



6. OUTLINE PARAMETERS

This chapter sets out the outline parameter plans submitted with the application and the accompanying illustrative masterplan. The parameter plans define the key components and limits of the Proposed Development at outline stage, including the approved access points, land use distribution, movement structure, storey height ranges, development parcels, and the landscape and green infrastructure framework.

Alongside this, the illustrative masterplan shows one potential way the scheme could be delivered within the approved parameters, to help explain the overall concept and how the proposals can come forward in practice through subsequent reserved matters.



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Demolition Strategy

Within the application boundary, demolition is focused in two principal locations.

In the north of the site, the former dairy complex at Sluetts Farm (Old Dairy Farm) is proposed for demolition. This includes associated sheds, yards and ancillary buildings, where removal will enable a more efficient site layout and the delivery of new development and landscape infrastructure.

In the southern part of the site, demolition is proposed for the structures surrounding the historic barn, including the clearance of later-era agricultural structures and adhoc additions. This will help to open up the setting of the retained heritage building, create a more coherent landscape environment, and enable the barn to be re-purposed as part of the wider community-focused proposals.

The refurbishment or reuse of the existing barn is subject to an assessment of its structural condition and will be considered further at reserved matters stage.



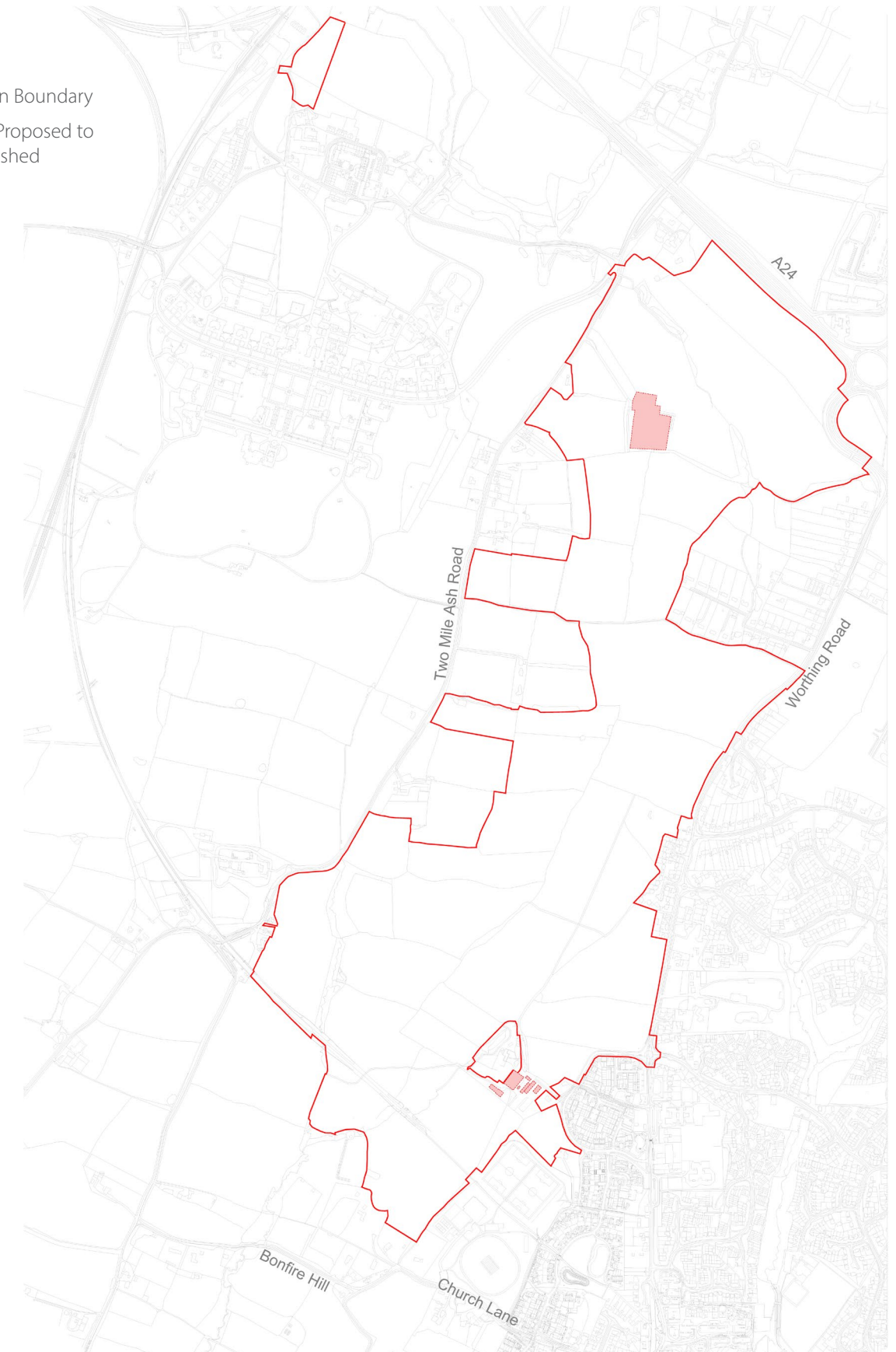
Sluetts Farm (Old dairy farm) to be demolished



