



Statement of Community Involvement

Campsfield, Southwater

Miller Homes Ltd

Prepared by:

SLR Consulting Limited

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Southampton SO15 2JU

SLR Project No.: 402.064813.00001

20 January 2025

Revision: 01

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
01	20 January 2025	NB	CL	CL
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Basis of Report

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1.0 Introduction

1.1 SLR has been instructed by the applicants, Miller Homes, to prepare this Statement of Community Involvement (SCI) to accompany an outline planning application to Horsham District Council (HDC) for a new residential development at land known as Campsfield adjoining the southern boundary of the large village of Southwater.

1.2 The description of proposed development for which permission is sought is as follows:

Outline application with all matters reserved except for access for up to 82 dwellings with vehicular and pedestrian accesses, public open space, noise mitigation measures, landscaping, foul and surface water drainage and associated works.

1.3 The Site is adjacent to the southern edge of Southwater and is located in a highly sustainable location within close proximity of a number of local services and facilities in Southwater as well as frequent public transport links.

1.4 The approach to the consultation has been undertaken with regard to HDC's adopted Statement of Community Involvement (September 2020).

1.5 Community consultation is an important part of Millar Homes approach to housebuilding. This document outlines the consultation program that has been undertaken prior to the submission of the planning application and summarises the feedback that has been received whilst explaining how the proposals have evolved as a result of this consultation exercise.



2.0 Consultation Policy Context

- 2.1 Miller Homes are committed to effective community consultation in line with the Government's objectives for community involvement in planning as set out in the National Planning Policy Framework (December 2024). In relation to this application, the applicant has set out to:
- Engage with local residents and parishes most likely to be affected by the development to allow constructive feedback to be provided to inform the proposals and planning application
 - Gain an understanding of the local issues so that the proposed scheme can respond accordingly.
- 2.2 HDC adopted their SCI in September 2020. This document sets out guidelines to applicants regarding the level of consultation that the Council suggests.
- 2.3 In undertaking pre-application engagement, the SCI asks that developers address the following points relevant to our initial outline application:
- Set clear objectives and agree the consultation approach with the Development Management Team, including who will be consulted.
 - Let people know what the scheme is proposing, and be clear about what they can influence when making comments.
 - Use different engagement approaches to maximise opportunities for people to influence the proposals. In particular steps should be taken to involve any seldom-heard groups that could be affected by a proposal.
 - Submit a statement alongside the final planning application outlining the community involvement work that has been undertaken. This should include a summary of any responses received at consultation, and should explain how feedback has influenced the proposals.
- 2.4 This statement demonstrates compliance with these guidelines having regard to the type, location and scale of development. The consultation undertaken, as will be shown, is considered to comply with the SCI in a way that is proportionate to the type and scale of development proposed.



3.0 Consultation Program

- 3.1 Taking account of the HDC SCI and the site's context and scale an appropriate consultation programme was devised with the objective of engaging key local community stakeholders and local residents to inform them of the draft proposals and provide an opportunity to receive feedback to enable the development of the proposals ahead of the formal submission of an outline planning application.
- 3.2 The applicant also engaged directly with Horsham District Council Officers through the use of their pre-application advice service.
- 3.3 The program of pre-submission consultation activities is set out below:

Activity	Date
Pre-application advice request submitted to HDC	June 2024
HDC officer site visit	July 2024
Advice received and meeting held with HDC planning officer	September 2024
Letters sent to local ward Cllrs, residents and local and neighbouring parish councils	8 th November 2024
Public online consultation launch	11 th November 2024
Public consultation closes for resident comments	1 st December 2024
Applicant meets with Southwater Parish Council	4 th December 2024
Submission of planning application	January 2025

- 3.4 Letters were sent to 194 residents on the Mulberry fields development to the immediate north via Royal Mail. Letters were also sent to the following local community representatives:
- Cllr Blackburn – District Ward Councillor
 - Cllr Jeffery - District Ward Councillor
 - Southwater Parish Council
 - Shipley Parish Council
- 3.5 A copy of the resident letter and stakeholder letter is included at Appendix A.



- 3.6 The letter provided a brief description of the proposals and directed residents and stakeholders to visit the consultation webpage to see more information and provide feedback.
- 3.7 An offer of a meeting was also made to all local community stakeholders but was only taken up by Southwater Parish Council. Details of the questions and feedback received during that meeting are set out further below.

Online Consultation

- 3.8 A online public consultation webpage with information on the proposals and an opportunity to provide feedback via an online form were provided from the 11th November 2024. The webpages and feedback form are included at Appendix B.
- 3.9 A freephone number, freepost address and dedicated consultation email address where also provided to allow alternative methods of leaving feedback or for any queries to be raised with the project team.
- 3.10 Those wishing to leave feedback were given until the 1st of December 2024 to provide their comments although any comments received after that date (including feedback from Southwater Parish) have been accepted.
- 3.11 In total, 1,217 visits were made to the online exhibition across 2,049 sessions.
- 3.12 A total of 40 feedback forms were returned from 34 different individuals. Nine responses (not including a request for a meeting with Southwater Parish) were received to the consultation email address providing free-form feedback. Of those 9 responses 3 appear to have also left feedback via the online feedback form.
- 3.13 No comments or enquiries via the free post or phone lines were received. Details of feedback received are provided in more detail in section 4.
- 3.14 The attendance and level of engagement compares favourably to our experience of attendance and engagement at in-person events, with the benefit that an online consultation page can be visited by anyone at any time that has access to the internet.



