



DESIGN AND ACCESS STATEMENT THE LAND TO THE WEST OF THE COPSE

WORTHING ROAD, SOUTHWATER, HORSHAM, WEST SUSSEX

STARBUILD

May 2026

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01 INTRODUCTION

1.1 OVERVIEW

Fluid London have been instructed by Starbuild to explore the opportunities for development on the Land to the west of The Copse on Worthing Road, Southwater.

The proposal outlines the creation of up to 23 new sustainable dwellings, comprising of 14 open-market properties and up to 09 affordable units, together with associated parking, landscaping, and supporting infrastructure. The scheme includes a variety of houses, apartments and bungalows ranging from one to four bedrooms, each with allocated parking spaces, carports or garages, and private gardens.

The masterplan will also deliver enhanced biodiversity through new habitat creation, alongside a comprehensive drainage strategy incorporating a de. Improved pedestrian and vehicular connections to the surrounding area will further integrate the development into its local context.

This document will accompany the full planning application for the proposal and aims to highlight an in depth understanding of the site, its built context, the local character and design precedents found in the surrounding area. In doing so, constraints and opportunities presented by the site will help inform the design rationale of the development.

1.2 PROJECT TEAM

Architect - Fluid London Limited

Ecologist - Lizard Landscape Design & Ecology

Landscape - Lizard Landscape Design & Ecology

Aboricultural - Ruskins Tree Consultancy

Transport - GTA Civils and Transport

Planning - SLR Planning

Drainage - Price & Myers



01 INTRODUCTION

1.3 SITE LOCATION

SOUTHWATER AND SURROUNDING AREA

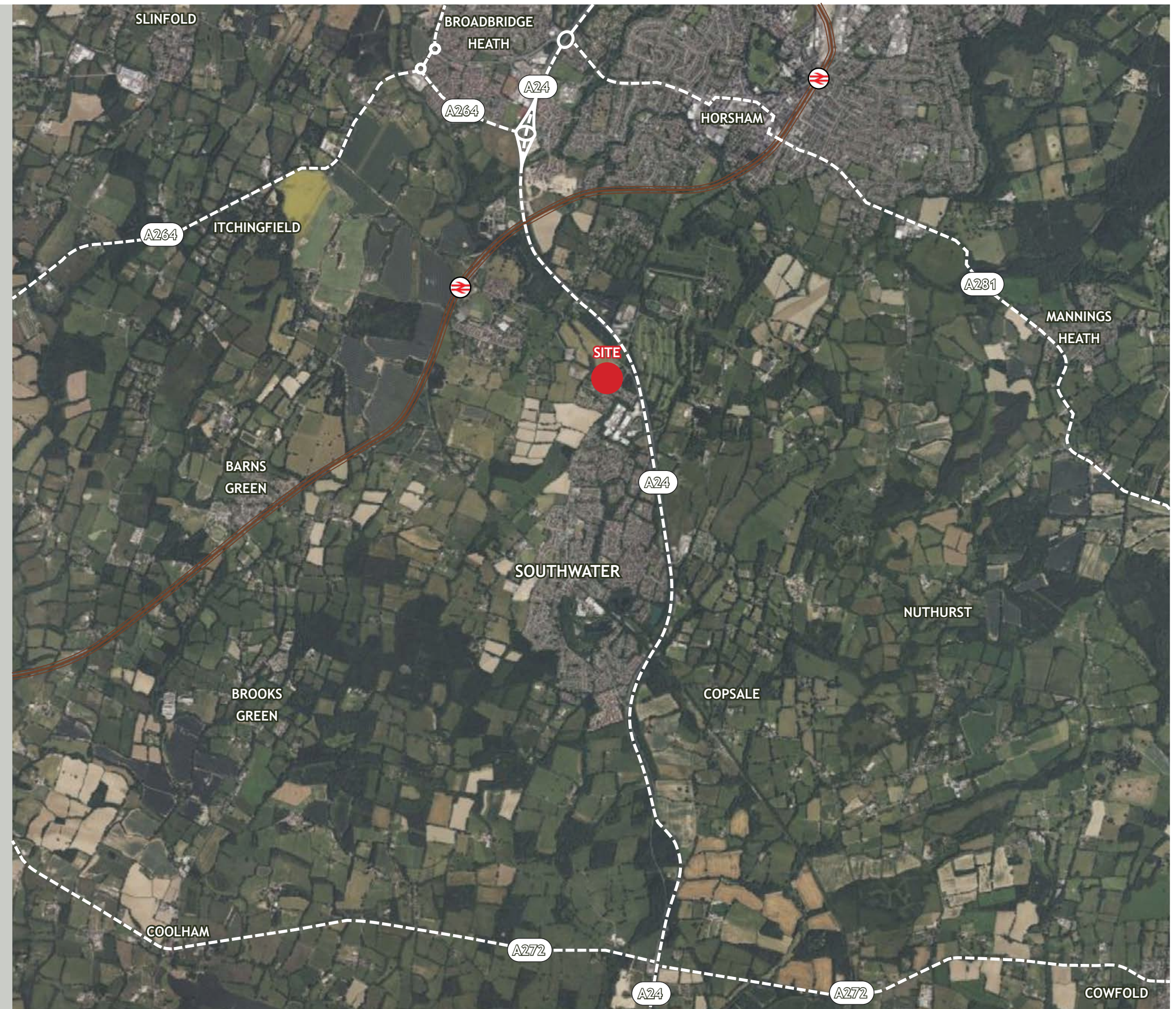
Southwater is a large, semi-rural village located approximately three miles south of Horsham, within the **Horsham District of West Sussex**. The village has experienced significant residential growth in recent decades, evolving from a small rural settlement into a thriving community with a mix of modern and traditional housing.

The surrounding area is characterised by open countryside, ancient woodland, and agricultural land, contributing to the village's rural setting and strong landscape character.

The village is well-served by local amenities, including schools, shops, community facilities, and public transport connections, while maintaining a strong connection to its natural environment and historic context.

KEY

- Site Location
-  Train Stations
-  Primary Roads
-  Railway



02 CONTEXT

2.1 LOCATION PLAN

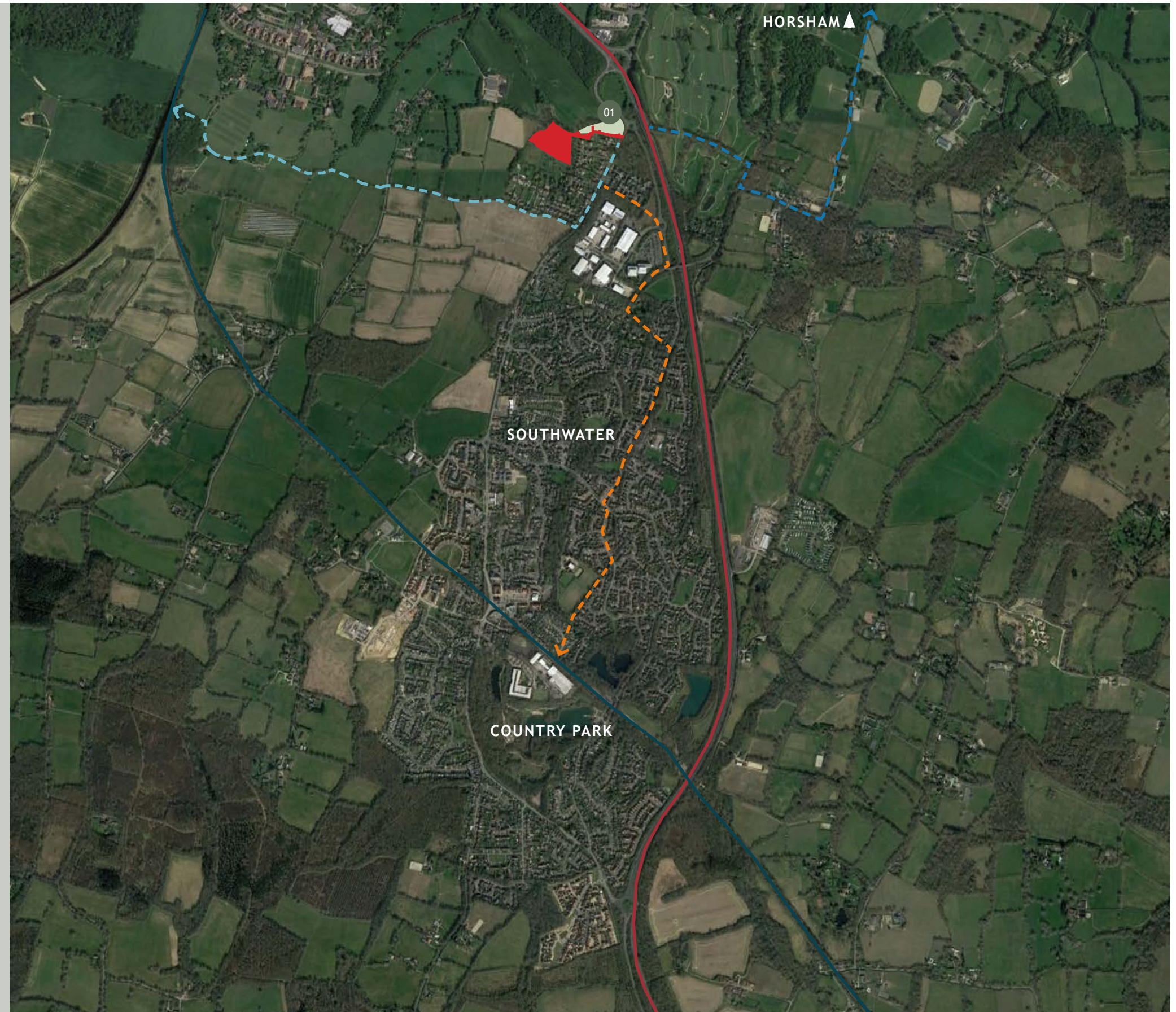
The Copse is located in Southwater just south of Horsham in West Sussex, it is situated just off the main road roundabout where Worthing Road meets the A24. Southwater is a large village and civil parish. An important characteristic of the local area is an extensive network of route-ways. The proposed site has almost direct access to the Downs link, which will encourage active pedestrian and cycling connectivity from the site to the trail. There is also a direct footpath to Southwater country park and Horsham is 1 mile via a bridleway to the North.

The site, measuring approximately 1.81 hectares, is currently characterised by managed grassland and boundary with Welcome Place, framed by a mature belt of trees and shrubs along its boundaries. Directly adjacent to the north-east is the site of a previously consented care home scheme, including associated parking and a drainage pond located to the north. Access to the development site will be provided via the proposed private road, which will pass the care home site before continuing westward to serve the new dwellings. To the east lies the relatively recent Welcome Place development, while proposed future development is expected to extend into the site's south-west corner.

The site is located partially within BUAB and on the northern boundary of the parish. It is surrounded to the North and West by open countryside of grassland and arable fields with hedges, woods and plantations. Although a dense tree line provides screening from the A24, coupled with the ditch bordering the site, which provides a strong defensible boundary.

