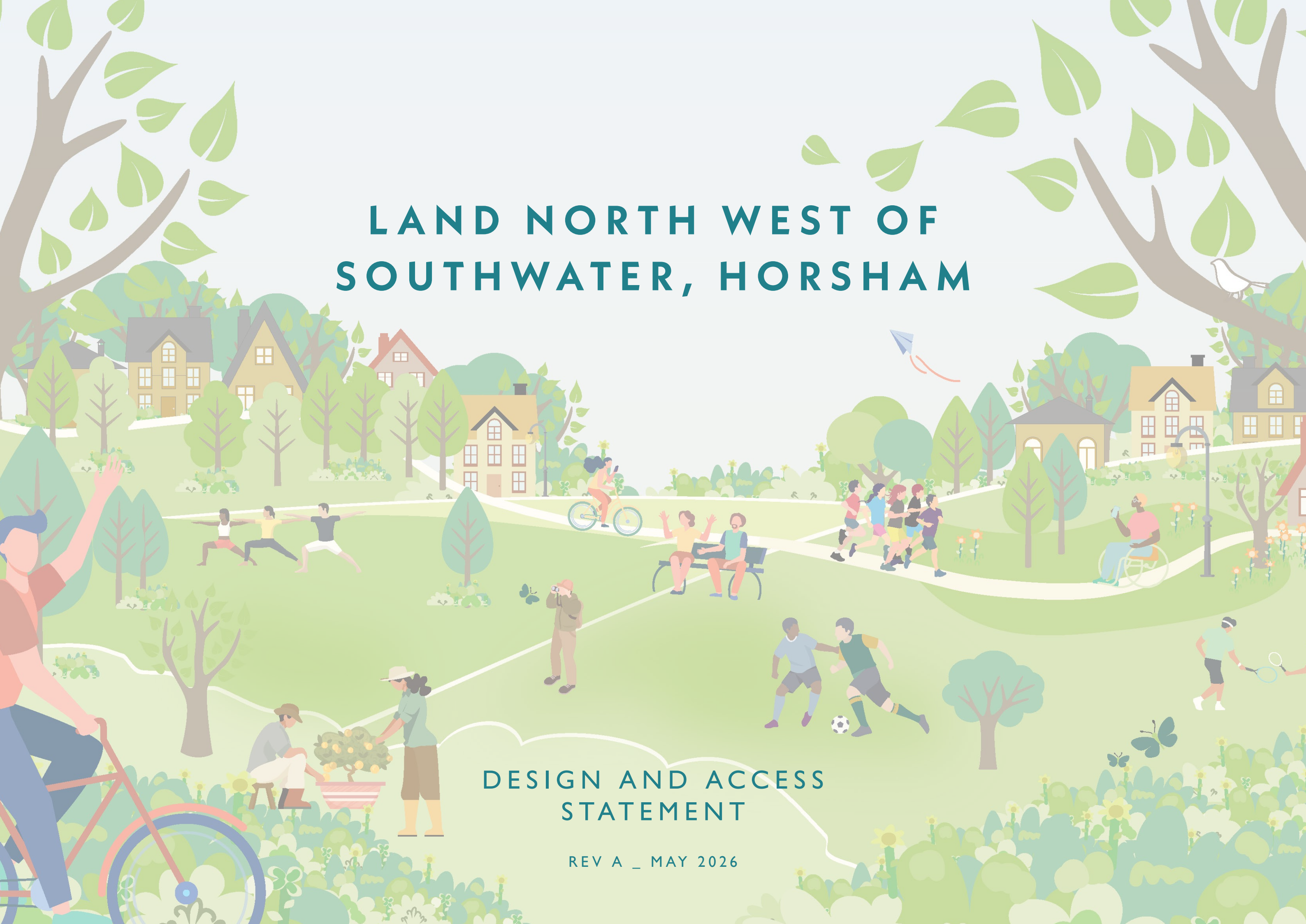




LAND NORTH WEST OF SOUTHWATER, HORSHAM

DESIGN AND ACCESS STATEMENT

REV A _ MAY 2026

APPLICANT TEAM

Site Address

Southwater, Horsham RH13, England
Land North West of Southwater

KPK Studios Job Reference / Document Number

A019 North West Southwater / A019_DOC01
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Client (Applicant)
**Berkeley Strategic
Land Ltd**



