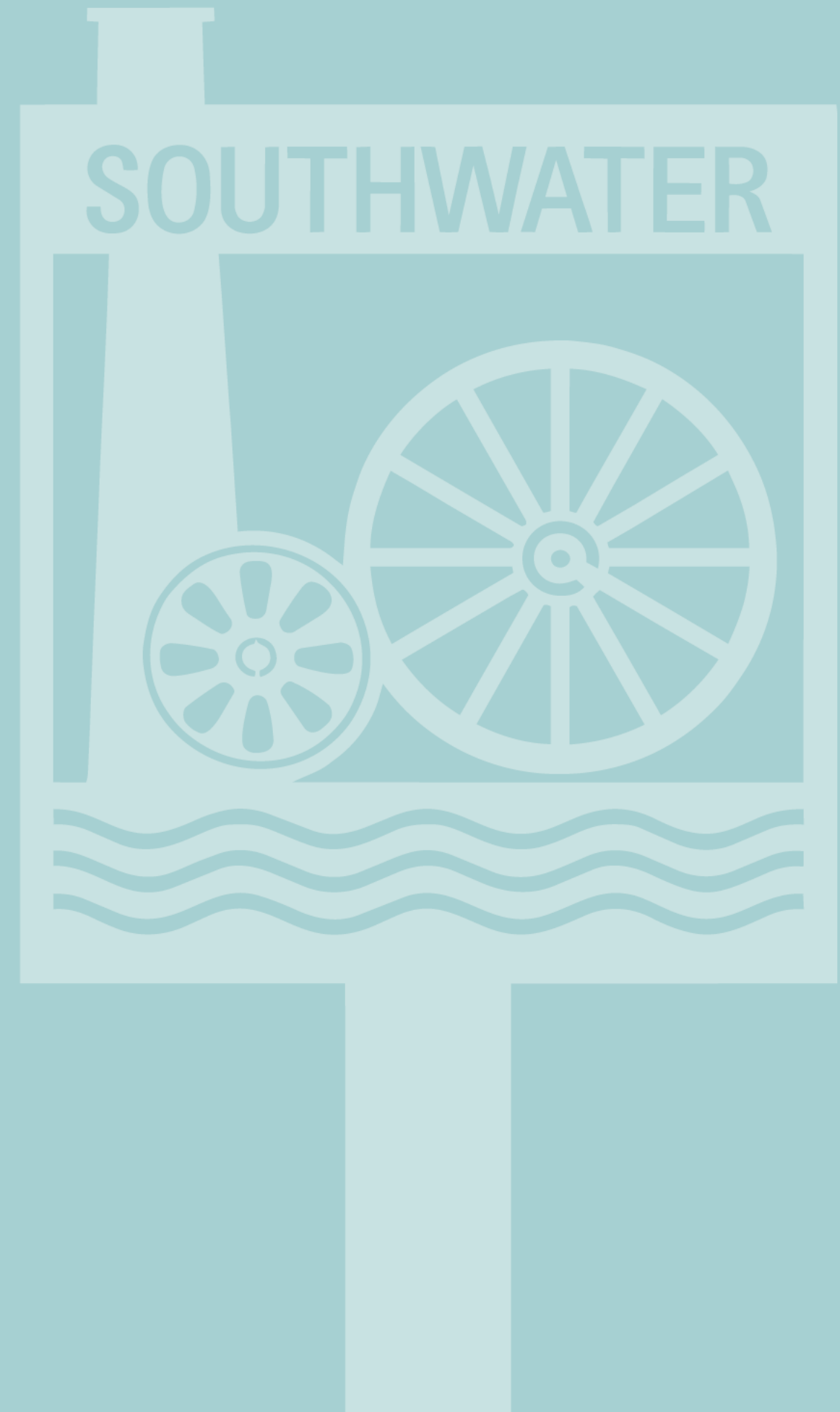


Land at Campsfield
SOUTHWATER

Design & Access Statement
July 2026

mill^{er}homes



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Proposal Summary

This Design and Access Statement has been prepared by Omega Architects in support of a Reserved Matters Planning Application for development of land at Campsfield, Southwater, following the submission of the Outline Application (Ref: DC/25/0102) which was approved by Horsham District Council on 17th June 2026.

The development of this land would create a high quality, sustainable residential development comprising:

- 82 high quality new homes within a broad mix;
- 35% Affordable housing across various tenure types;
- Green corridor created at the heart of the development, enhancing biodiversity whilst providing open green space for residents;
- Non-plantation woodland retained where possible, as well as new tree planting and the creation of new wildlife habitats;
- Footpaths within the development connect to the existing public right of way that runs along the Site's southern boundary and to Mulberry Fields to the north;
- A net gain in biodiversity;
- Creation of new vehicular accesses from Centenary Road.

Disclaimer

This Design & Access Statement has been prepared by Omega Architects Ltd in support of a detailed planning application regarding potential future residential development at Land at Campsfield, Southwater. Usage of information contained within this report outside of the stated intended purpose by unauthorised parties without prior written consent from Omega Architects Ltd is done so entirely at risk to said parties.

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SOUTHWATER

1

Introduction



Ancient Woodland

Approved Vehicle
Access Point

Mulberry Fields
Development

Existing Vehicle
Access

A24

Public Right of Way

Site Boundary

1.1 About this Document

This document has been produced in support of a Reserved Matters Planning Application for the development of land at Campsfield, Southwater, with the intention of explaining the design principles and concepts that have informed the current proposals.

The principle for the residential development of the site has been established by the approved outline application. The outline application provided a framework for the development of the site for 82 homes, as well as approving in detail the means of access to the site. The reserved matters application complies with the outline parameters, and provides more detail on the layout, scale, detailed design and landscaping of the scheme.

The objective of the Statement is to demonstrate that:-

- The application represents a well-considered proposal, incorporating high quality design principles which has developed from our original vision for the site.
- The proposals make good use of the site whilst making full consideration of the sites relationship to the character of the area and amenities of occupiers of neighbouring properties.
- The proposals make significant provision for inclusive design and access.

Obtaining a Planning Permission will provide for the delivery of a high quality, comprehensively planned development which will bear the hallmarks of quality, sustainability and placemaking and which will stand the test of time to be recognised as an exemplar for future developments.



The Structure of this Document

The document structure and form follows best practice as set out in the Design Council for England Guidance. This document has been designed to be read in conjunction with the Planning Statement and other detailed technical reports and plans submitted in support of the application and is structured as follows:

1. **Introduction** - An introduction to the proposals contained within this application by laying out the design vision and outlining the relevant planning guidance that has been consulted throughout the design process.
2. **Site Context and Assessment** - An analysis of the site surroundings focusing on site sustainability through local amenities and connectivity, a study of the settlement and townscape and how it relates to the Site, and the identification of the site constraints and how they will influence the proposed scheme.

3. **Design Evolution** - A review of the outline application and the design principles and parameter plans to which a reserved matters scheme must adhere, and a review of the iterative process that involved a pre-application meeting with the Council.
4. **Proposals** - A series of proposals for development of the site that seek to test the principles of development and demonstrate compliance with the outline parameter plans.
5. **Technical Considerations** - An overview of technical considerations such as Access, Parking and Drainage, whilst also undertaking a design appraisal of the outline application to demonstrate compliance.
6. **Conclusion** - Summarising the overall findings of the document

1.2 Vision for the Site



A new highly sustainable residential development designed from a landscape led perspective in full consideration of the surrounding context



82 individually designed homes, including 35% affordable, to help meet local housing needs



New buildings delivered to a high standard of design, seeking to complement the character of the surrounding area



Retention of the majority of existing non-plantation woodland trees and hedgerows in addition to planting of new trees and landscaping



Financial contributions to off-site local services and facilities



Provision of pedestrian and cycle routes through the Site, linking with existing green routes in the area



Proposals that are designed to compliment and enhance the existing settlement form of Southwater



Fully accessible, high-quality Open and Play Spaces set within carefully considered landscaping



Protection of existing wildlife habitats and creation of new ones

1.3 Design Guidance

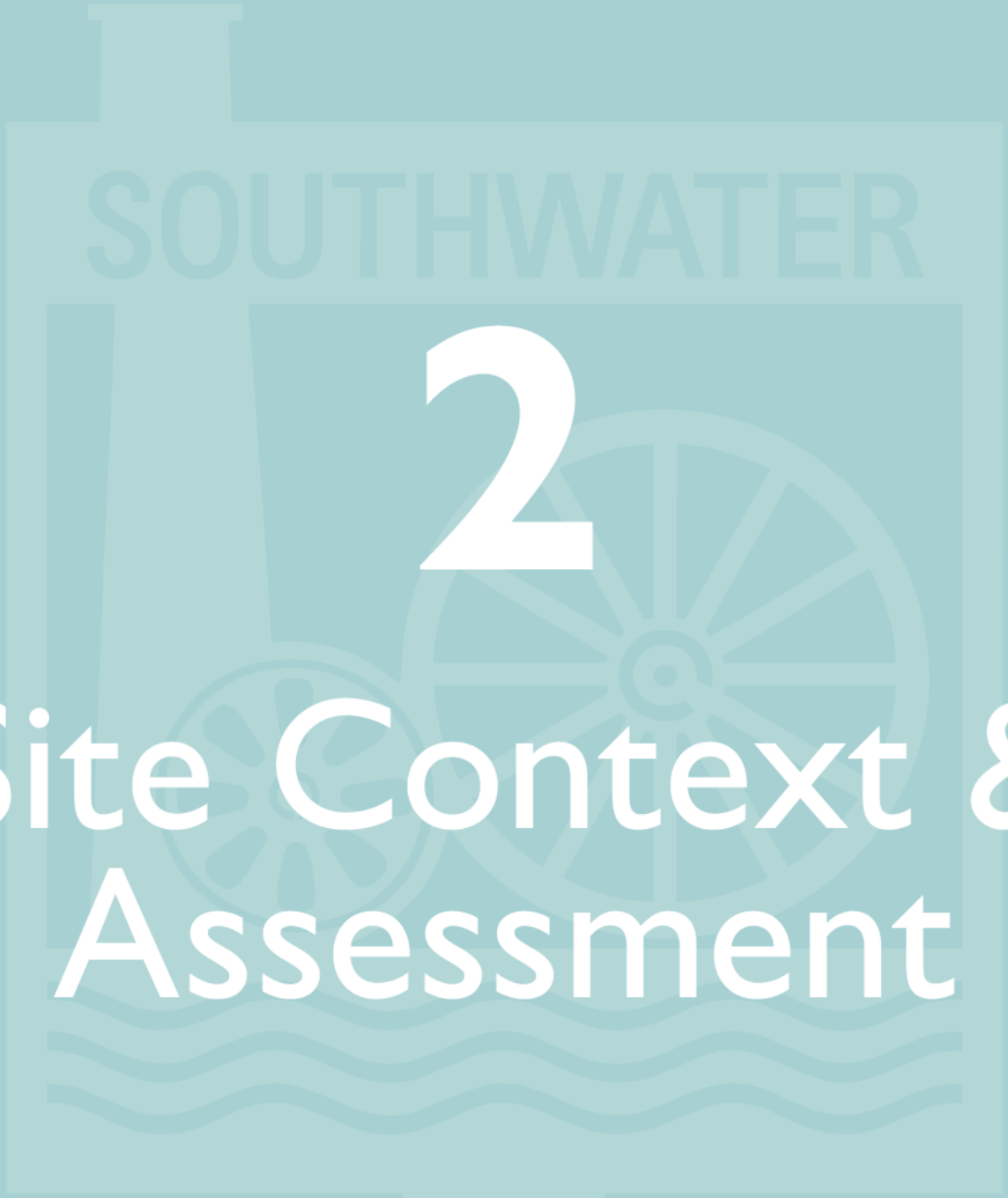
As detailed in Section 4, the proposals set forth in this document have been guided by the design principles and parameter plans that were submitted at Outline (Ref: DC/25/0102).

Further to this, the design of the proposed scheme has been guided by the following key documents:

- National Design Guide (2021)
- Horsham District Planning Framework (Nov 2015)
- Southwater Parish Design Statement (2011)
- Southwater Neighbourhood Development Plan (2019-2031)

The site, whilst located within Southwater Parish, is outside of the Southwater Neighbourhood Plan Area meaning technically the Neighbourhood Plan does not apply to the site. Nonetheless, account has been taken of its policies in devising the detailed proposals.