4.0 Summary of Consultation Feedback

- 4.1 This section summaries the feedback from both the public consultation event with the public and the parish meeting we had with Southwater Parish. Discussion of the feedback from officers at HDC via the pre-application advice request is contained within the Planning Statement.
- 4.2 Following a review of all feedback forms received, the comments received were categorised by topic area to assist in analysis. A summary of these comments is provided below.
- 4.3 The feedback was subsequently used by the team to help evolve the final proposals now presented. A summary of some of the changes made resulting from feedback overall is provided in section 5.

Online Consultation Feedback

- 4.4 Of the 34 feedback form individuals that responded 29 expressed opposition to the development, 4 indicated support and 1 did not express a clear preference either way.
- 4.5 Of the 9 email responses, 6 of which do not appear to have left feedback via the feedback form. The email responses raised similar themes to those that provided feedback via the form and all opposed the development.
- 4.6 Of those expressing opposition, key themes that came up related to:
- Increased traffic on Centenary Road
 - Concerns about construction activities, including traffic and noise
 - Pressure on local services such as schools and healthcare
 - Loss of undeveloped land and resultant effect on local environment and habitats
 - Pressure on water supply and scepticism about water neutrality solutions
 - General concern about over development in Southwater
- 4.7 Whilst not material planning considerations, some also raised concerns about the effect of the development on the value of their home and the build quality of the homes and infrastructure on the Mulberry Fields development.
- 4.8 Those that indicated support for the development or provided some level of supportive comment, appreciated the need for new homes, and were pleased with the proposed mix of housing types, including of one-bedroom properties. The preservation of existing tree lines and inclusion of green spaces within the development was also supported.

Southwater Parish Council Feedback – 4th December 2024

- 4.9 A meeting was held with a number of Parish Councillors from Southwater Parish on the 4th of December 2024. Those in attendance were as follows:
- Justin Tyler (Executive Officer & RFO)
 - Cllr Graham Watkins (Chairman of Planning Committee)



- Cllr Jeff Willis (Vice Chairman of Planning Committee)
- Cllr Derek Moore (Chairman of the Council)

4.10 A brief presentation was provided to the Council (see Appendix 3) describing briefly the proposals. The opportunity was then given for any questions or feedback.

4.11 Key questions and feedback raised by attendees included:

- Concerns about traffic arising from the development
- Concerns about construction activities and the effect on residents of Mulberry Fields
- Queries about the location of the site relative to the parish and neighbourhood plan boundary

[SLR Note: the site is within Southwater Parish but outside of the neighbourhood plan area]

- Asked that the policies of the Neighbourhood Plan be taken into account

[SLR Note: whilst the neighbourhood plan policies do not strictly apply as the site is outside of the neighbourhood plan boundary, they have been taken into account in the development of the outline proposals]

- Queries regarding the need for a secondary emergency access.

4.12 The Councillors also pointed to the feedback they were aware of from existing residents including some concerns about the existing development at Mulberry Fields and its build quality.



5.0 Response to Feedback

- 5.1 The application submission responds positively to the feedback received from local residents, stakeholders and officers of HDC via the pre-app service.
- 5.2 Some of the changes made as a result of feedback received from all of the above sources include:
- Reduction in the number of houses proposed from up to 84 to up to 82 to allow for a looser development and more landscaping.
 - Inclusion of a Framework Construction Management Plan (CMP) within the submission to provide information on anticipated construction activities and how they will be managed to minimise disturbance to local residents.
 - Whilst in outline, revisions to the indicative drainage basin to provide a less engineered appearance
 - Indicative relocation of play area to centre of site to provide a focal space to the development.

- 5.3 The below provides responses to some of the specific queries raised¹:

Is there a need for a secondary emergency access?

- 5.4 An emergency access is already provided into Mulberry Fields from Mill Straight via Faires Close; No additional access would be required to support the proposed scheme.
- 5.5 Due to the location of the site the only possible location for an additional access would be off the A24, which would not be acceptable given the proximity to the roundabout and the strategic nature of the road. Further to this, the land along the A24 and Mill Straight are likely to be outside of the client's ownership and cannot be guaranteed for use. Given that the proposed development will utilise Mulberry Fields main access it is considered that the proposed scheme can also utilise the current emergency access.
- 5.6 The fire service and highways authority will also be consulted on the application and will confirm whether they concur with our view that a secondary emergency access is not required.

How much additional traffic will the proposals generate?

- 5.7 The Transport Assessment confirms, based on detailed traffic modelling, that the development is anticipated to generate 358 vehicle trips spread over a 12-hour period. At the AM and PM peaks it is anticipated there will be 45 and 29 vehicle trips respectively. During the peaks this would equate to 1 trip every 2 minutes in the AM peak and 1 trip every 7 minutes in the PM peak.
- 5.8 A Travel Plan will also be adopted to encourage walking and cycling to local facilities and encourage other methods of reducing car use such as car sharing and the benefits of working from home. Each property will also be provided with EV charging points.