Planning Consultant
Nexus Planning



Masterplanning, Architecture
KPK Studios



Landscape
Fabrik



Transport,
Environmental,
Flooding, Drainage and
Engineering, Minerals,
Noise & Air Quality
WSP



Communications
Experts
Cratus Group



Ecology
HDA



Arboricultural
Ruskins



Heritage and
Archaeology
RPS Group



Energy and
Sustainability
Hodkinson



Ground Conditions
GESL



Utilities
Premier Energy



CONTENTS

1. INTRODUCTION

• The Masterplan at a Glance	6
• The Purpose and Structure of the Document	8
• Planning Application Summary	9
• The Site	10

2. BASELINE ANALYSIS

• National Context	14
• Local Context	15
• Site Context	16
• Strategic Planning Context	18
• Heritage and Archaeology	19
• Historic Evolution	20
• Movement Network	21
• Landscape and Public Realm	24
• Play and Sport Facilities	29
• Topography	30
• Urban Grain	31

3. DESIGN CONSIDERATIONS

• Stakeholder Feedback Summary 2022	34
• Summary Site Constraints	36
• Detailed Site Constraints	37

4. PUBLIC ENGAGEMENT

- Engagement Process 42

5. THE VISION

• Design Objectives	48
• Design Priorities	49
• Framework Pillars	50
• Framework Principles	51
• Landscape-led Approach	52
• Design Steps - The Concept	53
• Design Evolution	54
• Final Concept Framework	57
• Summary of Design Changes	58
• Concept Masterplan Sketch	59

6. OUTLINE PARAMETERS

• Demolition Strategy	62
• Land Use Strategy	63
• Density Strategy	64
• Storey Height Strategy	65
• Access and Movement Strategy	66
• Landscape and Open Space Strategy	67
• Indicative Phasing Strategy	68
• Illustrative Masterplan	69

7. LANDSCAPE & OPEN SPACE

• Introduction and Executive Summary	72
• Landscape Design Strategies	73
• Connection with Nature	74
• Movement Strategy	75
• Open Space Typologies	77
• Illustrative Landscape Masterplan	82
• Landscape Character Areas	83
• Tree Planting Strategy and Planting Palette	104
• Hard Landscape Strategy	112
• Play Strategy	113
• Inclusivity	115
• Landscape Sustainability	116
• Lighting Strategy	117

8. CHARACTER & BUILT FORM

• Design Principles	120
• Character Areas Overview	121
• Key Elements of each Character Area	122
• Character Area 1 - Northern Gateway	124

- Character Overview
- Comparison
- Focus Study 01 / Employment Area
- Focus Study 02 / Travellers & Gypsy Pitches
- Focus Study 03 / Secondary School
- Focus Study 04 / Linear Residential Parcels

