



3. DESIGN CONSIDERATIONS

This chapter draws together the key considerations and constraints that have shaped the emerging masterplan. Building on the baseline analysis, it also captures and responds to feedback received from the local authority and stakeholders since the 2022 withdrawn application, alongside subsequent technical work. Taken together, these inputs establish a clear, evidence-led framework for a landscape-led and responsive approach, ensuring the proposals respect the Site's character, landscape structure and heritage context.



DESIGN CONSIDERATIONS

Stakeholder Feedback Summary 2022

This section summarises the key feedback received from the local authority and stakeholders during and since the 2022 application, and how we have collated and analysed it. The themes identified have directly informed the evolution of the proposals, ensuring concerns are addressed through a landscape-led, responsive masterplan that respects the Site's character, environmental assets and heritage setting.



PLANNING CONSIDERATIONS

- **Policy review:** Respond to the requirements of both the Southwater Neighbourhood Plan (SNP2) and the draft Horsham Local Plan (HA3).
- **Emerging guidance:** Consider Shaping Development in Horsham District (non-statutory).
- **Appeal context:** Horsham Golf Club Application - consider its contributions to the wider area.
- **Housing mix:** Secure alignment with policy-compliant mix, including affordable housing, which carries strong planning weight.
- **Accessibility standards:** All dwellings to meet M4(2).



HERITAGE & ARCHAEOLOGY CONSIDERATIONS

- **Farmhouse setting:** Protect the medieval setting, provide a stronger buffer, and re-align access/housing to reduce impact.
- **Open space and landscape:** Retain land between Great House Farmhouse and College Farm, remove southern development parcel, and preserve hedgerows/historic features where possible.
- **Character:** Emphasise the rural dispersed character of Great House Farmhouse and Bonfire Hill.
- **Facilities impact:** Review location of sports facilities and allotments; assess noise from school and sports uses; address floodlighting impacts.
- **Interpretation:** A more robust, detailed and managed onsite interpretation strategy
- **Assessment:** Further Heritage assessment of how setting contributes to significance should be undertaken.



MOVEMENT CONSIDERATIONS

- **Strategic context:** Consider possible impacts/benefits of the Golf Course approval and assess town centre junctions (with WSCC).
- **Walking and cycling:** Improve walking along Worthing Road and review Southwater/Lintot Square route and alternatives.
- **Crossings and access:** Review Toucan crossing and other access points; provide signage on Worthing Road; strengthen connections to Southwater neighbourhoods. Provide access for pedestrians and cyclists to the new schools.
- **Infrastructure and phasing:** Identify infrastructure required to support development and set delivery triggers.
- **Primary road design:** Redesign to accommodate new requirements, including SuDS.
- **Bus services:** potential bus frequency improvements.
- **Road design:** Develop detailed design for A24 Hop Oast Roundabout with bus priority lane.

DESIGN CONSIDERATIONS

Stakeholder Feedback Summary 2022



LANDSCAPE CONSIDERATIONS

- **Assessment:** Provide a robust LVIA with detailed analysis of field parcels to address Council concerns.
- **Tree and edge impacts:** Review fields near sports facilities (incl. field 41) due to mature tree loss;
- **Western Edge:** Reinforce the existing western edge by creating enough buffer between the proposals and Two Mile Ash Road.
- **Sports provision:** Relocate proposed hockey pitches away from the fields south of the Downs Link to avoid visual and character impacts.
- **Open space & play strategy:** Demonstrate compliance with size/criteria; review play strategy, NEAP, LAP numbers/locations; ensure provision for teenage girls.
- **Buffers and basins:** Clearly mark buffer zones to avoid dwelling conflict; reassess proposed basin south of the Downs Link due to sensitive engineering impacts.
- **Landscape-led:** The treed character of the Site should be retained, protected and enhanced.



ECOLOGY AND ARBORICULTURAL & SUDS CONSIDERATIONS

- **Woodland buffers:** Maintain 15m buffer to ancient woodland; consider widening to increase separation from roads and development.
- **Biodiversity net gain:** Ensure compliance with updated policy requiring minimum 10% net gain.
- **Habitats and hedgerows:** Review excluded site areas; retain countryside hedgerows where possible to support wildlife.
- **Tree impacts:** Provide 3–4m buffer west of New Road to reduce shading and detritus impacts; review Root Protection Area for T122 and other retained trees; avoid locating roads/dwellings within RPAs.
- **Tree loss:** Avoid loss of two oak trees (G101) and updated location of sports facility.
- **Flooding & Drainage:** A robust strategy offering a variety of measures across the site.



