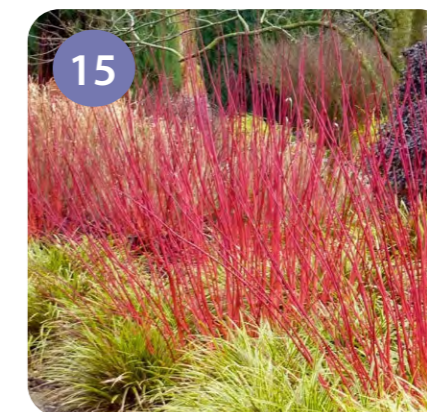
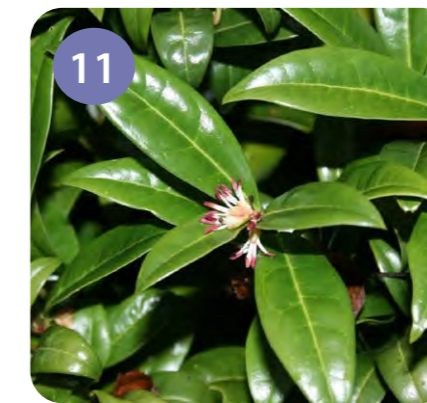
Planting is loosely based around a limited colour spectrum, with each main zone allocated a palette of colours/ plants which provide a focus of colour and texture year round.

This will allow each character area to develop its own identity within a framework which is consistent. Large scale dense shrubs that collect litter and restrict visibility will be avoided and the focus will be on providing high quality varied colourful and textural palette of low level shrubs and herbaceous plants.

It is important that selected planting is relatively drought tolerant. All planting will also be relatively low maintenance and kept within the height specified to ensure natural surveillance through the development. A well maintained landscape also encourages legitimate use.

Indicative Shrub Palette to include but not exclusively:

- 1 *Choisya ternata* 'Sundance'
- 2 *Cistus corbariensis*
- 3 *Ribes sanguineum*
- 4 *Rosa rugosa*
- 5 *Cotinus coggygria*
- 6 *Euonymus fortunei* 'Emerald Gaiety'
- 7 *Hebe* 'Mis Summer Beauty'
- 8 *Lavandula* 'Vera'
- 9 *Hebe rakaiensis*
- 10 *Philadelphus* 'Manteau d'Hermine'
- 11 *Sarcococca hookeriana*
- 12 *Viburnum davidii*
- 13 *Viburnum tinus* 'Eve Price'
- 14 *Cornus* 'Mid Winter Fire'
- 15 *Cornus alba* 'Sibirica'
- 16 *Rosmarinus off* 'Miss Jessop's Upright'



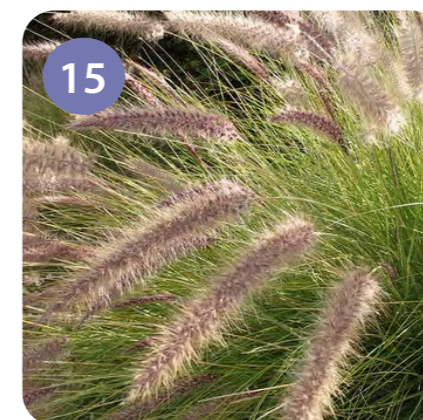
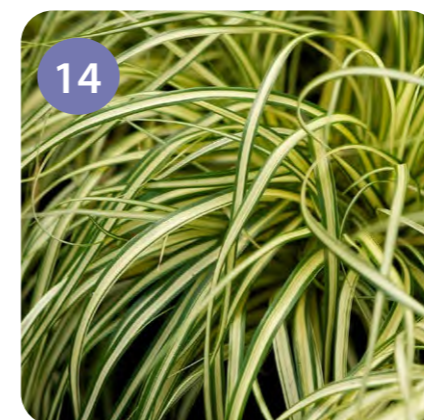
## Tree Planting Strategy and Planting Palette

### Herbaceous & Ornamental Grasses Design Principles

A calm ground plane of ground cover and evergreen shrub planting will act as a foil to repetitive patterns of mixed grasses and flowering herbaceous perennials which will add movement and textural interest to the shrub and tree planting.

Indicative Herbaceous & Ornamental Grasses  
Palette to include but not exclusively:

- 1 Helleborus x hybridus 'Harvington White'
- 2 Stachys byzantina & Salvia
- 3 Sissyrinchium, Geranium 'Johnson's Blue' & Salvia x sylvestris 'Mainacht'
- 4 Anemone x hybrida 'September Charm'
- 5 Aquilegia vulgaris var. stellata 'Blue Barlow' & Aquilegia vulgaris 'Nivea'
- 6 Alchemilla mollis
- 7 Allium, Sedum and Nassella.
- 8 Echinacea purpurea 'Magnus' & Monarda 'Croftway Pink'
- 9 Bergenia 'Bressingham White'
- 10 Echinops ritro 'Veitch's Blue'
- 11 Echinacea, Nassella, Perovskia
- 12 Heuchera 'Palace Purple'
- 13 Luzula nivea
- 14 Carex oshimensis 'Evergold'
- 15 Pennisetum alopecuroides
- 16 Deschampsia cespitosa



## Tree Planting Strategy and Planting Palette

### Aquatic Planting Design Principles

Wet and dry SuDS Ponds will be provided for attenuation and treatment of surface water throughout the development. The drainage strategy is intended to balance the needs for SuDS through a combination of dry and wet basins interconnected through swales.

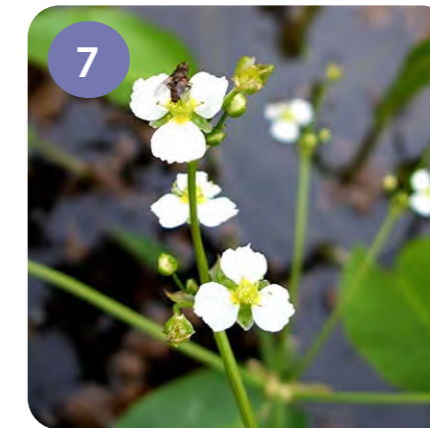
Aquatic planting is proposed to increase biodiversity and wildlife habitats with the proposed attenuation basins. The planting design will be naturalistic in form to provide visual and ecological enhancement and will be comprised of native plant species/assemblages/communities tolerant of wet and dry conditions.

Plants with native marginal and emergent aquatic species and native terrestrial vegetation suitable to local context will provide wildlife habitat and visual interest

No tree or shrub planting will be below maximum water level and the flatter areas around the permanent water in the base of the basin which will be planted with native marginal aquatic species. Wet grassland species and native emergent species will also be planted suitable for margins.

Indicative Aquatic Palette to include but not exclusively:

- |    |                             |                     |
|----|-----------------------------|---------------------|
| 1  | <i>Angelica sylvestris</i>  | Wild celery         |
| 2  | <i>Mentha aquatica</i>      | Water Mint          |
| 3  | <i>Carex acutiformis</i>    | Lesser pond-sedge   |
| 4  | <i>Symphytum officinale</i> | Common comfrey      |
| 5  | <i>Iris pseudacorus</i>     | Yellow Flag Iris    |
| 6  | <i>Myosotis scorpioides</i> | Water forget-me-not |
| 7  | <i>Alisma plantago</i>      | Water Plantain      |
| 8  | <i>Lythrum salicaria</i>    | Purple Loosestrife  |
| 9  | <i>Carex pendula</i>        | Large sedge         |
| 10 | <i>Filipendula ulmaria</i>  | Meadowsweet         |
| 11 | <i>Juncus in</i>            | Soft rush           |
| 12 | <i>Silene flos-cuculi</i>   | Ragged robin        |
| 13 | <i>Ranunculus lingua</i>    | Greater Spearwort   |
| 14 | <i>Typha latifolia</i>      | Great Reed Mace     |
| 15 | <i>Eupatorium maculatum</i> | Joe Pye weed        |
| 16 | <i>Typha angustifolia</i>   | Lesser bulrush      |



## Tree Planting Strategy and Planting Palette – Planting Matrixes

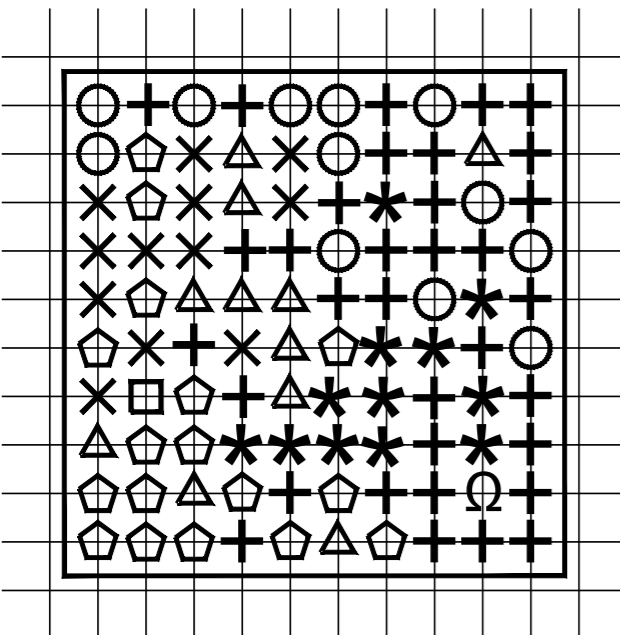


### Illustrative planting matrix images

The below planting matrices illustrate the design intent for extents of tree, native and hedgerow planting so they function together as a unified plant community.