Historic Barns to be retained and surrounding later era structures to be demolished

Key

- Application Boundary
- Buildings Proposed to be Demolished



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Land Use Strategy

The land use strategy defines the distribution of residential and non-residential uses across the site. In line with a landscape-led masterplan, the placement of uses is shaped by the existing hedgerows, protected woodlands and key open spaces, which establish the backbone for the design criteria and principles.

The proposed framework is predominantly residential.

Supported by a range of complementary uses to create activity and services along the primary road. Residential neighbourhoods will provide a mix of housing types to meet a range of needs, including larger families, couples, those looking to downsize and older residents.

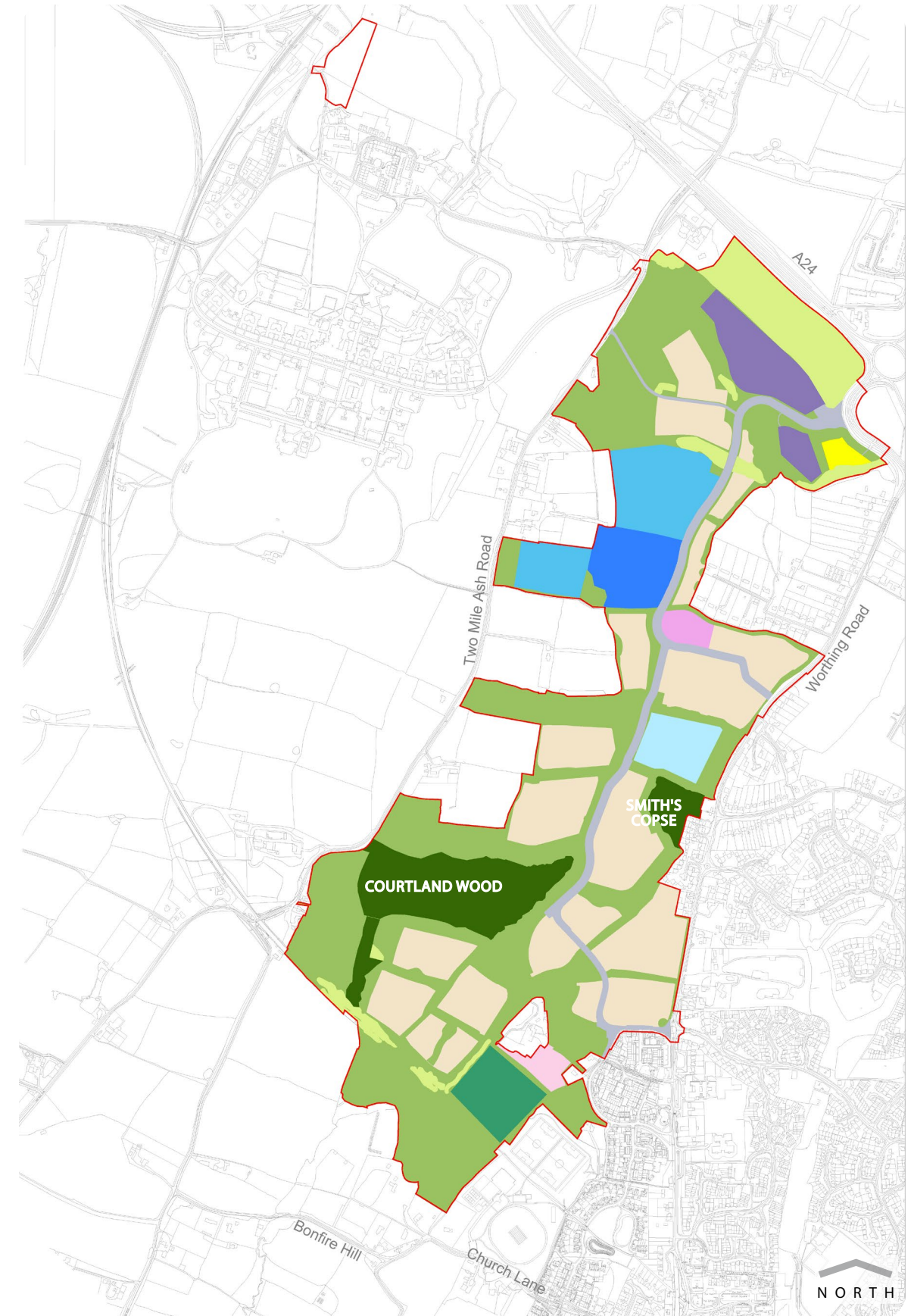
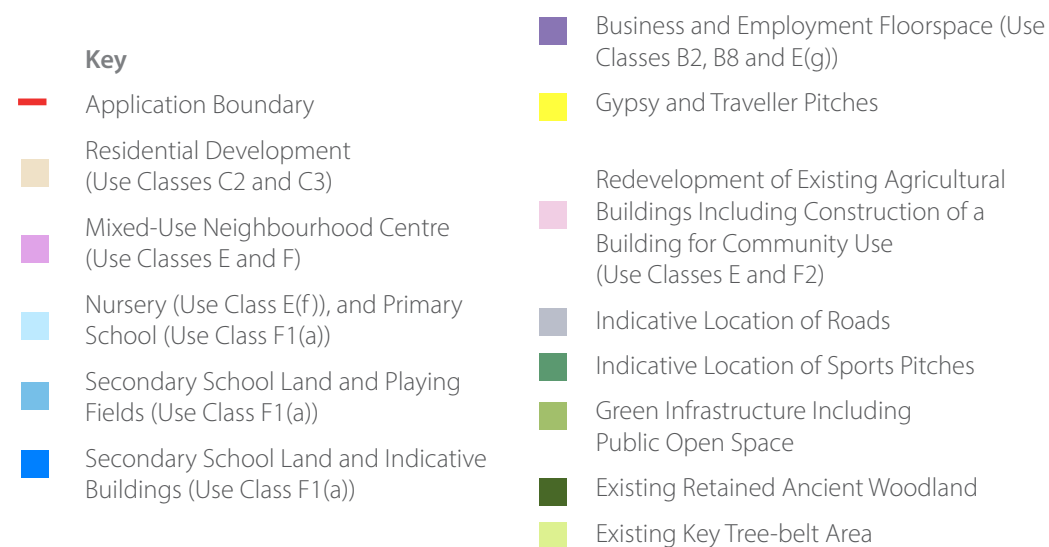
Non-residential uses have been located to support placemaking. Pedestrian footfall and connectivity, benefiting both existing neighbouring communities and new residents. Education provision includes a primary school with a nursery, and a secondary school.