SOUTHWATER

2

Site Context & Assessment

2.1 Strategic Locality

The application site covers an area of approximately 4.30 hectares (10.62 acres) and is located at Campsfield, Southwater.

Regional - West Sussex

The coastal county of West Sussex is located in the South East region of England and is bounded by East Sussex to the east, Surrey to the North and Hampshire to the west.

The existence of West Sussex, as named, dates back to the period when the Saxons settled the area and established the Kingdom of Sussex in 477. Indeed, the name 'Sussex' derives from the Old English name that literally translates to 'South Saxons'.

The county comprises many towns, the largest of which are Crawley, Bognor Regis, Worthing and Horsham, with Crawley coming out on top with an estimated population of 106,600. These are interspersed by the smaller settlements of Southwater, Arundel and Petworth, and smaller villages in between.

Local - Horsham District

Named after its largest settlement, Horsham, Horsham District is situated towards the centre of West Sussex and, along with containing many villages, includes part of the South Downs National Park and the AONB of High Weald.

Whilst the town of Horsham had been an ancient borough from the C13, it lost its borough status in the 1830s. Following this, the town was made a local government district in 1875 which then became Horsham Urban District in 1894. Eventually the modern district was formed in 1974 as one of seven districts within West Sussex, covering the three former districts: Chanctonbury Rural District, Horsham Rural District and Horsham Urban District.

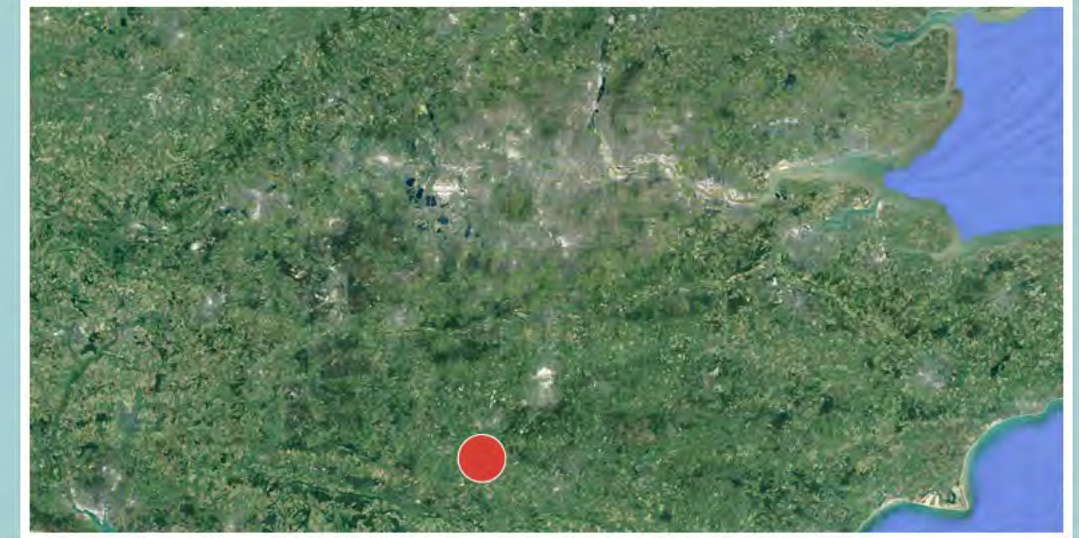
Neighbourhood - Southwater

Located in the northern part of Horsham District, the village of Southwater has an area of 14 km² (5.4 sq.mi) and a population of 12,342 (2024 census).

The village first appears in documents from 1346 as "Suthwatre", thought to refer to the fact it lies south of the river Arun, then as "Southewater" in 1570 before the current spelling was adopted.

At the beginning of the C19 Southwater mostly comprised large estates that were divided into leased farms. The opening of the railway in 1866 and the founding of the brickworks in 1874 led to the village's growth throughout the C20. The Sussex Brick & Estates Co. took over the Southwater brickyards in 1907, during which Southwater bricks were used in the construction of Christ's Hospital School and London Victoria Station. At its peak, the Southwater brickworks manufactured 18 million bricks a year and employed 100 people.

Following the closure of the brickworks in 1982, the area was transformed into Southwater Country Park which is now a major family attraction in the district.



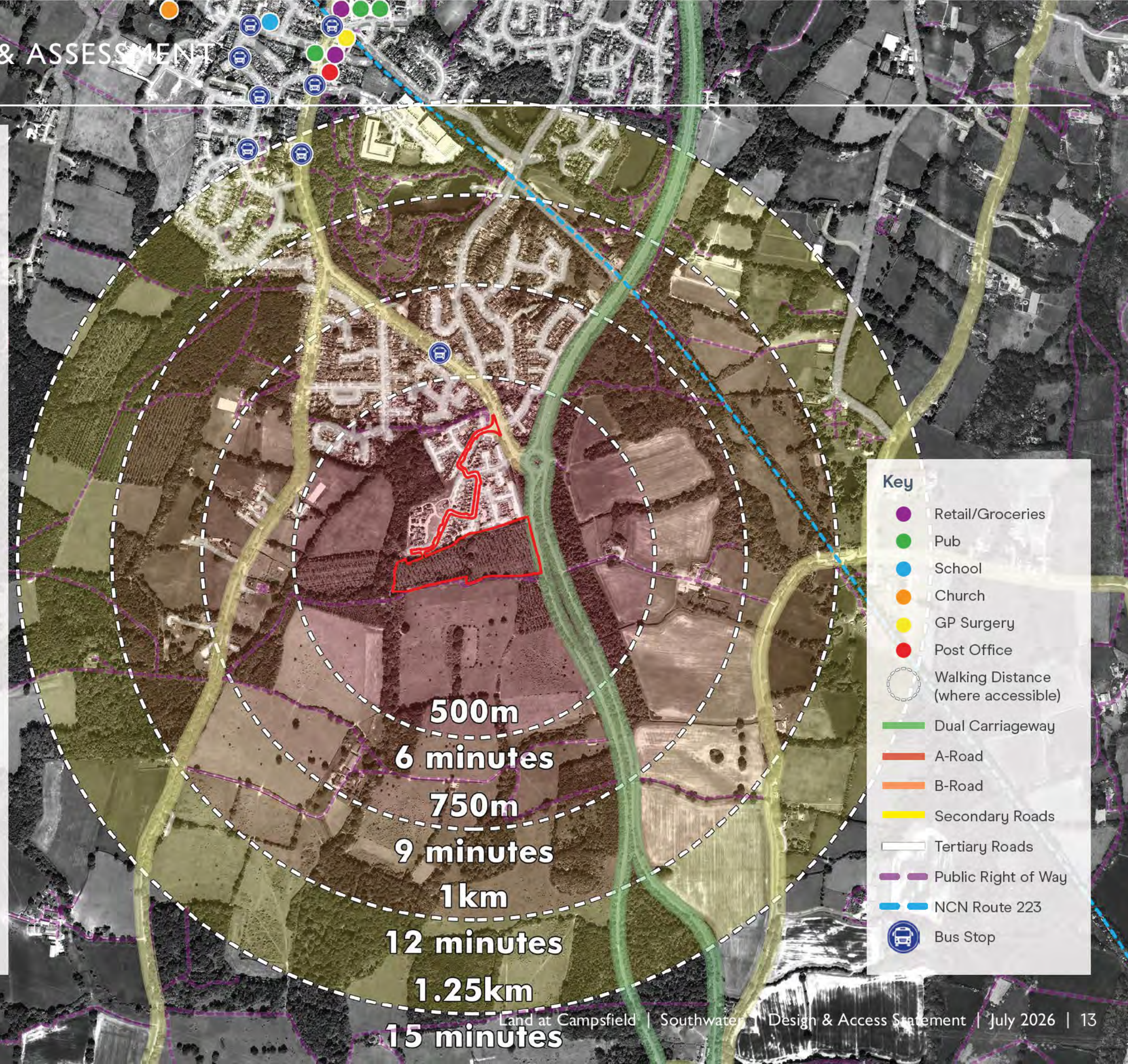
2.2 Amenities and Connectivity

Southwater benefits from a range of amenities, primarily clustered around the village core on Worthing/Fairbank Road, which includes pubs/restaurants, convenience retailers, a post office, a GP surgery and a church. There are a total of five educational facilities in Southwater which includes a nursery, a pre-school and primary schools. Further amenities can be found in nearby Horsham, like supermarkets and secondary schools.

The village also includes an array of recreational facilities, such as a gym and sports courts. Furthermore, Southwater Country Park, which sits on the former 70 acre brickworks site, comprises a visitors' centre, cafe, skate park, children's playground and a lake used for recreational sporting activities.

The Site is approximately a 20-minute walk and 5-minute cycle into the centre of Southwater, whilst it is situated beside the A24 dual-carriageway, accessed via Mill Straight, which connects with Horsham to the north and as far as Worthing to the south. A bus network also operates in the area, with 'Cripplegate Corner' being the nearest bus stop to the Site (an approximately 8-minute walk), which comprises seven local bus services connecting with Crawley, Worthing, Littlehaven and Horsham every 15 minutes. Furthermore, the 668 school bus provides journeys to the secondary schools in Horsham, which can be accessed from Mill Straight Road.

In addition to the public transport in the area, the National Cycle Network (NCN) Route 223 intersects Southwater and follows the Downs Link that sits on the former Cranleigh railway line, providing a largely off-road cycle and walking route between Brighton and Guildford.



2.3 Character Study

Before work could begin on a proposed scheme, a character study of the local area was undertaken in order to understand the context within which the Site is situated. The study would inform the design of the proposals so that they would produce a logical and congruous extension to the village.

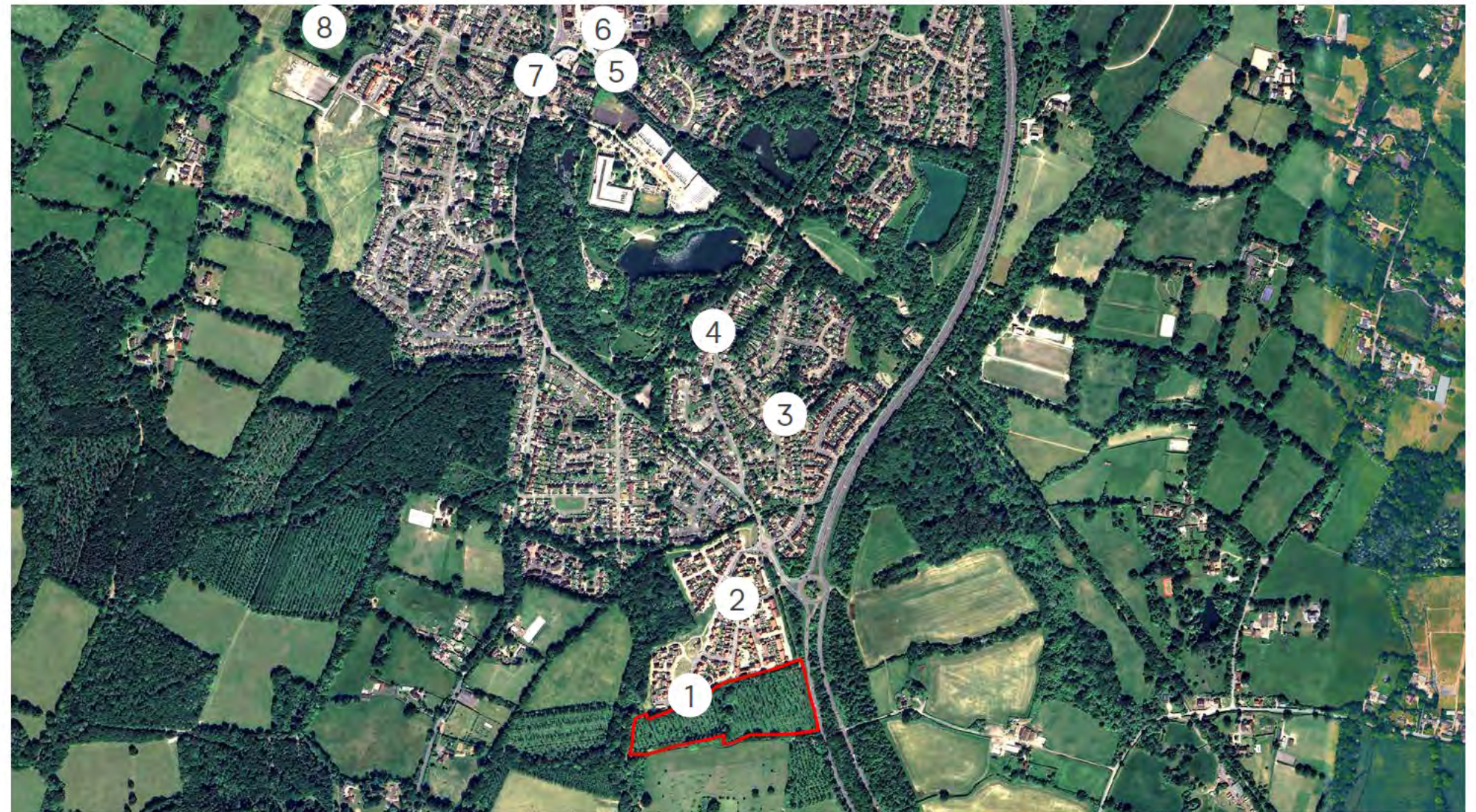
The Mulberry Fields development that borders the Site to the north serves as a good example of a recently built scheme that emulates the existing developments in the vicinity. Furthermore, residents would need to travel through Mulberry Fields to access the Site, therefore a scheme that took cues from this development would ensure consistency is maintained in this area of Southwater. Materials and detailing used in this area includes red brick paired with clay tile hanging (see image 1) and white render with red brick detailing (see image 2). Roofs feature either terracotta or brown tiling (see images 1 & 2 respectively).