The species will be arranged by proportion, density, and ecological role, creating resilient, low-maintenance planting with continuous soil coverage, seasonal interest, and strong biodiversity value.

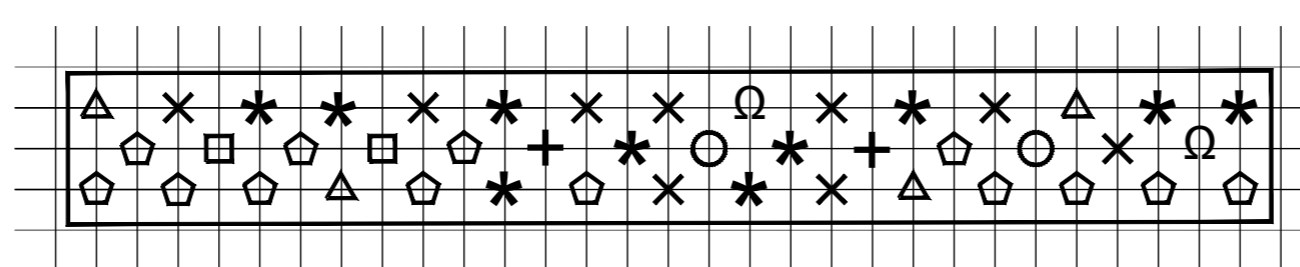
**Matrix 001 - Proposed Native Tree Mix for Woodland Blocks**



#### Feathered species:

Species	Symbol	Size/Spec	Condition	%mix	Den:
Quercus roburs	□	8-10cmg	RB	1	2m <sup>2</sup>
Alnus glutinosa	△	90-120cm	RB	10	2m <sup>2</sup>
Ilex aquifolium	★	90-120cm	RB	12	2m <sup>2</sup>
Corylus avellana	+	90-120cm	RB	17	2m <sup>2</sup>
Acer campestre	○	90-120cm	RB	12	2m <sup>2</sup>
Carpinus betulus	Ω	8-10cmg	RB	1	2m <sup>2</sup>
Sorbus aucuparia	×	90-120cm	RB	12	2m <sup>2</sup>
Betula pendula	◇	90-120cm	RB	17	2m <sup>2</sup>
Crataegus mongyna	+	90-120cm	RB	17	2m <sup>2</sup>
Tilia cordata	^	8-10cmg	RB	1	2m <sup>2</sup>

**Matrix 002 - Triple Row Staggered Native Hedge Mix**



#### Feathered species:

Species	Symbol	Size/Spec	Condition	%mix
Acer campestre	□	8-10cmg	RB	5
Cornus sanguineum	△	90-120cm	RB	10
Ilex aquifolium	★	90-120cm	RB	20
Prunus spinosa	+	90-120cm	RB	5
Fagus sylvatica	○	90-120cm	RB	5
Carpinus betulus	Ω	90-120cm	RB	5
Ligustrum vulgare	×	90-120cm	RB	20
Crataegus mongyna	◇	90-120cm	RB	30

## Hard Landscape Strategy

The hard landscape strategy for Land North-West of Southwater seeks to create a village-scale, cohesive public realm, where materials support landscape character rather than dominate it. The approach prioritises simplicity, robustness, and legibility, ensuring streets and spaces feel calm, familiar, and well integrated within their rural context.

Subtle references to local agricultural and village traditions will inform the detailing of surfaces, edges, and street furniture. These will be expressed through material choice, texture, and layout rather than overt patterning, creating an understated and durable public realm.

The hard material palette will follow key principles:

- Surfaces will respond to the local village and landscape context.
- Materials will be simple, muted, and cohesive. Tactile paving will be integrated to ensure accessibility.
- Colours and finishes will harmonise with planting, built form, and landscape character.

### Hierarchy and Legibility:

Materials will reflect the hierarchy of streets, routes, and spaces, reinforcing legibility and ease of movement. A consistent palette, combined with variation in texture and contextual cues from buildings and rural features, will ensure that primary routes, village streets, greenways, and open spaces are clearly understood as part of a coherent environment.

### Materials and Surfaces

A limited palette will reinforce a 'home zone' and village street character, with materials selected for durability, low maintenance, and compatibility with tree planting and SuDS. Permeable surfaces and subtle changes in level or texture will support surface water management and traffic calming.



### Boundary Treatments and Street Furniture

Boundary treatments will use locally characteristic elements such as hedges, low walls, timber features, and simple railings to define space while maintaining openness. Street furniture will be robust and understated, using materials that weather well and complement the landscape, with seating and wayfinding focused on parks, greenways, and key nodes.

### Integration with Landscape and Play

Hard landscape will integrate seamlessly with the wider landscape strategy. Finer-grain materials will be used within green corridors, while play and informal recreation spaces may incorporate reclaimed or natural finishes. Overall, the strategy supports a legible, inclusive, and village-like public realm rooted in its landscape setting.

## Play Strategy

### Design Principles

The play strategy is founded on the principle of integrating play within the wider landscape, ensuring that play spaces form inclusive and connected parts of the green infrastructure network. These spaces structure the areas of open space, contribute to the character of the public realm, and encourage interaction with nature through exploration and discovery.

Play provision across the site will support a variety of experiences, from imaginative and social play to more active and physical activities. The design of each area will be adaptable, offering a balance between energetic movement and quieter, creative spaces that respond to different ages, abilities, and play styles.

The proposals include a Neighbourhood Equipped Area for Play (NEAP), two Local Equipped Areas for Play (LEAPs), and four Local Areas for Play (LAPs) across the site. Together, these provide a comprehensive and inclusive play network, allowing children to play safely close to home, while also encouraging independent exploration as they grow. All play spaces will be fully accessible, promoting social inclusion and offering a range of difficulty levels, sensory experiences, and challenges suitable for all abilities.



### LAP

LAPs will provide informal play opportunities of approximately 100m<sup>2</sup>, located within open spaces and along pedestrian routes to encourage interaction with the surrounding landscape. Equipment and features will be simple and natural in character—such as timber balance elements, boulders, and gentle mounding—supporting early play experiences for very young children close to their homes.

### LEAP

Each LEAP will provide an activity area of at least 400m<sup>2</sup>, with a minimum 20-metre buffer to the nearest dwelling. These spaces will be located within a 10-minute walking distance of residential areas and designed for children gaining independence and confidence to play away from home. LEAPs will include a range of equipment for climbing, swinging, and balancing, alongside informal natural features and seating areas for carers.

### NEAP

The NEAP will provide a larger, central play destination designed in accordance with Fields in Trust (FIT) guidance, offering an activity area of at least 1,000m<sup>2</sup> and a 30-metre buffer to nearby housing. The space will cater for older children and teenagers, offering more adventurous equipment, opportunities for group activity, and informal recreation such as ball games and wheeled play. Its design will incorporate a combination of natural features, seating, and landscape planting to create a welcoming and social environment for all age groups.

### Play on the way

In addition to dedicated opportunities for play and recreation, the site's green infrastructure supports healthy lifestyles by extending play on the way along the site edges and greenways. Play on the Way opportunities, featuring trim trail equipment and natural play features create an engaging path for exploration and activity.

### Youth Provision & Inclusivity

The proposed play strategy has been developed to ensure compliance with draft Policy HA3(e), Fields in Trust guidance and the Make Space for Girls (MSFG) principles.

At the outline stage, the scheme establishes a flexible and inclusive framework for youth play, with sufficient land safeguarded within the central NEAP to accommodate a Multi-Use Games Area (MUGA) alongside complementary informal and social spaces.