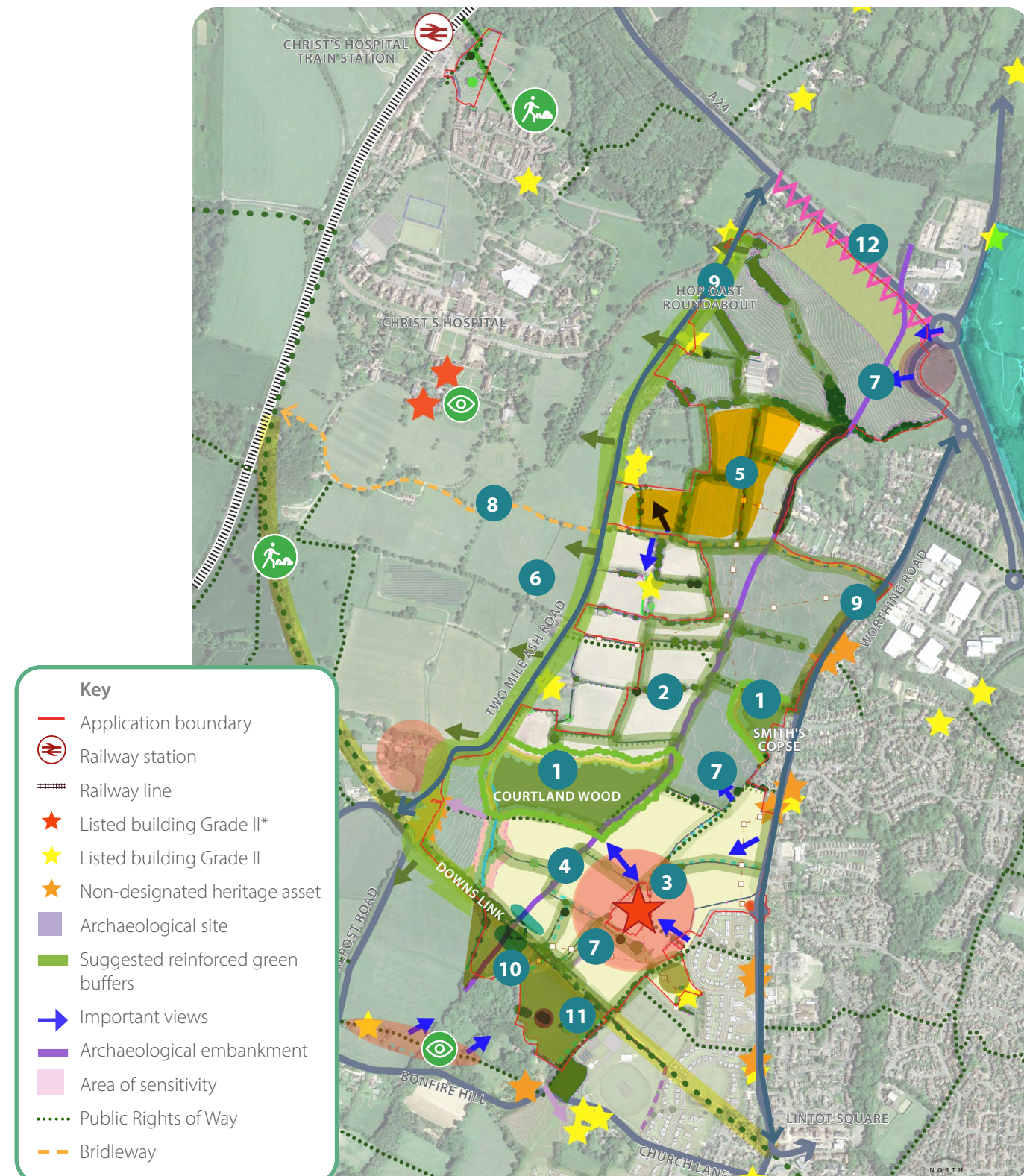
ARCHITECTURE & MASTERPLANNING CONSIDERATIONS