Between the Site and Southwater are further residential areas such as Cripplegate Lane which has various neighbourhoods that branch off, comprising a mix of styles and materials. Cripplegate lane features multi-brick bungalows at one end and mock Tudor boarding coupled with multi-brick at the other (see image 4). Whilst Millfield, which stems from Cripplegate Lane, features yellow brick paired with either clay tile hanging, dark timber boarding or white timber boarding (see image 3).

Areas of earlier developments, particularly around Southwater's historic core, were also studied in order to get a comprehensive impression of the village. Station Road, which fronts the former Cranleigh railway line, is typified by rows of Victorian era semi-detached houses that comprise red multi-brick with red brick window and door surrounds, and slate roof tiling (see image 5).

Whilst the village centre features modern pastiche architecture along the parade fronting Fairbank Road (see image 6), a number of listed buildings are present in and around Southwater's core such as The Topsy Fox (formerly The Cock Inn) and Vicarage Cottage, both Grade II listed (see images 7 & 8). These examples feature white timber weatherboarding with clay roof tiling, and red multi-brick with Tudor framing respectively.

The findings from this study inform the proposed scheme presented later in this document, to ensure it is in keeping with the local context and therefore creates a logical extension to the village.



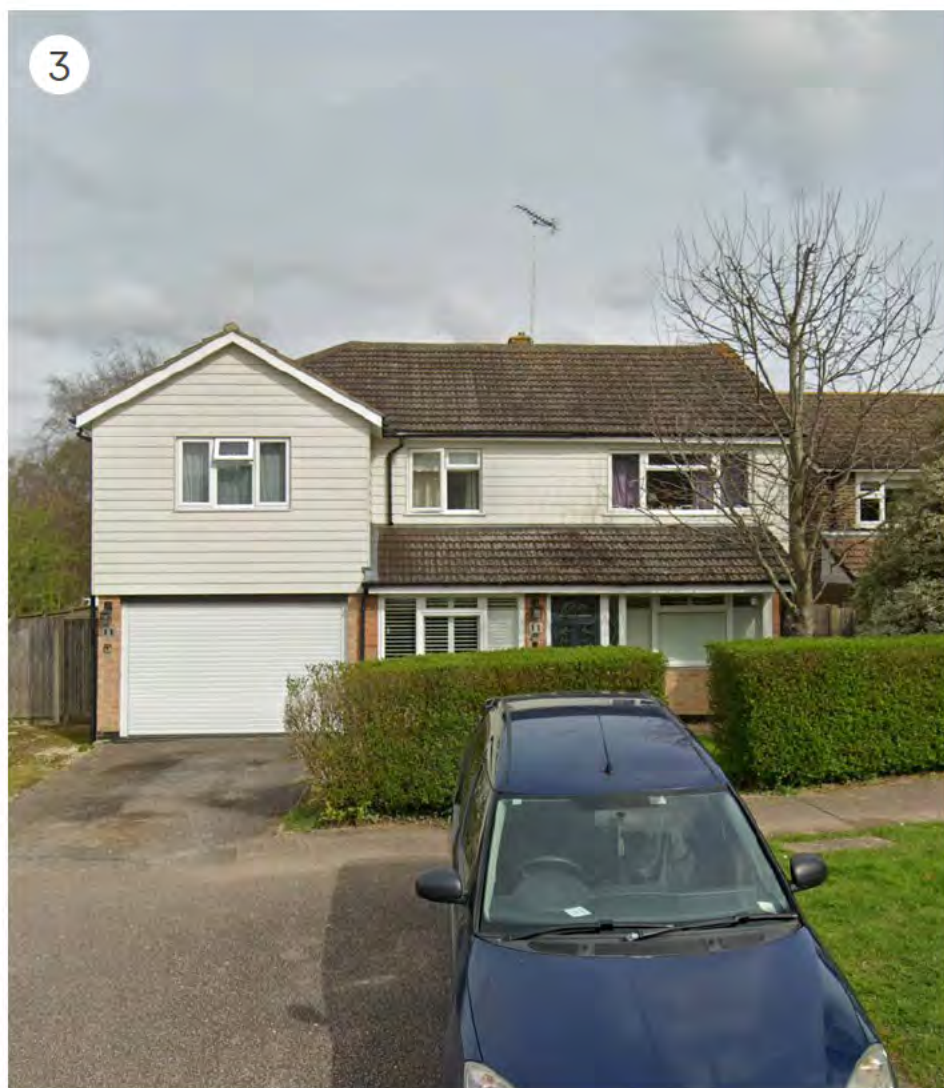
Key Plan



Centenary Road, Mulberry Fields



Centenary Road, Mulberry Fields



Millfield



Cripplegate Lane



Station Road



Vicarage Cottage - Grade II Listed



The Topsy Fox - Grade II Listed



Southwater Parade, Fairbank Road

2.4 Settlement and Townscape

The Site is situated against the settlement's southern edge and also abuts the A24 dual-carriageway.

The settlement is characterised by a concentric arrangement of its distinct areas: Southwater Country Park and the retail centre forms its core, followed by residential neighbourhoods that are interspersed with communal greens, before the settlement edge is reached which transitions to the surrounding farmland and wooded parkland.

URBAN TYPOLOGIES KEY:

- SITE LOCATION
- FOOTPATH
- A24
- SECONDARY ROAD
- TERTIARY ROAD
- RESIDENTIAL ROAD
- RESIDENTIAL
- COMMERCIAL
- ALLOTMENT
- FARM / AGRICULTURAL
- EDUCATION / ACADEMIC
- OPEN PARKLAND / COMMON
- WOODED PARKLAND
- CEMETERY



Urban Typologies Plan

2.5 Site Constraints

Before work could commence on the proposed scheme the constraints of the Site had to be established. Many of the constraints had already been identified at outline and were included in the approved parameter plan, which has informed the constraints plan opposite.

The approved site access is from the Mulberry Fields development to the north, via a turning head at the end of Centenary Road. A public right of way (PRoW) runs along the southern edge of the Site and continues east over the A24 to Bar Lane via Pollards Hill track, and west to Shipley Road.

Trees and vegetation currently occupy much of the northern and eastern boundaries, whilst more dispersed vegetation is present along the southern boundary. Ancient Woodland occupies the western boundary, to which a 15 metre buffer is required. As such, a construction exclusion zone is in effect for all of the trees that are to be retained.

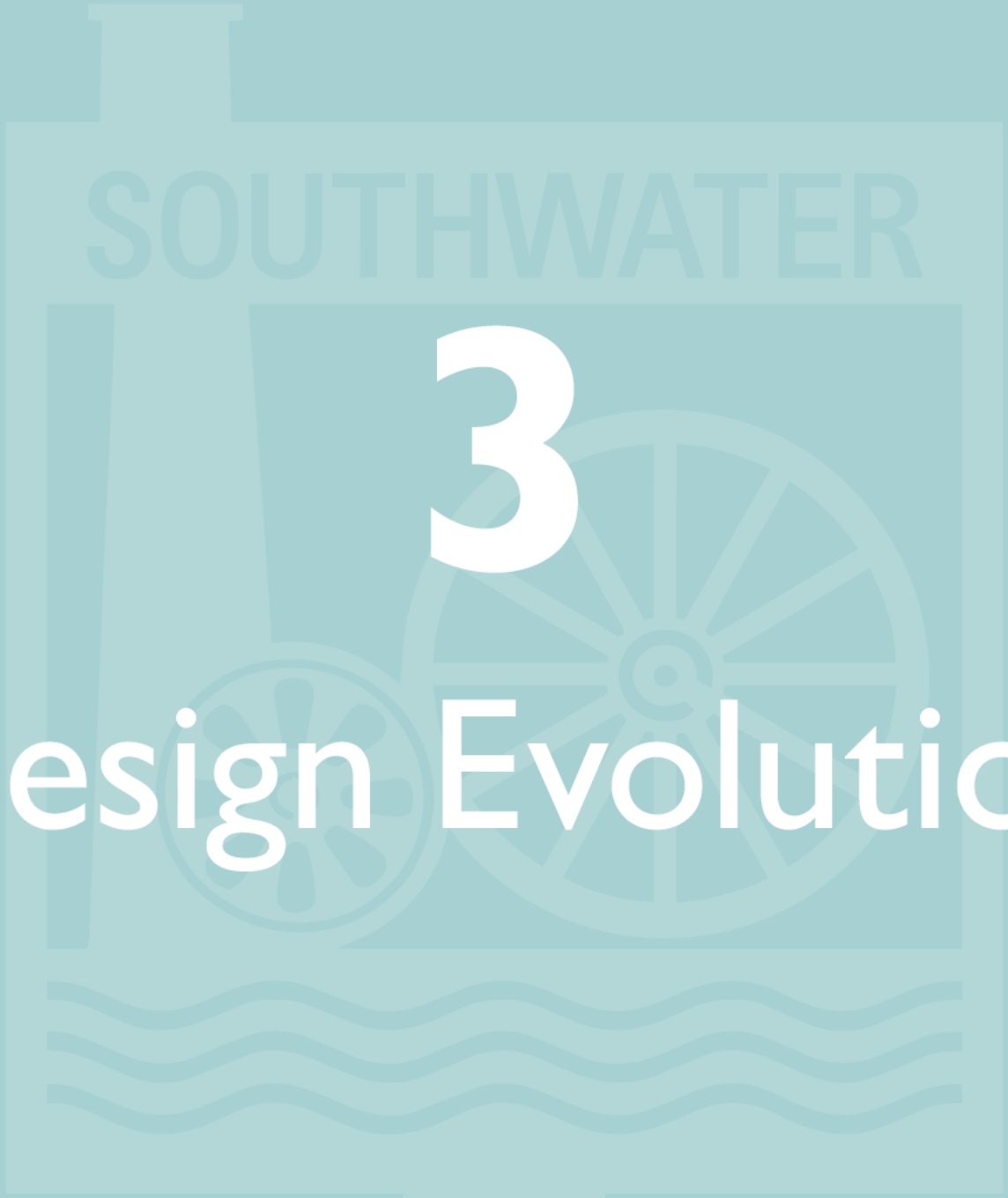
1 in 100 year (1% AEP) surface water flooding zones are primarily at the Site's centre and edges, outside the proposed development areas. In spite of this, an attenuation basin is positioned at the western end of the Site to further mitigate potential impact on the development and surrounding area.

Due to the Site's proximity to the A24, an acoustic fence may be proposed to mitigate any noise impact on the proposed development. The buffer zone on the outside of this noise fence could be utilised as an area for dormouse compensation planting, partly offsetting the change of environment.

