

CHARACTER & BUILT FORM

Character Area 3 – Western Edge

Character Overview

Western Edge

The Western Edge forms a sensitive transition between the new neighbourhood and the open countryside. Development has been carefully reshaped since 2022, with parcels removed from the most sensitive western boundary to conserve the rural setting, protect nearby listed buildings and retain long views across the landscape. The character of this area is defined by a strong existing green framework, low-density residential development and a clear landscape-led approach where nature sets the structure and built form is carefully contained.

1 Landscape-led structure
Existing hedgerows, woodland edges and historic field patterns form a strong green grid that defines the layout, scale and extent of development.

2 Open countryside
Removal of development from the westernmost parcels allows the edge to function as open countryside, preserving long-range views and minimising visual and heritage impacts.

3 Enhanced woodland buffers
Strengthened landscape buffers along the southern edge protect adjacent ancient woodland, ensuring development is set back to maintain ecological integrity.

4 Integrated water & biodiversity features
A new basin pond forms part of the green infrastructure network, supporting sustainable drainage, wildlife habitat and a richer landscape setting.

5 Quiet, landscape-led movement
Streets are informal and low-speed, following existing landscape features. East-west Public Rights of Way are retained and enhanced, with movement shaped by green corridors rather than vehicular infrastructure.



GREEN EDGE

Green trail
(Berkeley - Highwood, Horsham)



SETTING

Green mature edge
(Berkeley - Hareshill, Fleet)



WATER FEATURES

Water basins integrated in the landscape
(Berkeley - Woodhurst Park, Warfield)



GREEN OPEN SPACE

Wide open green space for recreation
(Berkeley - Abbey Barn Park, High Wycombe)



BUFFERS

Informal play on green buffers
(Berkeley - Woodhurst Park, Warfield)



MEADOW

Meadow planting and water basins
(Berkeley - Broadacres, Southwater)

Character Area 3 – Western Edge



Illustrative view

CHARACTER & BUILT FORM

Character Area 3 – Western Edge



Illustrative view

CHARACTER & BUILT FORM

Character Area 4 – Southern Area

Character Overview

Southern Area

The Southern Area is shaped by a strong landscape- and heritage-led structure, responding sensitively to the setting of Great House Farmhouse and the surrounding woodland and hedgerows. Development is deliberately set back to create a wide central green space that preserves key views, reinforces separation from the listed farmhouse and establishes a calm, rural character. Movement, built form and open space are all arranged around this landscape framework, creating a low-density, family-focused neighbourhood where green infrastructure defines identity and character.

- 1 Enhanced central open space**
A wide new green space is created in front of Great House Farmhouse, with development set back to protect its setting, open up key views and establish a calm, shared landscape at the heart of the neighbourhood.
- 2 Strategic Habitat Connection**
A continuous green corridor links Courtland Wood and Smith's Copse, enabling wildlife movement and strengthening ecological resilience across the site.

- 3 Landscape-Led Structure**
Existing woodland edges, hedgerows and trees are retained and reinforced, shaping parcel layout, block structure and views, ensuring landscape remains the dominant organising element.
- 4 Pedestrian & Cycle Priority Movement**
The former spine road is removed and reconfigured as a pedestrian- and cycle-focused route north of Great House Farmhouse, reinforcing rural character and reducing traffic impact.
- 5 Calm Residential Streets**
Vehicular access is provided via a gently meandering secondary street connecting to Broadacres, designed as a low-speed, informal route that supports a quiet residential environment.
- 6 Family-Focused Residential Character**
Homes are predominantly detached, semi-detached and small terrace groupings, arranged to overlook green spaces and corridors. Building heights are limited to three storeys, with gentle curves and set-backs creating a softer, landscape-responsive townscape.



CENTRAL GREEN

Wide open green space for informal play
(Berkeley - Abbey Barn Park, High Wycombe)



GREEN CORRIDOR

Mature trees and woodland corridor



CENTRAL GREEN

Central green space
(Berkeley - Woodhurst Park, Warfield)



GREEN EDGE

landscape-led structure and edges
(Berkeley Woodhurst Park, Warfield)



INFORMAL PLAY

Informal green spaces for play



WATER FEATURES

Water features and meadow planting

Character Area 4 – Southern Area



Illustrative view

CHARACTER & BUILT FORM

Character Area 4 – Southern Area



Illustrative view

Character Area 4 – Southern Area



COMPARISON

Southern Area

The 2026 Framework refines the Southern Area into a more landscape-led, heritage-sensitive place. The layout has evolved to strengthen the setting of Great House Farmhouse, prioritise green infrastructure and create a calmer residential environment. Development is more carefully shaped by woodland, hedgerows and movement corridors, with reduced traffic impact and enhanced ecological connections.