The MUGA will be designed at Reserved Matters stage in accordance with MSFG principles, ensuring that it supports a wide range of users, promotes social interaction, and avoids overly gendered or exclusionary design.

In addition, a separate youth shelter is proposed within the neighbourhood, providing an alternative, non-sport-based space for older children and teenagers, further supporting inclusive, accessible and diverse play opportunities across the site.



# LANDSCAPE & OPEN SPACE

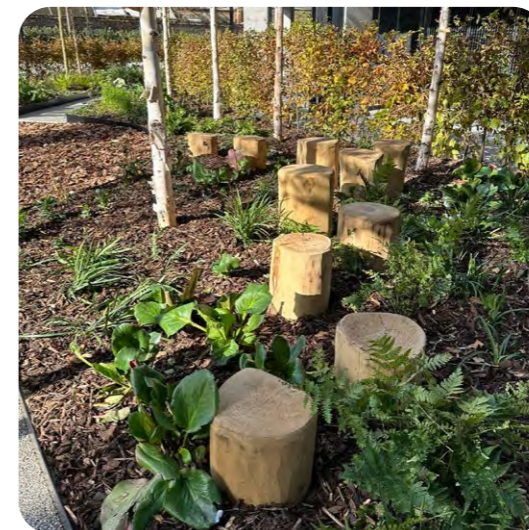
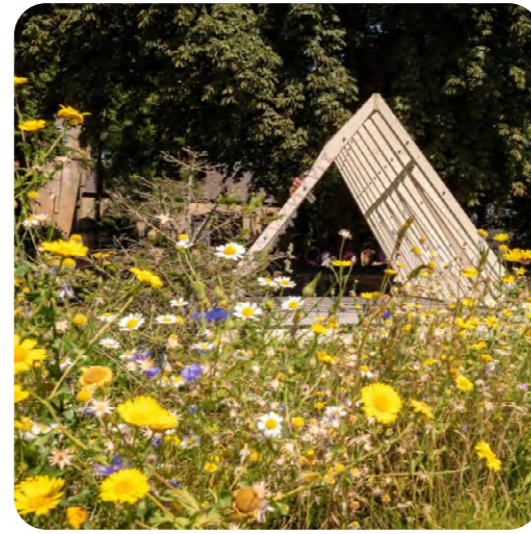
## Play Strategy

### Materiality

Play is an essential part of community life, and the new neighbourhood at Land North-West of Southwater will include high-quality, natural play spaces designed for children and young people of all ages. Our approach focuses on timber play equipment, natural materials and landscape-led design so that every space feels part of the rural character of the village.

Rather than bright, urban, plastic play areas, these spaces will be carefully crafted using wood, planting, landform and natural textures creating places that feel welcoming, imaginative and rooted in the local countryside.

All play areas will be designed to be safe, inclusive and accessible, with good visibility, comfortable routes for wheelchairs and pushchairs, and seating for parents and carers.



## Inclusivity

### Designing Inclusive Spaces

The public realm and amenity spaces will be designed as safe, accessible and multi-functional environments for all ages and abilities, supporting social interaction and community cohesion.

The design considers the needs of people throughout life, including older residents and those living with dementia. Key inclusive design principles are embedded to ensure everyone can move confidently and enjoy the outdoor spaces.

The landscape incorporates features that enable external areas to function effectively for all users and avoid excluding those with impairments:

**Accessibility:** All external spaces will allow people to move around freely and safely. Paths will be wide enough for pedestrians and wheelchair users to pass comfortably, with slip-resistant surfacing and gentle gradients.

**Legibility:** The landscape will be legible, with clear routes and signage to assist navigation. Variations in surface materials will help users understand route hierarchy.

**Walking opportunities:** Public realm and communal amenity spaces will provide circular walking routes that encourage movement and engagement with the environment.

**Visibility:** All areas of open space will be well overlooked, encouraging social use and supporting safety. Where existing vegetation is retained close to routes, visibility will be maintained through appropriate management. Sensitive lighting will support legibility and safety where appropriate.

**Comfort:** A variety of seating types will be provided, including seating with arm and back rests, alongside shelter and opportunities to enjoy sun or shade.

**Interest:** Feature structures, planting, and play elements will provide year-round interest and sensory engagement, supporting wellbeing for all users.

### Make Space for Girls

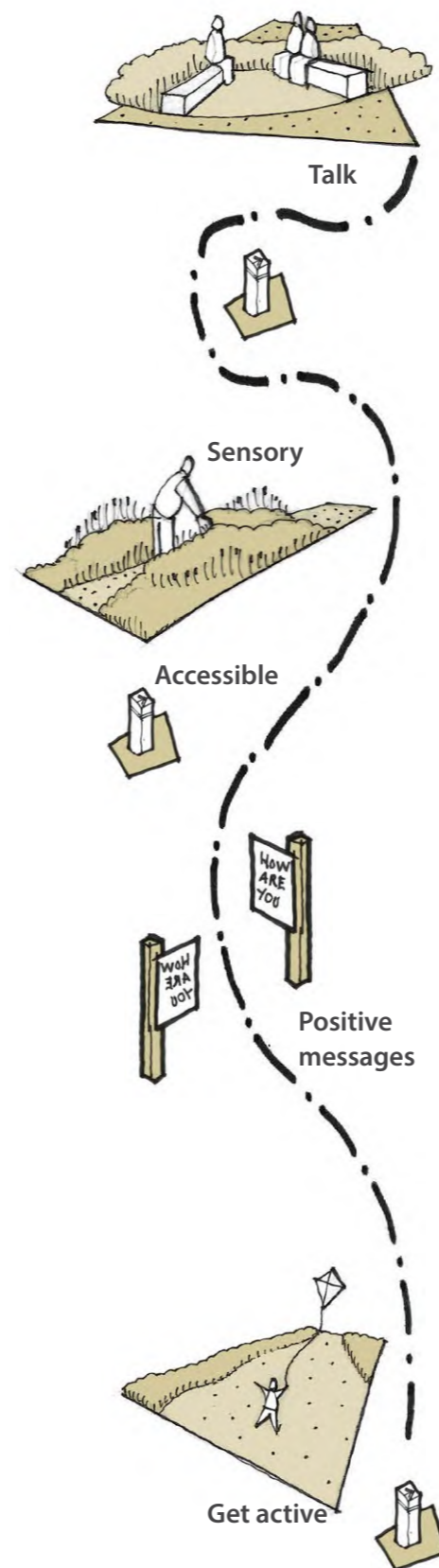
The principles promoted by Make Space for Girls (MSFG) have informed the approach to play and recreation across the development. These principles advocate for parks and public spaces to be designed to meet the needs of girls and young women, as well as boys and young men.

The design of play and sport spaces across the development will reflect inclusive design principles, with flexible spaces for socialising, informal activity, and movement. These spaces will be welcoming, well-overlooked, and comfortable, supporting a sense of safety and belonging for all users.

In addition to dedicated play provision, the green infrastructure network provides opportunities for informal play and activity along routes and within open spaces. Play-on-the-way features and natural play elements will be incorporated along Green Ways and key walking and cycling routes, encouraging everyday movement, exploration, and healthy lifestyles.

A Wayfinding and Wellness Trail is proposed to promote physical activity, mental wellbeing, and a deeper connection with nature. Winding through the development's green spaces, the trail incorporates clear signage and markers to guide residents and visitors through a network of walking, jogging, and cycling routes.

Rest areas, scenic viewpoints, and interactive elements will provide moments for reflection and enjoyment, making the trail a central feature of social life at the new community. Wayfinding and signage will align with existing strategies and on-site features, with accessible fonts, imagery, and layouts to support inclusive and dementia-friendly design.



## Landscape Sustainability

Sustainable landscapes are responsive, regenerative and supportive of healthy communities. They improve air and water quality, store carbon, enhance biodiversity and provide long-term environmental, social and economic benefits.

Although hard to define, sustainable landscapes are resilient, context-appropriate and largely self-sufficient once established. Even small applications of sustainable design in urban settings can reduce resource use, limit chemicals, support wildlife and lower maintenance needs. Resident stewardship also plays an important role.

While often more natural in appearance, sustainable landscapes still rely on strong aesthetic and functional design to ensure quality, coherence and sense of place.

Biodiversity is central, achieved through planting that reflects native communities, layered vegetation, and year-round habitat value. This is supported by sensitive water management and retention of existing natural features.