¹ Questions have been created based on overall feedback received



- 5.9 The submitted Transport Assessment provides more detail on how transport and highways matters have been considered.

Will the proposals result in the need for additional traffic calming down Centenary Road?

- 5.10 Centenary Road is the spine road through Mulberry Fields from Mill Straight Roundabout and ultimately to access the proposed development site. The road already has traffic calming measures in the form of the road design (horizontal alignment) and speed limit at present and additional measures are not considered to be necessary at this time. It is also noted the proposed scheme would not have a significant traffic impact onto Mulberry Fields, therefore it is not proposed to disrupt the current configuration of the spine road.
- 5.11 ***Local community infrastructure (schools, doctors etc) is not sufficient?***
- 5.12 Following the submission of the application local infrastructure providers such as the education authority, will be given the opportunity to comment on the proposals and, if justified with evidence, seek contributions towards local infrastructure. Furthermore, if granted detailed approval the scheme will be required to pay the Community Infrastructure Levy which provides funds towards local and district community needs. The development will therefore be required to contribute towards improving and sustaining local infrastructure where it is justified to do so.



6.0 Conclusion

- 6.1 In accordance with good practice, local policies and Government guidelines and the applicants, commitment to community involvement, a thorough engagement exercise has been undertaken suitable to the scale of the proposals and context of the site in order to inform the proposals for the site.
- 6.2 Feedback received via the statutory consultation process as part of the planning application will also be considered.
- 6.3 This document summarises the programme of community involvement that has taken place. Where possible, issues that were raised during the consultation process have been addressed as part of the submitted proposals, as summarised above. The submitted application represents the completion of the consultation process in accordance with the adopted HDC SCI.





Appendix A Resident and Councillor Letters

12 November 2024

Attention: Name/Title

Address 1

Address 2

Address 3

SLR Project No.: 402.064813.00001

Dear Resident,

RE: Up to 84 New Homes at Campsfield, Southwater

Miller Homes are promoting land known as Campsfield, located at the southern edge of the village of Southwater for the development of a scheme of up to 84 new homes. The development is proposed across a parcel that is currently predominantly plantation woodland and will be connected to Mulberry Fields via Centenary Road.

The close location of the site to Southwater's many facilities mean the site is in a highly sustainable location and is one of the key reasons Miller Homes has chosen to bring this site forward for residential development

Miller Homes proposes to draw on existing natural features including the wooded boundaries for screening and the two ponds located within the site to develop outdoor spaces which residents can enjoy. The masterplan will accommodate a range of architectural styles using a material palette similar to Mulberry Fields to respect the existing built form and character of the area as well as providing a 10% net gain in biodiversity.

Miller Homes was established in 1934 and is one of the UK's largest, privately owned national homebuilders and aim to 'create great places where people prosper.' Miller Homes have a reputation for delivering desirable high-quality homes

An outline planning application for up to 84 dwellings will be submitted shortly and we are seeking views on the proposals.

For more information on the proposed development please visit the website:

<https://millerhomes-southwater.co.uk/> or by scanning the adjacent QR code.



The website will show you details of the proposals and there is an opportunity to leave feedback on what you would like to see as part of the development. You can also comment on the proposals using the following email address:

millerhomes-southwater@havingyoursay.co.uk

The website will be live for comments **until midnight on the 1st December 2024.**

Regards,

SLR Consulting Limited

8 November 2024

Attention: Southwater Parish Council

Beeson House,
26 Lintot Square,
Fairbank Road, Southwater,
West Sussex
RH13 9LA
Email: enquiry@southwater-pc.gov.uk

SLR Project No.: 402.064813.00001

Dear Parish Councillors,

RE: Up to 84 New Homes at Campsfield, Southwater

Miller Homes are promoting land known as Campsfield, located at the southern edge of the village of Southwater for the development of a scheme of up to 84 new homes. The close location of the site to Southwater's many facilities mean the site is in a highly sustainable location and is one of the key reasons Miller Homes has chosen to bring this site forward for residential development

Miller Homes proposes to draw on existing natural features including the wooded boundaries for screening and the two ponds located within the site to develop outdoor spaces which residents can enjoy. The masterplan will accommodate a range of architectural styles using a material palette similar to Mulberry Fields to respect the existing built form and character of the area as well as providing a 10% net gain in biodiversity.

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An outline planning application for up to 84 dwellings will be submitted shortly and we are seeking views on the proposals. As the local parish council, we would be very happy to arrange a meeting with you to discuss the scheme. Please contact me by email on nbillington@slrconsulting.com or on 07974 108360 if you would like to arrange this.

For more information on the proposed development please visit the website: <https://millerhomes-southwater.co.uk/> or by scanning the adjacent QR code.



The website will show you details of the proposals and there is an opportunity to leave feedback on what you would like to see as part of the development. The website will be live for comments until **midnight on the 1st December 2024.**

Regards,

Nick Billington MRTPI
Principal Planning Consultant
SLR Consulting Limited

8 November 2024

Attention: Shipley Parish Council

Dawtreys
Bracken Lane
Storrington
West Sussex
RH20 3HR
Email: shipleyparishclerk@gmail.com

SLR Project No.: 402.064813.00001

Dear Parish Councillors,

RE: Up to 84 New Homes at Campsfield, Southwater

Miller Homes are promoting land known as Campsfield, located at the southern edge of the village of Southwater for the development of a scheme of up to 84 new homes. The close location of the site to Southwater's many facilities mean the site is in a highly sustainable location and is one of the key reasons Miller Homes has chosen to bring this site forward for residential development

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For more information on the proposed development please visit the website: <https://millerhomes-southwater.co.uk/> or by scanning the adjacent QR code.