- 1 Development Set Back to Protect Heritage**
Development parcels have been pushed back from Great House Farmhouse to create a significantly enlarged central green, safeguarding views, openness and the farmhouse's rural setting.
- 2 Central Green as the Neighbourhood Heart**
The expanded open space now forms a shared community green, reinforcing separation between heritage assets and new homes while providing a clear landscape focus
- 3 Spine Road Removed, Active Routes Prioritised**
The former spine road has been removed and replaced with pedestrian- and cycle-only connections, reducing traffic impact and reinforcing rural character.
- 4 Landscape-Led Structure and Connectivity**
Enhanced green corridors link Courtland Wood and Smith's Copse, with residential parcels reshaped around hedgerows and woodland edges to improve biodiversity and ecological resilience.

Character Area 5 – Woodland Living

Woodland Living

Woodland Living is shaped by its close relationship with the surrounding landscape, creating a calm, low-density neighbourhood where woodland, hedgerows and green corridors define character and structure. The layout responds directly to existing landscape assets, with development carefully arranged around retained trees, historic boundaries and green infrastructure so that built form remains secondary to landscape. Homes overlook corridors, ponds and open spaces, ensuring nature forms part of everyday life while maintaining a soft transition to the wider countryside and views from Great House Farmhouse.

- 1 Landscape-Led Structure**
Landscape is the primary structuring element, with retained hedgerows, woodland edges and green corridors forming a continuous network that defines parcels, movement and views.
- 2 Sensitive Setting to Great House Farmhouse**
Development is carefully arranged and set back from Great House Farmhouse, with enhanced landscape buffers ensuring its setting, views and rural character are protected.

- 3 Calm, Low-Speed Streets & Informal Movement**
Low-speed streets, lanes, shared surfaces and pedestrian-focused routes create a quiet residential environment, inspired by farmstead patterns and prioritising walking and cycling.
- 4 Strong Green Corridors and Buffers**
East-west green corridors form the backbone of the area, reinforcing ecological connectivity and pedestrian routes. Landscape buffers ensure the woodland remains visually dominant, particularly in views from Great House Farmhouse.
- 5 Landscape-First Residential Form**
Homes are arranged around green corridors, ponds and woodland edges, with built form kept secondary to landscape to create a soft, semi-rural character and strong relationship with nature.
- 6 Integrated Ecology, Water and Recreation**
Green corridors, ponds, SuDS features and adjacent sports provision work together to support biodiversity net gain, sustainable drainage and everyday recreation within a cohesive landscape framework.



Detached and semi-detached dwellings (Berkeley - Abbey Barn Park, High Wycombe)



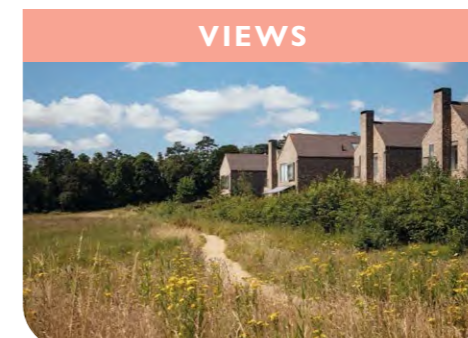
Water basins fronted by new homes (Berkeley - Harehill, Fleet)



Green verges and trails



Green informal trails and play spaces



Long views to mature woodland and open countryside



Built form fronting mature woodland and water basins (Berkeley - Abbey Barn Park, High Wycombe)

CHARACTER & BUILT FORM

Character Area 5 – Woodland Living



Illustrative view

Character Area 5 – Woodland Living



COMPARISON

Woodland Living

A strengthened landscape-led and heritage-sensitive approach to this part of the site. Development has been reduced and restructured to respond more carefully to existing landscape assets, historic boundaries and sensitivities around Great House Farmhouse. The revised layout ensures a calmer, greener and more legible neighbourhood.

- 1 Retained Hedgerow Grid**
Existing hedgerows and mature tree lines are retained and reinforced to form a strong green grid that structures development parcels, movement routes and views across the neighbourhood.

- 2 Heritage-Led Response to the Manorial Boundary**
The historic manorial boundary is safeguarded, enhanced and celebrated as a defining landscape feature, reinforcing local character and guiding the layout of streets and development.

- 3 Enhanced Buffers to Great House Farmhouse**
Development has been pushed back from Great House Farmhouse, with significantly widened landscape buffers (up to 30-50m) introduced to protect its setting, preserve views and reinforce the rural character.

CHARACTER & BUILT FORM

Character Area 6 – Historic Quarter

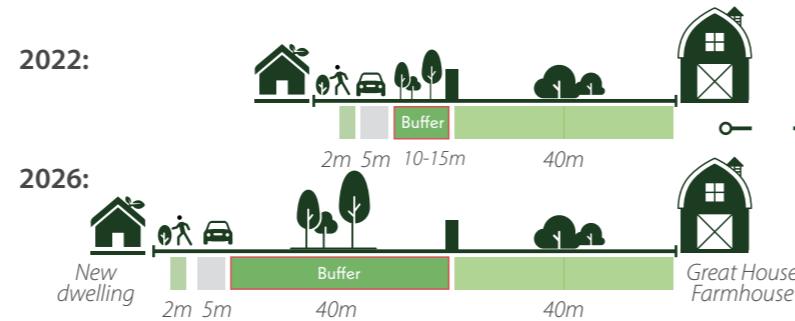
Character Overview

Historic Quarter

The Historic Quarter forms a community area centred on Great House Farmhouse and its associated barns. Shaped by a landscape- and heritage-led approach, it is defined by generous green infrastructure, long views and a deliberately restrained built form.