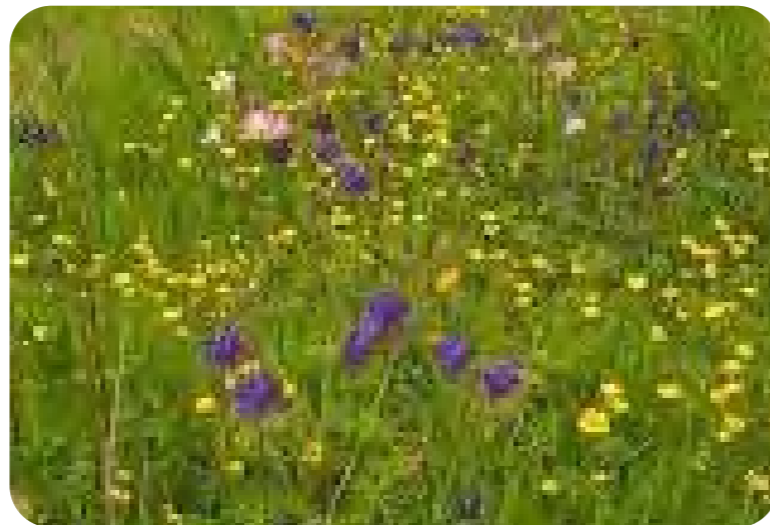
Resource efficiency focuses on suitable species selection, reduced irrigation and pruning, minimal chemical inputs, improved soil health and the use of mulches and recycled materials. These principles will guide the development to ensure a robust and sustainable landscape.



SuDS basins with mozaic habitats



Rain gardens with mixed ornamental planting



Species rich grassland



Sustainable landscape principles

## Lighting Strategy

### Lighting Strategy

The lighting concept will provide functional and safe routes, aiding the movement of pedestrians and cyclists through the site. The concept is intended to place great emphasis on limiting any environmental impact of proposed external lighting, whilst maintaining the functional requirements.

Lighting will reflect the character of each area as follows:

The primary streets will have vertical lighting to aid safe movement around the site.

The proposed open spaces and walking routes will contain sensitive lighting at low levels to allow movement and create atmospheric and safely lit public spaces.

The lighting design will comply with the relevant codes and guidance, including:

- BS 5489-1 (2013) Code of Practice for the Design of Road Lighting
- BS 8300 (2018) Design of an Accessible and Inclusive Built Environment
- Part L Building Regulations (2014) LENI method.

### Lighting Criteria

The following criteria will be applied when addressing the environmentally sensitive areas along the bat foraging routes and roosting areas of the site, to minimise effects on ecological receptors:

Use of luminaires with very low and no upward light distribution to limit contribution to sky glow along this boundary.

### Vehicular Route Lighting

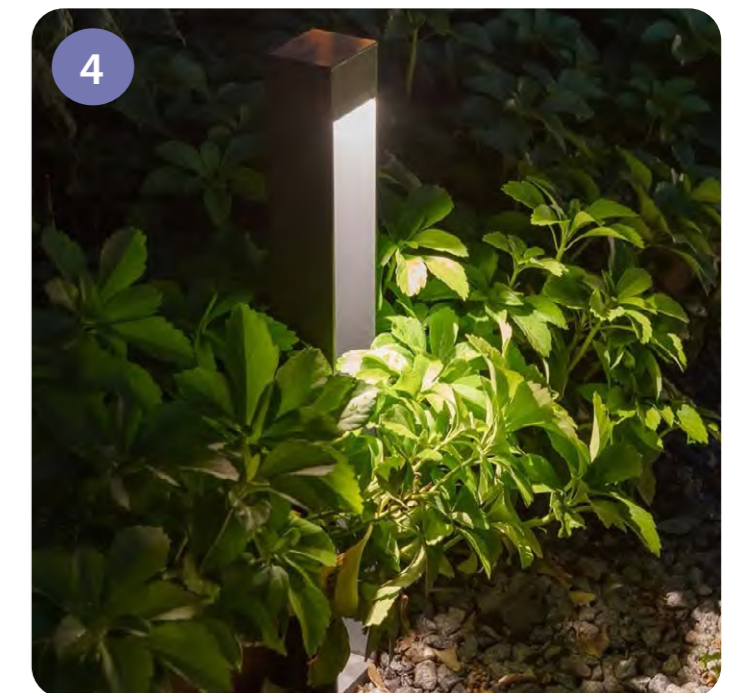
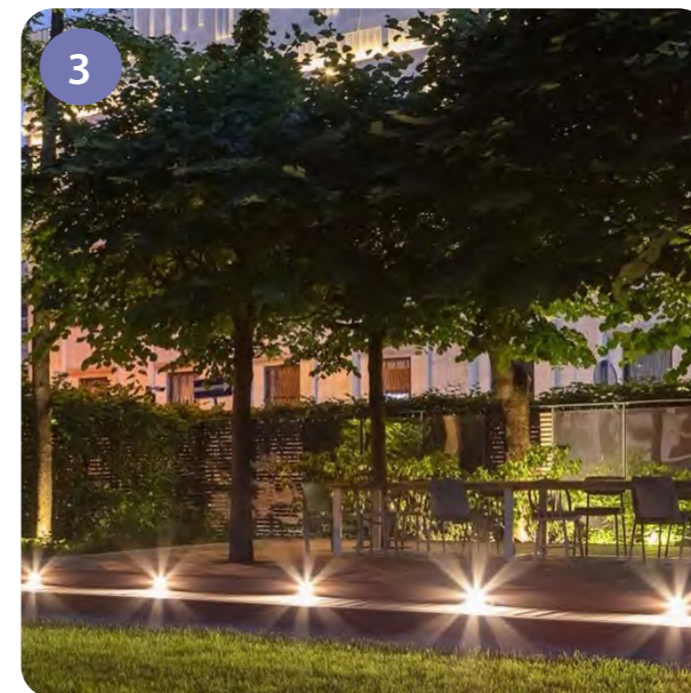
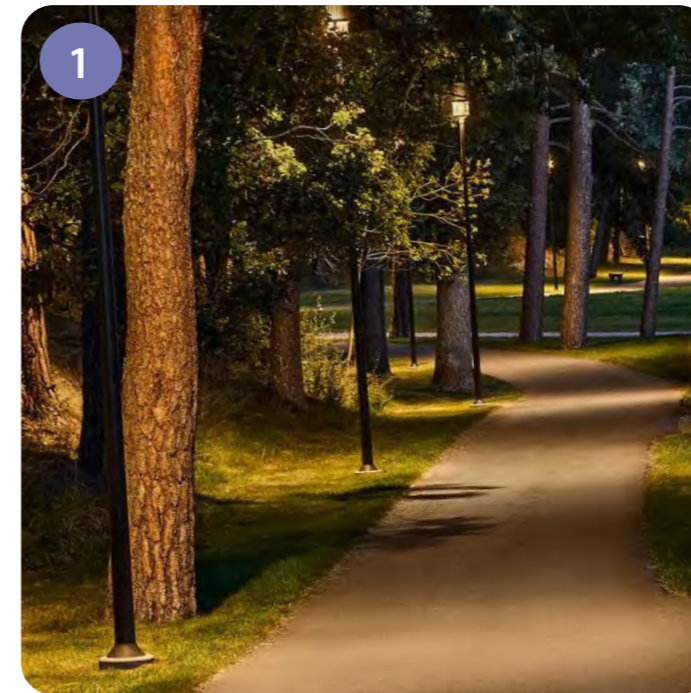
Lighting will aid navigation and movement around the site with contrasting intensities used to help guide people. Vehicular routes around the site will be lit by column-mounted luminaires. Lighting columns will be 4-6 m tall with wider spacing to allow even distribution of light over the road surface to meet the recommendations set out in the relevant guides and standards. Furthermore, an enhanced level of light will be provided to the entrance of the site for approaching vehicles.

### Private Drives & Pedestrian Routes

As these are located towards the perimeter of the site, lighting will be provided by low-level illuminated LED bollards positioned at the side of the road to indicate routes, whilst limiting spill onto surrounding ecologically sensitive areas. Bollards will be at a 0.9-1 m mounting height to allow an even distribution of light over the road surface to meet the recommendations set out in relevant guides and standards. These routes are generally located within the walking routes and Gateways of the site. It is expected that these routes will have low pedestrian traffic during hours of darkness.

### Open Spaces

The basic principle for the central open spaces is that considered lighting will provide subtle and tranquil illumination to minimise light spill into the surrounding ecology while remaining safe for people to use. Illuminated bollards will be installed along pedestrian routes to aid wayfinding and to direct users to pedestrian routes around the site while the natural and semi-natural open spaces will remain generally unlit.