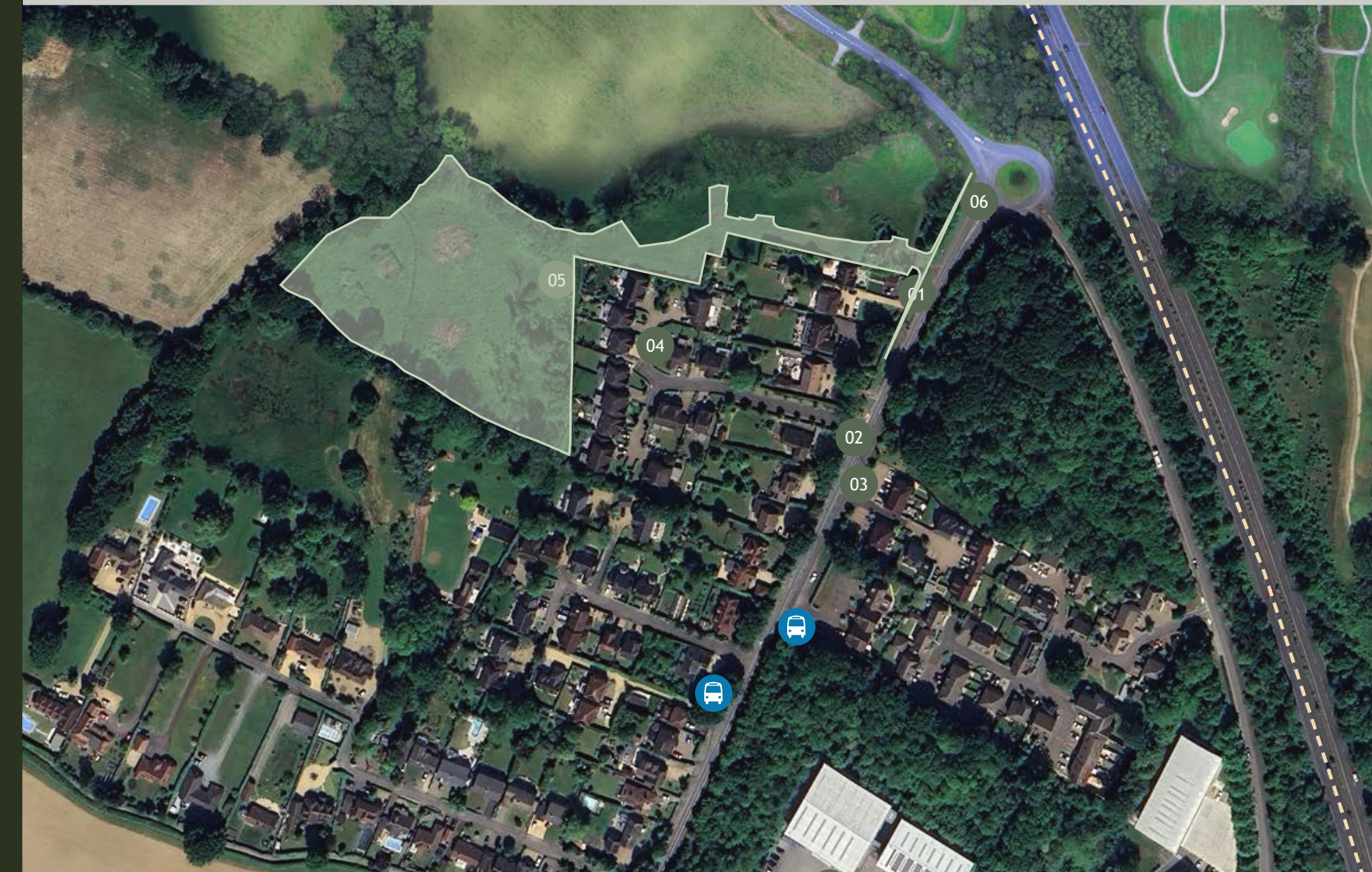
KEY

- The Application Site
- 01 Consented Carehome Site
- Bridleway to Downslink
- Bridleway to Horsham 1 mile (Pedlar's Way)
- Footpath to Southwater Country park
- A24
- Downslink



02 CONTEXT

2.2 LOCAL CONTEXT



The site is located on the eastern edge of Southwater, accessed via Worthing Road, which terminates at the Worthing Road roundabout (see Image 06). This junction connects to Blakes Farm Road and the A24 to the north-east, providing direct access to Horsham and the wider road network. Southwater itself is a large village in West Sussex, situated just a few miles south of Horsham. There are also a series of Shops within Southwater which are circa 1km away and served directly by local bus routes. Worthing Road runs through the village, with residential properties fronting both sides; development becomes more dispersed towards the roundabout, particularly along the eastern side.

Immediately south of the proposed access point to The Copse lies Pine Lodge (Image 01). Continuing south into the village centre, the streetscape is characterised by large detached and semi-detached houses set back from the road behind generous front gardens and parking courtyards, often defined by planted hedgerows, timber fencing, and gated entrances (Image 02). More recent residential schemes, such as Compton Place (Image 03), are also present along the route.

Smaller closes and residential clusters branch off Worthing Road, with the site being surrounded primarily by development to the west and immediately to the south. Particular consideration will be given to the relationship between the proposed scheme and properties fronting Welcome Place, with Images 04 and 05 illustrating the rear and front elevations of these dwellings.

A local bus service operates along Worthing Road, with conveniently located stops to the south of the application site, providing sustainable transport connections for future residents.

KEY

- The Application Site
- Worthing Road
- A24 Main Road
- 01 Pine Lodge
- 02 Worthing Road
- 03 Compton Place
- 04 Welcome Place
- 05 Welcome Place - Rear
- 06 Roundabout
- 🚌 Bus Links



02 CONTEXT

2.3 THE EXISTING SITE

This section provides an overview of the existing site and its current condition. The land lies immediately off Worthing Road, extending westward along the southern edge of the consented care home development, before opening into a larger rear parcel to the west.

The rear section is enclosed by a mix of mature tree-lined boundaries, with the northern and southern edges containing particularly dense Category A trees that must be retained and protected by appropriately sized buffer zones. The eastern boundary, which backs onto the rear gardens of properties along Welcome Place, is defined by a timber post fence and hedgerow, with additional tree clusters in the south-eastern corner. An existing ditch runs along this boundary. The separation distance between these existing dwellings and the proposed development will require careful consideration to protect residential amenity.

Topographically, the site falls approximately 6 metres from east to west over its 120-metre length. A second ditch runs through the centre of the rear land parcel and will be retained. Development will be positioned to the east of this ditch, with a minimum 3-metre easement maintained along its route to allow for drainage maintenance and access.

At the eastern access point, the site is screened from adjacent arable fields by the consented carehome scheme and a row of oak, ash, and hazel trees. Along Worthing Road, established trees and hedging on the highway verge provide further visual screening.

Immediately south of the site, on the western side of Worthing Road, is a row of detached houses set back behind long, rectangular gardens. The relationship between the proposed access point and Pine Lodge will require consideration, with the opportunity to introduce a planted buffer to maintain privacy for existing residents.

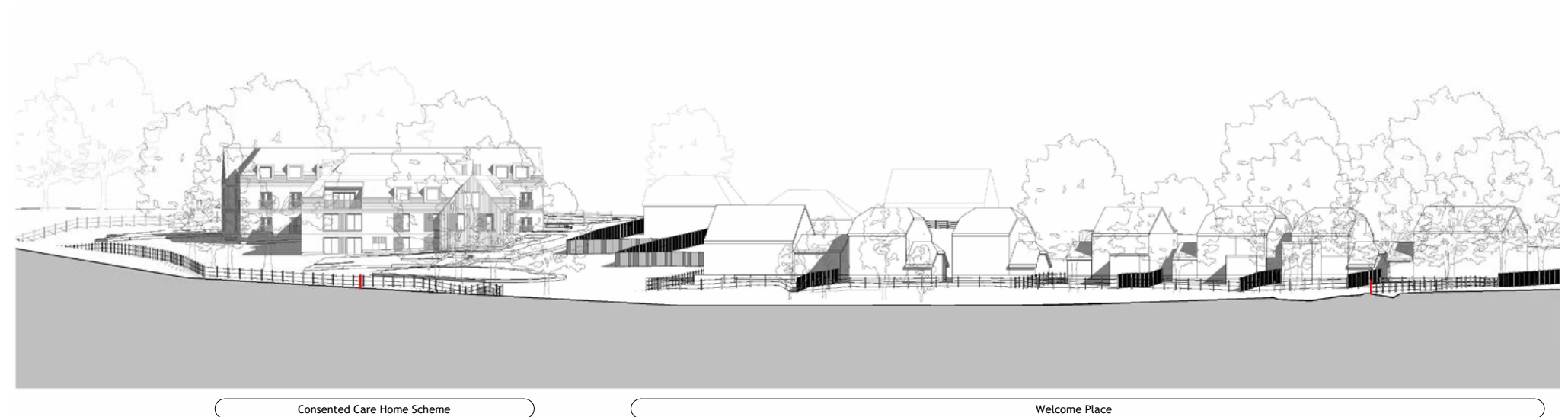


02 CONTEXT

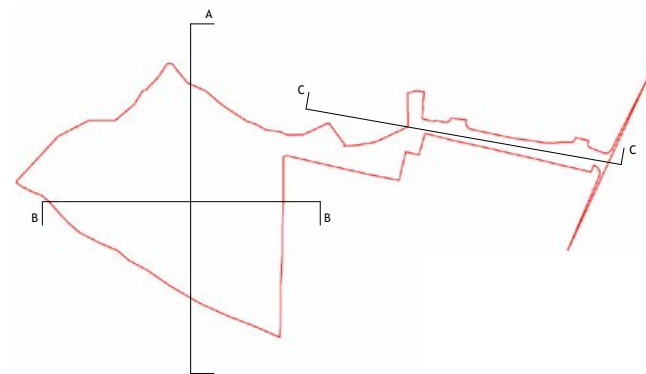
2.4 EXISTING SITE SECTIONS

These sections provide an overview of the existing site and its current condition.

The site features a gentle slope toward a central ditch that runs through its middle. Existing trees line the northern, eastern, and southern boundaries. To the east, beyond an additional ditch, tree planting, and a fenced boundary, are neighbouring properties at Welcome Place.



Section BB



02 CONTEXT

2.5 EXISTING TREES

Arboricultural Note for The Copse Phase 2

Since the outset of Starbuild's involvement with this project, we have provided guidance on the opportunities and constraints associated with the trees and woodland located within and adjacent to the site.

We have undertaken two site visits and participated in several pre-application design team meetings.

The proposed redevelopment of The Copse Phase 2 will be informed by a BS5837:2012 Tree Survey, alongside ecological surveys being carried out by Lizard Landscape Design and Ecology.

An existing tree sits at the access point of the site while other existing trees provide partial screening to the site helping to reduce the visual impact of the development. Many trees on this site have been significantly impacted by Ash Dieback Disease.

Several of the trees are subject to Tree Preservation Order and will be retained and incorporated into the final site layout.

The development will deliver high-quality homes that integrate with existing green infrastructure. New tree planting and open spaces will enhance the site's ecological value, supported by a long-term landscape management plan to be agreed with the local authority.



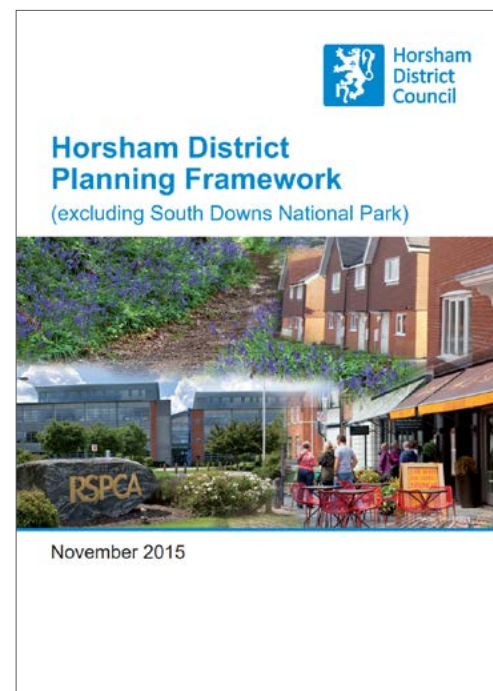
Text: Ruskins Tree Consultancy - Conclusion

03 PLANNING CONTEXT

3.1 PLANNING POLICY

This section of the document looks at how Planning Policies and Design Codes will influence the proposal.