Development is set back to protect the farmhouse's rural setting, with movement, land use and scale arranged to reinforce its role as a landmark rather than subsume it within surrounding neighbourhoods. The result is a calm, open and legible place where heritage, landscape and community uses come together.

- 1 Generous Green Buffers & Open Setting**
Substantial landscape buffers of approximately 30–40 metres, with wider green spaces extending towards adjacent woodlands; creating clear separation from new development and reinforcing its rural setting
- 2 Enhanced Views & Visual Legibility**
Open spaces and landscape structure preserve and strengthen key views to and from the farmhouse, ensuring it remains a prominent and legible heritage asset within the wider masterplan.



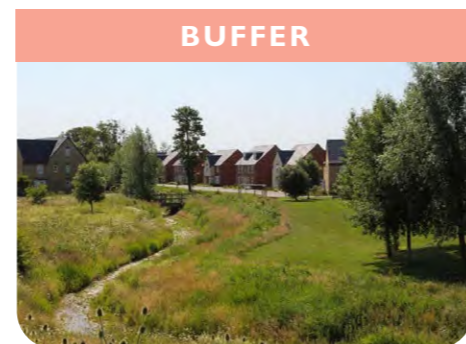
- 3 Re-use of Historic Barns for Community Uses**
Potentially retain one of the existing barns to provide flexible community uses.
- 4 Sensitive Movement Strategy**
The route immediately north of the farmhouse is reconfigured as a pedestrian and cycle-only space, reducing vehicle dominance and protecting the tranquil character of the setting.
- 5 Heritage-Led Identity & Wayfinding**
Historic boundaries, hedgerows, trees and new orchards shape routes and spaces, using landscape and heritage assets to guide movement and reinforce a sense of place.
- 6 Integrated Landscape, Sport & Ecology**
Sports pitches to the south are set within a strong landscape framework, with green corridors, SuDS features and woodland buffers supporting biodiversity, recreation and connections to the wider countryside.



Great House Farmhouse



Existing historic barn



Green planted buffer



Water basins within proposed parks and gardens (Edenbrook, Fleet)



Pedestrian and cycle-only route in front of Great House Farmhouse



Green trails and informal planting and orchards

Character Area 6 – Historic Quarter



Illustrative view

Character Area 6 – Historic Quarter



COMPARISON

Historic Quarter

The Historic Quarter has evolved to place Great House Farmhouse and its setting firmly at the centre of the masterplan. Since 2022, development has been reduced and reconfigured to strengthen heritage protection, enlarge green buffers, and prioritise walking, cycling and community uses. The revised framework creates a calmer, more legible and landscape-led historic core, where movement, built form and open space work together to celebrate the site's heritage value.

- 1 Reduced Development & Enlarged Green Buffers**
Residential parcels have been removed and pushed back, increasing landscape buffers around Great House Farmhouse from approximately 10–15m to 30–50m, reinforcing its rural setting and visual prominence.
- 2 Pedestrian & Cycle Only Route Introduced**
The former vehicular spine road north of the farmhouse has been replaced with a pedestrian and cycle-only route, significantly reducing vehicle dominance and protecting the tranquil character of the historic setting.
- 3 Retention & Reuse of Historic Barns**
An existing barn and a new building could be redeveloped (subject to technical surveys and demand) for community uses, helping keep heritage assets active, accessible and part of everyday life.
- 4 Integrated Sports Pitches**
Sports pitches have been relocated (from south of the Downs Link) and consolidated within strong landscape buffers, reducing impacts on heritage assets and building on the existing provision at Broadacres to create a recognisable local sports hub.

Character Area 6 – Historic Quarter

Redeveloping the Historic Barns

The illustrative masterplan highlights the historic barns as a potential community-focused area rooted in Southwater's rural and agricultural heritage. It shows the intent to potentially retain and refurbish a historic barn for flexible community and small-scale commercial uses, with potential for an additional building as illustratively indicated, subject to further detailed surveys confirming the condition and suitability of the existing structures.

Adjacent to the Downs Link, the barns could form a welcoming pedestrian, cycle and equestrian gateway and a new social node for existing and new communities. Any provision will be confirmed through operator demand and market testing at reserved matters stage, with development limited in scale to respect the form and materials of the original farm buildings.

- 1 Sensitive Reuse of Historic Barns**
Existing ancillary barns are potentially retained and refurbished to provide flexible community and commercial uses, preserving their character and historic fabric.
- 2 Improving the historic setting**
Removing later-era barn structures and creating high-quality open spaces enhances the setting of Great House Farmhouse and strengthens connections to Public Rights of Way and the Downs Link.