- **Building heights:** Review 3-storey zone area near Worthing Road to address sensitivity with existing context.
- **Car park location:** Reassess north-west car park due to public right of way (1628_3) and presence of a veteran tree.
- **Heritage setting:** Review proposals surrounding Great House Farmhouse to address heritage sensitivities.
- **Key views:** Protect view towards Christ's Hospital tower from the northern entrance.
- **Policy context:** Acknowledge HDPF SD10 designations.
- **Primary road:** Review to ensure SuDS, cycle lane and generous green verges.
- **Tree impacts:** Review orientation/shading of dwellings west of New Road due to mature trees.
- **Education:** Secure secondary school in phase 1.
- **Local centre:** Ensure new facilities complement and support existing Southwater centre (Lintot Square), not compete with it.

DESIGN CONSIDERATIONS

Summary Site Constraints

Highlighted below are the key features and constraints that shape how the Site can come forward. This is a high-level summary; the following pages zoom in to identify the constraints in more detail and explain how they have informed a sensitive, landscape-led masterplan.



- Existing Woodlands:** Protect and enhance Courtland Wood, Two Mile Ash Gill and Smith's Copse.
- Important Hedgerows:** Protect and enhance the existing hedgerows that shape and define the site, giving it a strong rural character and sense of place.
- Great House Farmhouse:** Protect the Grade II* listed building and setting.
- Manorial Boundary:** Protect and enhance the historic boundary where possible.
- School Provision:** Provide land for a new secondary school with potential for future expansion. The preferred site is located to the west of the main route, offering more space, flexibility and stronger integration with the wider community than the safeguarded SNP3 site identified in the Southwater Neighbourhood Plan.
- Green Western Edge:** Protect and enhance the open landscape to the west, preserving rural views and the setting of listed buildings.
- Protect Views and Setting:** Safeguard key views towards Christ's Hospital Tower, Great House Farmhouse, surrounding listed buildings and the wider green landscape
- Public Rights of Way (PRoW), Bridleways and The Downs Link:** Enhance existing walking, cycling and bridleway routes to improve access and connectivity.
- Existing Key Streets:** Provide strong connections to Two Mile Ash Road and Worthing Road, linking seamlessly with the existing settlement.
- Existing Mature Trees:** Protect and integrate existing mature trees as part of the landscape-led framework.
- Sensitive Southern Edge:** Maintain an open, rural character south of Great House Farmhouse and along the Downs Link.
- A24:** Mitigate noise and visual impact from the A24 and Hop Oast roundabout through planting and landscape buffers.

DESIGN CONSIDERATIONS

Detailed Site Constraints

The following pages record the Site's constraints in greater detail and highlight why each is important. Together, they provide the evidence base needed to inform a robust, landscape-led masterplan.