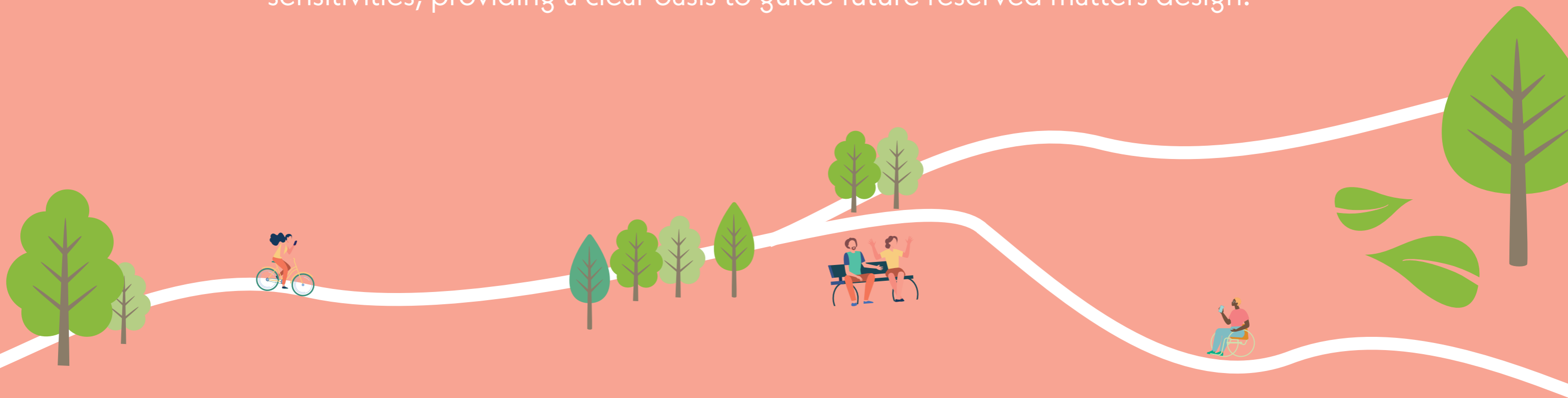


1. Diffused street lighting within planting
2. Low level bollard lighting to public spaces
3. Tree uplighters
4. Low level lighting within planting



# 8. CHARACTER & BUILT FORM

This chapter sets out the character and built form framework for the Proposed Development at outline stage. It identifies a series of distinct neighbourhoods across the masterplan, each shaped by its landscape setting, movement structure and relationship to key edges and assets. Through diagrams, visuals and relevant precedents, the section describes the defining characteristics of each area, including anticipated typologies, density and storey height ranges, streetscape qualities and the way built form will respond to landscape and heritage sensitivities, providing a clear basis to guide future reserved matters design.



## Design Principles

### Key principles to guide character and built form

This chapter sets the character and built form principles for the outline masterplan, establishing a clear framework to guide future reserved matters.

For a development of this scale, creating a series of distinct neighbourhoods is important for legibility, identity and long-term stewardship, helping people to understand where they are, navigate easily and feel a sense of belonging. National guidance recognises that larger-scale developments can benefit from a variety of characters, shaped first by the wider landscape and then by the layout, grain and movement structure, before being expressed through building form, scale and detailing.

At Southwater, these character principles are landscape-led. The Site's existing landscape assets and sensitivities, including woodlands, hedgerows, watercourses, key edges and heritage setting, provide the underlying structure that differentiates neighbourhoods and informs the appropriate form, density and typologies in each location.



### Landscape first

Neighbourhood identity is anchored in the Site's landscape structure (woodlands, hedgerows, water corridors, edges and views) so built form follows landscape character rather than competing with it.



### Distinct neighbourhood identity

A coherent pattern of places, each with a clear role and feel, supporting wayfinding, pride and community cohesion across a large masterplan.



### Appropriate height and density

Storey heights and densities respond to context and sensitivity, with higher density focused where most suitable and lower density where a softer rural or heritage-led transition is required.



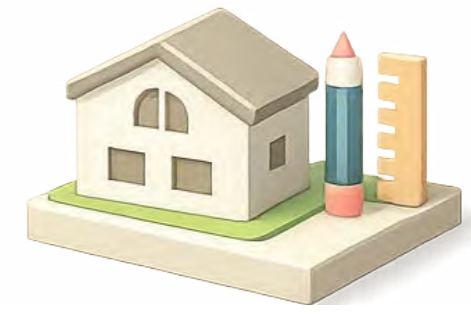
### Legible structure and gateways

Key arrival points, routes and nodes are used to reinforce neighbourhood structure and create memorable, readable places.



### Streets and spaces working together

Buildings, streetscapes and open spaces are designed as an interrelated system, shaping enclosure, overlooking and a clear public realm hierarchy.



### Contextual architectural language

A consistent approach to proportions, rhythm and detailing, with contemporary articulation, to achieve a local, durable character across different typologies.

# CHARACTER & BUILT FORM

## Character Areas Overview

### Forming distinct character areas

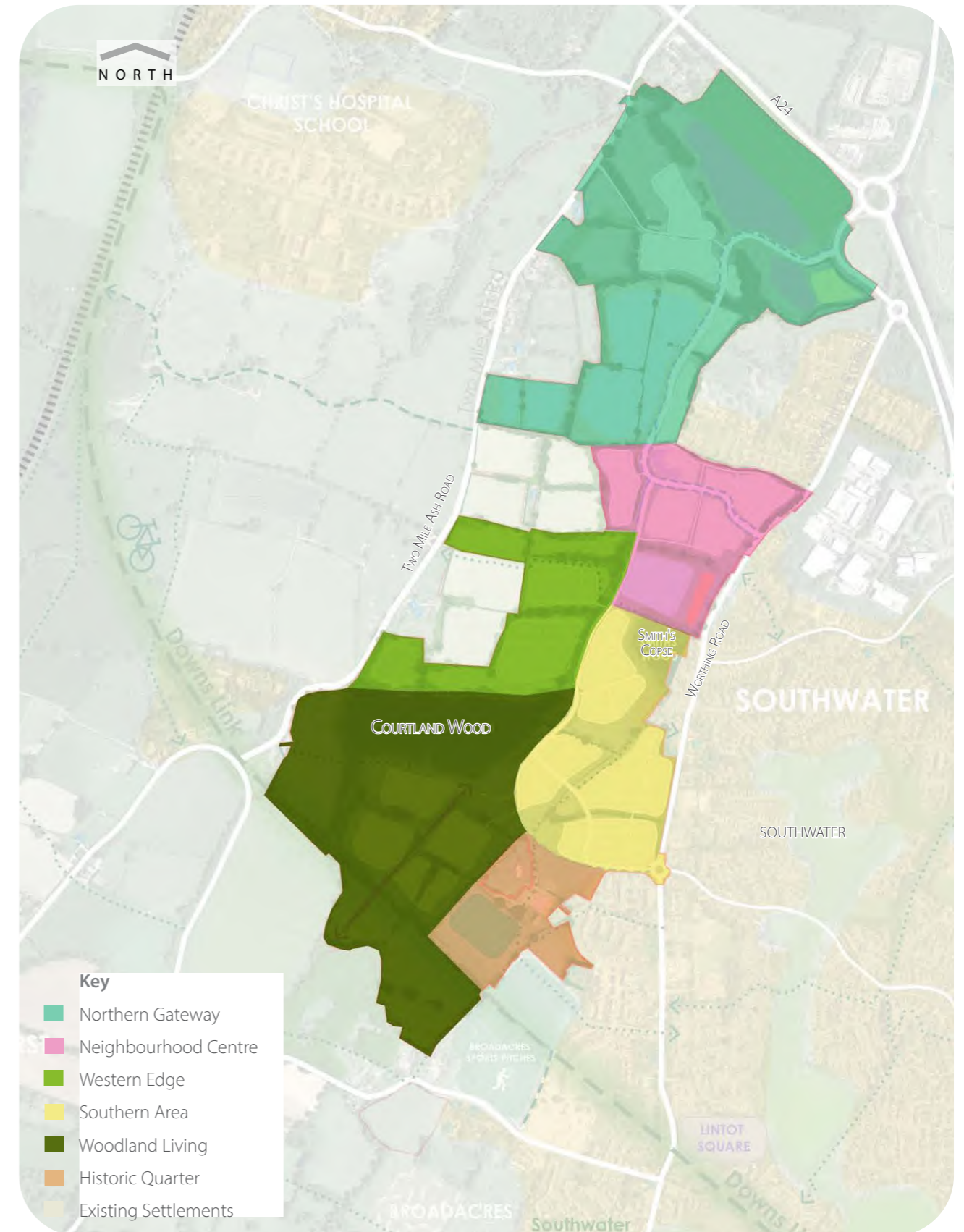
The Proposed Development is structured around six clearly defined and highly connected character areas, each shaped by its relationship to the site's landscape framework, open spaces and movement network. While forming one coherent place, these neighbourhoods introduce variety in public realm character, land use, activity levels, built form scale and townscape approach, creating a legible pattern of development that is easy to understand, navigate and feel ownership of.