- 3 Informal Courtyard-Focused Arrangement**
An informal courtyard is created through the reuse of an existing barn and a sensitively designed new building, forming a cohesive and enclosed outdoor space.
- 4 New Community & Activity Node**
The barns create a focal point and meeting place, supporting social interaction and shared community use for Southwater and the surrounding area. The scale of any new building will depend on the end use to be considered further at detailed planning stage.
- 5 Landscape Integration & Orchard Planting**
A small organic orchard and surrounding green space reflect the site's agricultural heritage, enhancing biodiversity and local character. A larger flexible public green provides outdoor amenity for community use.



A space that has the opportunity to bring the community together



Opportunity for small local businesses



Opportunity for community uses such as local markets



A small and informal potential orchard

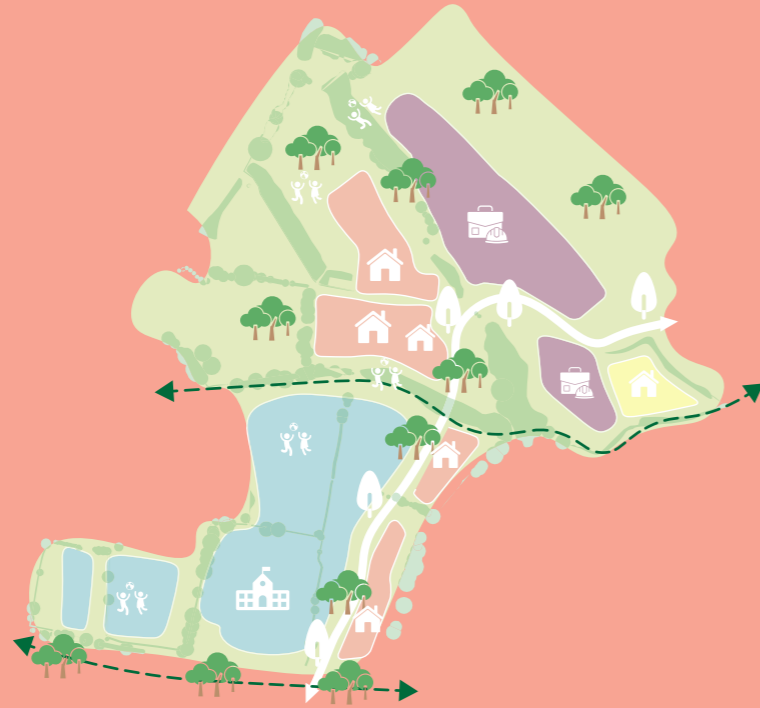


Existing late nineteenth century barn to be potentially refurbished



Green informal pedestrian routes connecting the barns and Great House Farmhouse, Downs Link and PROW