Further pedestrian access points could be created on the northern and southern boundaries, connecting with the Mulberry Fields development to the north and the PRoW to the south, which would encourage sustainable travel in and around the Site.



Constraints Plan



SOUTHWATER

3

Design Evolution

3.1 Introduction

Planning consent (Ref: DC/25/0102) was approved by Horsham District Council on 17th June 2026 for an:

"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."

The outline planning application was supported by the illustrative masterplan (see opposite) which shows how the development could come forward within the parameters. The parameter and design principle plans are shown on the opposite page.



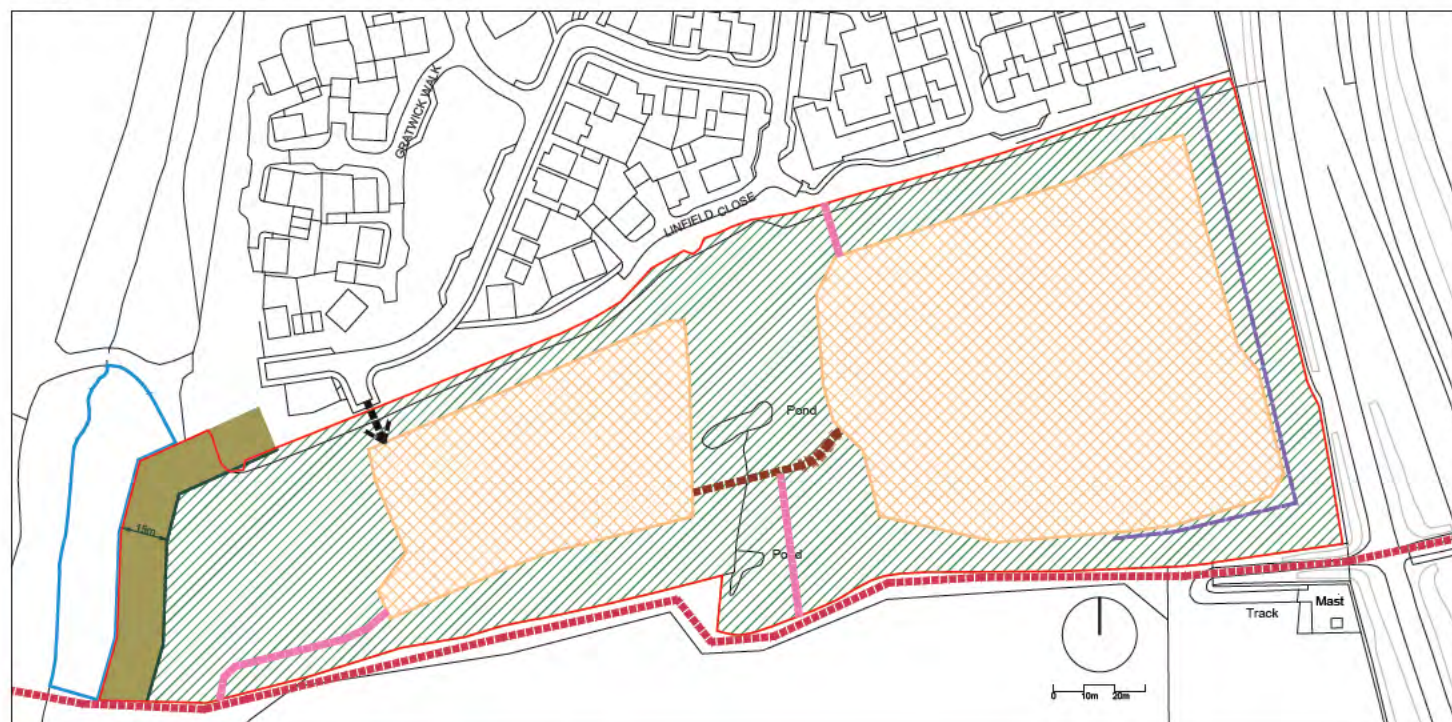
Outline Illustrative Masterplan

3.2 Design Principles and Parameters

In addition to the illustrative masterplan, the outline application comprised design principles and parameters against which the masterplan could be tested (see plans below).

The approved Land Use Parameter plan (which was informed by the constraints plan explored earlier

Approved Land Use Parameter Plan



Illustrative Built Form Principle Plan



in this document) has been adhered to throughout the design process for this proposal. The principle plans, whilst not approved, were submitted in support of the outline application and have therefore also influenced the design of the proposed scheme. The parameter and principle plans are referred to in the proposals section of this document in order to demonstrate this.

Illustrative Landscape Character Areas Principle Plan



Illustrative Movement Network Principle Plan



3.3 Pre-Application Meeting

Ahead of this application, a pre-application meeting was held with the Council on 29th May 2026 to discuss an illustrative masterplan (see opposite) and invite feedback to ensure a scheme of the utmost quality is proposed.

The feedback was as follows:

1. Disproportionate number of 3-bed houses throughout the scheme. Consider more 2-bed houses, particularly as semi-detached units paired with 3-bed houses;
2. Consider positioning the smaller 2 and 3-bedroom units closer to the affordable housing;
3. Revisit parking arrangements where spaces are detached from plots, particularly Plots 5 and 6;
4. Confirm all private units benefit from a minimum of two dedicated parking spaces.



Illustrative masterplan presented at pre-application meeting



SOUTHWATER

4

Proposals

4.1 Illustrative Masterplan

Following the pre-application meeting with the Council, and their subsequent feedback, the site layout opposite is proposed.

The proposed scheme comprises a total of 82 dwellings distributed across 1 & 2 bed maisonettes and 1, 2, 3 & 4 bed houses. Furthermore, 29 dwellings (35% of the total housing provision) is a 70:30 tenure split of the 35% between Affordable Rent and Shared Ownership.

There is a provision of generous private gardens for the houses and individual outdoor amenity for the maisonettes; an improvement from the outline which proposed apartments with shared outdoor amenity. Landscaping is proposed that will complement the retained trees and hedgerows.

As demonstrated below, the proposed scheme broadly follows the outline illustrative masterplan: two residential parcels separated by a north-south green corridor, with an attenuation basin at the western end of the Site.



Outline Illustrative Masterplan

Key Features of the Site Layout

1. New vehicle access created from Centenary Road;
2. Fewer 3-bed houses in favour of more 2-bed houses. In most cases 2-bed houses are semi-detached paired with 3-bed houses;
3. Smaller 2 & 3-bed houses positioned closer to affordable housing;
4. All private dwellings benefit from at least two dedicated parking spaces;
5. Green corridor at heart of development, which enhances biodiversity whilst providing open green space for residents;
6. Footpaths within the development connect to the existing PRow along the southern boundary;
7. Attenuation basin proposed at western end of Site to mitigate potential flooding;
8. Non-plantation woodland retained where possible, as well as the creation of new wildlife habitats;
9. New trees proposed along streets and in parking courts to soften street scene and break up parking;
10. Regard for the ancient woodland through the retention of a 15m buffer.





4.2 Amount

The proposed housing mix comprises 1 & 2 bed maisonettes and 1, 2, 3 & 4 bed houses (see proposed dwelling distribution plan opposite), which is considered appropriate to the constraints of the Site and the local housing market.

KEY

PRIVATE

- 1 Bed House x 3
- 2 Bed House x 18
- 3 Bed House x 20
- 4 Bed House x 12

TOTAL = 53

AFFORDABLE RENT

- 1 Bed Maisonette x 8
- 2 Bed Maisonette x 4
- 3 Bed House x 6
- 4 Bed House x 2

TOTAL = 20

SHARED OWNERSHIP

- 2 Bed House x 6
- 3 Bed House x 2
- 4 Bed House x 1

TOTAL = 9

GRAND TOTAL = 82



Proposed Dwelling Distribution Plan

4.3 Building Heights

The proposed building heights are predominantly 2-storey, with garages as single storey buildings (see proposed building heights plan opposite).

This broadly follows the surrounding area, particularly Mulberry Fields immediately to the north.

KEY

- 1 STOREY
- 2 STOREY



Proposed Building Heights Plan

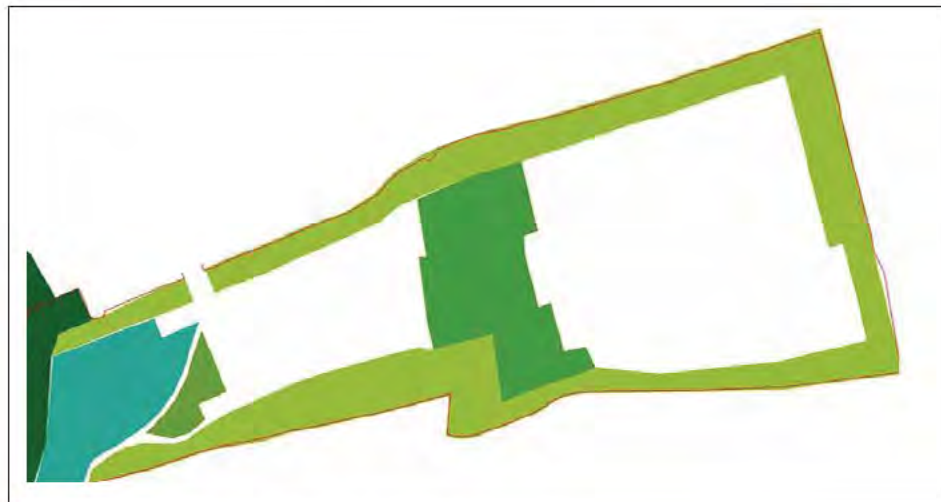
4.4 Landscape Character Areas

As per the outline application, the proposed scheme is delivered with a proposal for four landscape character areas. The Green Corridor and Community Open Space occupies the centre of the scheme, breaking up the development, whilst Buffer Planting to Development Edge ensures a soft transition to the surrounding area. Landform and Accessible Basin is positioned at the western end of the Site, which shifts to the Woodland Edge on the western boundary.

As illustrated in the plan opposite, the proposed landscape character areas are broadly in accordance with the outline landscape character areas plan (below).

KEY

-  Green Corridor & Community Open Space
-  Landform & Accessible Basin
-  Buffer Planting to Development Edge
-  Woodland Edge - With 15m Ancient Woodland Buffer



Outline Landscape Character Areas Plan



Proposed Landscape Character Areas Plan

4.5 Built Form

The proposed built form comprises three perimeter blocks which have outward facing frontages, apart from the sides that face the site boundary, and internal facing frontages where there are courtyards at the centre of the blocks. This ensures adequate overlook and therefore safe and secure streets.

This is illustrated in the plan opposite and is broadly in accordance with the outline built form plan (below).

KEY

- Perimeter Blocks
- Frontages



Outline Built Form Plan



Proposed Built Form Plan

4.6 Movement Network

The proposed movement network comprises a primary route that stems from the main site access and continues through the centre of the Site, interfacing with all of the residential parcels. Secondary routes branch off of this, serving as entry points to the parcels. Furthermore, pedestrian and cycle connections are proposed throughout the Site, connecting the scheme to the Mulberry Fields development to the north via the vehicle access and the PRow to the south.

This is illustrated in the plan opposite and is broadly in accordance with the outline movement network plan (below).

KEY

-  A24
-  Public Right of Way
-  Primary Route
-  Secondary Route
-  Pedestrian & Cycle Connection



Outline Movement Network Plan



Proposed Movement Network Plan

4.7 Scale & Massing

In order to understand the scale and massing of the proposed scheme in relation to the surrounding area, a 3D model was produced.

The images below were taken from this model at various vantage points, which help to illustrate this.