The character areas are informed by their contextual setting and adjacent assets, including the Downs Link, Courtland Wood, existing rural edges and established built-up frontages such as Worthing Road and Two Mile Ash Road.

The location and distribution of uses also plays a defining role, with some areas accommodating a greater concentration of community, education and mixed-use activity as natural focal points, and others providing more predominantly residential, quieter neighbourhood environments.

Importantly, the six areas are woven together by a continuous, landscape-led "living landscape" framework, ensuring that nature, green corridors and accessible open space are shared assets across the whole masterplan, rather than features reserved for specific parcels.

The six character areas are shown on the plan opposite and are summarised on the following pages:



# CHARACTER & BUILT FORM

## Key elements of each Character Area



### A NATURE-FIRST LANDSCAPE FRAMEWORK

A living landscape network spanning over 50 hectares of open space, ecology and nature-rich corridors.

The masterplan is shaped by a landscape-first approach, using Southwater's green corridors, heritage assets and countryside edges to define a series of distinct yet connected character areas. Each area responds to its context—whether woodland, village centre or historic setting—while contributing to a coherent, walkable and well-connected neighbourhood. Together, they create a place that balances everyday life, nature and long-term sustainability.

# CHARACTER & BUILT FORM

## Key elements of each Character Area



### NORTHERN GATEWAY

A clear and welcoming arrival from Horsham, combining employment, education and housing within a strong landscape framework that sets the tone for the development.



### NEIGHBOURHOOD CENTRE

The heart of the community, focused around a new village green and local facilities, creating a lively, walkable hub that complements Lintot Square.



### WESTERN EDGE

A quiet, landscape-led edge where development is carefully set back to protect open countryside, biodiversity and the setting of nearby heritage assets.



### SOUTHERN AREA

A green residential area shaped by generous open space and a strong relationship with Great House Farmhouse, and Southwater Village prioritising walking, cycling and views to the landscape.



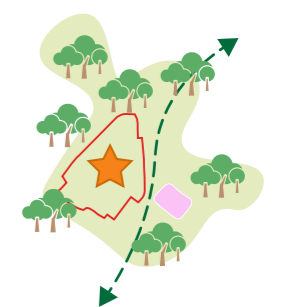
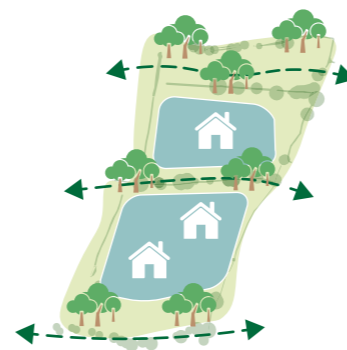
### WOODLAND LIVING

A nature-rich neighbourhood embedded within woodland and green corridors, offering a tranquil setting with homes closely connected to landscape.



### HISTORIC QUARTER

A heritage and community focused area centred on Great House Farmhouse, community and sport facilities, with sensitive reuse, enhanced green buffers and a strong sense of rural character.



# CHARACTER & BUILT FORM

## Character Area 1 – Northern Gateway

### Character Overview

#### Northern Gateway

The Northern Gateway forms the primary arrival into the new neighbourhood from the north and establishes a strong first impression of the development. It is defined by a diverse mix of uses, including employment space, a secondary school, residential neighbourhoods and Gypsy and Traveller pitches, all set within a robust landscape framework of mature green corridors and long views towards the western countryside.

The area is designed to balance activity and openness, with buildings carefully arranged to respond to landscape, topography and key approaches. Architecture and public realm work together to create a legible, welcoming gateway that reflects the site's green setting while signalling entry into a distinctive new community.

#### 1 Residential Character

Residential development at the gateway is designed to create a cohesive architectural identity that marks arrival while responding sensitively to its context. A mix of detached, semi-detached, terraced homes and apartments provides variety and visual interest, with apartment buildings helping to define key gateway locations. Changes in materiality, façade articulation, roof forms and set-backs introduce rhythm and diversity, avoiding repetition and reinforcing a strong sense of place along primary streets.

#### 2 Employment Areas

Employment uses are positioned to the northern edge of the site, providing a range of flexible accommodation for both larger employers and small and medium-sized enterprises. Buildings are designed to sit comfortably within

the landscape, responding to changes in level and minimising visual impact on surrounding residential areas. Taller elements and active frontages support passive surveillance and help define key routes and public spaces.

#### 3 Secondary School

The secondary school is carefully integrated into the wider masterplan and landscape structure. Its layout and massing respond to the site's topography and green setting, while maintaining appropriate building heights and clear, legible forms. The school is centrally positioned within the development, with safe and direct pedestrian and cycle connections, convenient vehicular access, and strong relationships to nearby neighbourhood facilities and public spaces.

#### 4 Gypsy and Traveller Pitches

The Gypsy and Traveller pitches are located within a self-contained and discreet setting, accessed independently from Worthing Road. The layout follows current guidance and is designed to retain a natural character, supported by existing and new landscape buffers and planting to ensure privacy, integration and a high-quality living environment.

#### 5 Landscape Structure

Existing mature trees, hedgerows and green corridors are retained and reinforced to shape the character of the Northern Gateway. These landscape elements frame development parcels, strengthen ecological connections and provide a green setting for the school, homes and employment areas, ensuring the gateway reflects Berkeley's commitment to landscape-led design and long-term environmental quality.



Quality green and residential spaces  
Hartland Village, Berkeley



Employment opportunities with quality facilities



School that can take inspiration of the land natural context



Inclusive approach to all with quality facilities



Quality and robust residential buildings and spaces



Promote a sense of place and arrival  
Hartland Village, Berkeley

**Character Area 1 – Northern Gateway**



*Illustrative view*

## Character Area 1 – Northern Gateway



### COMPARISON

#### Northern Gateway

The updated framework reorganises land uses at the Northern Gateway to improve access, strengthen landscape buffers and create a clearer structure between employment, the Gypsy and Traveller site and surrounding green infrastructure. The changes deliver a more legible arrival, better connections, and a stronger landscape setting along the north-west edge.

- 1 **Employment consolidated + expanded**  
 Employment uses are regrouped into a more focused location, with additional employment land introduced to support delivery and flexibility.
- 2 **Gypsy & Traveller pitches relocated**  
 The pitches are repositioned with a clear, independent access arrangement and strengthened landscape buffers for privacy and integration.
- 3 **New secondary road connection**  
 A new secondary route improves connectivity between the primary road and Two Mile Ash Road, supporting movement and network resilience.
- 4 **New woodland buffers introduced**  
 Additional woodland planting creates stronger separation between the primary road, the Gypsy and Traveller site and the employment land, improving amenity and screening.
- 5 **Enhanced green open land to the north-west**  
 With the employment relocated, the north-western edge is opened up and reinforced as green space.

## Character Area 1 – Northern Gateway

FOCUS STUDY 01

### Employment Area

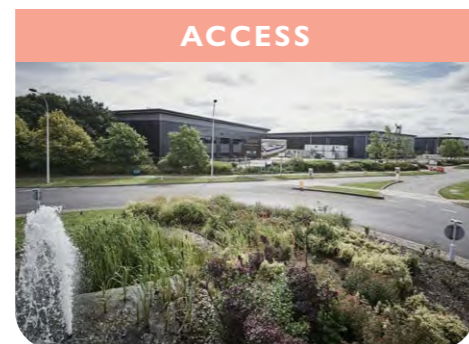
The Employment Area plays an important role in establishing a productive, well-designed new Southwater neighbourhood. It provides a well-located and flexible space for small and medium-sized businesses close to the A24 and primary access routes. Designed to respond to topography and existing green infrastructure, the development is carefully integrated into the landscape to minimise visual impact on surrounding neighbourhoods and the wider countryside. Landscape buffers, retained vegetation and active building frontages help define movement, strengthen the gateway character and create a safe, high-quality public realm within a sustainable, landscape-led setting.