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Regards,

Nick Billington MRTPI
Principal Planning Consultant
SLR Consulting Limited

8 November 2024

Attention: Cllr Alexander Jeffery
c/o Horsham District Council
Parkside
Chart Way
Horsham
RH12 1RL
Email: alex.jeffery@horsham.gov.uk
SLR Project No.: 402.064813.00001

Dear Councillor Jeffery,

RE: Up to 84 New Homes at Campsfield, Southwater

Miller Homes are promoting land known as Campsfield, located at the southern edge of the village of Southwater for the development of a scheme of up to 84 new homes. The close location of the site to Southwater's many facilities mean the site is in a highly sustainable location and is one of the key reasons Miller Homes has chosen to bring this site forward for residential development

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The website will show you details of the proposals and there is an opportunity to leave feedback on what you would like to see as part of the development. The website will be live for comments until **midnight on the 1st December 2024**.

Regards,

Nick Billington MRTPI
Principal Planning Consultant
SLR Consulting Limited

8 November 2024

Attention: Cllr Colette Blackburn

c/o Horsham District Council

Parkside

Chart Way

Horsham

RH12 1RL

Email: colette.blackburn@horsham.gov.uk

SLR Project No.: 402.064813.00001

Dear Councillor Blackburn,

RE: Up to 84 New Homes at Campsfield, Southwater

Miller Homes are promoting land known as Campsfield, located at the southern edge of the village of Southwater for the development of a scheme of up to 84 new homes. The close location of the site to Southwater's many facilities mean the site is in a highly sustainable location and is one of the key reasons Miller Homes has chosen to bring this site forward for residential development