Key Plan



4.8 Appearance



Street Scene A-A



Street Scene B-B



Key Plan

4.8 Appearance



Street Scene C-C



Street Scene D-D



Street Scene E-E

4.8 Appearance



Street Scene F-F

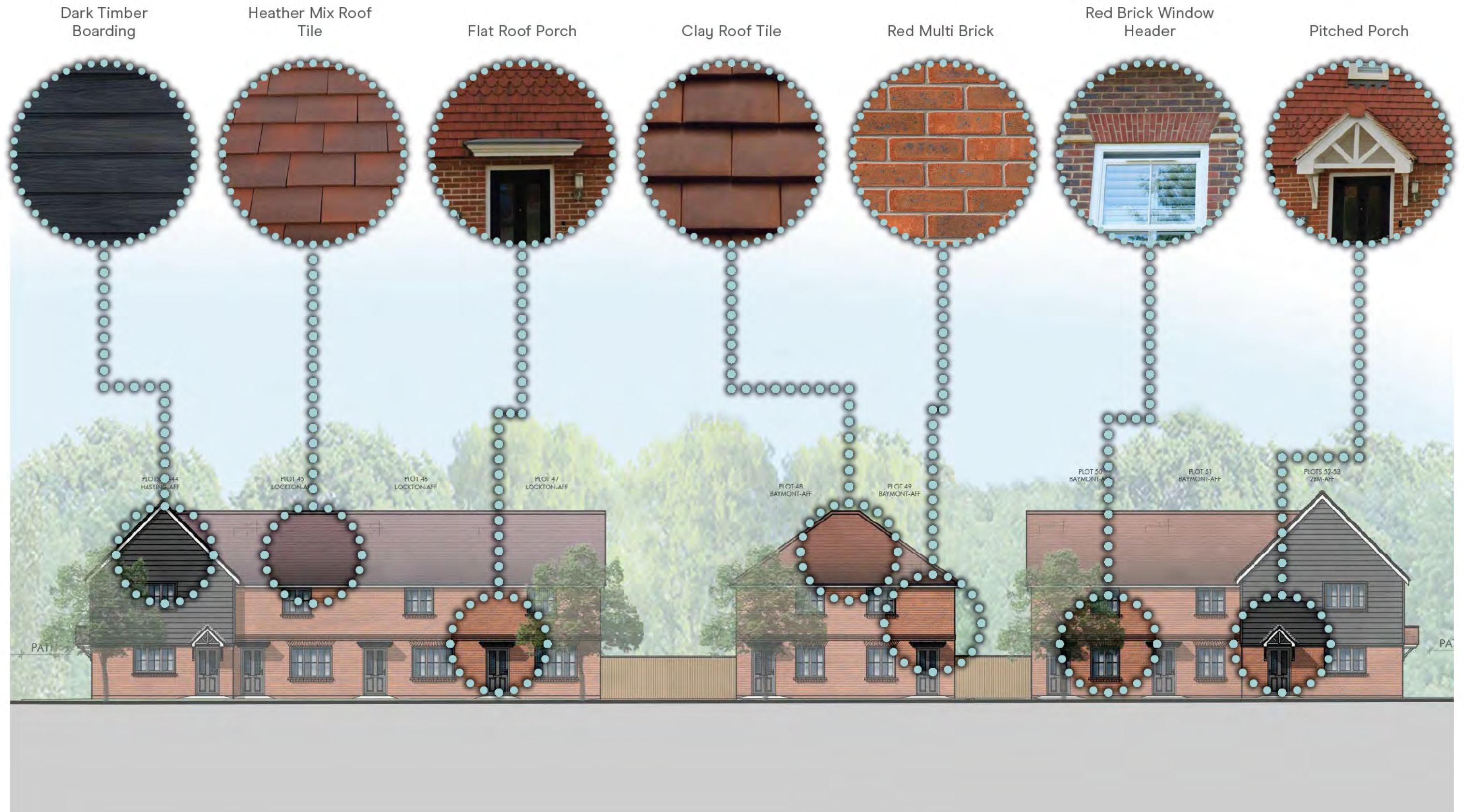


Street Scene G-G



Key Plan

4.9 Materials and Detailing



4.10.1 CGI - View into Site from site entrance



4.10.2 CGI - View looking west from green corridor



4.10.3 CGI - View looking east from green corridor



4.10.4 CGI - View looking south along eastern boundary



4.10.5 CGI - View looking east along main thoroughfare



4.11 Aerial Perspective



4.12.1 Landscape - Concept

Key Design Attributes:

1. Existing tree planting retained
2. Focal Green Corridor Open Space
3. Sociable Landscapes for community gatherings or quiet contemplation
4. LAP for informal play
5. Informal footpaths incorporating 'Play on the Way'
6. Landform used to help blend SuDS feature into the landscape as part of wider attenuation strategy
7. Swales adjacent to hard surfaced areas, enhancing opportunities for planting and biodiversity
8. Edge areas providing opportunities for habitat creation to assist in achieving Biodiversity Net Gain
9. Acoustic buffer to eastern community edge
10. Pedestrian connections to the wider landscape
11. Retained ponds
12. Soft landscape treatment to development edges with fruit bearing tree species to provide a food and foraging opportunities for residents and local wildlife



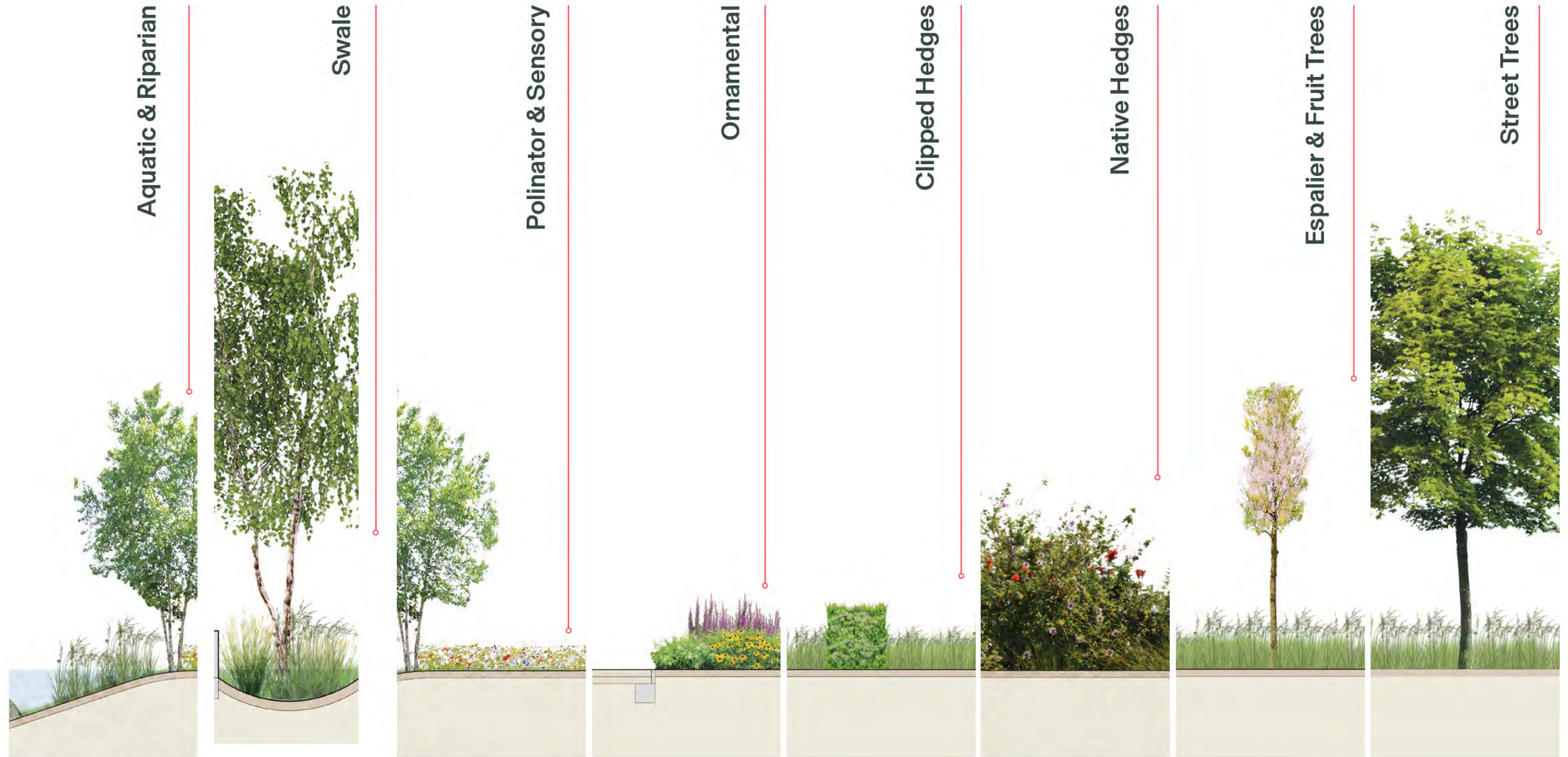
Illustrative Concept Masterplan

- Legend:
- Existing Trees
 - Communal Amenity Space
 - Local Area for Play (LAP)
 - Naturalistic Edge Planting
 - Buffer Planting
 - Focal Tree Planting
 - Landforming to Create SuDS Basin

4.12.2 Landscape - Illustrative Masterplan



4.12.3 Landscape - Soft Landscape Strategy



Planting Typologies

4.12.3 Landscape - Soft Landscape Strategy

Aquatic & Riparian

- | | |
|-----------------------|---------------------|
| 1 Filipendula ulmaria | 4 Darmera peltata |
| 2 Carmadine pratensis | 5 Lythrum salicaria |
| 3 Caltha palustris | |



Swales & Pond Edge

- | | |
|------------------------------|------------------------------------|
| 6 Calamagrostis brachytricha | 9 Crinum x powellii |
| 7 Aster peduncularis | 10 Sanguisorba officinalis 'Tanna' |
| 8 Actaea simplex 'Brunette' | |



Pollinator & Sensory

- | | |
|-------------------------|-------------------------|
| 11 Leucanthemum vulgare | 14 Achillea millefolium |
| 12 Centaurea scabiosa | 15 Galium verum |
| 13 Origanum laevigatum | |



Ornamental

- | | |
|---------------------------------|--------------------------|
| 16 Hemerocallis lilioasphodelus | 19 Alchemilla mollis |
| 17 Hakonechloa macra | 20 Polystichum setiferum |
| 18 Stachys byzantia | |



4.12.3 Landscape - Soft Landscape Strategy

Clipped Hedges

- | | |
|-------------------------------|----------------------------|
| 1 <i>Carpinus betulus</i> | 4 <i>Ligustrum vulgare</i> |
| 2 <i>Fagus sylvatica</i> | 5 <i>Prunus lusitanica</i> |
| 3 <i>Osmanthus burkwoodii</i> | |



Native Hedges

- | | |
|-----------------------------|---------------------------|
| 6 <i>Corylus avellana</i> | 9 <i>Prunus spinosa</i> |
| 7 <i>Crataegus monogyna</i> | 10 <i>Viburnum opulus</i> |
| 8 <i>Ilex aquifolium</i> | |



Espalier & Fruiting Trees

- | | |
|---------------------------------------|--|
| 11 <i>Prunus accolade</i> | 14 <i>Malus dom.</i> 'Coronation' |
| 12 <i>Pyrus communis</i> | 15 <i>Medlar</i> 'Nottingham' (fruiting species of local provenance) |
| 13 <i>Malus dom.</i> 'Crawley Beauty' | |



Street Trees

- | | |
|--|--------------------------------------|
| 16 <i>Amelanchier</i> × <i>lamarckii</i> | 19 <i>Tilia cordata</i> 'Greenspire' |
| 17 <i>Pyrus calleryana</i> 'Chanticleer' | 20 <i>Betula pendula</i> |
| 18 <i>Magnolia</i> 'Elizabeth' | |



4.12.4 Landscape - Play Provision

Opportunities for play are woven throughout the open space. By considering play within the wider context, rather than confined to designated spaces, a more open ended and imaginative experience is possible.

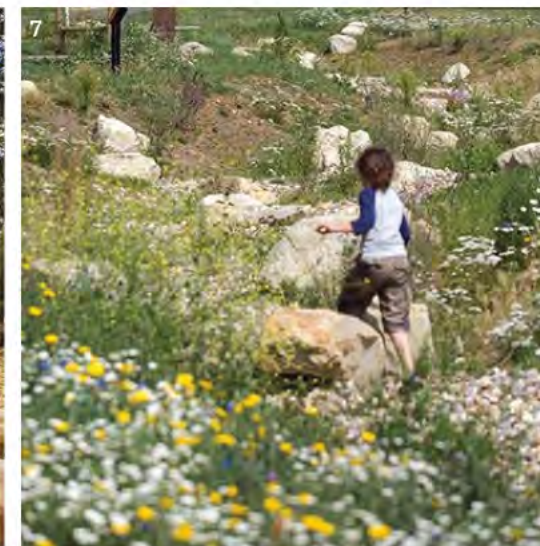
The Open Space contains play provision in the form of a LAP, with enclosure created by planting and gentle earth mounding. The play elements in the LAP and within the wider open space are illustrated opposite and detailed below.