- 1 Landscape-Led Structure**  
Employment parcels are framed by retained hedgerows, woodland edges and new green corridors, creating a strong landscape setting that defines the Northern Gateway and reinforces ecological connections.
- 2 Integrated Access & Movement**  
Vehicular access is provided directly from the new roundabout, with clear internal circulation that supports servicing while prioritising pedestrian safety and legibility.

- 3 Sensitive Relationship to Residential Areas**  
Building placement, landscape buffers and changes in level are used to manage interfaces with nearby homes, ensuring appropriate separation, outlook and amenity.
- 4 Flexible Commercial Buildings**  
A range of building typologies is proposed to accommodate different business sizes and operational needs, allowing flexibility over time and supporting economic resilience.
- 5 High-Quality Landscape Buffer**  
Enhanced planting and boundary treatments along the site edges reduce visual impact, soften massing and provide a gradual transition between employment uses and the surrounding landscape.



Woodland edge along primary road



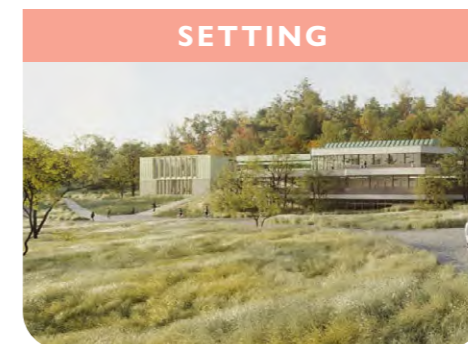
Legible gateways enhanced with landscape



Building massing to retain long views



a variety of building types to offer flexibility



Buildings set within landscape



Employment facilities set within landscape

## Character Area 1 – Northern Gateway

FOCUS STUDY 02

### Travellers & Gypsy Pitches

The Gypsy and Traveller pitches form an integral yet discreet part of the Northern Gateway, providing a high-quality living environment that respects the surrounding landscape and neighbouring uses. They are located within a self-contained parcel on the northern edge of the site, with independent access, strong landscape buffers and a calm rural setting.

The layout follows current guidance, prioritising privacy, safety and connection to the wider green infrastructure network, with retained vegetation and new planting ensuring the pitches sit comfortably within the landscape and maintain the open rural character of this gateway location.

- 1 Self-contained layout**  
A clearly defined and self-contained parcel accommodating five pitches, providing a sense of ownership, security and community while remaining visually discreet within the wider masterplan.
- 2 Independent access**  
Vehicular access is taken directly off Worthing Road, ensuring safe and convenient movement without reliance on residential streets.

- 3 Strong landscape buffers**  
Existing hedgerows and mature trees are retained and reinforced with new native planting to create robust buffers to surrounding land uses and the open countryside.
- 4 Rural character and low-key appearance**  
Built elements are modest in scale and arranged to retain an informal, uncluttered character that reflects the rural setting of the site.
- 5 Privacy and amenity**  
The layout is designed to maximise privacy between pitches and from neighbouring development, with generous spacing, soft landscape treatment and clear boundaries.
- 6 Integration with green infrastructure**  
The pitches sit within the wider landscape framework of the Northern Gateway, contributing to biodiversity, green corridors and the overall landscape-led approach of the masterplan.



LANDSCAPE BUFFERS

20 meters of landscape/woodland buffer surrounding the pitches



COMMUNAL SPACE

Allow space for communal areas and play



SETTING

Set within landscape



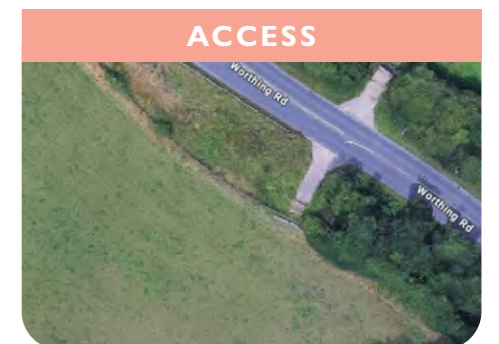
SETTING

Forming a community



BUILD FORM

Allowing for privacy



ACCESS

Existing access from Worthing Road to be improved

## Character Area 1 – Northern Gateway

FOCUS STUDY 03

### Secondary School

The secondary school is a key component of the Northern Gateway, forming an important civic landmark and anchor for the new community. It is carefully integrated within the landscape-led masterplan, positioned to benefit from strong green connections while remaining easily accessible to students, staff and the wider neighbourhood.

The layout and massing respond to existing topography and landscape structure, ensuring the school sits comfortably within its setting, minimises visual impact and contributes positively to the character of the gateway. Safe, direct pedestrian and cycle routes connect the school to surrounding residential areas, public spaces and transport links, supporting sustainable travel and everyday use.

- 1 Landscape-led**  
The school is embedded within retained hedgerows and green corridors, allowing landscape to frame buildings and outdoor spaces.
- 2 Clear and safe access**  
Dedicated vehicular access is combined with safe, legible pedestrian and cycle routes, separated from residential streets where possible.

- 3 Appropriate scale and massing**  
Building heights and forms respond to the surrounding landscape and nearby uses, ensuring a comfortable transition to adjacent residential areas.
- 4 Outdoor learning and play**  
External spaces are integrated into the layout to support recreation, learning and wellbeing, with strong visual and physical connections to green infrastructure.
- 5 Civic identity at the gateway**  
The school contributes to a clear sense of arrival, acting as a recognisable landmark within the Northern Gateway while remaining sensitively designed within its rural context.
- 6 Design of the school**  
The detailed design and delivery of the school will be by WSCC.



Stepped green landscaping responding to natural levels



Green trails and routes surrounding the school



Play and seating spaces that respond to the natural setting



Green and hardscape courtyard with play spaces



A clear access point with parking (Berkeley - St Peters Primary School)



Bohunt School, North Horsham (Mowbray development)

## Character Area 2 – Neighbourhood Centre

### Neighbourhood Centre

The Neighbourhood Centre forms the social and civic heart of the masterplan. Located on the primary route between the Northern Gateway and Worthing Road, it brings together local retail, community facilities, education and homes around a new village green.

Designed to complement rather than compete with Lintot Square, the centre provides day-to-day services, social spaces and employment opportunities within easy walking and cycling distance. A compact, mixed-use form, strong landscape framework and active frontages create a lively, legible and welcoming focal point for the development.

- 1 Active Mixed-Use Heart**  
Commercial and community uses are concentrated along the primary route and around the village green, creating an animated centre that supports daily activity and local employment without undermining Lintot Square.
- 2 Green-Centred Place**  
The village green forms the heart of the centre, providing space for play, seating and community events. It connects directly into wider north-south and east-west green corridors, with mature planting and tree-lined streets reinforcing the centre's green, welcoming character.

- 3 Compact Residential Character**  
Homes (including later living) within the centre are more compact in form, including apartments, houses and mews homes arranged to frame streets, green corridors and the village green.
- 4 Family-Focused Facilities**  
The primary school and nursery are located close to the centre, connected by safe, legible walking and cycling routes. Their proximity supports shared use of open spaces and reinforces the centre as a family-oriented environment.
- 5 Connected and Walkable**  
The primary street functions as a green, multi-modal corridor with cycle lanes, generous footpaths, wide verges and integrated SuDS. Calm residential streets and east-west green links connect homes, schools and open spaces across the site.
- 6 Strong Passive Surveillance**  
Active ground floors and residential frontages overlook streets, routes and open spaces, ensuring safety, legibility and a well-used public realm throughout the day and evening.
- 7 Gateway from Worthing Road**  
Two apartment buildings frame the primary route from Worthing Road, marking arrival, strengthening wayfinding and establishing a clear gateway into the new neighbourhood centre.