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Regards,

Nick Billington MRTPI

Principal Planning Consultant

SLR Consulting Limited



Appendix B Consultation website and feedback form



Public Consultation

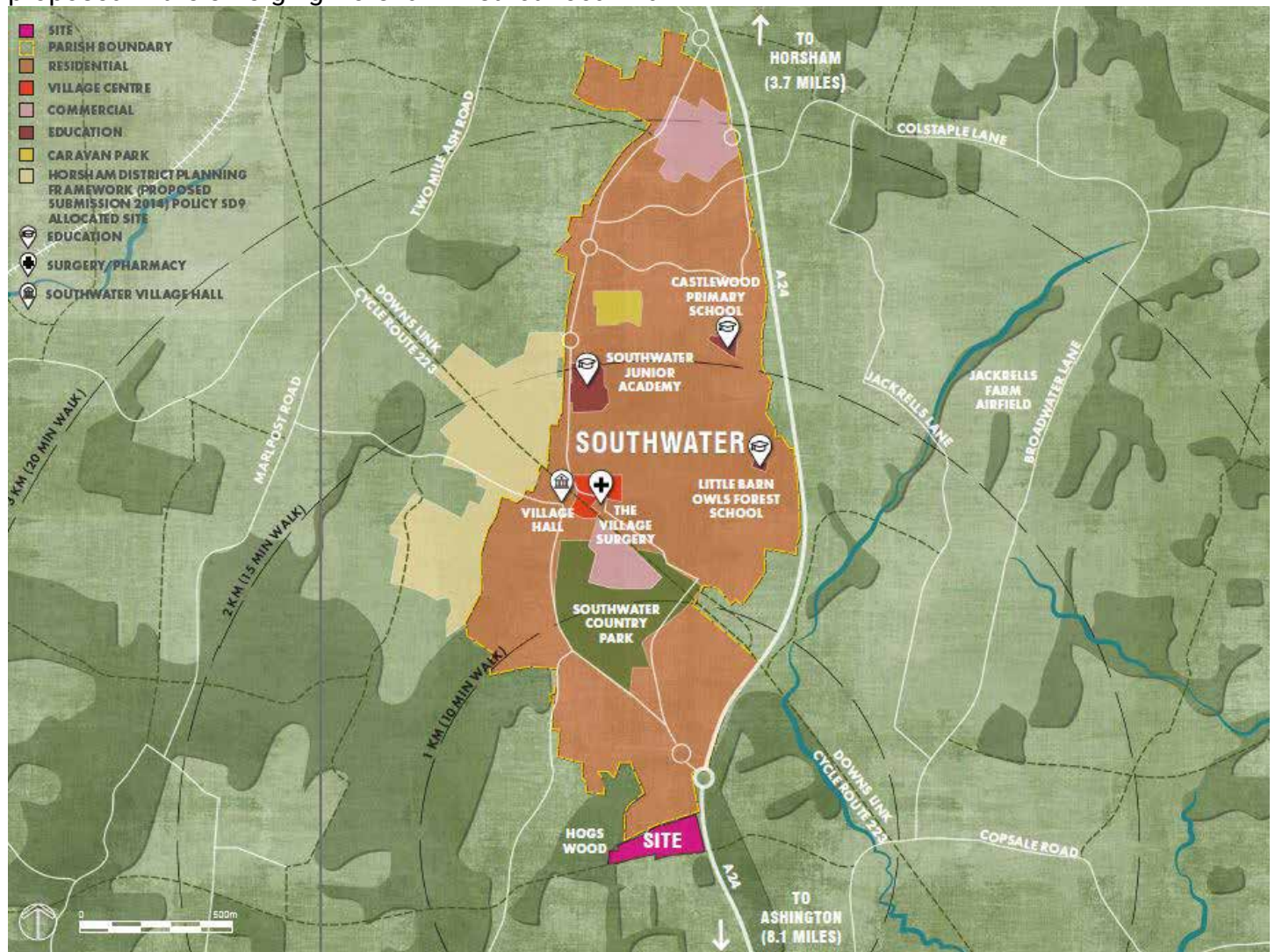
The Site

The site is located at the south of the large village of Southwater in Horsham District; a settlement benefitting from a good range of services and facilities second only to Horsham.

The close location of the site to Southwater's many facilities mean the site is in a highly sustainable location and is one of the key reasons Miller Homes has chosen to bring this site forward for residential development.

The site is currently predominantly plantation woodland split into two roughly equal parts separated by a belt of non-plantation trees and small ground depressions. The site is well contained at its edges by mature woodland, screening views of the site from the surrounding area.

The site also adjoins existing residential development, known as Mulberry Gardens, also developed successfully by Miller Homes, and will adjoin the amended settlement boundary of Southwater, as proposed in the emerging Horsham District Local Plan.



Location of site relative to the facilities of Southwater

The Need for New Homes

As is the case across the south of England, the district of Horsham is facing difficult housing challenges, with local people unable to find the homes that are right for them. The disparity between house prices and earnings is higher than the national average and the average for the County, with

house prices being on average over 12 times earnings and trending upwards.

The delivery of new homes can help relieve the effects of the housing crisis by increasing supply, providing greater choice and competition in the market and providing much needed affordable housing. The site represents an ideal opportunity to assist in addressing the housing crisis in a sustainable location without developing on more sensitive countryside land.

The Proposals

The proposed development is for up to 84 new homes provided as a mix of 1-, 2-, 3- and 4-bedroom houses and 35% affordable homes, to help meet the housing needs of Southwater and the wider district.

At this stage the application is likely to be submitted in 'outline' to establish the framework for the residential development of the site. If the outline application is approved then a further 'Reserved Matters' application will consider the finer detail of layout, design and landscaping.

The new homes will be supported by appropriate infrastructure provision, including public open space, a new Local Area of Play (LAP), sustainable drainage infrastructure and an area dedicated to ecological enhancement located just south of the site. Miller Homes will also likely be required to make financial contributions towards local infrastructure, for example via the Community Infrastructure Levy (CIL).

The vast majority of existing boundary trees will be retained and enhanced to help screen the development and to ensure it blends appropriately into its verdant surrounds.



Illustration of the style of homes likely to be delivered



Illustrative masterplan indicating how the proposals could be laid out. The properties to the north are the existing Mulberry Gardens development

Key Benefits of our proposals

- ✓ Provision of additional housing, including affordable homes, to increase the availability and choice of homes for local people, and to help address the Council's identified housing shortfall;
- ✓ Development of a sustainably located site which will benefit from the existing facilities and services of Southwater;
- ✓ Provision of public open spaces and play equipment which is accessible to new and existing residents;
- ✓ Retention and enhancement of existing boundary trees and vegetation to screen the development and to maintain and enhance wildlife and biodiversity corridors;
- ✓ The ancient woodland located to the west of the site provides excellent opportunities to live in proximity to nature, and will be safeguarded and protected through proposed construction buffers

- ✓ Connections through the site to adjacent public footpath;
- ✓ Creation of jobs during the construction of the scheme;
- ✓ Financial contributions through CIL / planning obligations to help fund local infrastructure projects;
- ✓ Delivery of a significant biodiversity net gain of at least 10% in the locality, to enhance the local environment and to provide diverse habitats that will create thriving ecological networks both within the site and beyond;

- ✓ To ensure highly efficient and sustainable new homes, the proposals will incorporate a 'Fabric First' approach to design which meets the latest building regulations
- ✓ Use of water reduction techniques to minimise water wastage and abstraction of water onsite using boreholes to achieve water neutrality at a site level to meet local requirements.
- ✓ Positively integrating SuDS and rain gardens into the hard and soft landscaping

Considerations

Design and Landscape

The design of the of the homes has been influenced by the neighbouring Mulberry Field's development. The masterplan will accommodate a range of architectural styles using a material palette similar to Mulberry Field's to respect the existing built form and character of the area.

The site includes retained wooded boundaries on all sides, enhanced through new tree and landscape planting and areas of public open space.

The masterplan will draw on existing natural features including the two ponds located within the site to develop outdoor spaces which residents can enjoy.

Access and Highways

The development is forecast to deliver relatively low levels of new traffic, and it is not anticipated this will lead to capacity issues on local junctions and roads.

The movement network in the Centenary Road area offers a well-defined and logical vehicular connection into the site at the western end of the northern boundary.