- Character Area 2 - Neighbourhood Centre 134

Character Overview Comparison

- Character Area 3 - Western Edge 137

Character Overview

- Character Area 4 - Southern Area 140

Character Overview Comparison

- Character Area 5 - Woodland Living 144

Character Overview
Comparison
Great House Farmhouse Rural Setting Guidance

- Character Area 6 - Historic Quarter 149

Character Overview
Comparison
Focus Study 05 / Redeveloping the Historic Barns

9. SUSTAINABILITY

- Sustainability and Climate Resilience 156

- Sustainability Principles 157

10. SECURE BY DESIGN

- Secure by Design Approach 160

- Secure by Design Principles 161

11. CONCLUSION

- Summary of Design Response 164

12. APPENDIX

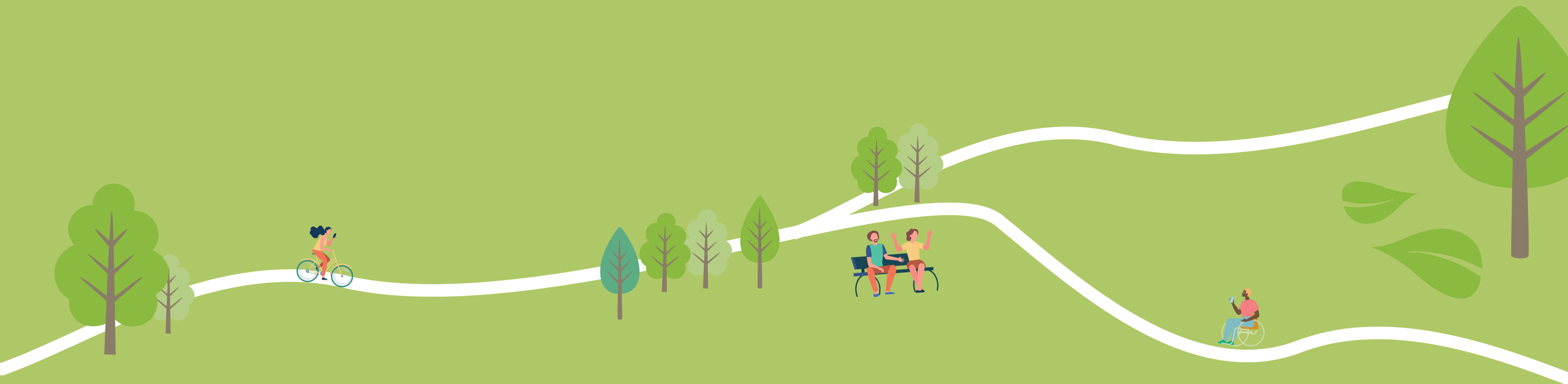
- Built Form, Townscape and Density 168





1. INTRODUCTION

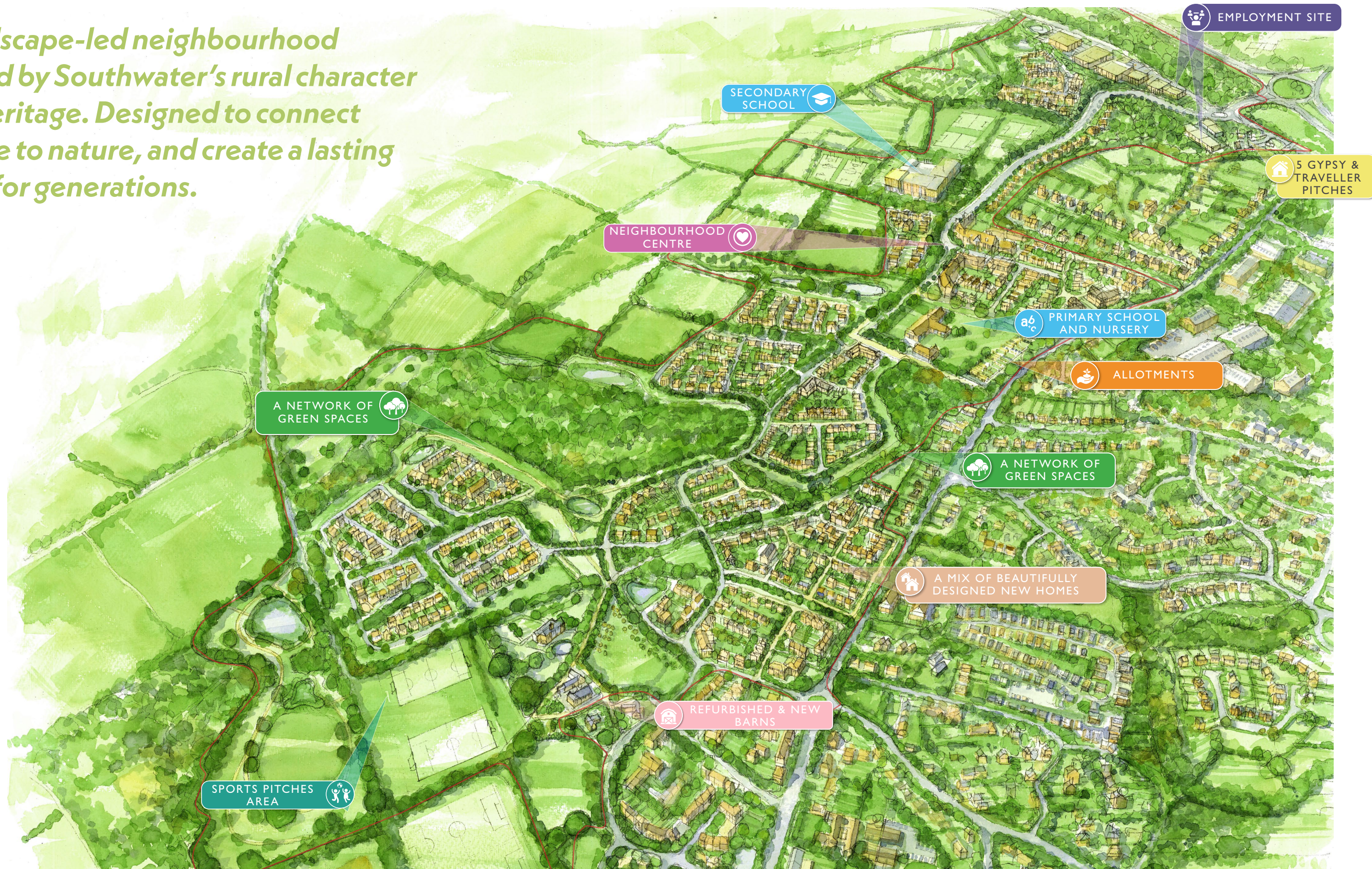
This section introduces the Site and the proposed development, explains the purpose and structure of the Design and Access Statement and how it should be used, and summarises the planning application details and the consultant team supporting the submission.