Two employment parcels are proposed to support sustainable economic growth. The primary employment area is located at the northern edge of the masterplan with independent vehicular and pedestrian access from the primary road and good connectivity to the A24, providing flexibility for a range of employment uses. A second, smaller parcel is located just south of the primary employment area to support smaller and growing businesses, including SMEs. Both parcels are intended to accommodate Use Class E, B2 and B8 uses and will provide new job opportunities, with associated uplift in local spending during construction and occupation.

A neighbourhood centre is located at the core of the development. Including convenience retail, community facilities and Later Living provision, designed to complement the existing offer at Lintot Square and create a new heart for the mixed-use area.

Additional community provision is proposed within the redeveloped historic barns area (east of Great House Farmhouse), supported by new orchards. Allotments are also proposed adjacent to the primary school with access from Worthing Road.

The site also includes five travellers' pitches on the northern edge to meet identified District needs. To the south of the site, north of the Downs Link, land is reserved for sports pitches, building on the area's existing sports facilities and supporting the creation of a wider sporting hub.



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Density Strategy

The density strategy distributes development in a way that is appropriate to the site's setting, makes efficient use of land, and responds to both internal and external constraints, while aligning with the overarching vision and aspirations for the proposals.

Density and massing are intended to respond to distinct character areas, streets and landscape, helping to define street edges, support legibility, and create a clear hierarchy of places and connections across the masterplan. The north-south movement framework provides a strong organising element, guiding where densities are focused, particularly around the neighbourhood centre and at key gateway locations.