There are also opportunities to create pedestrian connection through the site, connecting existing routes within the Mulberry Gardens area and the footpath to the south of the site, and leading into the wider countryside to the west.

The proposals will comply with the latest WSCC Parking.

Biodiversity and Ecology

The existing site is predominantly plantation woodland which the landowner has a license to fell. Nonetheless, Miller Homes are committed to providing ecological enhancements including the implementation of sustainable 15 metre buffers to the Ancient Woodland towards the west of the site, and the site design also retains, wherever possible, existing important features, including non-plantation woodland whilst protecting existing species on site.

The proposals also deliver the provision of a 10% net gain in biodiversity through new planting of woodland to the south of the site.

The southern and eastern boundaries have been identified as having value as bat foraging corridor as well as ecology corridors for dormice movement. These corridors will be protected through development buffers.

About Miller Homes

Miller Homes is one of the nation's most respected homebuilders having built over 100,000 homes since we were established in 1934. We operate across nine regions from Scotland down to Central Southern England delivering to all sectors of the market, from apartments, and family homes to affordable housing and regeneration schemes. We have an HBF 5 star rating for Customer Satisfaction.

Next Steps and Feedback

Please take the time to provide your feedback to our consultation by answering the questions below. Feedback will be accepted up until **midnight on Sunday 1st December**. Your feedback will be carefully considered and help us develop our proposals ahead of the submission of a formal outline application to Horsham District Council.

You can get in touch with the project team by completing the form below.

Name

Email

Postcode

Are you supportive of the principle of additional homes in Southwater to help provide more choice for people who wish to live in the local area, including young families that wish to stay in the village?

- ☐ Yes
- ☐ No
- ☐ Don't Know

Do you agree with the mix and type of housing that is being proposed and feel this meets the needs of the community?

- ☐ Yes
- ☐ No
- ☐ Don't Know

What are your thoughts on the provision of a play area within the site?





What are your overall views of the proposal, and do you think there is anything that requires further consideration?

You can view our privacy policy by clicking here. (</privacypolicy>)

Send

If you are unable to complete the form above, please use one of the methods below to contact the project team.

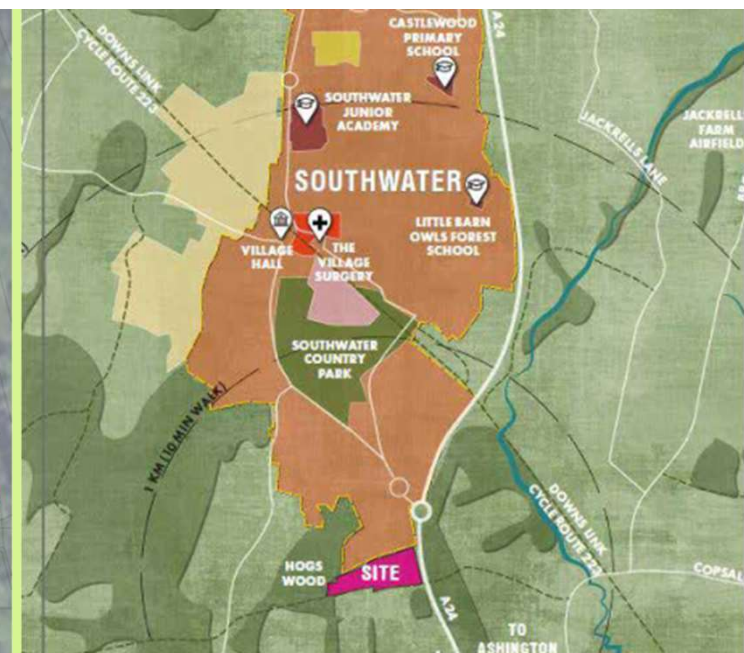
 Calling our community information line: 0800 652 9460 (Monday to Friday – 9.00am to 5.30pm)

 Emailing us with your comments, questions or feedback: millerhomes-southwater@havingyoursay.co.uk

 Writing to us at FREEPOST SHAPE TOMORROW



Appendix C Presentation to Southwater Parish Council (04-12-2024)



Campsfield

Southwater

SLRCONSULTING.COM

November 2024

mill

erhomes

 SLR



Introductions

Proposed Development

Up to 84 Homes with a mix of 1, 2, 3 and 4-bedroom properties, and 35% affordable housing set within a high-quality landscaped environment that acts as a natural extension to Southwater.

Vehicular and pedestrian access utilising the existing access on Mulberry Fields.

Site Vision:

"Campsfield will be a natural extension to Southwater providing a bespoke collection of new homes sustainably located and set within a mature woodland setting which meets the needs of residents and wildlife alike."