A network of surfaced recreational footpaths throughout the open space create connections between the site and the existing development to the north and the PRoW that traces the southern site boundary.

Amenity grassland and close-mown pathways through meadow areas provide alternative walking routes and opportunities for informal play.

Proposed Play Equipment:

1. PE01: Tee Pee - Woodland Hut No. 1 by Duncan & Grove or similar approved
2. PE02: Play Horse by Duncan & Grove or similar approved
3. PE03: Musical Chimes by Duncan & Grove or similar approved
4. PE04: Log Steps by Duncan & Grove or similar approved
5. PE05: Stepping Stumps by Duncan & Grove or similar approved
6. PE06: Climbing Logs - Log Scramble by Duncan & Grove or similar approved
7. PE07: Play Boulders by Special Aggregates or similar approved
8. PE08: Balancing Logs - Log Trail Steps by Duncan & Grove or similar approved

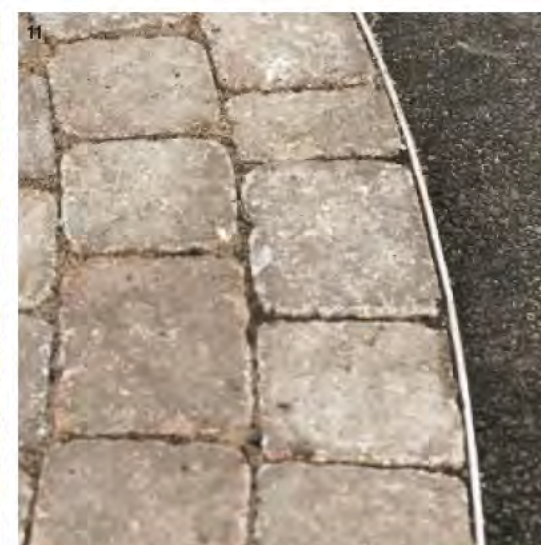
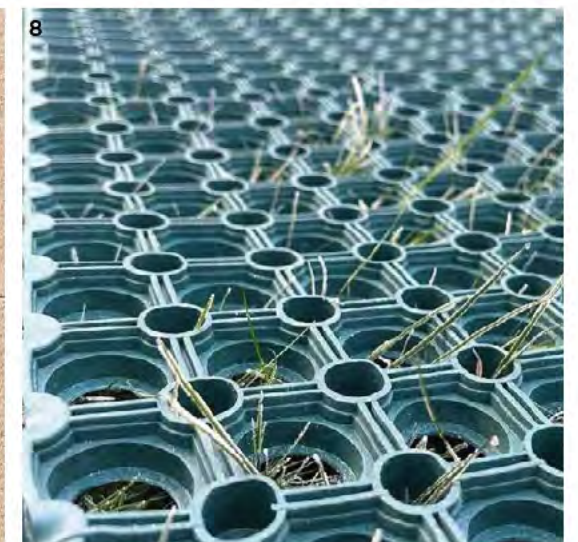
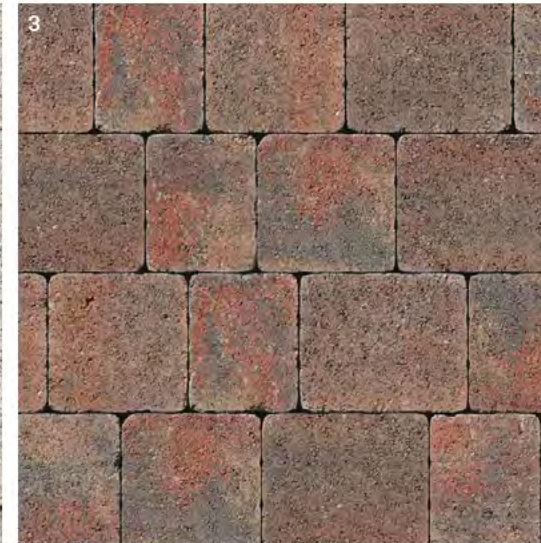


4.12.5 Landscape - Surfacing and Materials

The hard landscape palette is simple and restrained, consisting of textured concrete and using earthy colour tones to ensure the development and open space blend well into the context.

Legend:

1. Tarmacadam to primary roads/footways
To engineers detail and specification
2. Conservation X Concrete Setts by Marshalls or similar approved
Size - 100x100x100mm Colour - Silver Grey
3. Tegula Concrete Block Paving by Tobermore or similar approved
Size - 208x173x60mm Colour - Heather
Laid in stretcher bond
4. Hydropave Tegula Permeable Concrete Block Paving by Tobermore or similar approved
Size - 208x173x60mm Colour - Heather
Laid in stretcher bond
5. Tegula Concrete Block Paving by Tobermore or similar approved
Size - 208x173x60mm Colour - Bracken
Laid in herringbone bond
6. CEDEC Self-binding Footpath Gravel by CEDEC or similar approved
Colour - Gold
7. Mayfair Concrete Paving Flags by Tobermore or similar approved
Size - 450x450x50mm Colour - Oat
Laid in stretcher bond
8. Safety Grass Mat by Grassmats Ltd or similar approved
Size - 1500x1000x22mm Colour - Green
9. Standard Road Kerb with Upstand and Flush
To engineers detail and specification
10. Fusion Concrete Edge by Tobermore or similar approved
Size - 75x150x900mm Colour - Silver
11. Alu Excel Aluminium Edge by Kinley or similar approved
Size - 18x2500x3mm



4.12.6 Landscape - Furniture and Boundaries

Legend:

1. FT1: Long Slatted Timber Bench No.1 by Duncan & Grove or similar approved
2. FT2: Ravenfield Litter Bin by Broxap or similar approved
3. BT1: Acoustic Fencing
To acoustic engineers recommendation
4. BT2: Close Board Timber Fence by Jacksons or similar approved
5. BT3: Eco Composite Fence by Eurocell or similar approved

1



2



3



4



5



Proposed Fence Locations Plan



5 Technical Considerations

5.1 Highways and Access

As aforementioned, access is proposed from the southern extent of Centenary Road within Mulberry Fields development. This was agreed as part of the Outline application and secured within Condition 24. Off-site highways matters were considered at outline stage and considered acceptable. The highways matters relevant to this Reserved Matters application relate to the internal site road design.

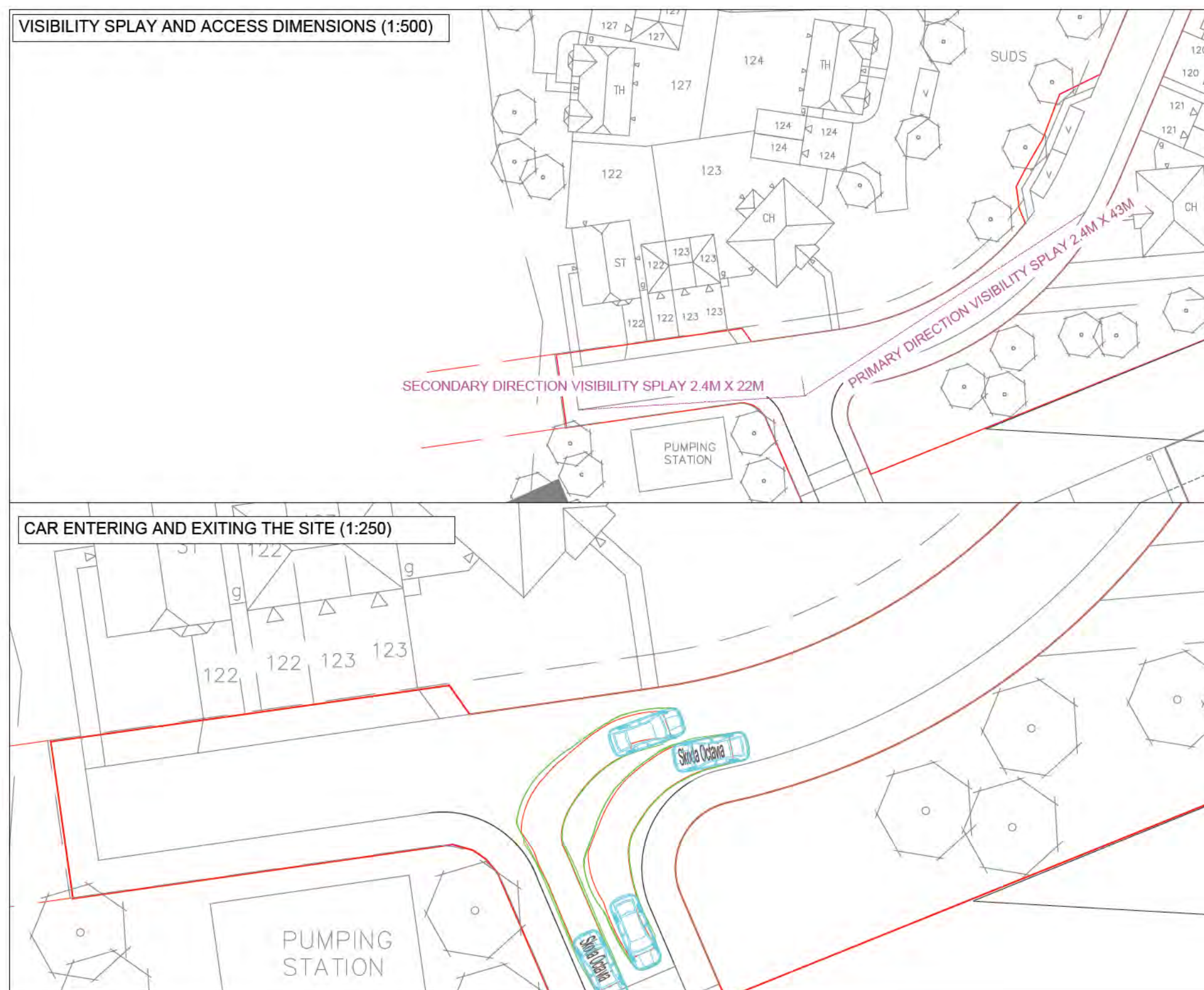
This will see the existing turning head, extended south into the site to serve the development, while the access will be designed as a bellmouth arrangement. The bellmouth as agreed at outline, will measure 5.5m in width increasing from the existing turning head 5m width, and will be supported by 6m radii and 2m footways on either side of the carriageway, that connect into the provision afforded within Mulberry Fields.

Traffic calming measures have been implemented as discussed with WSCC to encourage lower speeds within the development in the form of raised tables and rumble strips.

The layout offers pedestrians and cyclists safe travel routes through the site. The spine road measures 5.5m in width supported by a 2m footway on both sides of the carriageway. Along with this, it is proposed that other paths will be provided within the proposed development, including connections to the PRoW route to the south. Parts of the site have also been designed to accommodate shared surfacing where footways are not provided in parking areas and private driveways.

The internal layout has been designed to a 20mph design speed, with internal visibility being provided to 20mph design speeds and forward visibility assessed to 15mph in line with Manual for Streets guidance and as agreed with WSCC and are seen to be achievable. Pedestrian visibility has also been assessed in line with the 20mph design speed.

Further information can be found in the Transport Statement that has been submitted as part of this application.



Proposed Access Plan

5.2 Parking Strategy

The proposed scheme comprises a total of 179.5 parking spaces: 161.5 allocated which includes 154 surface spaces and 15 garage spaces, 17 visitor spaces and 1 substation space. The proposed parking complies with the local parking standards.

Additionally, there is provision for secure cycle storage in the form of garden stores.

KEY

— SITE BOUNDARY

— SURFACE SPACE - 154

— GARAGE SPACE - 15

Note. Garages are counted as 0.5 parking space

TOTAL ALLOCATED - 161.5

— VISITORS SPACE - 17

— SUBSTATION SPACE - 1

TOTAL PARKING - 179.5

● CYCLE STORE INDICATIVE LOCATION



Proposed Parking Plan

5.3 Refuse Strategy

The proposed refuse strategy (see plan opposite) covers refuse storage for the houses, as well as refuse collection points that includes drag/carry distances for residents and refuse operatives.