Documents such as the NPFF (National Planning Policy Framework) and the Southwater Neighbourhood Plan will be considered and key policies highlighted in reference to the site. These policies are vital for understanding the constraints and opportunities of the site in order to develop a sympathetic proposal of high quality for the Southwater Area.



3.1.2 Horsham District Planning Framework November 2015

- Policy 1 - Sustainable Development
- Policy 2 - Strategic Development
- Policy 7 - Economic Growth
- Policy 9 - Employment Development
- Policy 15 - Housing Provision
- Policy 16 - Meeting Local Housing Needs
- Policy 17 - Exceptions Housing Schemes
- Policy SD2 - SD9 - Policies For Development
- Policy 24 - Environmental Protection
- Policy 25 - District Character and the Natural Environment
- Policy 31 - Green Infrastructure and Biodiversity
- Policy 32 - The Quality of New Development
- Policy 33 - Development Principles
- Policy 38 - Flooding
- Policy 40 - Sustainable Transport
- Policy 41 - Parking

3.1.1 Southwater Neighbourhood Development Plan (2019-2030) August 2020

- SNP1 - Core Principles
- SNP2 - Proposals for Residential Developments
- SNP5 - Local Green Space
- SNP9 - Home Standards
- SNP10 - Residential Space Standards
- SNP16 - Design
- SNP17 - Site Levels
- SNP18 - A Treed Landscape
- SNP19 - Parish Heritage Assets
- SNP21 - A growing Economy
- SNP22 - Telecommunications

Southwater Parish Design Statement 2011

This Parish Design Statement (PDS) aims to set out clear and simple guide lines for the design of all development in the Parish of Southwater based on its particular Sussex character.

Building Features

- DG 2.1 - DG 2.1 There should be a variety of complementary styles in each street
- DG 2.2 - Developers should use architectural details such as chimney shapes and types, which complement the whole and which sit well in the overall street scene
- DG 2.3 - Buildings should be built, where possible, of sustainably produced local materials.
- DG 3.1 - Brick should be the main building material, complemented by a mix of tilehanging, timber frame and weatherboard.
- DG 3.2 - New or reclaimed brickwork should match existing frontages.
- DG 3.3 - Tiles are the most acceptable roofing material.
- DG 4.1 - Rooflines should be hipped or half hipped with gables, perhaps with an outshot and a catslide roof.
- DG 4.2 - Developers should seek to continue the Sussex tradition of chimneystacks
- DG 4.3 - Buildings higher than two-storeys are generally inappropriate in a village setting.
- DG 4.5 - Styles of windows, doors and porches should match originals where possible
- DG 5.1 - Whatever their size or setting, buildings should enhance the landscape and maintain the building line.
- DG 5.3 - Planted frontages and boundaries should be integral to the design of an attractive street façade.
- DG 5.10 - Development should preserve trees and other nature features adjacent to roads, and seek to add trees to new roads and closes.

Key Character Guidelines

- CG1 Ensure any appropriate small scale development responds to historic settlement pattern and reflects local designs and building materials.
- CG7 Look to conserve established woodland, hedges and shaws, and the open character of the parish landscape.
- CG8 Encourage native species screen planting around any visually intrusive developments.
- CG10 Development should seek to maintain the good mix of housing stock, including affordable and social housing.

03 PLANNING CONTEXT

3.2 POLICY MAP

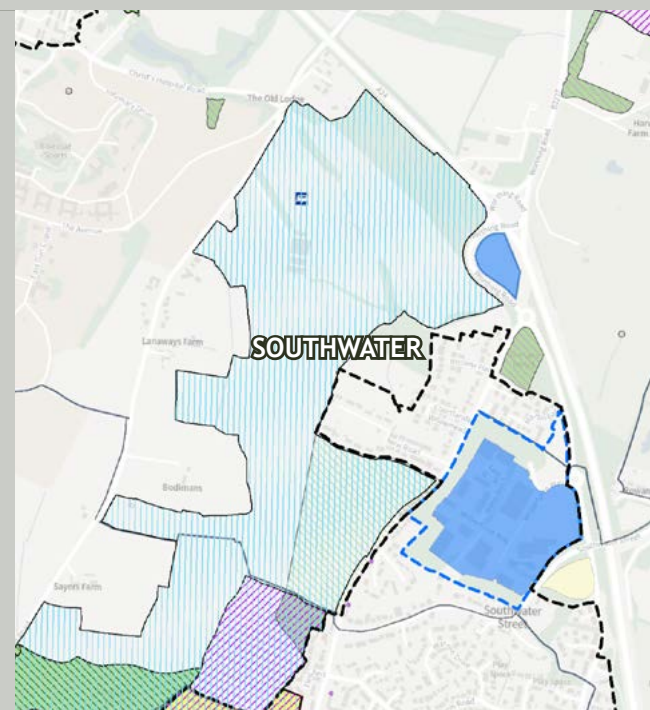
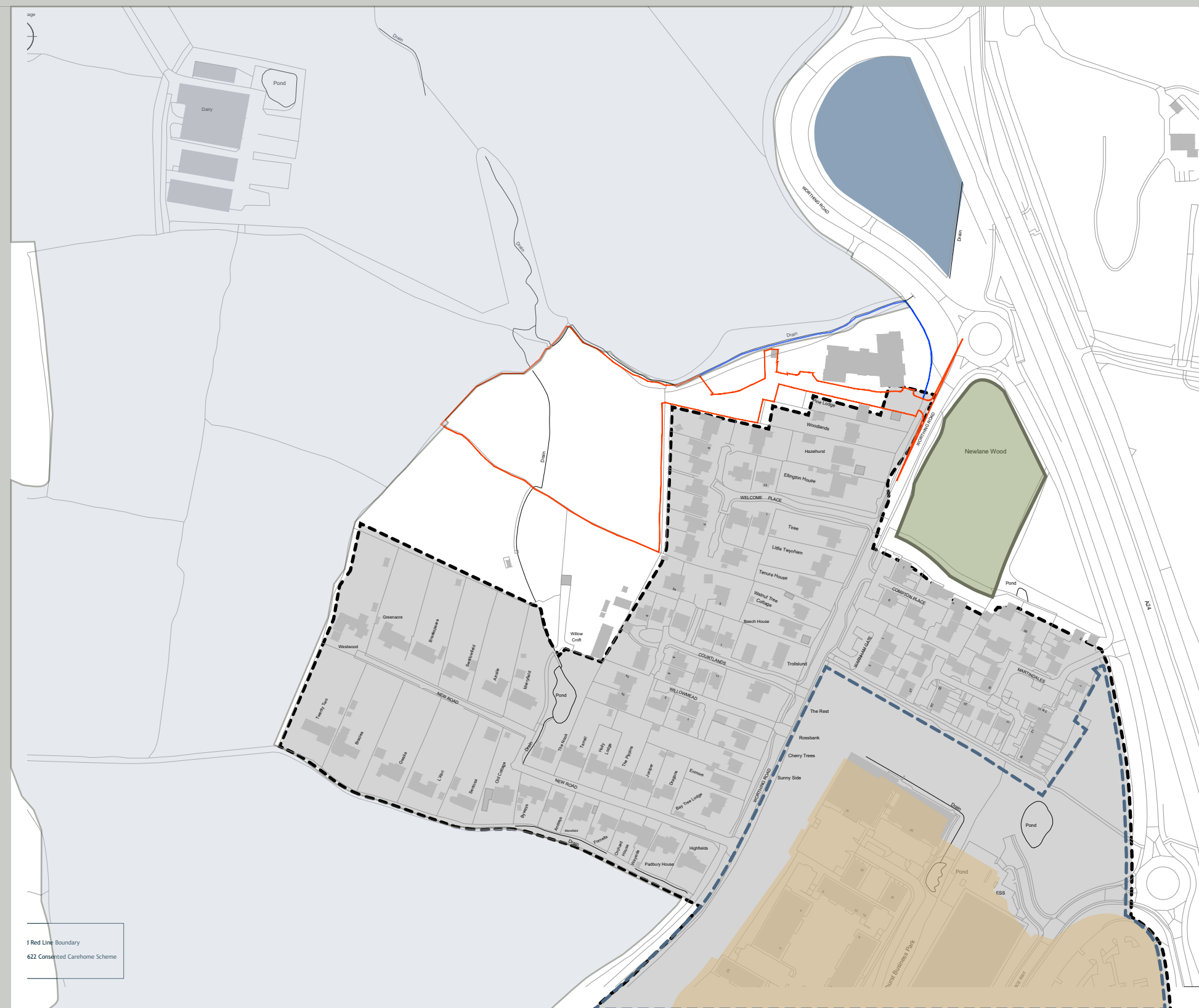


Image 01: Horsham District Council Regulation 19 Local Plan Portal

This page outlines the planning policies that apply to, or are in close proximity to, the site. These policies will inform and guide the design proposal, ensuring it aligns with local planning objectives and constraints.

KEY

- | | |
|---|--|
|  | Sites for Employment (Strategic Policy 29: New Employment) |
|  | Area Outside Defined Settlement Boundary (Strategic Policy 14: Countryside Protection) |
|  | Parish Employment Area: Policy SNP21 - Southwater Business Park |
|  | Built Up Area/Secondary Settlement Boundaries (Strategic Policy2: Development Hierarchy) |
|  | Ancient Woodland: Policy SNP18.2 - A Treed Landscape |
|  | Key Employment Areas (Strategic Policy 30: Enhancing Existing Employment) |



03 PLANNING CONTEXT

3.3 TREE PRESERVATION ORDER MAP

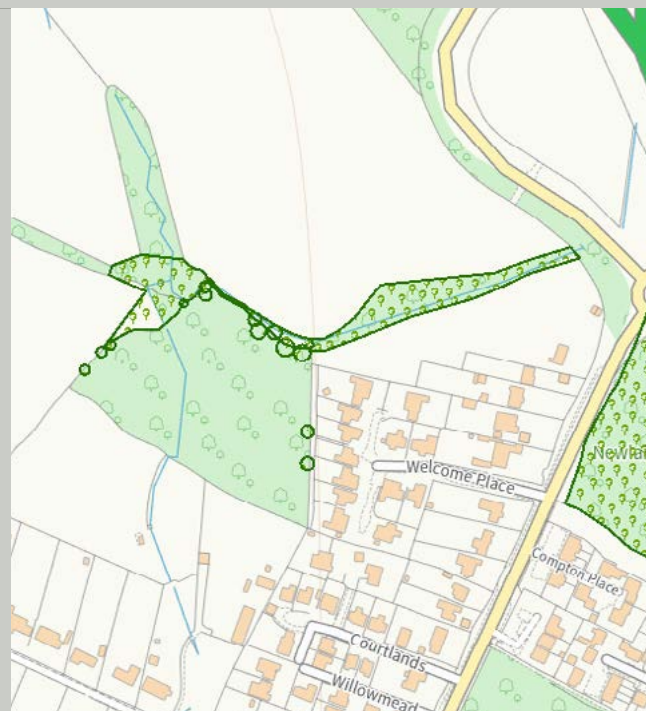


Image 01: Horsham District Council Map

This section of the document highlights the key tree preservation areas identifies by the Horsham District Council

KEY

- Site Boundary
- TPO Trees



03 PLANNING CONTEXT

3.4 PLANNING HISTORY

This section of the document looks at the Planning history of the application site and nearby proposals. Please refer to SLR Consulting's Planning Support Statement for more information on the planning history and policy context;

DC/15/0290

Demolition of existing dwelling and the erection of 13 dwellings, with associated garaging, car parking and landscaping, served by altered access from Worthing Road.