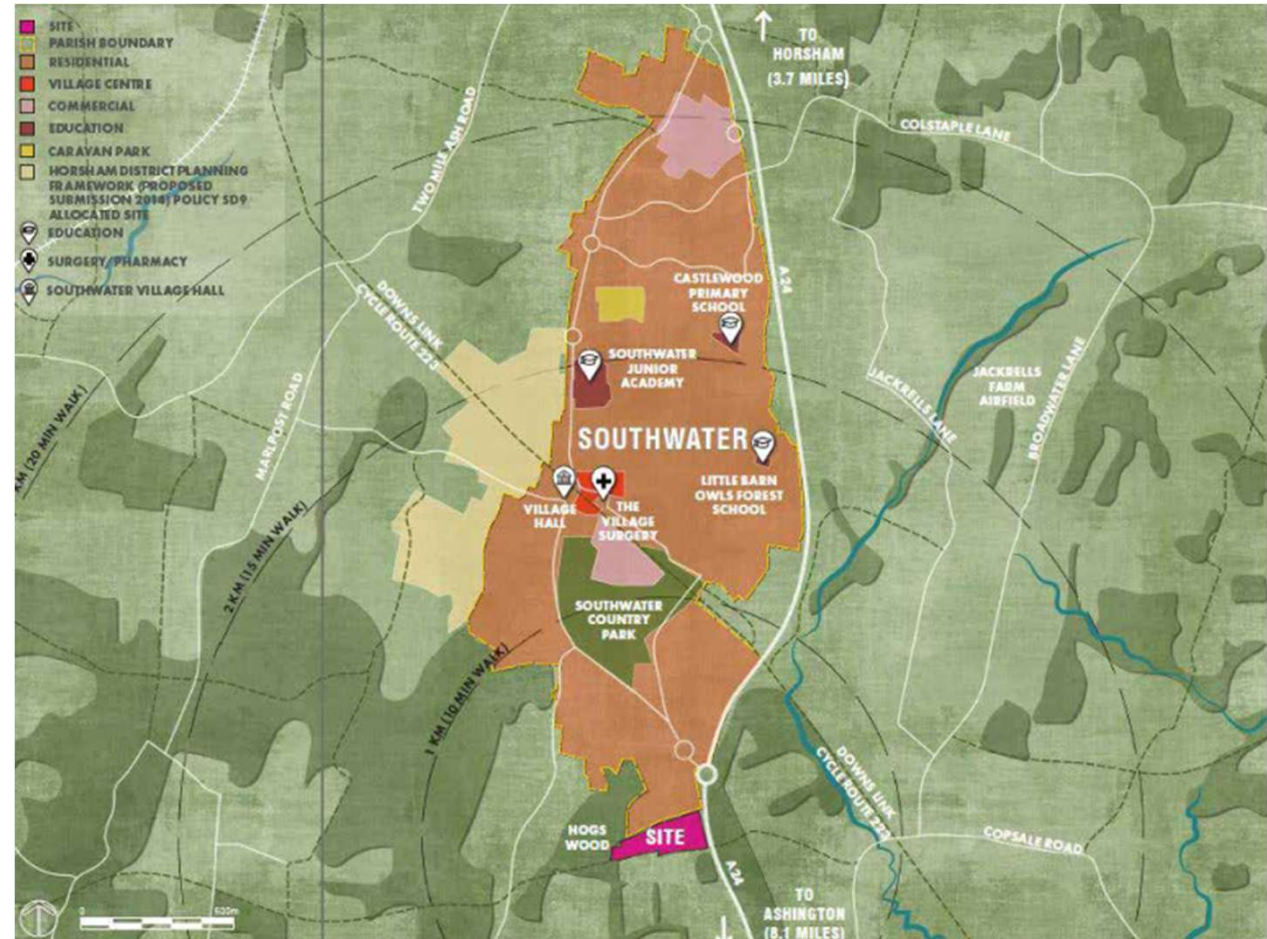
Attendees

Mark Jackson – Miller Homes (Developer)

Nick Billington – SLR Consulting (Planning Consultant)



Site Location





Site Context

- Circa 4.3 Ha site located at southern edge of Southwater
- Adjacent to existing recent residential estate – Mulberry Fields
- Currently predominately plantation woodland onsite
- Seasonally wet ponds in centre of site





Pre-application engagement

- Pre-application advice received from Horsham District Council.
- HDC Officers confirmed that in their view the site meets the Council's Facilitating Appropriate Development (FAD) document requirements.
- Online Local Community consultation closed on 1st December November
<https://millerhomes-southwater.co.uk/>
- Comments being reviewed and fed into site design.



Accessible Location

- Adjoins Mulberry Fields – a recent development – and the proposed extended Built Up Area Boundary.
- Within walking distance of local facilities and public transport
- Close to PRow footpath providing non-vehicular access to local facilities and the wider countryside.



Amenity	Distance from Site Access	Walking Time (80m per minute)	Cycle Time (250m per minute)
Bus Stops (Cripplegate Corner)	650m	8 minutes	3 minutes
Southwater Country Park	1km	12.5 minutes	4 minutes
Dinosaur Island Playground	1.5km	19 minutes	6 minutes
The Village Surgery	2km	25 minutes	8 minutes
Boots Pharmacy	2km	25 minutes	8 minutes
Southwater Library	2km	25 minutes	8 minutes
Local shops and restaurants (inc. Dominoes, The Little Tea House, The Lintot)	2km	25 minutes	8 minutes
Southwater Village Hall	2km	25 minutes	8 minutes
Co-op	2km	25 minutes	8 minutes
The Topsy Fox	2km	25 minutes	8 minutes
Dog Walking field	2.5km	32 minutes	10 minutes
Holy Innocents Parish Church	2.5km	32 minutes	10 minutes
Southwater Sports Club	2.5km	32 minutes	10 minutes
Southwater Infant Academy	2.5km	32 minutes	10 minutes
Texaco (Petrol Station)	2.5km	32 minutes	10 minutes
Southwater Junior Academy	2.5km	32 minutes	10 minutes
Castlewood Primary School	3km	37.5 minutes	12 minutes
Christ Hospital Train Station	6km	-	24 minutes
Horsham	7km	-	28 minutes
Horsham Train Station	8km	-	32 minutes