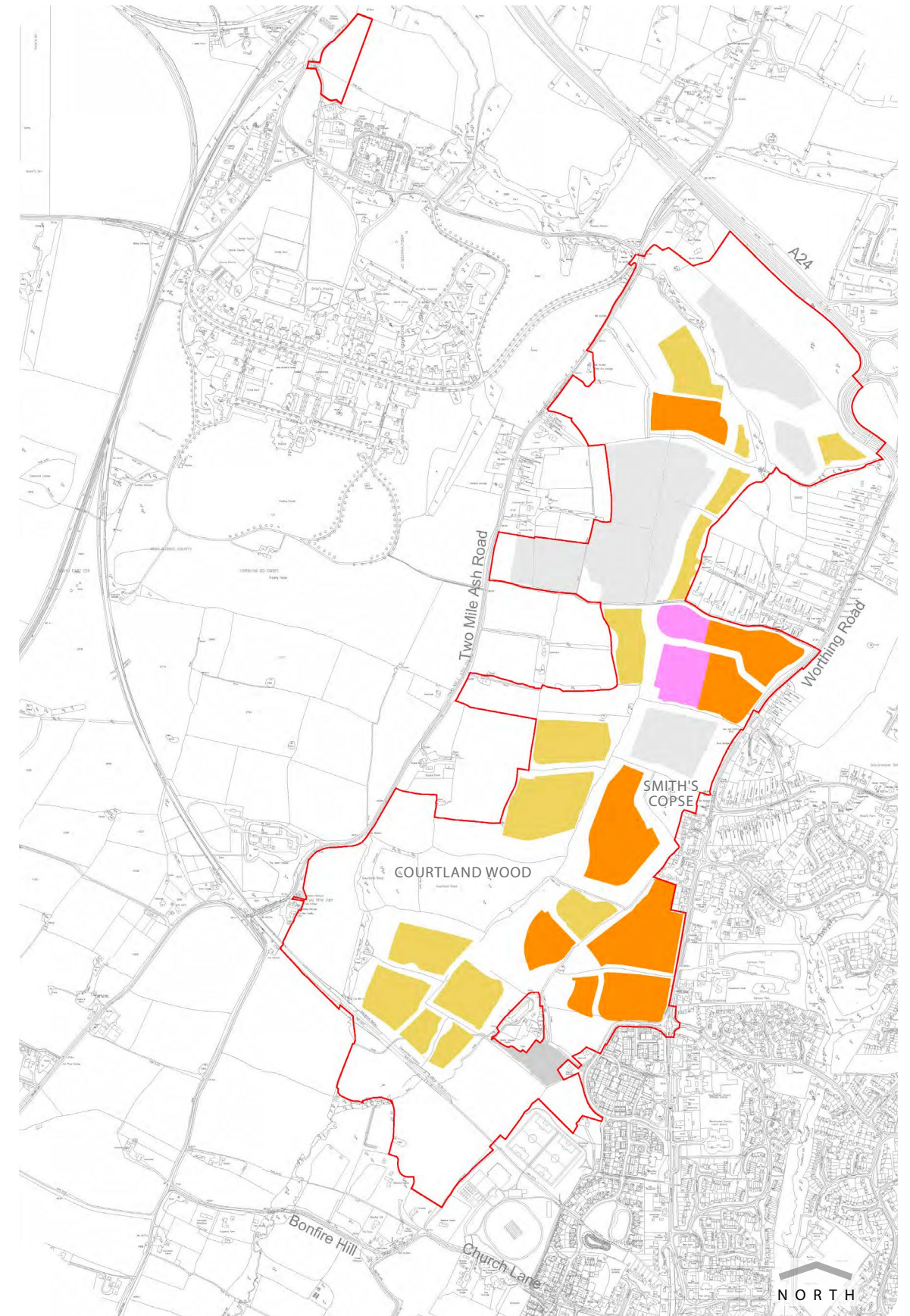
Higher densities are concentrated within and around the neighbourhood centre, supporting a more mixed-use character and allowing for some flat typologies alongside potential ground-floor retail and community uses.

Medium densities are predominantly located across the eastern parts of the development, typically accommodating a varied mix of terraced and semi-detached homes, with a limited number of small apartment buildings where appropriate.

Lower densities are positioned in more sensitive areas to create a gentle transition at the site edges, particularly along the western and southern boundaries and around Great House Farmhouse, responding to heritage considerations and the landscape setting associated with Courtland Wood, Smith's Copse and the Downs Link.