Application Refused 12.10.2015

DC/17/2195

Demolition of The Copse. Erection of 15 dwellings, access garages and car parking.

Application Refused 19.01.2018.

Appeal Dismissed 09.07.2019.

High Court Challenge Refused November 2019.

DC/19/2219

Demolition of existing dwelling and erection of 15 dwellings, garages, creation of parking and associated landscaping.

Application Refused 31.01.2020

PE/22/0065

Pre-Application Enquiry for the Erection of 15 dwellings, access garages and car parking. (See reference image 01).

Advice Provided 30.06.2022

PE/22/0236

Pre-Application Enquiry for the Erection of 44 dwellings, access garages, car parking and 60 bed carehome. (See reference image 02).

Advice Provided 30.06.2022

DC/23/1350

Hybrid Application for 76 bed carehome and 33 new dwellings.

Withdrawn 02.02.2024

DC/24/0622

Full Plans Application for the erection of a 70-bed carehome, access, landscaping and associated infrastructure. (See reference image 03).

Application Permitted 26.03.2025



03 PLANNING CONTEXT

3.5 RELEVANT PLANNING APPLICATIONS

DC/22/1916 - Land north-west of Southwater

Outline application with all matters reserved for a mixed use strategic development to include demolition of existing buildings and erection of up to 1,500 dwellings, up to 15,750 sqm (GIA) of flexible employment space (Use Classes E/B2/B8), up to 2,900 sqm (GIA) flexible community facilities (Use Classes E/F1/F2); education facilities; sports facilities; 5 gypsy and traveller pitches; public open space; landscaping and related infrastructure.

Application Submitted: Fri 07 Oct 2022

Application Withdrawn: Wed 22 Feb 2023



DC/19/2464 - Land west of Worthing Road

Erection of 94 dwellings with associated access, parking and landscaping at Land West of Worthing Road (Phase 5), Southwater

Application Submitted: Mon 09 Dec 2019

Application Withdrawn: Awaiting decision



Proposed Development - Land west of Worthing Road

Berkeley is preparing an outline planning application based on a landscape-led masterplan to include a mix of new homes, business space, community facilities and infrastructure to the north west of Southwater. Up to 1,000 new homes with key changes that have been made to the masterplan since 2022 responding to community, stakeholder and planning officer feedback.

Public Consultation: 13th November 2025

Outcome: Awaiting Feedback



03 PLANNING CONTEXT

3.5 BERKELEY WITHDRAWN PLANNING APPLICATION

In October 2022, Berkeley submitted an outline planning application for the site for up to 1,500 homes, educational facilities, sports pitches and community infrastructure. This application was subsequently withdrawn in February 2023.

Berkeley is now intending to submit a new planning application in early 2026 which responds to local feedback on the previous application and delivers on the vision to create a sustainable, vibrant new community in Southwater.

The masterplan for the site aims to deliver vibrant neighbourhoods for inclusive communities to last for generations. A new residential area is to be established that will be a place of exchange, encouraging social engagement and promoting economic and environmental sustainability. The new community will enhance and establish new links within the wider area, ensuring that site is seen as a beacon of community pride and integration.

Text: Horsham District Council - Planning Portal (Application DC/22/1916) & Berkeley Homes Website



KEY

- Site Boundary
- Withdrawn Berkeley Application 1500 Homes
- Proposed Berkeley Application 1000 Homes

DC/22/1916 - Land north-west of Southwater

Outline application with all matters reserved for a mixed use strategic development to include demolition of existing buildings and erection of up to 1,500 dwellings, up to 15,750 sqm (GIA) of flexible employment space (Use Classes E/B2/B8), up to 2,900 sqm (GIA) flexible community facilities (Use Classes E/F1/F2); education facilities; sports facilities; 5 gypsy and traveller pitches; public open space; landscaping and related infrastructure.

Application Submitted: Fri 07 Oct 2022

Application Withdrawn: Wed 22 Feb 2023

03 PLANNING CONTEXT

3.5 BERKELEY PROPOSED PLANNING APPLICATION

Berkeley is preparing an outline planning application based on a landscape-led masterplan to include a mix of new homes, business space, community facilities and infrastructure to the north west of Southwater. Up to 1,000 new homes of which 35% will be affordable, including 450 allocated in Southwater Neighbourhood Plan. Key changes have been made to the masterplan since 2022 responding to community, stakeholder and planning officer feedback.

Public Consultation: 13th November 2025

Outcome: Awaiting Feedback

BENEFITS OF BERKELEY APPLICATION ON OUR SITE

COMMUNITY

- New spaces for local businesses, co-working and community uses will complement Southwater village and create local job opportunities.

TRAVEL

- Improved connections linking the development with Southwater, Christ's Hospital and Horsham.
- A good range of amenities near to the homes to reduce the need to travel by car.

SCHOOLS

- Educational facilities including a new primary school and a new secondary school to be delivered in partnership with West Sussex County Council.

GREEN SPACE

- Over 52 hectares of accessible open green space including children's play areas.
- Provide allotments and an orchard to support community food growing.
- Dedicated green routes for cycling and walking including improved public rights of way.

EMPLOYMENT

- New employment area will accommodate a range of flexible unit sizes to support different business needs and create local job opportunities.

Text: Berkeley Homes Website

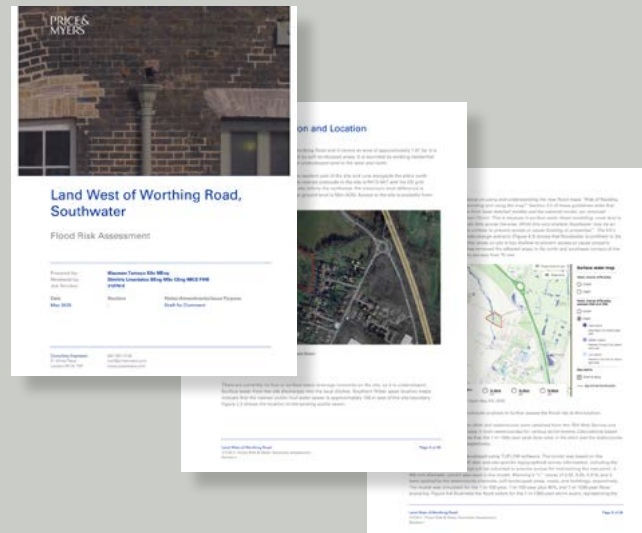
Images: Horsham District Council - Planning Portal
(Application DC/22/1916)



03 PLANNING CONTEXT

3.6 LFA PRE-APPLICATION

The proposed development will be designed to ensure that all buildings are located outside the identified surface water flood zone. Additionally, a 3-metre buffer will be maintained along the central ditch that runs through the site to protect the watercourse and allow for appropriate access and drainage.



Pre Application Flood Risk Assessment

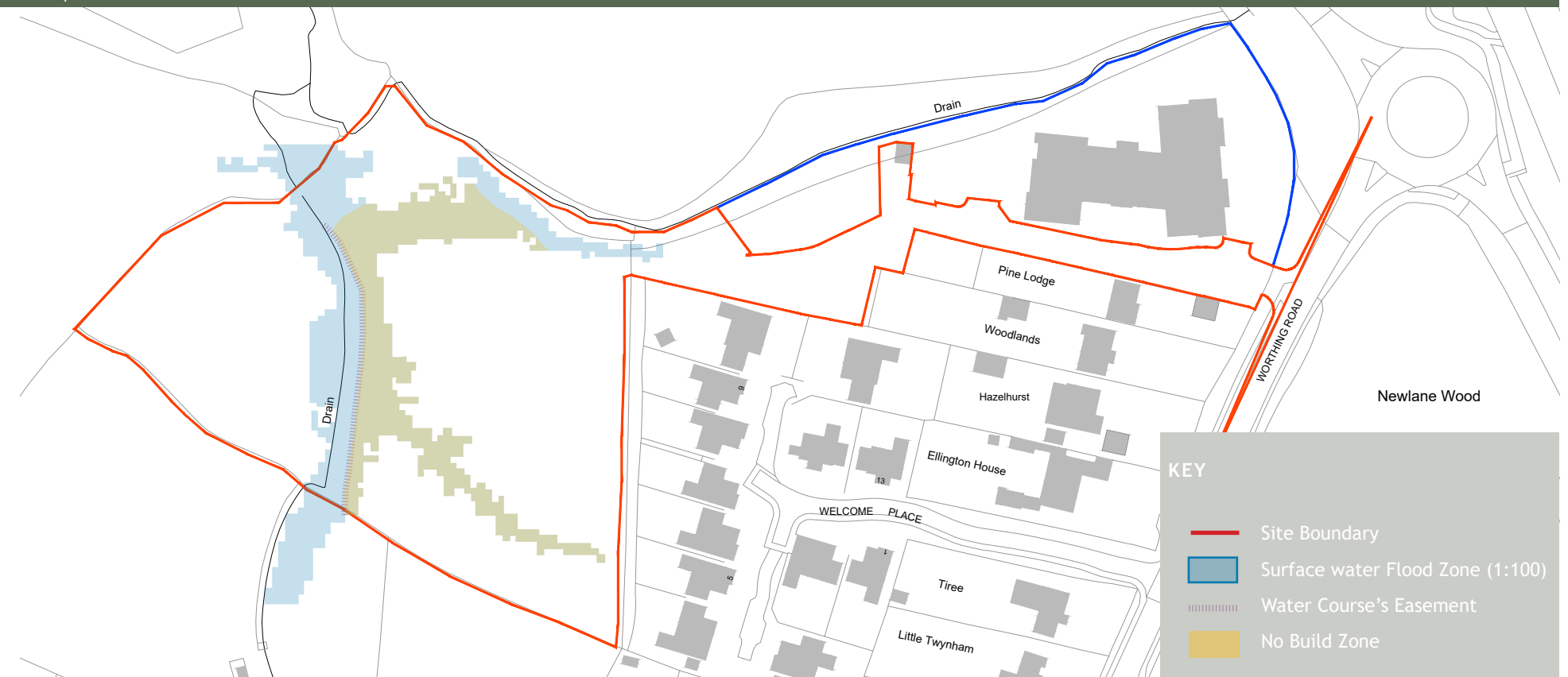
Please refer to Price & Myers document for more information:

- The proposals are for the erection of 25 houses with associated soft and hard-landscaped areas.
- The site is at low risk of flooding from watercourse, groundwater, sewers, and reservoir failure.
- A small part of the site is at risk of flooding from surface water. However, no buildings, escape routes or ground level modifications are proposed at this location.
- The proposed development will increase the impermeable areas on site and therefore the run off rates.
- The ground conditions prevent the use of infiltration systems for surface water drainage.
- SuDS will be used for attenuation purposes, including a detention basin, rain gardens, permeable paving, and an underground tank.
- A hydrobrake will be provided aiming to restrict the run-off from the proposed development to the stream as close to Greenfield rates as practically possible.
- Foul water from the proposed development will be discharged to the public sewers.
- Therefore, the proposed redevelopment has an acceptable flood risk within the terms and requirements of NPPF.

Pre-Application Proposal



Flood Risk Map



04 SITE ASSESSMENT

4.1 SITE CONSTRAINTS & OPPORTUNITIES

The diagram illustrates some of the main physical issues and design opportunities provided by the site. The aim of this study is to understand the context of the existing site to enable a sensitive design response.

CONSTRAINTS

The sloping nature of the site results in several streams leading to the north west corner. These streams provide important habitats for wildlife along with the mature trees and woodland on site. The site sits outside of any flood risk zones.