Technical Considerations

- High quality design based on detailed site analysis and the recently constructed development at Mulberry Fields
- Detailed assessment of onsite ecology
- Detailed highways traffic modelling being undertaken
- Landscape visual assessments to inform site design
- Tree surveys to ensure most important non-plantation boundary trees are retained.
- Exploring water neutrality solution using onsite boreholes





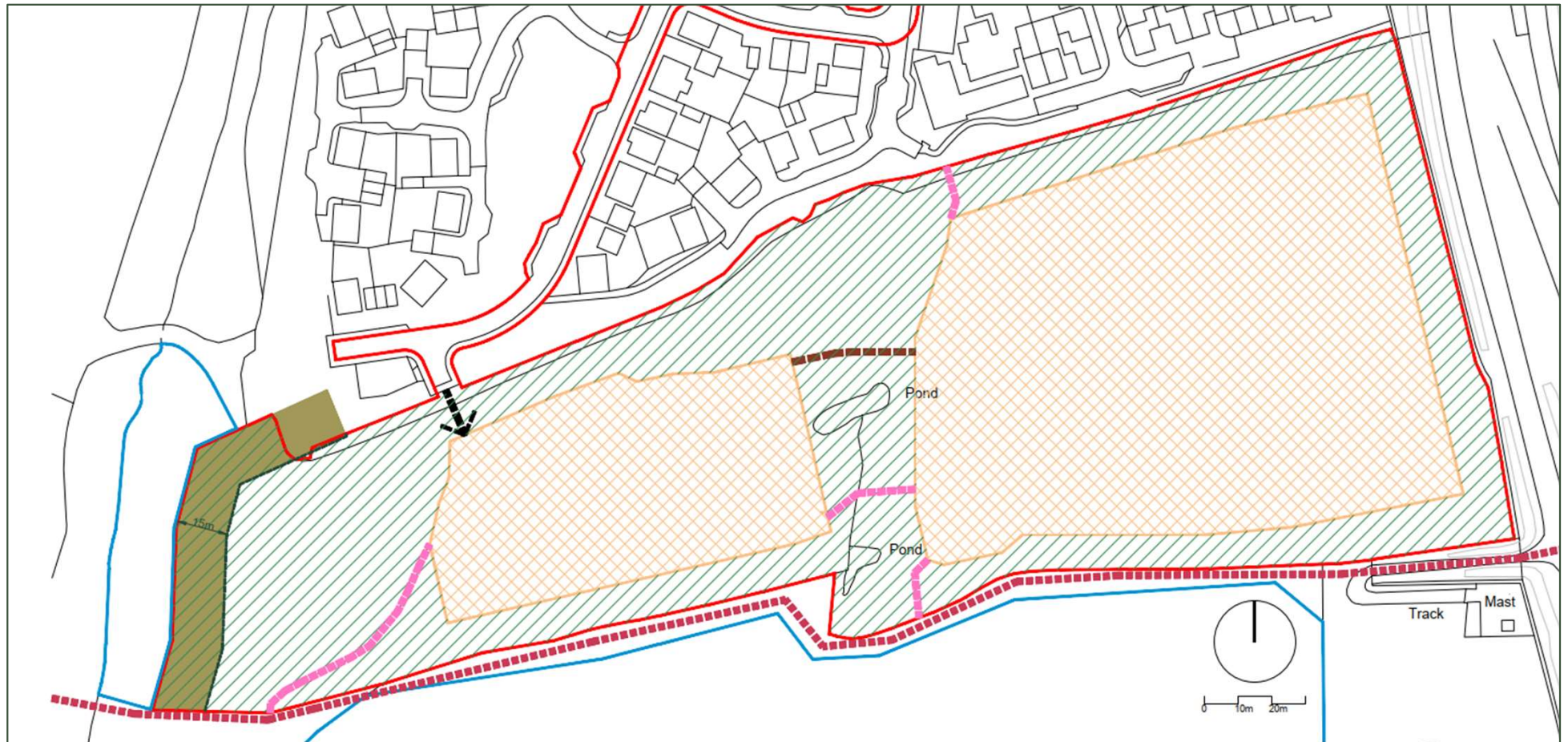
Indicative Draft Layout



- Retained boundary trees wherever feasible
- New buffer planting
- Robust buffer to ancient woodland
- Permeable layout and connections to PRow network
- Areas of Public Open Space including new play area
- Biodiversity Net Gain using land to the immediate south.
- Sustainable Drainage



Draft Parameter Plan: the framework for development





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Next Steps

1. Review and consider community feedback
2. Finalise proposals and complete technical assessments
3. Submit outline planning application to HDC by end of 2024

Freephone 0800 652 9460 (Monday to Friday – 9.00am to 5.30pm)

Email nbillington@slrconsulting.com





Do you
have any
questions?





Making Sustainability Happen