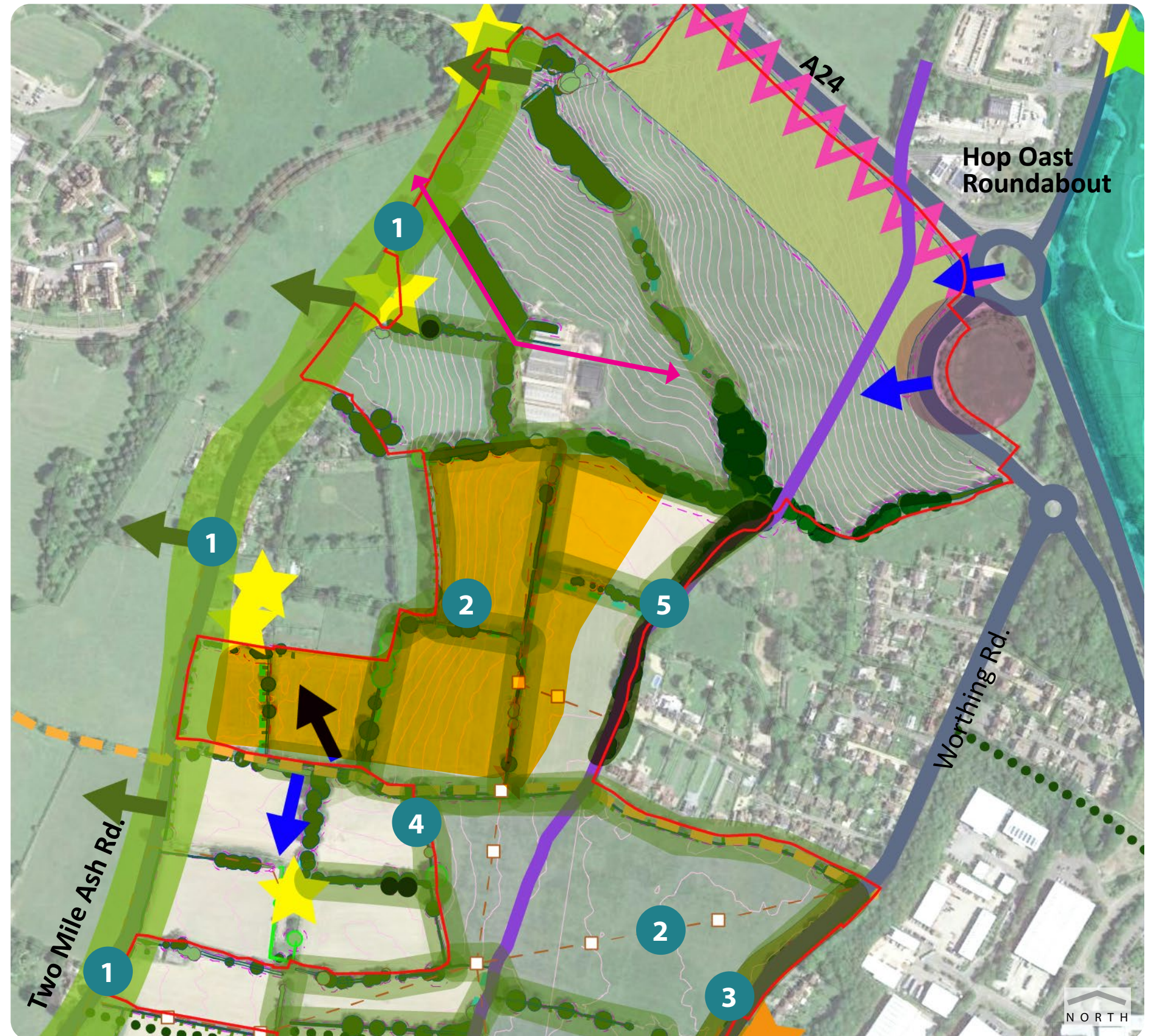
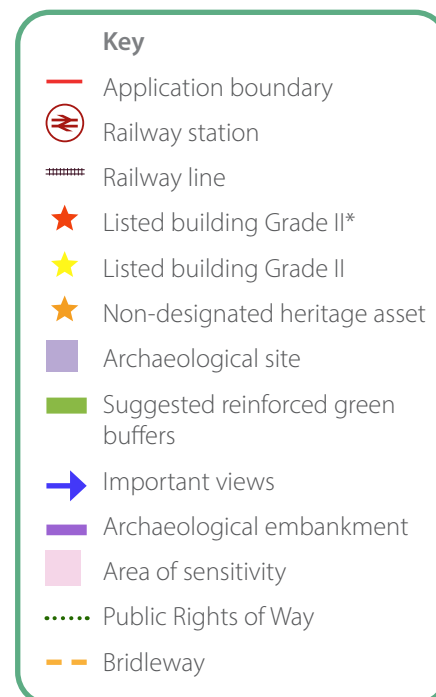
- 1** Public Right of Way bisecting the proposed car park surfacing and enhancements.
- 2** Potential impacts or benefits from Golf Course recently allowed appeal.
- 3** Noise from A24.
- 4** View towards the Christ's Hospital tower should be identified as an opportunity to celebrate this heritage asset.
- 5** Connection of proposed primary road to existing roundabout.
- 6** Provide suitable access to the Gypsy & Traveller pitches and employment areas.
- 7** Proposed road link to Two Mile Ash Road - enhancing access to Christ's Hospital School.
- 8** Provide employment, while forming a responsive approach to existing sloping topography.