There is a natural pinch point that to the middle of the site. The access will come off Worthing Road as existing. Although a dense tree line provides screening the A24 will generate road noise impacting the site.

OPPORTUNITIES

Ambitions for the scheme:

- 10% Net biodiversity gain
- 35% affordable housing
- Facilitate LAP or LEAP
- Combat water neutrality
- Renewable energy sources

The intention is to maintain the access where the existing drive is located. The existing trees form an important natural screening and character of the site. These will be maintained where possible and enhanced in sections. The wet woodland to the north western corner will be protected forming a wider open space within the site. The existing streams lead to this wet woodland and therefore suggests this to be a suitable location for attenuation ponds on site.

Awareness to the potential wider Berekeley masterplan to the west of the proposed site provides opportunity to link footpaths and cycle ways across schemes allowing future residents to benefit from neighbouring amenities and open space.



04 SITE ASSESSMENT

4.2 TRANSPORT CONNECTIONS

ROAD

Southwater is well-connected by road, lying just off the A24 dual carriageway, which runs between London/Dorking to the north and the coastal resort town of Worthing to the south.

RAIL

Horsham Station 3 miles: Offering frequent Southern and Thameslink services.

Christ's Hospital Station 2 miles: A smaller station providing limited services.

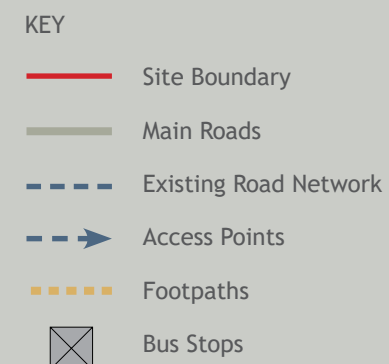
Other nearby stations include **Littlehaven**, **Warnham**, and **Billingshurst**, roughly 4-5 miles away.

BUS

Metrobus routes: 23, 23X, 98, 398, 690.

CONNECTIONS BY FOOT

The Downs Link foot and cycle path runs directly through Southwater along the route of a former railway line, providing a traffic-free connection between Horsham and Southwater.

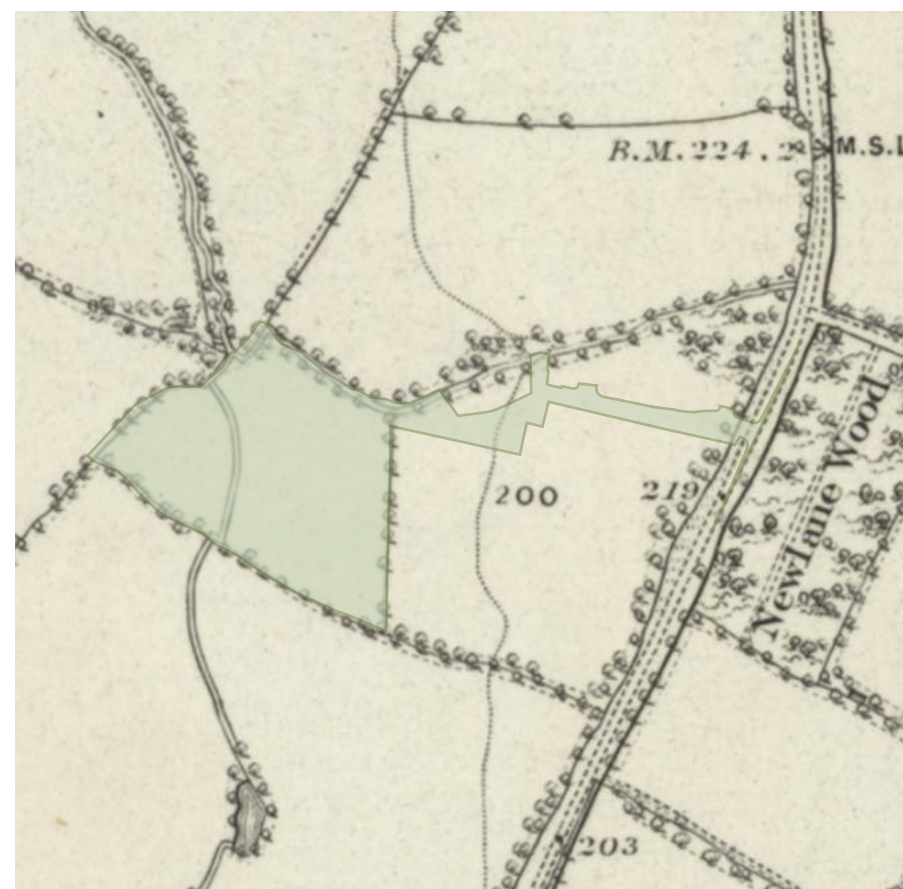


04 SITE ASSESSMENT

4.3 HISTORIC MAPS

1830-1880s OS Map - National Library of Scotland

Shows the site as a clear plot of land with limited buildings seen surrounding the site.



1945-1965 OS Map - National Library of Scotland

Shows the land surrounding the site beginning to gain some urbanisation. There are buildings lining Worthing Road sitting south of the site.



Current 2025 Map - Bing Maps

Satellite image of application site that has evolved through the changes highlighted in the time -line maps.



Image 01: Worthing Road, 1951 - (Southwaternews)



Image 02: Traffic jam on Worthing Road - (Southwaternews)

Southwater, in West Sussex, has evolved from a rural settlement into a modern village. Early buildings reflected its agricultural roots, with traditional Sussex cottages and timber-framed farmhouses.

The arrival of the railway in the 19th century and the establishment of Southwater Brickworks in 1890 marked a major shift, influencing local architecture through the widespread use of locally produced bricks. As the village industrialised, more formal Victorian and early 20th-century buildings appeared.

After the brickworks closed in 1981, the area saw rapid residential development and industrial sites were transformed into community landmarks like Southwater Country Park.

04 SITE ASSESSMENT

4.4 SURROUNDING LISTED BUILDINGS



01.
Listing Name: Kings Farmhouse
List Entry No: 1027069
Grade: II
Date Listed: 22 September 1959



02.
Listing Name: Nye's Cottage
List Entry No: 1027073
Grade: II
Date Listed: 22 September 1959



03.
Listing Name: Wellers Farm
List Entry No: 1026822
Grade: II
Date Listed: 18 February 1993



04.
Listing Name: Blake's Farmhouse
List Entry No: 1286074
Grade: II
Date Listed: 22 September 1959



05.
Listing Name: Sluetts, Christ Hospital
List Entry No: 1027035
Grade: II
Date Listed: 28 November 1980



06.
Listing Name: East Lodge and gateway, Christ's Hospital School
List Entry No: 1462525
Grade: II
Date Listed: 18 October 2019



07.
Listing Name: Old Lodge to North East of Christ's Hospital
List Entry No: 1027033
Grade: II
Date Listed: 28 November 1980



KEY PLAN

05 DESIGN CONCEPT

5.1 CHARACTER STUDY



This page provides an overview of architectural character and style found in and around the application site and wider Southwater. The below photographs feature numerous properties found surrounding the site.

WELCOME PLACE (01)

Welcome close is a development adjacent to the proposed site. The low hedging softens the street edges. Roof forms are predominantly gable ended but we also notice barn hips softening roof edges. Some Fascias are finished with a scalped edge and finial detail. Some examples of houses in the close have tile hanging to first floor with lead window cill and others have face brick with stone cills. There are examples of both detached and semi detached homes.

SOUTHWATER (02)

This section studies the different styles of dwellings found in and around Southwater, majority of these houses are elevated in either a light blemish brick or a red-mix blend brick. These houses are relatively simple in their form and massing with gable and dormer details breaking up large expanses of brick work. There are addition details including contrasting brick quoining, bands and headers and cills, fascia and ridge tile detailing, bay window and hanging clay club tiling as well as numerous examples of porch design including pitched and hipped roof porches inset porches and timber post porches.

CHRIST HOSPITAL (03)

Christ's Hospital is located just north-west of the site off the A24 before Horsham. Bluecoat Pond retirement home sits on a large plot of land opposite the hospital itself. This building (as shown in the first 6 images) features both blemish brick and red brick in its façades with hanging club tiling dotted throughout. The landscaping around the plot helps create an attractive frontage and help the building sit within its natural setting of open fields and pasture land separated from the care home by a bank planted stream. Christ's hospital school was established in 1552 the building itself is grand in its scale but features materials and details often found in and around Southwater and Horsham. These include red brick with stone detailed window cills, headers archways and bands.



01 Character of Welcome Place

02 Character of Southwater

03 Character of Christ Hospital

Images on this page have been taken from google earth (2025)

05 DESIGN CONCEPT

5.2 HOUSETYPE STUDY

This page provides an overview of the architectural character in and around the application site and the wider Southwater area, with a focus on bungalows and terraced houses. Images 1-6 illustrate a range of local housing styles. The bungalows are predominantly single-storey with pitched roofs. The terraced houses are generally two-storey, with similar design features and arranged in short rows.

The proposed development aims to reflect the local character by incorporating features of these housing types, ensuring it remains in keeping with the existing residential context.



Character of Local Bungalows

Character of Local Terraced Houses

Images on this page have been taken from google earth (2025)

05 DESIGN CONCEPT

5.3 ARCHITECTURAL STYLE AND LOCAL MATERIALS

SUSSEX VERNACULAR ARCHITECTURE

This section of the document looks at the architectural details of Southwater and the surrounding area. Southwater has no specific architectural style but has, in general, followed the Sussex vernacular style of the original farmhouses and cottages. These are mainly timber framed, tile hung or weather boarded. Successive generations have clung to the hung tile style more so than weather boarding, although this is extensively reflected in modern manner in the Lintot Square development

Key characteristics of Sussex Vernacular Architecture in the Area:

LOCAL BRICK

Brick is the primary building material, often made from the local clay, which is a notable feature of the Southwater area.

CLAY TILE ROOFS

Clay tiles, including traditional hand-made or modern options, are the preferred roofing material, sometimes incorporating decorative ridge tiles.

HORSHAM STONE

This distinctive local stone is used for roofs and other features, such as boundary walls.

TIMBER

Timber is frequently used for windows, including sliding sash windows, and doors.

INFORMAL COTTAGE STYLE

The style is characterized by an informal, cottage-like appearance with features such as:

- Gables
- Dormer windows
- Decorative barge boards and finials
- Porches and decorative ridge tiles

Features like tile hanging, decorative plaster panels, and cast iron work can also be found.

This page has been informed by the Southwater Parish Design Statement



Lintot Square



72 Little Haven Lane



Two Mile Ash Road



Kerves Lane

BLUE COAT POND ESTATE

There are many ways in which historical styles may be reflected in modern form, including variety of roofline and height. Equally, there may occasionally be opportunities for contemporary architecture which succeeds in blending the old with contemporary style without detracting from neighbouring structures or the landscape as in Bluecoat Pond.



Images on this page have been taken from google earth (2025)

05 DESIGN CONCEPT

5.4 LOCAL DETAILING

This material study explores a considered selection of materials proposed for the development, drawing inspiration from local architectural character. A combination of buff and red brickwork, natural stone, render, and both slate and clay roof tiles along with architectural features such as stone surrounds, headers, and sills.

Rooflines should be hipped or half hipped with gables, perhaps with an outshot and a catslide roof. Chimney stacks added to the variety of interesting rooflines of older houses. It seems appropriate that developers should continue a tradition that began in the 17th century and to continue the Sussex tradition of chimney stacks that include a corbelled 'Sussex stack'. Styles of windows, doors and porches should match and reflect that of neighbouring properties.

ROOF FORMS AND TYPES

Existing properties within Southwater feature mainly clay tiles roofs or slate tiled roofs. These are often accompanied by dormers, catslide roof and sussex stack chimneys. Roof forms consist of pitched roofs with chimney detailing, half barn hopped roofs and basic hip roofed forms.