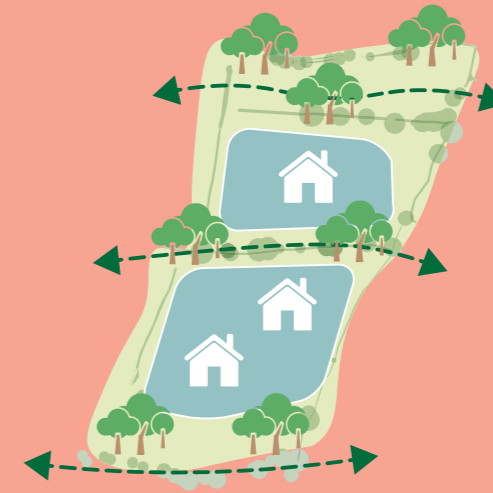
NORTHERN
GATEWAY



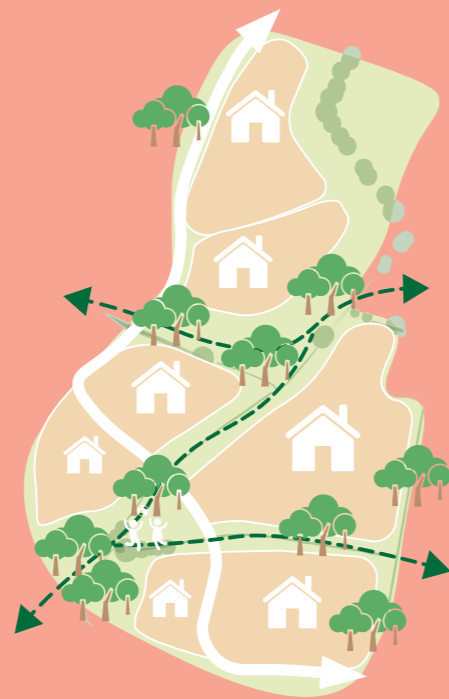
NEIGHBOURHOOD
CENTRE



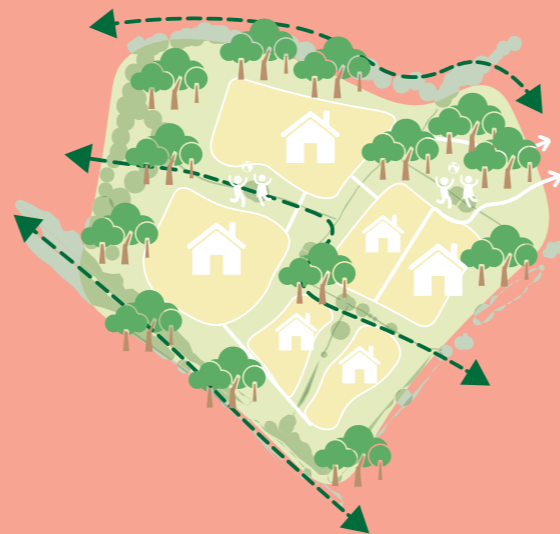
WESTERN
EDGE



A NATURE-FIRST LANDSCAPE FRAMEWORK



SOUTHERN
AREA



WOODLAND
LIVING



HISTORIC
QUARTER



9. SUSTAINABILITY

Sustainability is a defining thread running through the masterplan, shaping a landscaped place where people and nature can thrive together. The proposals are intended to support healthier everyday living, reduce carbon, enhance biodiversity and water resilience, and create long-term social value, with homes and public spaces designed to bring nature to the doorstep.

This section provides a high-level summary of the project's Sustainability Strategy and the key principles informing the outline proposals. It should be read in conjunction with the detailed Sustainability Strategy Report, submitted alongside the outline planning application, which sets out the technical assumptions and commitments to be developed and secured through reserved matters.



SUSTAINABILITY

Sustainability and Climate Resilience

Sustainability is embedded in the masterplan from the outset, shaping both the structure of the place and the day-to-day experience of living there. The proposals respond to the National Planning Policy Framework's three pillars of sustainable development and are aligned with Berkeley Group's long-term sustainability approach, with a focus on climate action, communities and sustainable living, nature, environmental management, and responsible resource use.

A landscape-led framework is fundamental to the scheme's environmental performance and its social value. Approx. 59 hectares of connected open space, retained hedgerows and strengthened woodland buffers create a "living landscape" that brings nature to the doorstep of every neighbourhood, supporting biodiversity, everyday activity, and mental

wellbeing. The green and blue network is designed to be multifunctional, combining habitat creation, play and recreation, and naturalised water management, with safe walking and cycling connections linking homes to schools, open spaces and the wider countryside.

At the building and infrastructure level, the sustainability strategy prioritises fabric-first energy efficiency, future-proofed services and reduced operational emissions. In line with Berkeley's standards, the strategy avoids reliance on individual gas boilers in new development, supporting the transition to low-carbon homes.

Water efficiency and long-term resilience are also key drivers. The scheme will target 110 litres/person/day internal

water consumption through efficient fixtures and fittings, supported by a coordinated approach to leak detection and good practice water management. Surface water will be managed through a SuDS-led strategy, integrated within the landscape framework to deliver both drainage function and ecological value, appropriate to a Flood Zone 1 site.

Sustainable construction, materials and resource efficiency will be progressed through a practical, deliverable approach. This includes embedding circular economy principles where possible, selecting materials with responsible sourcing credentials, providing appropriate waste and recycling facilities, and managing construction impacts through best practice site controls. The project will register with the Considerate Constructors Scheme and target a "Very Good" performance level.

Finally, the proposals place strong emphasis on social sustainability, creating a healthy, inclusive, and walkable community with access to local services, education, and green space. Inclusive access standards are embedded in the housing approach (including M4(2) and M4(3) proportions), while the movement framework and neighbourhood structure promote active travel, reduce car dependency, and support daily life at a human scale.



SUSTAINABILITY

Sustainability Principles

Sustainability has been embedded from the outset, shaping the masterplan as a landscape-led, healthy and resilient place to live, learn and work. The principles below summarise the project's core sustainability commitments, bringing together environmental performance, social value and long-term stewardship.



Climate action and energy

- Fabric-first design, reducing demand before adding technology (outline stage approach).
- Target 84.2% reduction in regulated CO₂ vs Part L 2021 (to be confirmed at reserved matters).
- No individual gas boilers in new development (Berkeley standard direction).



Nature-led place-making

- Landscape-led masterplan with connected green/blue infrastructure and retained landscape features.
- Biodiversity Net Gain delivered through habitat creation/enhancement and long-term management planning.



Water and flood resilience

- Target 110 l/p/d internal water use via efficient fittings and controls.
- SuDS integrated as part of the public realm and ecological network; Flood Zone 1 context.



Resources, materials and waste

- Circular economy principles embedded where practicable.
- Responsible sourcing (including certified timber) and lower-impact material choices.
- Domestic and construction waste managed with appropriate segregation and facilities.



Health, wellbeing and social sustainability

- Nature at the heart of daily life, promoting mental and physical wellbeing through access to green space, play and active travel.
- Inclusive homes: 95% M4(2) and 5% M4(3).
- Berkeley Communities Framework and a proportionate Community Plan approach as the scheme progresses.