DESIGN CONSIDERATIONS

Detailed Site Constraints

- 1 Sensitive green setting towards the west of the site (Two Mile Ash Road) views to agricultural lands.
- 2 The preferred site for the secondary school is to the west of the main road rather than the safeguarded SNP3 site. This location provides a larger site with flexibility for future expansion and integrates better with the more extensive development area envisaged by the draft allocation in the emerging Horsham Local Plan. Careful consideration is needed to ensure good access to the school for both the existing and new community.
- 3 Minimise the amount of 3-storey development along Worthing Road.
- 4 The presence of 'Important' hedgerows and other historic landscape features.
- 5 3m to 4m wide buffer between the end of the rear gardens and the trees.



DESIGN CONSIDERATIONS

Detailed Site Constraints

- 1 Ensure Great House Farmhouse remains recognisable and distinct as part of a rural dispersed settlement and are not subsumed into Southwater.
- 2 Review road alignment to understand if there is potential to create an improved landscape buffer along the northern edge of Great House Farmhouse. Explore how the current location of the road reduces heritage harm by preserving the surviving important historic hedgerows that remain in the southern part of the site.
- 3 Potential to widen the 15m minimum buffer around ancient woodland areas to increase the distance to roads or proposed development.
- 4 Sensitivity around Great House Farmhouse - maintain land for open space
- 5 Views from the settlements around Bonfire Hill to Great House Farmhouse.
- 6 Land south of Downs Link sensitive to development.
- 7 Oak trees to be retained.
- 8 Land south of Great House Farmhouse requires sensitive approach to development due to the importance of Great House Farmhouse setting.
- 9 Presence of 'Important' hedgerows and other historic landscape features.

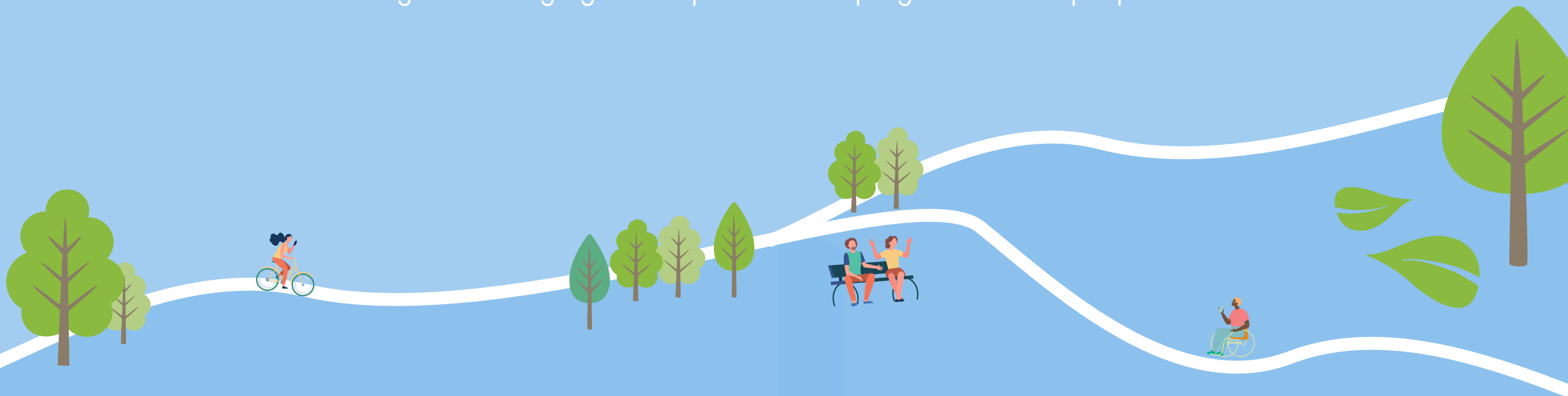




4. PUBLIC ENGAGEMENT

This section provides a short summary of the pre-application engagement undertaken for Land North-West of Southwater and signposts the separate Statement of Community Involvement (SCI) prepared by Cratus on behalf of Berkeley.

It highlights the consultation approach, key engagement activities and headline feedback themes, and explains how this input has been an important part of refining the emerging masterplan and shaping the outline proposals.