Refuse will be stored within the rear gardens of the houses and then brought to the kerbside by residents for collection. For gardens with accesses that are beyond the maximum 30m resident drag distance (Plots 19-21, 34, 35, 52-53, 54-57 & 68-71) a resident drag distance to a collection point has been factored in, where a refuse operative can transport it the rest of the way to the refuse vehicle (within the maximum 25m).

KEY

- SITE BOUNDARY
- REFUSE STORAGE AREA (HOUSES)
- * BIN COLLECTION POINT
- * REFUSE COLLECTION POINT (KERBSIDE)
- RESIDENT DRAG DISTANCE (max 30m)
- BIN OPERATIVE DRAG DISTANCE (max 25m)



Proposed Parking Plan

5.4 Drainage Strategy

The principle of the surface water drainage was established under the approved Outline Planning Permission (Ref: DC/25/0102) where our previous Flood Risk Assessment and Drainage Strategy formed an approved document within the said permission. This Technical Note presents the detailed surface water drainage design developed to support the Reserved Matters application.

The drainage philosophy remains consistent with that approved at Outline Planning although also has due regard to the new National Standards for Sustainable Drainage Systems (SuDS) published June 2025. Surface water runoff from the proposed development will be collected through a conventional piped drainage network as well as permeable paving in the private drives and private roads, before being conveyed to on-site attenuation features and discharged at a restricted greenfield rate to the existing watercourse located along the western site boundary via a proposed swale.

The detailed drainage design has been undertaken in accordance with the approved drainage strategy, the National Standards for Sustainable Drainage Systems, CIRIA C753 The SuDS Manual and the Lead Local Flood Authority guidance.

Hydraulic modelling confirms that the proposed drainage system

provides sufficient capacity to accommodate runoff from the critical design events up to the 1.0% AEP event including allowance for climate change, whilst restricting discharge to the approved greenfield rate, Qbar.

Water quality treatment has been incorporated into the drainage strategy through the use of source control measures and attenuation features, ensuring runoff receives an appropriate level of treatment prior to discharge.

The proposed drainage system will not increase flood risk either

on or off site and provides an appropriate level of water quantity control, water quality treatment and long-term management. A maintenance regime has been identified to ensure the drainage infrastructure continues to operate effectively for the lifetime of the development.

Further information can be found in the Drainage Technical Note that has been submitted as part of this application.



5.5 Arboricultural Strategy

As part of the proposal an arboricultural impact assessment has been undertaken, which is illustrated in the plan opposite.

Further information can be found in the Arboricultural impact appraisal and method statement that has been submitted as part of this application.



Boundary of ancient woodland as recorded on the publicly accessible Natural England Ancient Woodland Inventory (AWI). Specific guidance as to the consideration and approach ancient woodlands in the context of planning is set out in the Natural England Standing Advice <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees>. A buffer zone for this woodland will be required and will extend east of the woodland into the subject site. The purpose and role of the buffer zones is fully detailed within the standing advice with the key design points being:

- The buffer should consist of semi natural habitat such as woodland, scrub, grassland, heathland or wetland.
- Development proposals, including gardens and/or roadways should not be located within the buffer zone.
- All access must be carefully considered. Access may be allowable if the habitat is not harmed by trampling.
- Sustainable drainage schemes may be acceptable if they do not affect tree root protection areas and any change to the water table does not negatively affect the woodland.



Area of poplar trees that have been established in plantation style rows. Heights of up to 15 m with stem diameters not generally exceeding 30 cm. Low quality trees with unsustainable levels of vitality and structural form (some storm damage noted throughout).



Mature and prominent oak (some limited ash of declining vitality), trees on the northern boundary.



Two mature oak trees that are visible from multiple public vantages.



Several (minimum of four), mature oak trees located close to the northern boundary and visible from multiple public vantages.



Established boundary screen consisting of deciduous understorey tree species (hawthorn, blackthorn, hazel) with several native cherry.



Established boundary hedgerow (predominately hawthorn and blackthorn), to height of 4 m above ground level.



Area of poplar trees that have been established in plantation style rows. Heights of up to 20 m with stem diameters not exceeding 35 cm. Low quality trees with unsustainable levels of vitality and structural form.

Several (minimum of four), mature oak trees located close or immediately beyond the southern boundary and visible from multiple public vantages.



Group of mature oak and ash (ash showing signs of vitality decline) located around the pond/natural depression close to the southern boundary.



Group of mature oak and ash (ash showing signs of vitality decline) located around the pond/natural depression.

Established boundary screen consisting of deciduous understorey tree species; cherry, hawthorn, blackthorn and willow.

Mature and prominent oak trees on the southern boundary.

5.6 Ecological Strategy

An Ecological Impact Assessment was undertaken of the site known as 'Land at Campfields, Southwater' in relation to the proposed development with new dwellings, areas of landscaping (including for the purpose of BNG).

The site has been identified as having a confirmed presence of foraging and commuting bats of regional value, confirmed low populations of Slow Worms (*Anguis fragilis*) and Common Lizards (*Zootoca vivipara*) and confirmed presence of Hazel Dormice and Birds of Conservation Concern (BoCC). A Licence will be required from NE for any works impact the Dormice habitat. A moderate potential for foraging and commuting badgers has also been identified.

The site layout has been designed so that buffers will be retained to maintain foraging and community habitat for bats and suitable habitat for reptiles and Hazel Dormice. Precautionary measures have also been recommended to reduce any impacts. A number of enhancements have been proposed in order to improve opportunities for wildlife on site post-development.

Legend

- Site Boundary

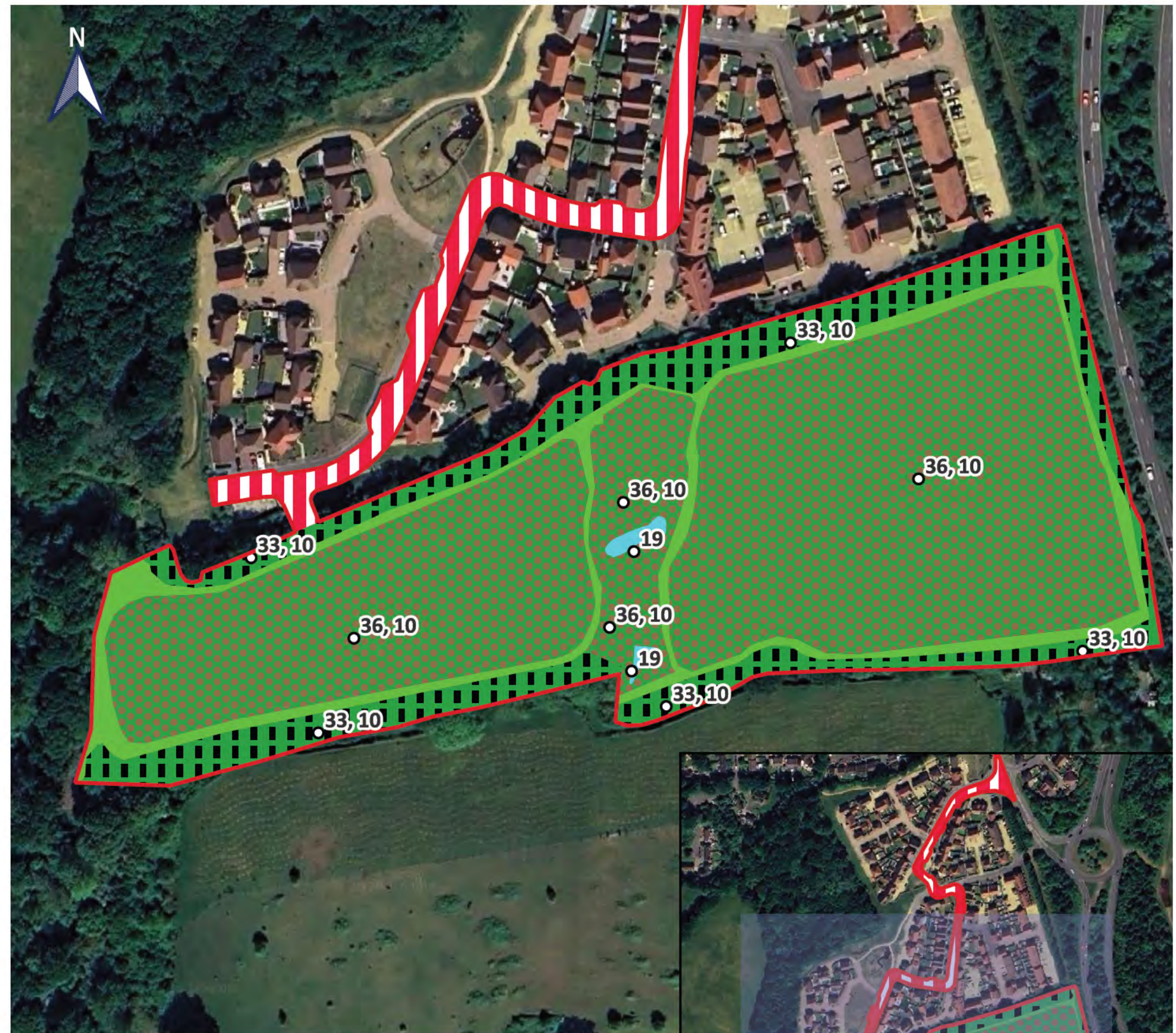
- Modified grassland (g4)

- Other woodland-broadleaved (w1g)
Secondary code(s):
10 - Scattered scrub
36 - Plantation

- Developed land, sealed surface (u1b)

- Standing open waters and canals (r1)
Secondary code(s):
19 - Pond

- Line of trees (33)
Secondary code(s):
10 - Scattered scrub



Ecological Strategy Plan



5.7 NDSS Matrix

As shown in the tables below, the proposal is in accordance with the Nationally Described Space Standard.

Proposed Housing Mix

	Unit	Type	No. Beds	Size	No. Units	TOTAL SIZE
Private	Richmont	House	1b2p	58 x	3	= 174
	Hazelton	House	2b3p	68 x	7	= 473
	Delmont	House	2b3p	70 x	11	= 775
	Denton	House	3b4p	84 x	6	= 506
	Whitton	House	3b4p	88 x	5	= 440
	Chilton	House	3b4p	91 x	7	= 637
	Fordwood	House	3b6p	118 x	2	= 235
	Beauwood	House	4b6p	128 x	3	= 384
	Briarwood	House	4b7p	133 x	5	= 666
	Crosswood	House	4b6p	139 x	4	= 557
TOTAL PRIVATE:					53	4847 m²
Affordable Affordable Rent	Hasting	Maisonette	1b2p	50 x	8	= 400
	2BM-AFF	Maisonette	2b3p	61 x	4	= 244
	Lockton	House	3b5p	93 x	6	= 558
	Torwood	House	4b6p	106 x	2	= 212
TOTAL AFFORDABLE RENT:					20	1414 m²
Affordable Shared Ownership	Baymont	House	2b4p	79 x	6	= 474
	Lockton	House	3b5p	93 x	2	= 186
	Torwood	House	4b6p	106 x	1	= 106
TOTAL SHARED OWNERSHIP:					9	766 m²
TOTAL SITE:					82	7028 m²