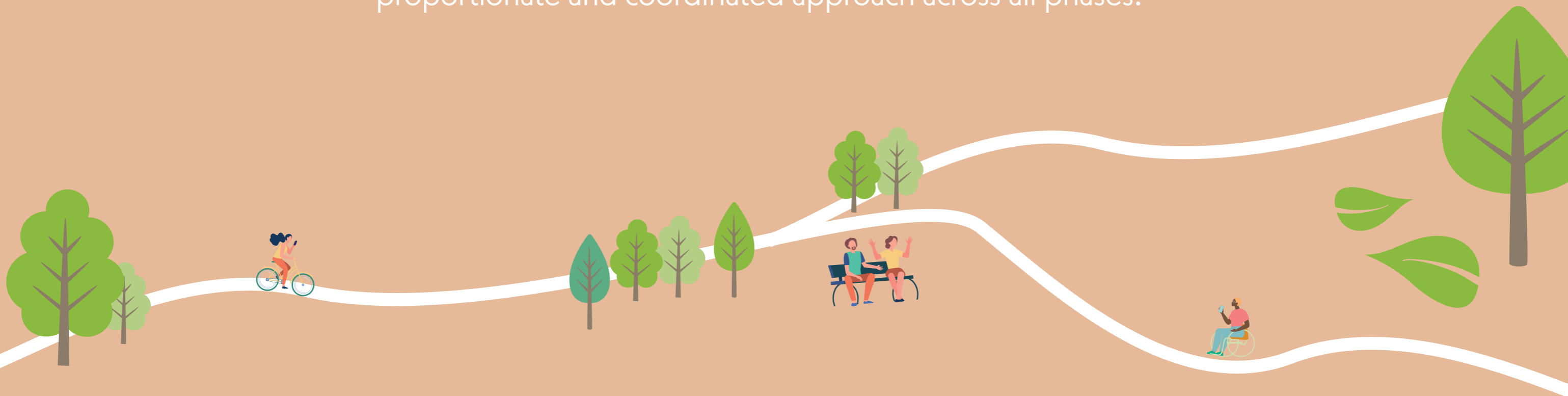
Non-residential standards

- Non-residential/commercial buildings to target BREEAM "Excellent", with the route confirmed through future reserved matters/pre-assessments.



10. SECURE BY DESIGN

Security and community safety have been embedded within the masterplan from the outset, ensuring the place feels welcoming, legible and comfortable to use throughout the day and evening. The outline proposals adopt Secure by Design and “designing out crime” principles, focusing on strong movement structure, active frontages, natural surveillance, clear public/private definition and well-overlooked open spaces. Detailed measures will be developed at reserved matters stage in consultation with the relevant stakeholders, to ensure a proportionate and coordinated approach across all phases.



SECURE BY DESIGN

Secure By Design Approach

The masterplan has been shaped to support a safe and inclusive environment, where people can move confidently on foot and by cycle, and where streets, spaces and routes feel overlooked and easy to understand. At outline stage, the approach is centred on good urban design fundamentals: creating clear neighbourhood structure, avoiding isolated or ambiguous spaces, and ensuring that key routes and public areas are framed by activity and “eyes on the street”.

A hierarchy of streets and spaces supports safety through legibility and predictable movement. Primary and secondary routes are designed to be well defined and animated by active frontages, with secondary neighbourhood streets and lanes serving homes and local destinations in a way that

supports lower vehicle speeds and comfortable everyday use. Public Rights of Way, bridleways and strategic green corridors are planned to be integrated as part of the wider network, with careful attention to overlooking, connections, and the avoidance of hidden corners or leftover spaces.

The built form parameters support natural surveillance and passive stewardship. Homes are arranged to face streets, greens and key pedestrian routes, and the neighbourhood centre is conceived as a civic focal point with active edges and clear arrival spaces. Parking is intended to be positioned and designed to remain overlooked and safe, with a preference for smaller, well-supervised parking courts and on-plot solutions where appropriate, rather than large areas of unmanaged parking.

Open space is treated as an asset that contributes to both wellbeing and safety. A landscape-led structure provides attractive routes and destinations, while the design intent is to ensure that play areas, village greens and community spaces are located where they are visible, well connected and naturally supervised by surrounding development. Planting, boundary treatments and SuDS features will be designed to balance biodiversity and character with clear sightlines and safe access, avoiding the creation of concealed routes or unmanaged edges.

Given the outline nature of the application, the Secure by Design strategy establishes the principles and commitments that will be taken forward. Detailed design, including lighting strategy, boundary details, access control, door/window specifications and management arrangements, will be progressed at reserved matters stage and aligned with the relevant Secure by Design guidance, stakeholder input and any site-specific considerations arising through the detailed design process.



Secure By Design Principles

Secure by Design has been embedded throughout the masterplan, shaping layout, movement, frontages, parking and the design of routes and open spaces to support safe, confident day-to-day use. The principles below summarise the key Secure by Design measures informing the outline proposals and will guide the next stages of detailed design.



Natural surveillance

Active frontages and windows to streets, greens, routes and play spaces.