FACADE TREATMENTS

Facade treatments vary as you move through the village. We have highlighted a mix of buff brick, red brick, flint and stone. A light a red brick mix can be seen in the quoin details as well as stone detailing used for window sills and window surrounds.

WINDOWS AND DOORS

Southwater features a range of window types including sash, casement and cottage style windows. Doors differ again as you move throughout the village, porch details can be seen throughout the village as pitched, flat, hipped roof, recessed and arched recessed porches.

This page has been informed by the Southwater Parish Design Statement
Images on this page have been taken from google earth (2025)

Roof Forms and Types



Clay Tiles



Slate Tiles



Dormers



Gable and 'Sussex Stack' Chimney

Facade Treatments



Hanging Tiles



Buff Brick



Timber Weatherboarding



Red Brick

Windows and Doors



Casement Window



Cottage Style Double Hung



Sash Windows



Bay Window

Details



Stone Cornice and Quoin Detail



Brick Detailing

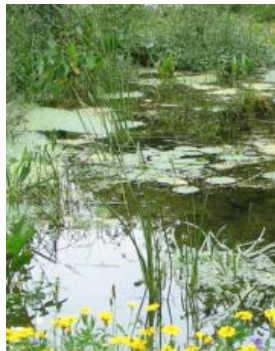


Sussex Stack Chimney



Stone Window Sil

05 DESIGN CONCEPT
5.5 LANDSCAPE PRINCIPLES



SOCIAL

RECREATION

PLANTING

WATER
MANAGEMENT

ECOLOGY

The proposal will integrate a comprehensive, site sensitive and well considered landscape strategy. The green spaces in the scheme have been designed to ensure they add visual interest and value to the development. Separate spaces have been allocated for:

- Recreation
- Social
- Planting
- Water management
- Ecology

This mix ensures there is no wasted open space and maximises opportunities for a rich experience. The green spaces provide connectivity for pedestrians across the site.

The sustainable drainage strategy will interlink the wider network of the site and create not only pleasing public spaces, but also offer a high ecological value.

Pockets of native shrubs, perennials, and flowers will help to hold and soak in rain water runoff that flows from roofs, driveways, patios and lawns and also provide an attractive feature and edging to the street networks. The proposals for embedded wildlife in the landscape will include connectivity along the site boundaries and green spaces to enhance the sites value as a green corridor for wildlife. The green will be a wildflower lawn mix to ensure the area can be used as a recreational space, but also provide diversity for wildlife. Opportunities for wild planted areas with log piles will also help to promote natural habitats and provide additional spaces for adventure and play.

06 THE PROPOSAL

6.1 PROPOSED SITE LAYOUT

The proposal outlines the creation of 23 new sustainable dwellings, comprising approximately 14 open-market properties and up to 9 affordable units, together with associated parking, landscaping, and supporting infrastructure. The development has followed a similar architectural style to the proposals for the larger Berkely Homes masterplan in the surrounding area of Southwater.

CONNECTED STREETS & MOVEMENT

The layout creates a safe, legible network based around the primary access road that leads through from the access at Worthing road past the consented Carehome Scheme and then into the large western portion of the site. The Road wraps around the site with a network of shared-surface streets and private drives branching off, encouraging low vehicle speeds and prioritising pedestrians. Streets are designed to promote walking, cycling, and social interaction, with narrowing towards the rear of the site to naturally calm traffic.

VIEWS & WAYFINDING

The design maintains open vistas to the countryside and surrounding settlement, with primary frontages overlooking central road and onto the open green space further west. There is a proposed shared surface at the pinch point to the western parcel of land which acts as a traffic calming measure. Enhanced footpaths around the central stream forms the heart of the development, with a western attenuation basin providing focal points, enhance biodiversity, and contribute to sustainable drainage. A new footpath is proposed around the SuDS feature, providing an additional amenity for residents. This route also has the potential to connect into the wider landscape network, offering opportunities to link with neighbouring developments and enhance overall pedestrian connectivity.

EDGES & TRANSITIONS

Boundaries retain existing trees, hedgerows, and ditches, with new indigenous planting to create soft edges between the development and neighbouring properties. Relationships to existing trees near rear gardens have also been considered.

STREET CHARACTER

The street pattern reflects the rural character of the Low Weald, following Manual for Streets principles. Streets are landscape-led with grass verges and rain gardens, avoiding an urban estate feel. The main street links key open spaces and connects to the Downs Link, Southwater Country Park, and Horsham.

PROPOSED SITE LAYOUT



06 THE PROPOSAL

6.2 PROPOSED ACCESS

APPROVED ACCESS

As part of the approved Care Home development DC/24/0622, works to Worthing Road have been secured through planning approval. The drawings on this page side illustrates the approved access plan under the care home scheme.

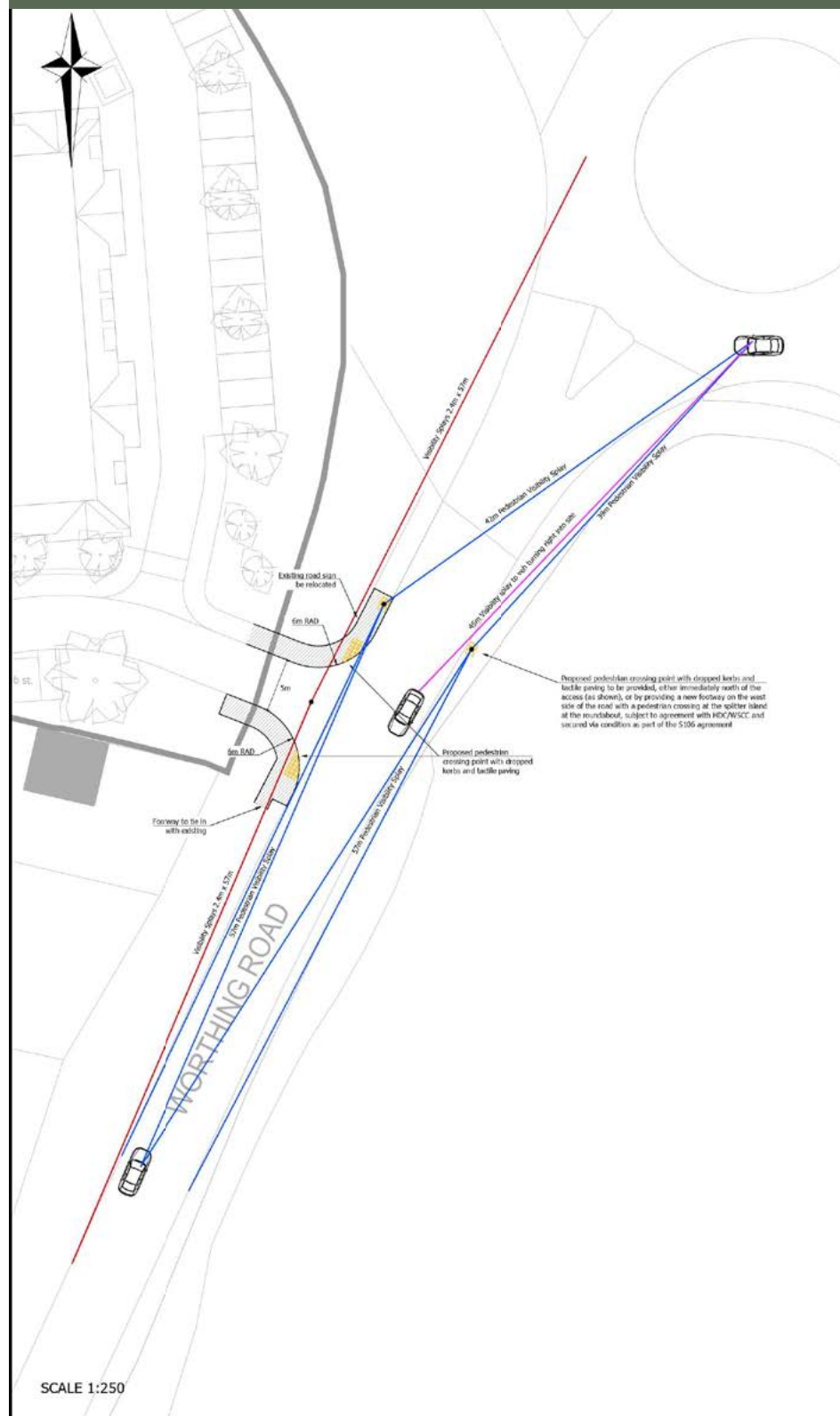
DC/23/1350 - The Highways response to the previously withdrawn application confirmed that they had no objections in relation to the proposed access and transport arrangements. The principles established at that stage have been carried forward into the current proposal layout to ensure continued compliance with the agreed highways and transport requirements

PROPOSED ACCESS

The proposed layout retains the approved road and access arrangement.

- The main access road will be 5.0m wide, extending westward from Worthing Road. It will continue as a private road section, to the rear of the Care Home staff parking area and along the edge of the pond feature. Beyond this point, the road will extend further west into the primary development parcel (the land west of The Copse), providing direct access to the proposed residential area.
- A newly designed 2.0m footpath will run along the southern side of the main access road from the new development before crossing to the north to serve the Care Home, ensuring safe and convenient pedestrian connections to the residential units.
- A landscaped green buffer will be created between the road and the Pine Lodge boundary, providing both visual screening and amenity value.
- At the site access, visibility splays of 2.4m x 57m have been secured in accordance with highway standards.
- A pedestrian crossing with dropped kerbs and tactile paving will also be delivered immediately north of the access, improving accessibility and safety for all users.

APPROVED ACCESS - DC/24/0622



06 THE PROPOSAL

6.3 ELEVATIONAL CONCEPTS

The development will adopt an architectural language that is consistent with the character of Southwater, while incorporating modern elements to create a contemporary interpretation of the local vernacular. The design has been inspired by the Berkeley Homes masterplan concept imagery and will draw on materials and detailing found within the Horsham area, blending traditional influences with a refined, modern aesthetic.

The examples on this page illustrate the intended design direction. A limited, high-quality materials palette, comprising buff, red brick, timber weatherboarding, brick detailing, and feature timber framework, will establish a coherent and elegant appearance. Simple, low-profile roof forms will reinforce the contemporary feel, creating visual unity across the scheme. While chimneys will be introduced to identify the sight with the traditional forms of Sussex. Window and entrance treatments will be carefully designed to ensure consistency and quality throughout.

As the site layout is landscape-led, this approach will carry through to the house designs. Generous window openings and outward-facing orientations will be used to maximise natural light, long-range views, and visual connections to the surrounding open space, ensuring the homes feel integrated with their setting.



Figure 1



Figure 2



Figure 1 & 2: Horsham District Council - Planning Portal
(Application DC/22/1916)

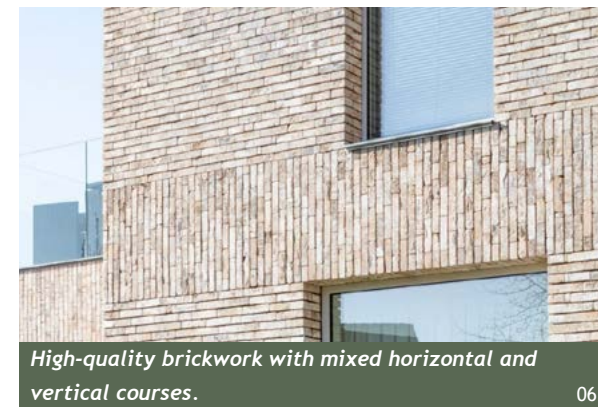
06 THE PROPOSAL

6.4 ELEVATIONAL CONCEPTS

This page presents the final elevational concept, shaped by an analysis of both existing and historic precedents, as well as recent housing developments in the surrounding area.