Nationally Described Space Standard

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

5.8 Building for a Healthy Life

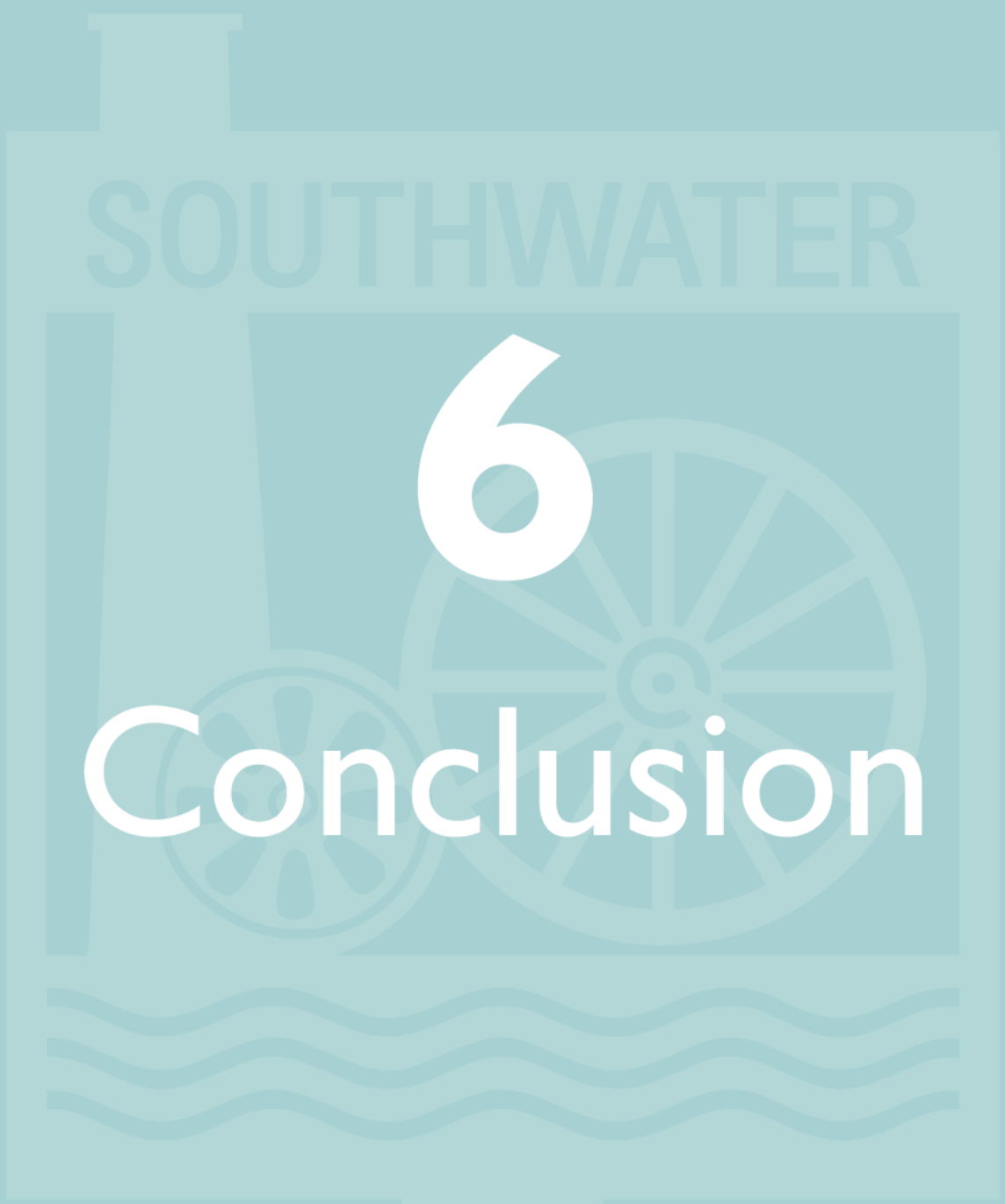
Integrated Neighbourhoods			
Integrating into the Neighbourhood	Evaluation	Evidence	Score
1. Natural Connections - Look beyond the red line that marks the extent of the site - Identify the places, facilities and services you need to connect to - Draw points of connection into and through your site - Create well-connected street and path networks with the potential to extend beyond the site - Research and respond how nature moves into and out of the site	The Design and Access Statement provides detailed analysis of the local context that will have an influence on the proposals. Connectivity, local services and key local issues have been reviewed and the scheme provides opportunities to connect with the surrounding area whilst providing privacy to the immediate residential properties.	Sections: 2.2 & 2.3	
2. Walking, Cycling and Public Transport - Personally visit and interact with the local residents/councillors to understand where Pedestrian/Cycle routes would have the best impact - Connect to existing Cycle Networks or begin a new one - Encourage walking for small journeys such as school runs and services - Ensure that street/path layouts make car-free travel more attractive, safe and convenient - Make sure that streets and routes create a well overlooked public realm by having them pass in front of peoples homes - Exploit existing or planned public transport hubs	A thorough understanding of surrounding local routes has been conducted by the Design team and the proposals submitted allow for direct access to Centenary Road. The site layout also proposes that all routes and spaces are well overlooked.	Sections: 4.1 & 5.1	
3. Facilities and Services - Developments that provide community facilities such as schools, workplaces and parks that respond to community needs - Locate new facilities in the best location for walking, cycling and public transport access - Consider if improving existing facilities are more beneficial then adding new ones - Assess/identify what sport and leisure provisions there is for people of all ages, in particular children, teenagers and old people - Create places that improve public health such as public spaces, community buildings and cafés that allow social interaction and where possible encourage physical activities - Sustainable drainage schemes that enhance street networks and public spaces	A provision of a green corridor through the centre of the development contributes to improving public health. Furthermore, existing facilities in the area will be improved through a CIL contribution.	Sections: 4.1 & 4.4	
4. Homes for Everyone - A mix of housing types and tenures that suit the needs of the local community, including first time buyers, family homes and supported living - Maximising opportunities for supported accommodation through placement in relation to active ground floor uses such as shops and other community facilities - Caring for the mental health and well-being of residents through access to private outdoor spaces	The proposals within the site layout include a good range of property types and sizes to create a balanced new community. Generous rear garden space is provided for each dwelling, contributing to the mental health and wellbeing of residents.	Sections: 4.1 & 4.2	

5.8 Building for a Healthy Life

Distinctive Places			
Creating a Place	Evaluation	Evidence	Score
5. Making the most of what's there - Explore the site and surroundings. Discuss and agree a shared vision with the local planning authority that makes use of existing assets in and around the site - Produce conceptual ideas that explore how existing site features can be integrated into the site before settling and producing a site layout - Identify any visual connections into, out, through and beyond the site. - Working with the topography such as how water flows and pools on the site, exploring how this can be used to enhance biodiversity and character - Consider opportunities for natural lighting, cooling and ventilation that does not compromise important urban design principles - Ensuring that hedges are not simply retained that prevent a sensible, practical new layout if new hedgerows and tree belts will be more effective - Be sensitive to existing developments but avoid creating buffer spaces - Using the land form and ground conditions (soil) in a considered way	Some of the existing trees at the centre of the Site have been retained and utilised in creating a green corridor. The existing trees that screen much of the site boundary have also been retained, maintaining privacy between the Site and the neighbouring properties. Furthermore, the creation of a green corridor assists in achieving a biodiversity net gain.	Section: 4.1 & 5.5	
6. A Memorable Character - Review the wider area for sources of inspiration. Make use of distinctive local characteristics not only in architectural style and details but through history and culture as well - Understand where positive local character comes from, such as streets, land uses, building form and materials that can often underpin the essence of the distinctive character of the settlement - Using a local materials palette (where appropriate) can be a particularly effective way to connect a development to a place. - Character that is created through the social life of public spaces and encouraging the conditions for activity to happen and bring places to life	Typology and character studies have been conducted which review settlement types and the vernacular surrounding the Site; identifying the detached and semi-detached housing present at Mulberry Fields, the mock Tudor boarding on Cripplegate Lane and the Victorian era semi-detached houses on Station Road. These studies have informed the style and appearance of the proposal to ensure it is congruous with the local character.	Section: 2.3	
7. Well defined Streets and Spaces - A strong framework of connected and well overlooked streets and spaces - Look beyond the plan and illustrative street scenes; what will you actually see and experience walking along the street? - Perimeter blocks with clearly defined public fronts and private backs. - Building details such as front doors, balconies and bay windows that enliven and add interest to the street, including on apartments and supported living accommodation - Carefully considered street corners 3D models and street cross sections that help the viewer understand and test the spacial qualities of a place	The site layout proposes a street network that is well linked, includes perimeter blocks with specific buildings placed on corners to provide dual aspect, and a clear definition between the public and private areas. The green corridor is well overlooked from all angles. Views into the Site have been carefully considered from all surrounding areas by retaining natural screening where possible.	Sections: 4.1, 4.5 & 4.6	
8. Easy to find your way around - Use features such as street types, buildings and landscape to help people create a 'mental map' of a place - Effectively using a variety of distinct character areas that help people grasp whether they are on a principal or secondary street - For larger sites, it will be necessary to use streets and spaces with different characters to help people to find their way around	Wayfinding and legibility are key principles of the proposals within the site layout. A new vehicle access is proposed from Centenary Road, which routes through to the rest of the Site. Wayfinding principles such as focal buildings and landscape features are also provided within the proposals.	Section: 4.1, 4.6 & 5.1	

5.8 Building for a Healthy Life

Streets for all			
Street & Home	Evaluation	Evidence	Score
9. Healthy Streets - Low-speed streets/neighbourhoods with pedestrian and cycle priority - Rethinking the way we distribute street space that enables for better quality cycle provisions - Healthy streets that encourage walking, cycling, outdoor play and safe travel for adults and children - Avoid street designed purely for motor vehicle use and parking - Boulevards and streets with active edges rather than distributor road and bypasses - Well overlooked streets with front doors facing streets and public spaces - Street designs that allow people with mobility and other limitations to use the street confidently and safely.	The street design allows for good surveillance, whilst a significant proportion of the development is shared surface with meandering streets in places which further controls vehicle speeds.	Sections: 4.1 & 4.6	
10. Cycle and Car Parking - Provide secure, convenient cycle storage that encourages use for short trips - Integration of car parking into the street environment - Anticipate realistic levels of car parking demand, guarding against displaced and anti-social parking - Avoid confusing car ownership with car usage - Generous landscaping to settle frontage car parking into the street - Shared and unallocated parking	The proposed site layout includes sufficient parking to comply with local authority requirements. Where required, visitor parking has been provided in accessible locations on main streets and spaces. There is also provision for secure cycle storage in the form of garden stores.	Section: 5.2	
11. Green and Blue Infrastructure - Create a strong landscape strategy that is considered throughout the design process and can offer opportunities to reintroduce lost habitats - Create a network of different types of spaces - Weave opportunities for habitat creation such as movement corridors throughout the development - Create food growing opportunities such as allotments and orchards on larger developments. - Have a sustainable drainage 'treatment train' thinking about the 'four pillars', avoiding steeply sided or fenced holes in the ground - Well-overlooked public open spaces with strong levels of natural surveillance.	The centre of the Site has been dedicated to a green corridor. The retention of existing trees and vegetation in this area, in addition to new tree planting, provides opportunities to reintroduce lost habitats whilst creating new ones. The green corridor is well-overlooked by the development, which increases the level of natural surveillance.	Sections: 4.1 & 4.4	
12. Back of Pavement; Front of Home - Clearly define private spaces through strong boundary treatments - Manage changes in level in a way that does not compromise the qualities of the street - Design the space between the back of the pavement and building façades carefully to integrate services, waste storage and utilities cabinets (meter boxes) - Avoid pieces of 'leftover' land that serve no useful public or private function - Outdoor amenity space for apartment buildings, such as a balcony for relaxing or the drying of clothes	Rear gardens are clearly defined by fences and boundary walls. Low hedges are proposed for the space between pavements and building façades.	Sections: 4.1 & 4.12.2	



SOUTHWATER

6

Conclusion

6.1 Benefits of Scheme

Careful consideration has been given to the outline application and the plans it comprises, to ensure a compliant scheme that is of the highest quality is proposed.

Consideration has also been given to key issues including the mix of units, layout, access and movement, the impact on landscape and residential amenity. The proposed scheme will deliver much needed new homes to help meet local housing need.

The key benefits of the scheme are as follows:

- The broad mix of 1 & 2 bed maisonettes and 1, 2, 3 & 4 bed houses, assisting the Council in meeting their housing needs;
- 35% Affordable housing
- Making efficient use of a greenfield site;
- A scheme that is sympathetic to its surroundings;
- The provision of generous private gardens for the houses and maisonettes;
- Generous provision of public open space, including new Local Area of Play open for all to use.
- The new homes will be detailed with high quality material to reflect the character of the surrounding area;
- An acoustic fence may be proposed to mitigate any noise impact the A24 could have on the proposed development;
- The redevelopment of the Site will result in financial contributions towards social and community infrastructure;
- Majority of non-plantation woodland trees retained and enhanced;
- Proposed landscaping and replanting of trees and vegetation will be designed to promote biodiversity and wildlife habitat.







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