Clear public/private definition

Legible boundaries, defensible space, and uncluttered edges.



Connected but safe movement

Direct, overlooked walking/cycling routes; avoid isolated links and hidden corners.



Street hierarchy and speed management

Predictable routes, lower speeds in neighbourhood streets, safer crossings.



Safe open spaces

Locate parks, play and community spaces where they are overlooked and well connected.



Parking designed for safety

Overlooked on-plot/parallel parking and small courts; avoid large unmanaged car parks.



Secure cycle storage

Convenient, secure, and well located (overlooked) provision for homes and key destinations.



Lighting and night-time legibility

Coordinated lighting approach at detailed stage to support safe routes and spaces.



Landscape and SuDS designed with safety in mind

Maintain sightlines, avoid concealed spaces, clear route definition.



Access and entrances

Clear, well-lit, visible entrances to buildings and community facilities.



Phasing and management

Consistent approach across phases, with maintenance and management embedded early.



Stakeholder engagement

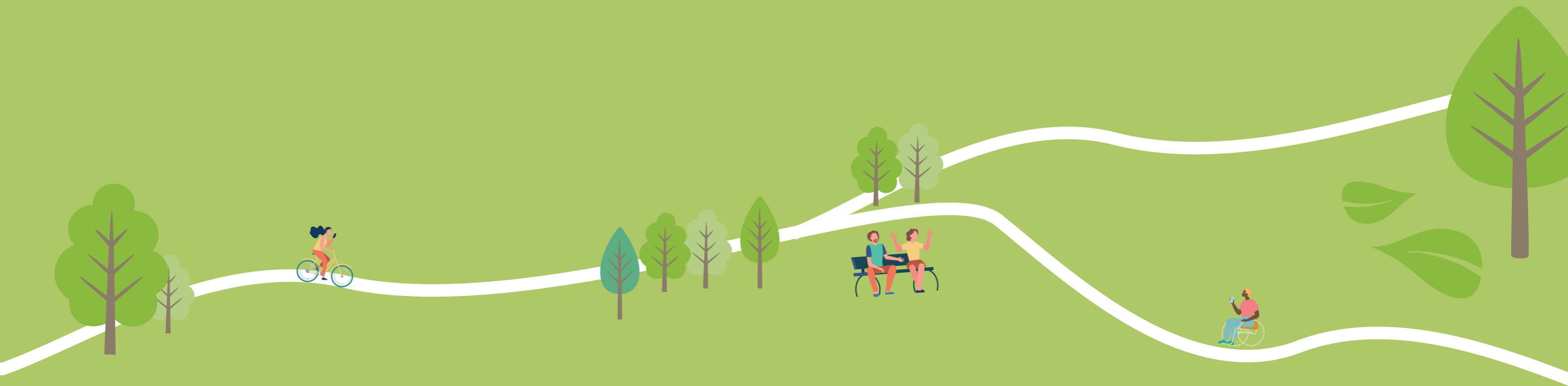
Reserved matters coordination with Police Designing Out Crime / ALO and relevant parties.



VIEW 2

11. CONCLUSION

This final section draws together the key themes of the Design and Access Statement and summarises how the outline application responds to its landscape, heritage and community context. It provides a clear conclusion on the evolution, intent and quality of the masterplan being advanced.



CONCLUSION

Summary of Design Response

Conclusion

This Design and Access Statement demonstrates a coherent, landscape-led vision for the Land North West of Southwater, translating site opportunities and constraints into a robust outline framework for a distinctive new neighbourhood. The proposals have been shaped to create a place that feels grounded in its setting, delivers meaningful public benefit, and establishes a clear structure for high-quality detailed design at reserved matters.

The masterplan represents a clear step-change from the 2022 iteration, responding directly to feedback, strengthening the overall planning rationale, and refining the development's form, disposition and character. In particular, the updated approach reinforces a legible hierarchy of green infrastructure, retains and celebrates key landscape features, and establishes a calm, open structure that protects sensitive edges and important views. The result is a more balanced framework, with landscape, movement and placemaking working together as the organising principles.

At its heart, the proposals are community-led, prioritising walkable connections, accessible open spaces, and a network of green corridors, play spaces and civic destinations that support daily life for all ages. The masterplan promotes intergenerational living by integrating homes, schools, community facilities and recreation

within a connected, safe and attractive environment. It also establishes the conditions for long-term stewardship, ensuring that the quality of streets, spaces and landscape is not just designed, but capable of being cared for and enjoyed over time.

The approach is also heritage-led, recognising the value of Great House Farmhouse and associated historic barns as defining components of local character. The masterplan safeguards their setting through a deliberately restrained built form, generous landscape buffers and clear spatial hierarchy, ensuring these assets remain legible landmarks rather than being absorbed into surrounding development. Where change is proposed, it is guided by sensitivity to context, with the intention to enhance setting, improve connections and support appropriate community-focused reuse where feasible.