PUBLIC ENGAGEMENT

Engagement Process

Our Approach

Our approach to community and stakeholder engagement has been guided by national and local best practice, with a strong emphasis on early, transparent and meaningful dialogue. The engagement process has been designed to ensure that local communities, elected members and key stakeholders have had clear opportunities to understand the emerging proposals, share their views and raise questions throughout the pre-application stage.

In line with the principles set out in the National Planning Policy Framework, the Localism Act, and Horsham District Council's Statement of Community Involvement, engagement has been undertaken proactively to inform the design process, identify issues at an early stage and support constructive collaboration. A range of engagement methods has been used to maximise accessibility and participation, including in-person consultation events, online materials, direct stakeholder meetings and dedicated contact channels.

Further engagement has been undertaken with the Council and other statutory stakeholders, which is detailed in the Planning Statement and associated technical reports.

Land North West of Southwater

PUBLIC CONSULTATION

BERKELEY HOMES 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.

We would like to invite you to review the emerging proposals on our website and / or attend a public consultation event to meet the project team, share your feedback and help shape the proposals before they are submitted to Horsham District Council early next year.

The emerging proposals aim to create a new neighbourhood to the north west of Southwater, in line with the policy for the site in the draft Horsham Local Plan. The proposals respond to feedback received from the previous 2022 application and include:

- A mix of up to 1000 new homes (reduced from 1500 in the previous application), of which 35 per cent will be affordable. Housing for older people, including assisted living homes will also be provided.
- The delivery of much-needed educational facilities including a new primary school and a new secondary school to be delivered in partnership with West Sussex County Council.
- A landscape-led approach to the masterplan which will create new habitats and provide residents with easy access to over 40 acres (equivalent to approximately 26 football pitches) of green space with safe routes for walking and cycling.
- New modern amenities that will complement the village including new business space near the A24, shops and co-working space, spaces for local community groups and additional sports pitches for Southwater Sports Club.
- Retained and enhanced ecological habitats to result in significant improvements on site with at least a 10% biodiversity net gain.
- A sustainable and welcoming community that prioritises active travel and public transport, provides energy-efficient homes, and enhances the natural environment.
- Respecting local heritage and landscape assets by reducing the extent of development compared to the previous proposals and providing landscape buffers to nearby listed buildings in particular Great House Farmhouse.



PROPOSALS



THE DETAILS OF THE EVENT ARE:
DATE: Thursday, 13 November 2025
TIME: 16:00 - 20:00
LOCATION: Southwater Sports Club, Church Lane, Southwater RH13 9BT

ABOUT BERKELEY

Berkeley is a leading developer of homes and communities across London, the Midlands, and the South of England. Renowned for delivering award-winning developments, Berkeley consistently exceeds expectations in quality, design, and innovation.

At the heart of Berkeley's mission is a commitment to sustainability - creating the homes and neighbourhoods of tomorrow while safeguarding the needs of future generations.

Specialising in high quality sustainable, and nature-rich environments, Berkeley builds vibrant communities where people of all ages and backgrounds can enjoy a high quality of life.

Berkeley has a proven track record of delivering sustainable developments in Horsham District, including at Broadacres, Southwater where the key infrastructure has been delivered prior to the occupation of 50% of the homes.

THE SITE

The site covers around 141 hectares and includes one main site and two smaller nearby parcels of land.

The main site sits on the western edge of Southwater, while the two smaller areas are next to Christ's Hospital Station and south of Bonfire Hill and Church Lane. The site has been allocated for development in Horsham District Council's submitted Local Plan.



HOW TO CONTACT US?

southwaterconsultation.co.uk
info@southwaterconsultation.co.uk
Freepost CRATUS COMMUNICATIONS (no further address details or stamp required)
0203 026 3143

We would be delighted to receive your feedback via our website and / or see you at our consultation event. If you cannot attend, you can get in touch with your questions and feedback below.



SCAN THE QR CODE TO VISIT OUR WEBSITE

Public Consultation Event Leaflet



Public Consultation Event Photographs_13 November 2025



Public Consultation Event Photographs_13 November 2025

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PUBLIC ENGAGEMENT

Engagement Process

Public Consultation

Public consultation has been a central part of the engagement process, providing clear opportunities for local residents to view the updated proposals, ask questions, and share feedback through multiple channels.