The material palette features a combination of yellow blemish brick, dark timber weatherboarding, and red buff brick to create visual differentiation across the scheme. Towards the site edges, particularly where homes overlook the open space, additional timber weatherboarding is introduced to soften the development and provide a more gradual transition into the natural landscape.

The images on the right illustrate the proposed materials and detailing, while the example elevations demonstrate how these elements will be integrated throughout the scheme.



06 THE PROPOSAL

6.5 PROPOSED SITE SECTIONS

PROPOSED SITE SECTIONS: AA, BB & CC



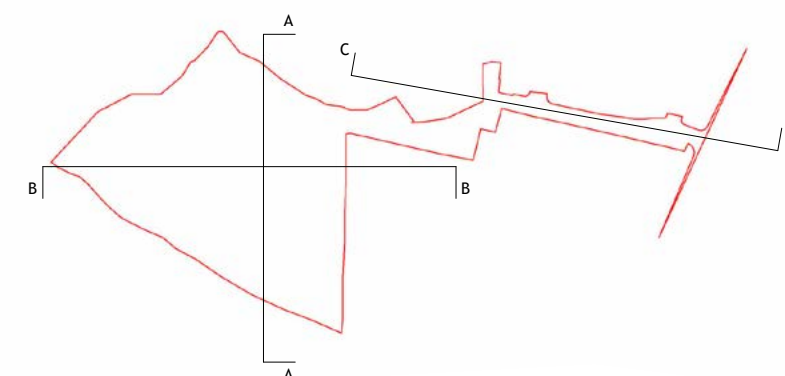
Proposed Section AA



Proposed Section BB



Proposed Section CC



06 THE PROPOSAL

6.6 PROPOSED SITE SECTIONS

The design of the residential units has been shaped by the character and architectural language of Southwater and Horsham. The material palette, illustrated below, combines light blemish and textured red brick, eaves detailing, and elements of timber cladding. Roofs are designed with simple pitched forms, finished in slate tiles and articulated with dormers and chimneys to add variety and rhythm.

The architecture takes inspiration from the local vernacular, with terraces creating strong street frontages and a variety of window designs providing visual interest.

PROPOSED SITE SECTIONS AA



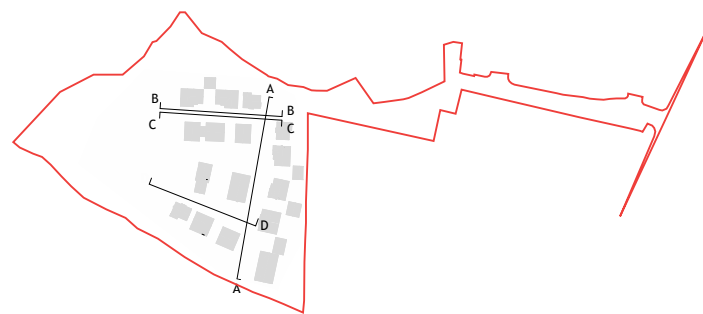
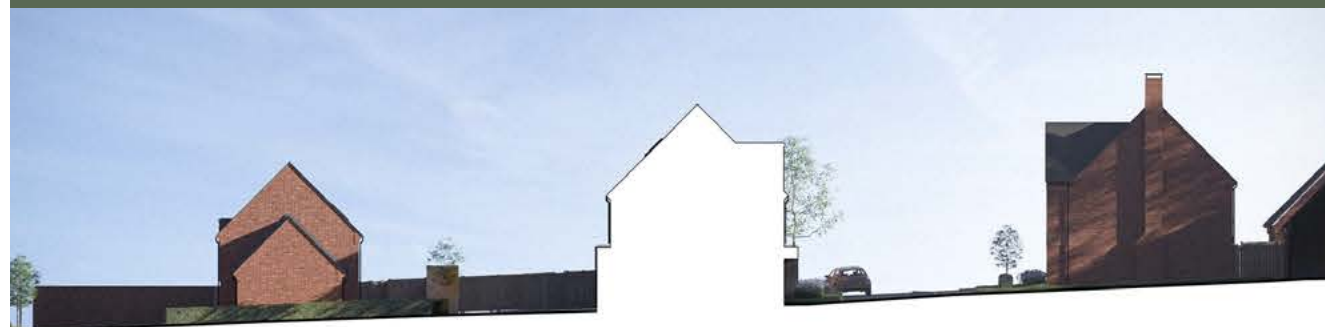
PROPOSED SITE SECTIONS BB



PROPOSED SITE SECTIONS CC



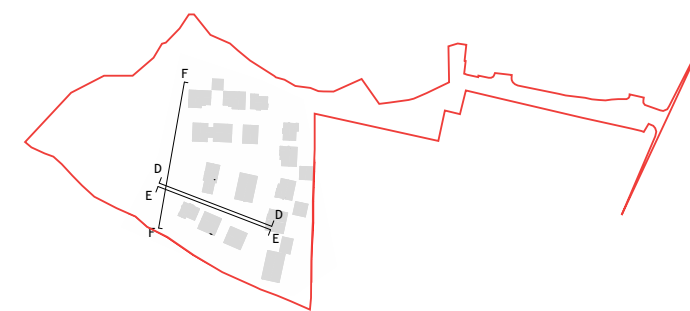
PROPOSED SITE SECTIONS DD



06 THE PROPOSAL

6.6 PROPOSED STREET SCENES

PROPOSED SITE SECTION EE



PROPOSED SITE SECTION FF



06 THE PROPOSAL

6.7 PROPOSED BNG & ARB

This section overviews the potential enhancements and improvements the BNG and Arboriculture on site. The Plan opposite refers to the proposed BNG plan.

PROPOSED BNG

The diagrams opposite illustrate the baseline BNG plan in comparison with the proposed development layout. This side-by-side presentation highlights the changes incorporated into the design, demonstrating how opportunities for habitat retention, enhancement, and creation have been integrated into the scheme.

ABORICULTURE

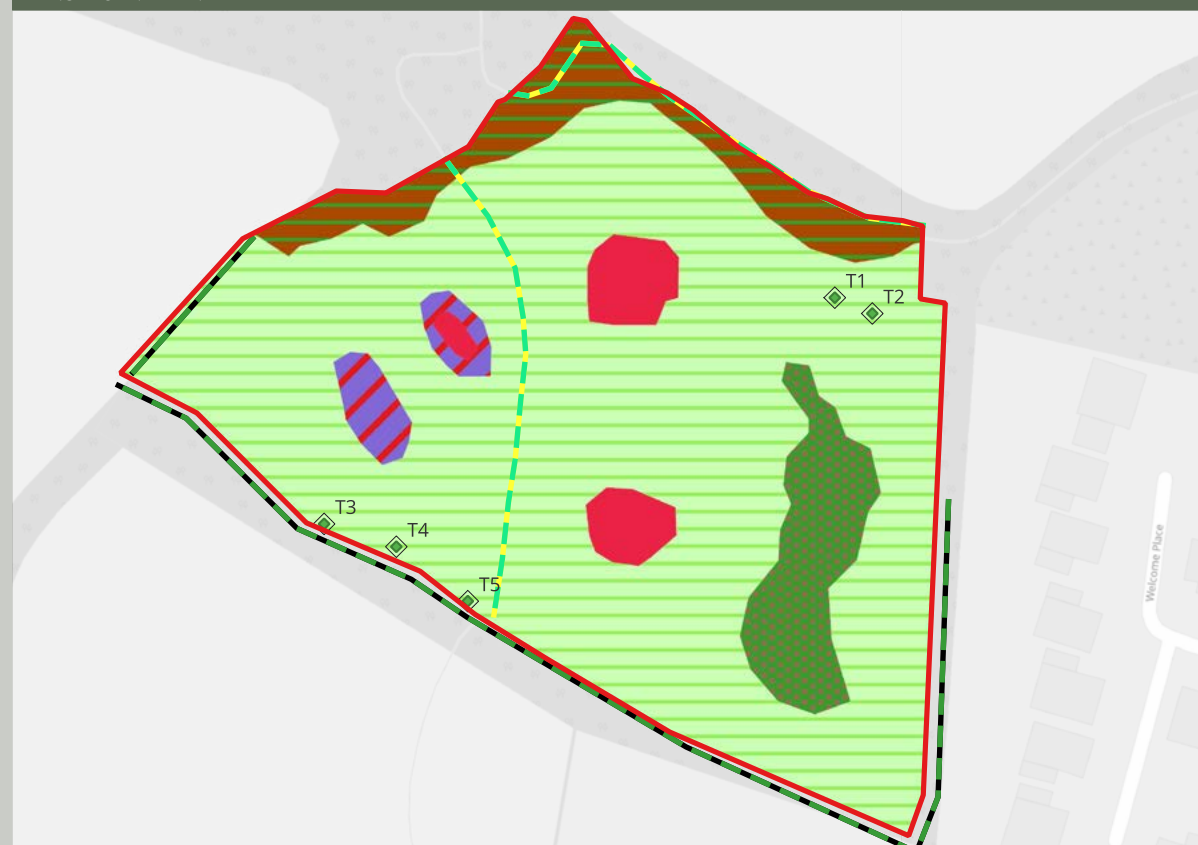
A tree condition survey was undertaken in June 2025 by Ruskins Tree Consultancy on behalf of Starbuild, in accordance with BS5837:2012 guidelines. The survey assessed 105 individual trees and groups within and adjacent to the site boundary, with the aim of informing future development proposals.

Key findings include:

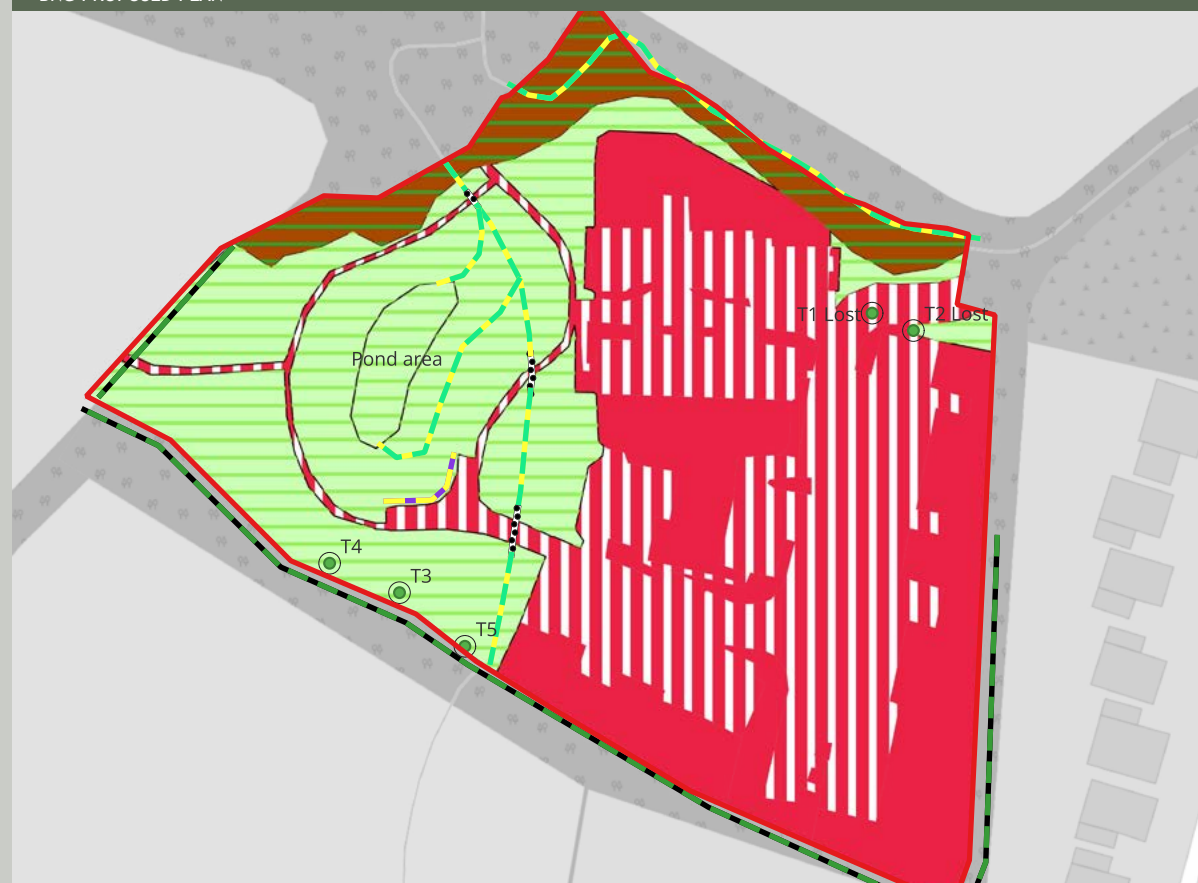
- The majority of trees were classified as Category C (low quality with limited landscape value) or Category B (moderate quality with collective or individual landscape value). A small number of trees were classified as Category U, deemed unsuitable for retention due to poor condition, structural defects, or advanced decline.
- A significant number of ash trees across the site are affected by Ash Dieback (*Hymenoscyphus fraxineus*), with many exhibiting severe decline or being dead. These trees are recommended for removal due to safety concerns and poor long-term viability. Felling is recommended for trees in poor or dangerous condition, particularly those affected by Ash Dieback or with structural instability.
- No works are proposed for the majority of trees, pending confirmation of the final site layout. Some of the trees are subject to Tree Preservation Orders (TPOs) and will require appropriate permissions for any intervention.
- Several mature oaks and boundary trees contribute positively to the site's landscape character and biodiversity. These are generally recommended for retention where feasible.