Overall, the outline application establishes a strong and flexible framework for delivery, capable of accommodating future detail without compromising core principles. It seeks to create a sustainable neighbourhood that respects Southwater, strengthens local identity and delivers lasting benefits: substantial new green infrastructure, improved access to the landscape, enhanced biodiversity and a high-quality living environment for successive generations.



Sensitive repositioning of sports pitches, allotments and traveller pitches

Enhanced Green Corridors & Buffers
20-50m
In comparison to 10-15m previously

Neighbourhood Centre
Redesigned to ensure centrality and high-quality placemaking with new green verge



Less Development More Landscape
500 fewer homes

Heritage-led
Protecting and enhancing the setting and views of key heritage features



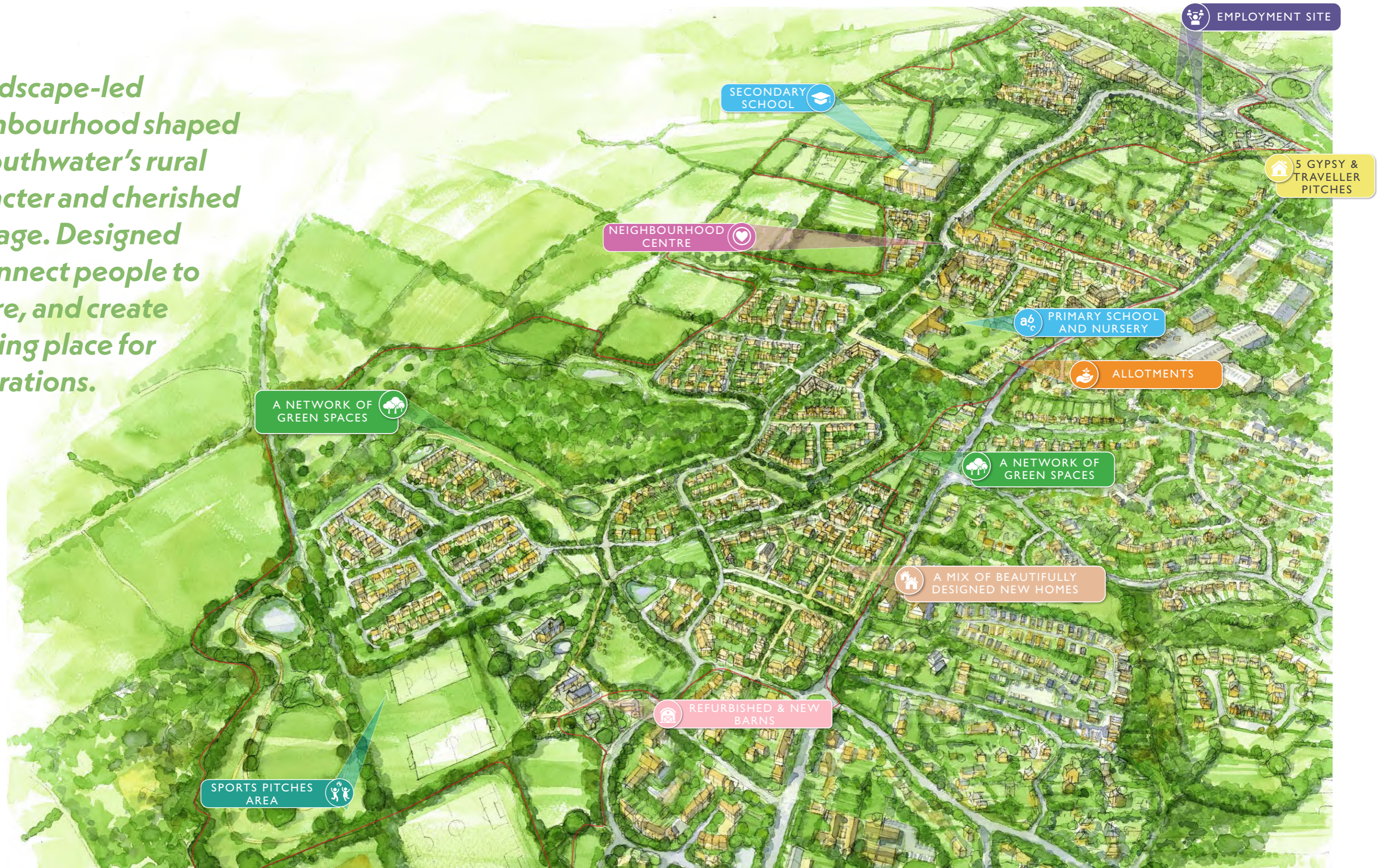
More traditional streets
A clear street hierarchy with distinct characters

Enhance & Protect Nature
Retaining over 90% of hedgerows
5 times more open space provided than policy requirements



CONCLUSION

A landscape-led neighbourhood shaped by Southwater's rural character and cherished heritage. Designed to connect people to nature, and create a lasting place for generations.



LAND NORTH WEST OF SOUTHWATER, WEST SUSSEX

DESIGN AND ACCESS STATEMENT

FEBRUARY 2026

12. APPENDIX