EXECUTIVE SUMMARY

The Masterplan at a Glance

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



EXECUTIVE SUMMARY

The Masterplan at a Glance

Landscape Led

A connected green network linking existing woodlands and habitats, enhancing biodiversity and ecological resilience

1,000

new homes (C3),
& later-living homes (C2)

with a mix of affordable rent, shared ownership and market homes

4 HECTARES OF EMPLOYMENT LAND

providing opportunities
and supporting local jobs



New play & sport facilities for all ages

A variety of inclusive play spaces and sport pitches



A 5km trail network for
everyday walking, running
and cycling



Enhancing Nature & Ecology

A biodiversity-led
landscape where habitats,
water and green corridors
guide design

A new secondary school, primary school and nursery



New Neighbourhood Centre

providing new shops and
community facilities that
complement Lintot Square



Approx. 59 hectares
of retained and enhanced
green open space



Heritage-led placemaking

protect and enhance the
setting of Great House
Farmhouse, with the historic
barns sensitively
redeveloped to provide
flexible community uses

INTRODUCTION

The Purpose and Structure of the Document

The Purpose of the Document

This Design and Access Statement forms part of the planning submission and explains the designed, landscape-informed approach that underpins the proposed development.

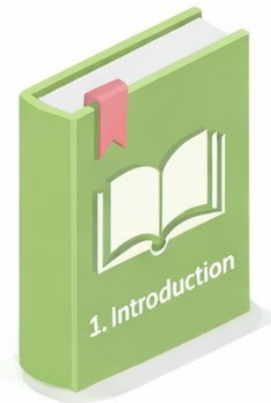
It sets out how a robust baseline understanding of the site's context, constraints and opportunities has shaped the emerging masterplan, and summarises the key principles guiding layout, scale, access, landscape strategy, character and built form.

The document also demonstrates how the proposals have been developed in accordance with relevant national and local planning policy and established urban design best practice, and how they have been refined through community engagement and ongoing dialogue with key stakeholders.

Finally, it provides a clear overview of the development's structure and place-making intent, establishing a coherent framework to guide future detailed design stages and the preparation of reserved matters.

Structure of the Document

The Design and Access Statement is structured as follows:



Section 1: Introduction
An overview of the Site, the proposed development and the outline planning application.



Section 2: Baseline Analysis
An urban design appraisal of the site's regional, local, and immediate context, including physical, environmental, landscape, heritage, and other key characteristics.



Section 3: Design Considerations
An overview of the key design considerations, including principal constraints and challenges.



Section 4: Public Engagement
A summary of community consultation and stakeholder engagement, setting out key feedback and how it has informed the masterplan's evolution.



Section 5: The Vision
The overarching vision for the development, including masterplan objectives, design principles, and the evolution of the proposals.



Section 6: Outline Parameters
An explanation of the outline parameter plans and the illustrative masterplan.



Section 7: Landscape and Open Space
An overview of the landscape-led approach, the green infrastructure network, and public open space provision that underpins the overall framework.



Section 8: Character and Built Form
Design aspirations for scale, massing, materiality, and character to guide future phases of development.



Section 9: Sustainability
Sets out how sustainability is integral to the masterplan, guiding a landscape-led approach that supports low-carbon living, biodiversity enhancement and long-term environmental resilience.



Section 10: Secure by Design
Explains how Secure by Design principles shape layout, movement and public spaces to create safe, legible and well-overlooked neighbourhoods for everyday use.



Section 11: Conclusion
This chapter concludes the Design and Access Statement, confirming how a landscape-led approach has shaped the overall masterplan.