Public Consultation Invitation

To notify the local community and encourage participation, an information leaflet was distributed to 4,741 homes and businesses in the surrounding area. The leaflet summarised the updated proposals, explained how to take part in the consultation, and provided key dates and contact details.

Dedicated Website and Contact Channels

A dedicated consultation website was set up to host exhibition materials and project information, with an online facility for submitting comments. A dedicated project email address was also promoted across consultation materials, enabling residents to raise queries and provide feedback throughout the consultation period.

Public Drop-in Event

A public drop-in exhibition was held at Southwater Sports Club on 13 November 2025, attracting 205 attendees, including local councillors and parish representatives. A short pre-opening session was arranged for elected members, followed by a public session with the project team in attendance to present the proposals and respond to questions.

Feedback Received

Feedback was invited via event feedback forms, online submissions, email responses and Freepost returns. By 8 December 2025, 116 feedback forms had been received and reviewed, alongside additional enquiries submitted to the project inbox. All feedback has been logged and considered as part of the ongoing refinement of the proposals.

Stakeholder Engagement

Alongside public consultation, targeted stakeholder engagement was undertaken between August and December 2025 to obtain more detailed, topic-specific input. Meetings were offered to local organisations, interest groups and elected representatives, covering matters including sustainability, transport and active travel, education provision, heritage, employment land, sports and community facilities, green space, and the neighbourhood centre.

Stakeholders engaged included Southwater Sports Club, Southwater Parish Council, Southwater Academy, Southwater Scout Group, Southwater Royals, the Horsham District Cycling Forum, ward councillors, and representatives of Horsham District Council. The discussions helped identify key local priorities and informed ongoing refinements to the masterplan, with further meetings agreed where appropriate as the proposals continue to evolve.



Drop-in Event
205 attendees



Dedicated Website
- 55 online feedback forms



4,741
homes and businesses
engaged to participate



116
feedback forms
received



Dedicated meetings
and workshops with
stakeholders

PUBLIC ENGAGEMENT

Engagement Process

In-person Exhibitions

Berkeley held an in-person public drop-in exhibition at Southwater Sports Club on 13 November 2025. The event ran from 16:00–20:00, preceded by a 15:00–16:00 session for elected representatives to support early discussion and briefing. It was promoted locally through a leaflet distributed to 4,741 nearby addresses.

The exhibition featured a suite of information boards, including those shown on this page, which set out the developing masterplan across a range of themes. These included the overarching vision, movement and connectivity, landscape and green infrastructure, heritage considerations, land uses, character and built form, access arrangements, and the emerging approach to housing types and neighbourhood structure.

In total, 205 people attended, including local councillors and parish representatives. Members of the project team were present throughout to explain the material, discuss the proposals and respond to questions. The exhibition boards were also made available online following the event, and feedback could be provided on the day or submitted afterwards via Freepost, email, or the project website.

5 2025 Concept Framework



7 Landscape-led Approach

The masterplan is shaped by Southwater's rich and distinctive landscape. It builds on existing natural features, enhancing green assets, strengthening habitats, and creating new connections between them to celebrate the area's unique character and sense of place.



Examples of the public consultation event boards shown at the exhibition event on the 13th November 2025