Active neighbourhood centre



A new neighbourhood cafe  
(Berkeley - Horlicks Quarter, Slough)



Wide green village green with frontages  
(Berkeley - Broadacres, Southwater)



Natural children playground  
(Berkeley - Hollyfields, Hawkebury)



Village green with walking routes and seating  
(Berkeley - Highwood, Horsham)



Primary school entrance  
(Berkeley - Hollyfields, Hawkebury)

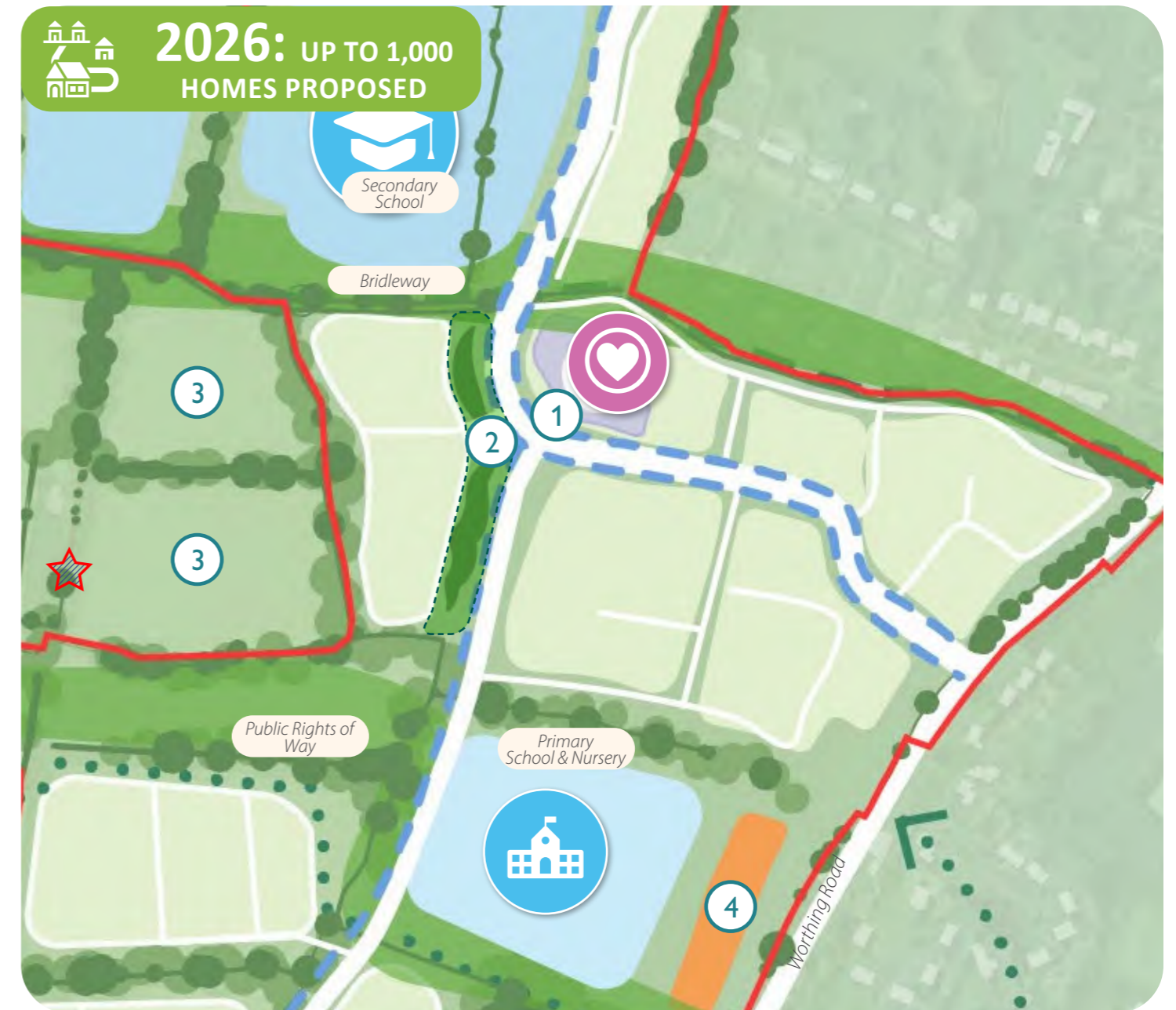
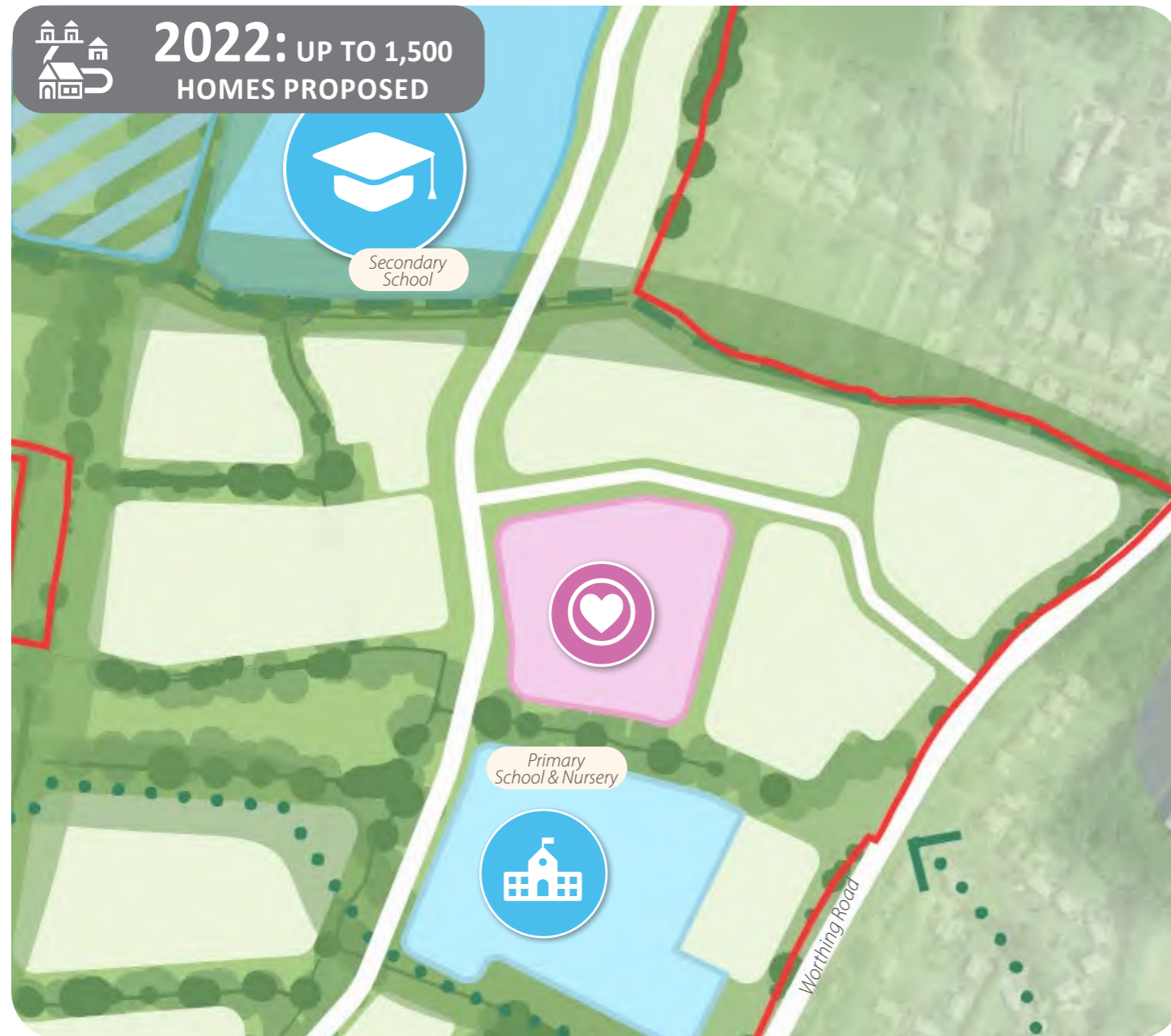
# CHARACTER & BUILT FORM

## Character Area 2 – Neighbourhood Centre



Illustrative view

## Character Area 2 – Neighbourhood Centre



### COMPARISON

#### Neighbourhood Centre

The 2026 framework refines the Neighbourhood Centre to create a clear, compact and well-defined local heart, better integrated with schools, landscape and movement while complementing, not competing with, Lintot Square.

- 1 More Central Location**  
 The Neighbourhood Centre is repositioned, strengthening its role as a shared civic focus. It is proportionately reduced in scale to complement, rather than compete with, Lintot Square.
- 2 New Village Green**  
 A central village green is introduced opposite the centre, framed by active residential frontages and linked to green corridors, Public Rights of Way, and the bridleway.
- 3 Safeguarded Western Edge**  
 Development is removed from the western parcels to protect the sensitive open countryside edge.
- 4 Relocated Allotment**  
 Allotments are relocated behind the primary school, improving access for the wider community via Worthing Road.