INTRODUCTION

Planning Application Summary

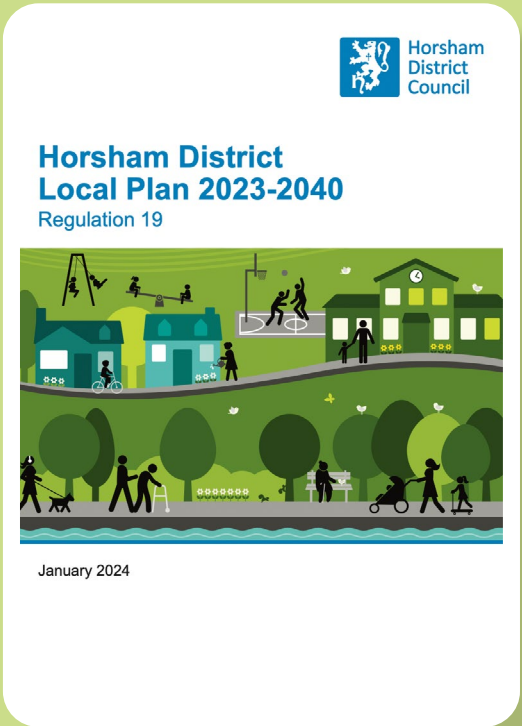
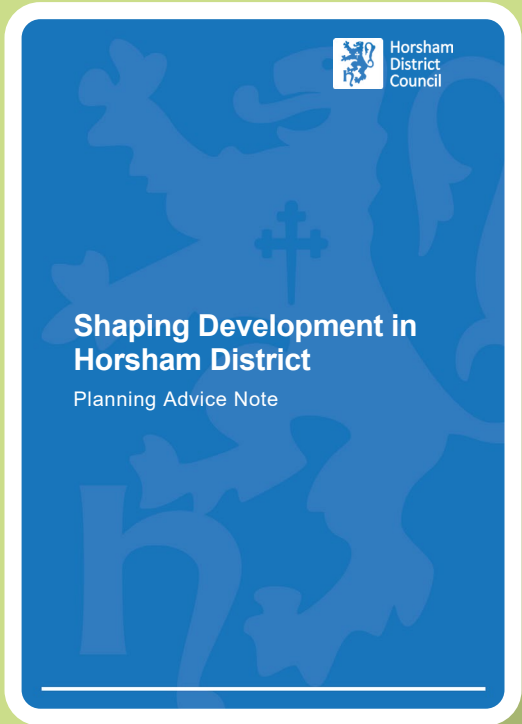
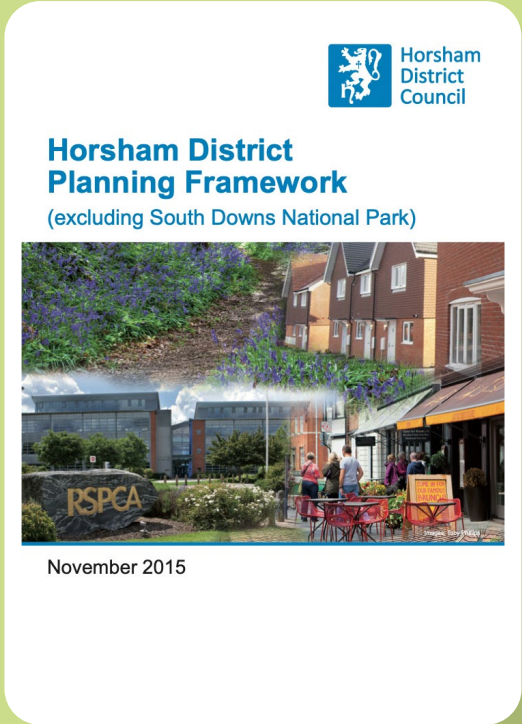
Statement

This Design and Access Statement has been prepared to accompany the outline planning application submitted by Berkeley Strategic Land Ltd (“Berkeley”) for the proposed development at Land North-West of Southwater, Horsham (“the Site”). The application seeks to deliver a landscape-led, sustainable community that is well integrated with its surroundings and closely connected to existing settlements, services and the natural environment.

The Statement should be read alongside the full suite of technical and supporting documents submitted with the application, which together provide a comprehensive assessment of the proposals and their planning context.