PUBLIC ENGAGEMENT

Engagement Process

Feedback Received

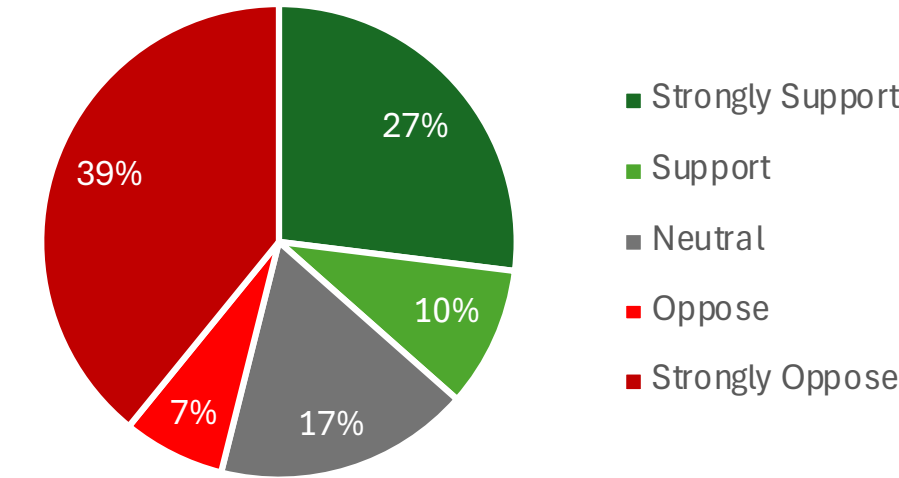
Feedback was captured through multiple channels using a consistent response format to allow clear comparison across submissions. By 8 December 2025, 116 feedback forms had been received and reviewed (61 paper and 55 online), alongside a further 32 enquiries and comments submitted via the project inbox.

Responses reflected a wide range of views, including concerns about the principle and scale of development. At the same time, there was strong and recurring support for particular components of the emerging proposals, most notably the potential delivery of a new secondary school, a clear emphasis on green space and woodland protection, and enhanced walking and cycling routes and community facilities.

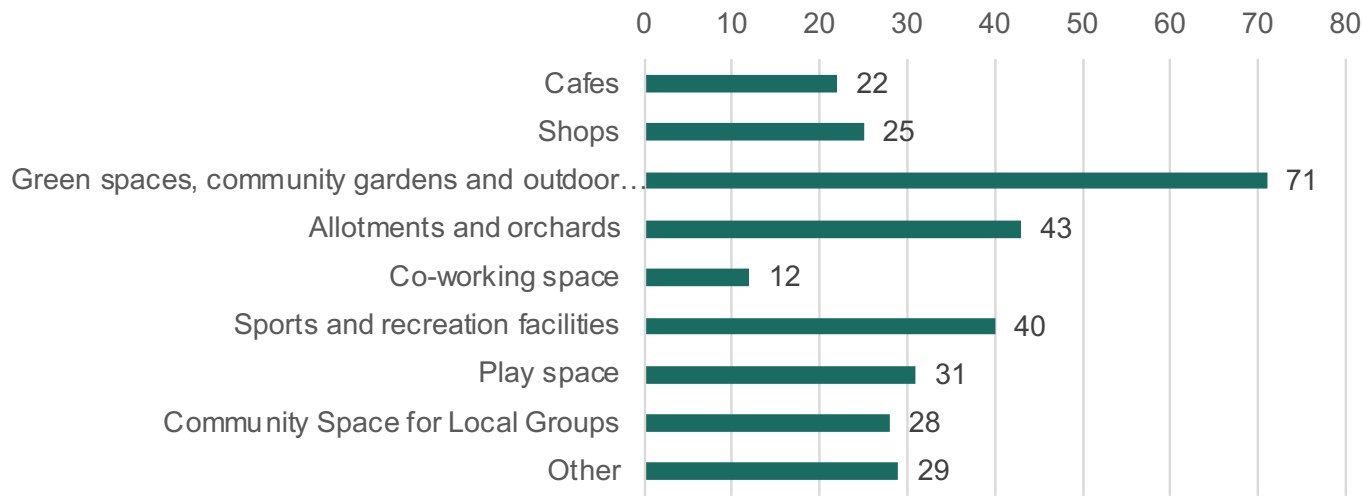
Feedback also helped to pinpoint the matters requiring further explanation and reassurance through the outline submission. Common themes included traffic and highways impacts, local service capacity (such as GP and dental provision), the protection and long-term management of green infrastructure, and the location of Gypsy and Traveller pitches. These topics have been logged and are informing ongoing refinement of the landscape-led masterplan and the supporting technical evidence.

This provides a high-level summary of consultation headline findings. Full details of engagement activity, consultation materials, and the complete response analysis are set out in the Statement of Community Involvement submitted alongside the outline application.

Do you support our proposals to provide a new primary school and a site for a new secondary school on the site?



Which local amenities would you like to see prioritised through the planning application?



Do you support our proposals for active travel and sustainable transport?