The survey serves as an initial appraisal please refer to submitted tree survey for more information. Further arboricultural input will be required to inform detailed design, including root protection areas, construction exclusion zones, and mitigation planting.

BNG BASLINE PLAN



BNG PROPOSED PLAN



Legend

- Red Line Boundary
- Retained tree
- Ecologically valuable line of trees
- Species-rich native hedgerow
- Culvert
- Ditches
- Developed land: sealed surface
- Lowland mixed deciduous woodland
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Other woodland: broadleaved
- Ponds (non-priority habitat)
- Vegetated garden

06 THE PROPOSAL

6.8 DRAINAGE & SUSTAINABILITY

FLOODING & DRAINAGE

The site is at low risk of flooding from watercourses, groundwater, sewers, and reservoir failure. There is a small part of the site at risk of flooding from surface water. However, no buildings, escape routes or ground level modifications are proposed at this location. The proposed development will also increase the impermeable areas on site and therefore the runoff rates.

SuDS will be used for attenuation purposes, including a detention basin, raingardens, permeable paving, and an underground tank. A hydrobrake will be provided aiming to restrict the run-off from the proposed development to the stream as close to Greenfield rates as practically possible. Therefore, the proposed redevelopment has an acceptable flood risk within the terms and requirements of NPPF.

WATER NEUTRALITY

The development has been designed to achieve water neutrality, in line with current policy requirements. This application will utilise the existing borehole established as part of the Care Home scheme to provide its primary water supply given the available capacity from the borehole. In addition, a range of water-efficient measures will be incorporated across the scheme, including:

- Low-flow taps and shower heads;
- Dual-flush, low-capacity toilets;
- Water butts for the collection and re-use of rainwater from roofs; and
- Other water-retaining features to reduce overall consumption.

These measures will ensure that the development minimises reliance on mains supply, promotes sustainable water management, and contributes positively to long-term resource efficiency.

SUSTAINABLE CONSTRUCTION & ENERGY EFFICIENCY

The proposed residential development of up to 23 dwellings has been considered with a strong focus on sustainable construction and long-term energy efficiency. A fabric-first approach will be adopted to reduce overall energy demand, with homes built to high insulation and airtightness standards to minimise heat loss and improve thermal performance. Energy-efficient glazing, low-energy lighting, and modern appliances will be incorporated as standard to reduce consumption further.

In addition, the scheme will make provision for renewable and low-carbon technologies where appropriate, helping to reduce reliance on fossil fuels and support the transition towards net zero. Sustainable construction materials will be prioritised to lower embodied carbon, while the layout and orientation of the dwellings will be considered to maximise natural light and encourage passive solar gain.

Collectively, these measures will deliver high-quality, energy-efficient homes that not only reduce environmental impact but also ensure lower running costs for future residents, contributing to both local and national sustainability objectives.

This page has references from the Land West of Worthing Road, Southwater - Flood Risk Assessment (FRA) by Price & Myers.

07 PARAMETER PLANS

7.1 BUILDING HEIGHTS

This page sets out the proposed building heights within the development.

The approved Care Home scheme comprises three storeys, stepping down to two storeys in line with the natural slope of the land to the east of the application site. To the west, the site is proposed to accommodate a mix of single and two-storey dwellings, incorporating single-storey bays and ground-floor extensions. In addition, several of the larger homes are allocated detached single-storey garages.

SCALE, FORM & MASSING

The building layout reflects the traditional hierarchy of the Low Weald, with larger homes and bungalow types positioned to the north and smaller terraces and semi-detached units towards the edges. The development features a mix of single- and two-storey dwellings with pitched roofs, varied orientations to maximize solar gain, and diverse material treatments that enhance visual interest.

PROPOSED - BUILDING HEIGHTS



KEY

- Building Heights: 1 Storey
- Building Heights: 1.5 Storey
- Building Heights: 2 Storey
- Building Heights: 2.5 Storey

07 PARAMETER PLANS

7.2 BUILDING MIX

This page sets out the proposed building mix within the development.

The proposed development is for up to 23 no. new residential dwellings, as indicated on the diagram opposite, these comprise of:

- 1 x no. 1 bed apartments
- 4 x no. 2 bed units
- 12 x no. 3 bed units
- 6 x no. 4 bed units

PROPOSED - BUILDING MIX



KEY

- Housing Mix: 1 Bedroom
- Housing Mix: 2 Bedrooms
- Housing Mix: 3 Bedrooms
- Housing Mix: 4 Bedrooms

07 PARAMETER PLANS

7.3 PARKING STRATEGY

This page sets out the proposed parking strategy within the development.

The diagram opposite indicates the provision of allocated parking for the development. Visitor parking is provided, and each plot has a provision of at least 2 no. parking spaces. Some of the larger detached 4 bed housetypes also have been allocated detached garage spaces.

The parking strategy in this scheme aims to incorporate the parking as a positive contribution to the street scene. Some visitor parking has been integrated into the road layout for convenience, whilst private allocated plot parking has been provided either to the front of the dwellings or along flanks. These provide protection from the elements, and reference courtyard typologies in the High Weald, which often feature open fronted timber cattle sheds.

There are no anti-social modular car parking areas which dominate the site, the parking has been neatly arranged and scattered to provide the appropriate parking provisions for the scheme. Some of the houses also have garages, this provides additional parking and storage. Electric car charging points will be provided in the covered carport areas, this will include a renewable PV system to charge the vehicles. Secure bicycle parking is provided in rear garden sheds - please refer to drawing no. FL25-2301-215 for more information.

PROPOSED - PARKING STRATEGY



KEY

- | | |
|---|---|
| Allocated Resident Parking - 46 spaces excluding garage parking | Cycle Storage |
| Visitor Parking - 5 spaces | EV charging points - 1 per unit |

07 PARAMETER PLANS

7.4 REFUSE STRATEGY

This page sets out the proposed refuse strategy within the development.

Refuse & Recycling Strategy - 23 Homes

Objectives:

- Provide safe, accessible, and convenient waste/recycling facilities.
- Meet local authority requirements and support high recycling rates.
- Minimise visual impact of storage/collection points.

Storage:

- Houses with gardens: bins stored in rear gardens with side access, screened from view.
- Terraced/limited access units: communal bin stores, covered and ventilated.

Collection:

- Kerbside collection for individual homes.
- Communal stores within 10m of collection vehicle, level/hard-surfaced access.
- Distances compliant with Part H.

PROPOSED - REFUSE STRATEGY



KEY

- Refuse Strategy: Refuse Truck Route
- Refuse Strategy: Refuse Worker Route
- Refuse Strategy: Homeowner Route
- Refuse Strategy: Refuse Collection Point
- Refuse Strategy: Homeowner Store

07 PARAMETER PLANS

7.5 TENURE PLAN

This page sets out the proposed tenure mix within the development.

The scheme is fully compliant with the Facilitating Appropriate Development (FAD) guidance. In fact, it provides a level of affordable housing above the policy requirement of 35%. The proposed layout includes 9 affordable units, equating to approximately 36% of the total, thereby ensuring full policy compliance. For further details, please refer to the tenure plan.

The scheme proposes 9 affordable units, comprising approximately 70% affordable rent (6 units) and 30% intermediate rent (3 units). This tenure split reflects the feedback provided by the housing officer at the pre-application stage.

PROPOSED - TENURE MIX



KEY

- Tenure Plan: Open Market
- Tenure Plan: Intermediate Rent
- Tenure Plan: Affordable Rent

08 CGI VIEW VISUALS

8.1 VIEW LOCATION PLAN

This page sets out the locations of the proposed CGI views which are taken from a series of viewpoints, the locations of which are identified on the accompanying plan.

The following illustrative views have been prepared to depict the proposed development within its site context. These images are intended to provide an indication of the overall design approach, including landscape treatment, materiality, scale, and built form.



08 CGI VISUALS

8.5 VIEW 01

Proposed CGI View: 01



08 CGI VISUALS

8.3 VIEW 02

Proposed CGI View: 02



08 CGI VISUALS

8.4 VIEW 03

Proposed CGI View: 03



08 CGI VISUALS

8.2 VIEW 04

Proposed CGI View: 04



09 CONCLUSION

The proposed development demonstrates a sensitive and considered response to the site's unique characteristics, including its sloping topography, streams, and mature surrounding trees. By retaining and enhancing these natural features, the scheme reinforces the ecological and visual value of the site while providing functional open spaces for residents. The western wet woodland and associated streams have been protected, forming the basis for sustainable drainage solutions and supporting local biodiversity. Indigenous planting, hedgerows, and tree lines are preserved and augmented, creating a soft transition between the new dwellings and the surrounding landscape.

The layout and street design prioritise pedestrian and cycle movement while promoting social interaction. Streets are landscape-led, with shared surfaces, traffic calming measures, and connections to adjacent green spaces and paths, including the Downs Link, Southwater Country Park, and wider masterplan areas. Homes are oriented to maximise natural light, long-range views, and solar gain, reinforcing the connection between the built environment and the landscape. This approach ensures a legible, safe, and attractive neighbourhood that balances mobility, accessibility, and amenity.

Architecturally, the scheme will reflect the local vernacular of the Low Weald while incorporating modern elements for a contemporary feel. A restrained materials palette of buff brick, stone detailing, and feature timberwork establishes visual coherence and quality, with simple roof forms and thoughtful window and entrance treatments reinforcing the character of the area. Overall, the proposal delivers 23 sustainable, well-designed homes that respond to local context, provide community and ecological benefits, and align with planning objectives for housing, biodiversity, and environmental sustainability.

Thank you for taking the time to review the proposals set out in this document. We look forward to receiving your feedback on this pre-application.