Description of development

Outline planning application, with all matters reserved (except for primary access to the highway), for a phased development comprising: the demolition of existing buildings and the construction of residential dwellings (including affordable housing) (Use Classes C2 and C3); a mixed-use neighbourhood centre (Use Classes E and F); education facilities (Use Class F1(a)); business and employment floorspace (Use Classes B2, B8 and E(g)); redevelopment of existing agricultural buildings including construction of a building for community use (Use Classes E and F2); improvements to public rights of way; sports pitches; gypsy and traveller pitches/ plots; public open space; landscaping; and associated infrastructure (“the Proposed Development”).



INTRODUCTION

The Site

The Application Boundary Area

The application site lies to the north-west of Southwater village in West Sussex, situated between the existing settlement edge and wider countryside, immediately south of the A24. Worthing Road and Two Mile Ash Road form the primary north to south routes along the eastern and western boundaries respectively, providing strong connections between Southwater, Horsham and the surrounding area. Connections to areas south of the site are provided via Bonfire Hill, Church Lane and Chessall Avenue, while the Downs Link bridleway runs along the southern edge, forming an important landscape and recreational corridor.

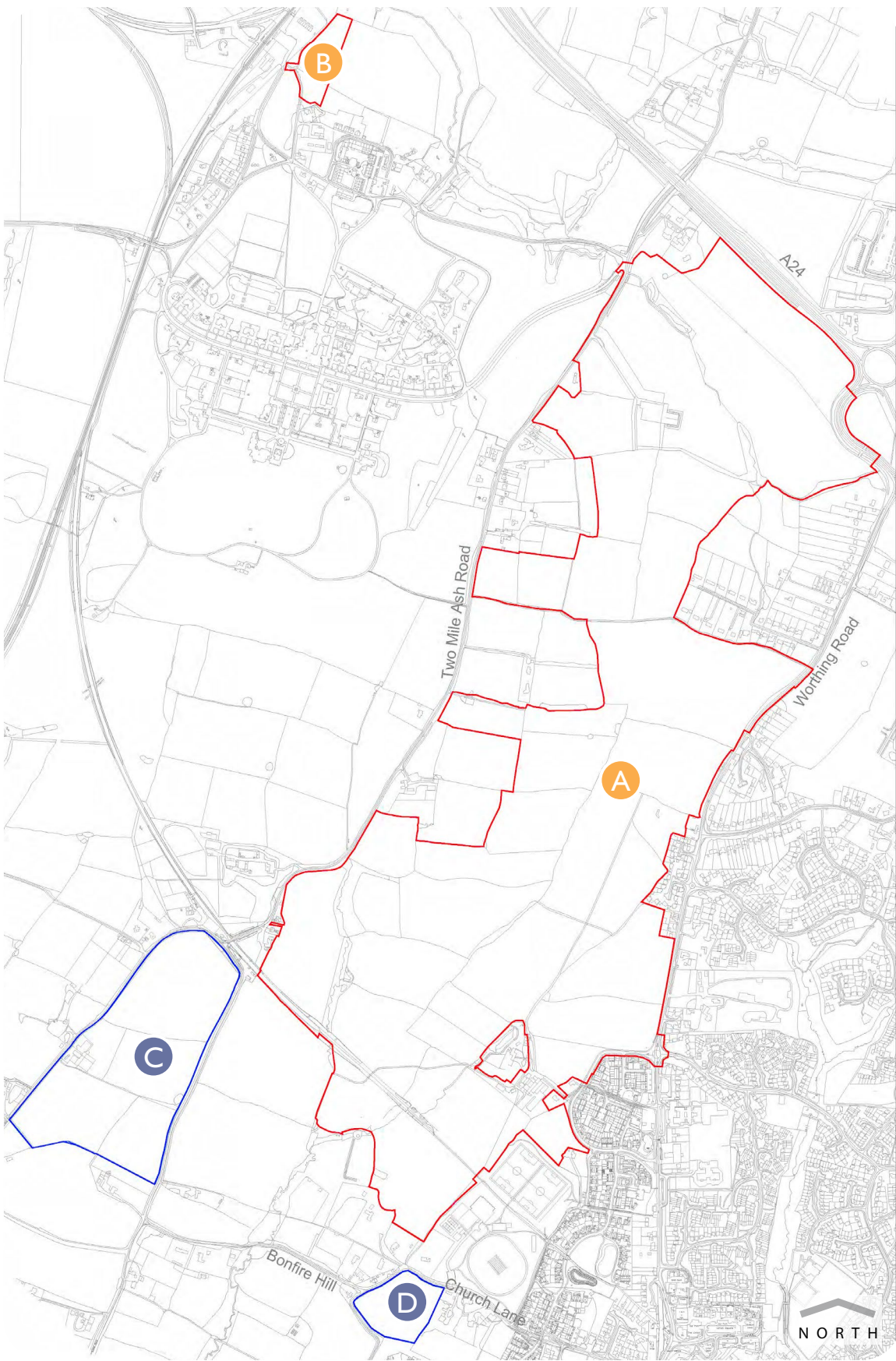
The accompanying plan shows the application boundary (red line), which comprises the principal main site together with an additional land parcel adjacent to Christ's Hospital railway station. The parcel areas are:

- A** Main site (red line): 115.36 ha
- B** Railway parcel (red line): 1.34 ha

Total Area: 116.7 hectares

In addition, two more parcels are identified with a blue line for potential off-site measures if required.

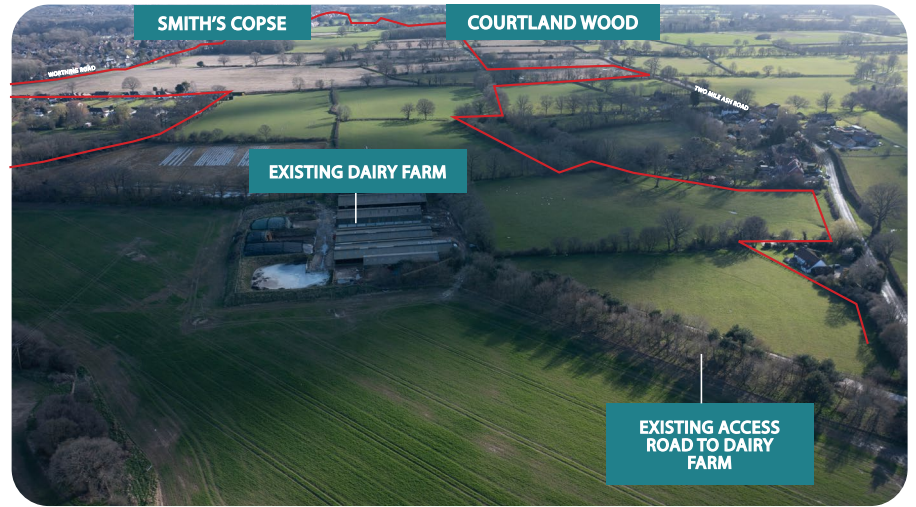
- C** Parcel: 14.08 ha
- D** Parcel: 1.97 ha



This partial view of the site shows Courtland Wood, Great House Farmhouse and ancillary farm buildings, recently built Broadacres, existing settlements to the east within Southwater and in the distance, Horsham.



This partial view of the site looks towards the west with Courtland Wood and Two Mile Ash Gill to the top left, Downs Link, Two Mile Ash Road and the listed asset of Bodimans..



This view shows the existing dairy farm in the foreground with the access from Two Mile Ash road, located to the right of the photograph. Smith's Copse (left) and Courtland Wood (right) are shown in the background.

INTRODUCTION

The Site

The site comprises a patchwork of arable and pasture fields contained by hedgerows, mature tree lines and intermittent woodland belts. The gently varied topography creates a sequence of broader, longer views across open fields, punctuated by more enclosed pockets where vegetation and woodland structure become more dominant.

A defining feature is the established woodland framework, including three areas of Ancient Woodland: Courtland Wood, Two Mile Ash Gill and Smith's Copse (the latter also identified as a local wildlife site). These areas, alongside mature boundary vegetation, hedgerows and associated habitat corridors, represent key environmental assets and sensitivities that shape the site's landscape character and the scope for change.

The site also contains a clear network of movement corridors, with public rights of way across the central and southern parts of the land, including the Downs Link. Together, these routes provide established recreational connections and a basis for enhancing permeability, wayfinding and access through an integrated green infrastructure approach.

Heritage interest is anchored by Great House Farmhouse, a Grade II* listed building with a long recorded history. Its presence, and the setting created by the surrounding farmland and vegetation structure, contributes to local distinctiveness and forms an important consideration within the site's baseline character.



Key

— Illustrative site boundary

This aerial view illustrates the site in its wider context, looking northwards. It highlights Courtland Wood to the west, the recently completed Broadacres development and existing residential areas of Southwater to the east, with the town of Horsham visible beyond in the distance.