Key

- Application Boundary
- Proposed Lower Density (<35 dph)
- Proposed Medium Density (35 - 45 dph)
- Proposed Higher Density (+45 dph)
- Non Residential Development



OUTLINE PARAMETERS

Storey Heights Strategy

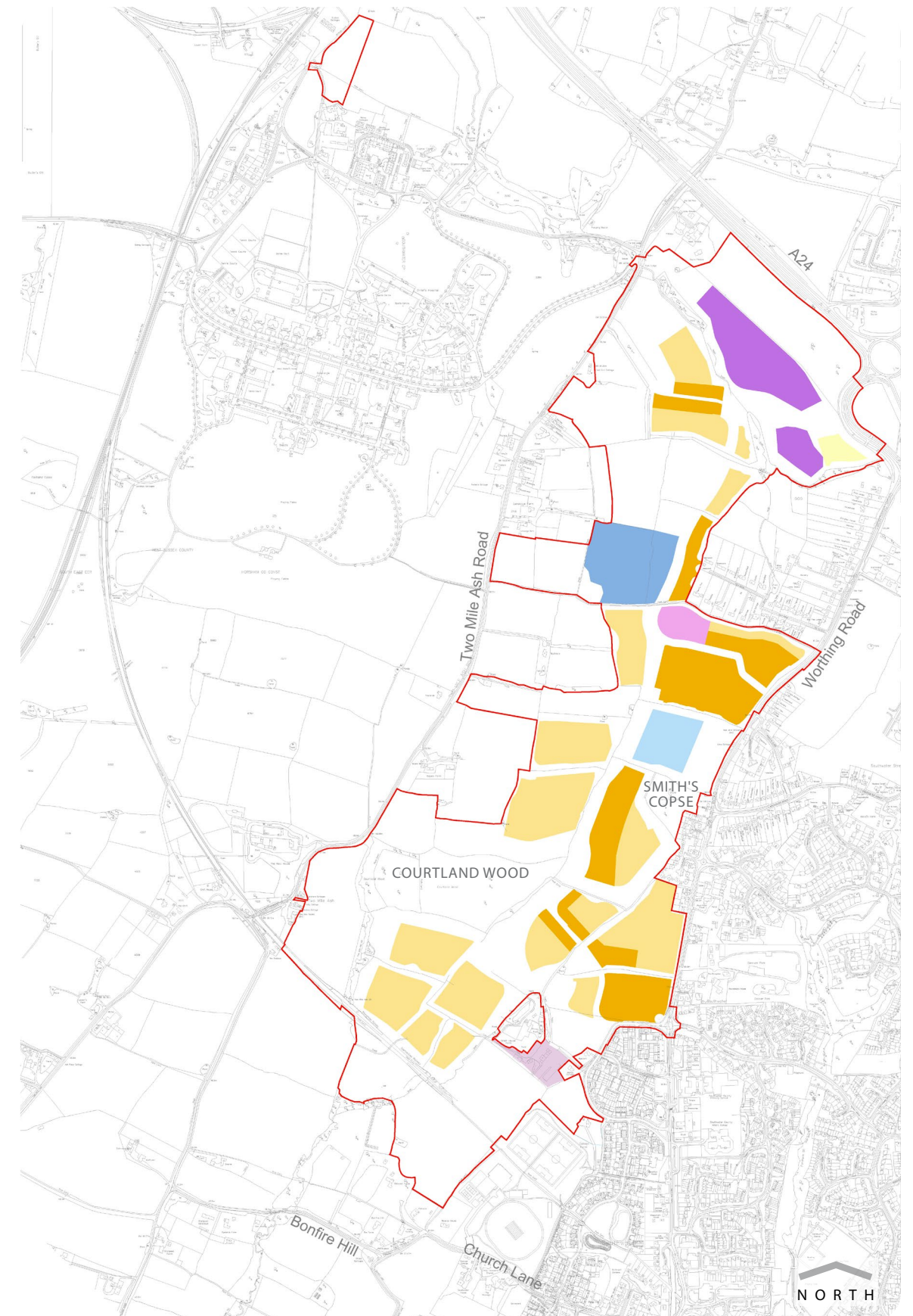
Closely linked to the density strategy, this parameter plan defines the development's three-dimensional form by setting out the proposed building height ranges across the site. The masterplan is predominantly two-storey housing, reflecting the established character of Southwater and the surrounding settlement edge.

In a limited number of locations, including the neighbourhood centre and selected gateway and key landmark points, building heights increase to up to three storeys. These taller elements, including mixed-use blocks and small apartment buildings, are used selectively to support legibility, provide a focal point and mark important routes and arrival points, without creating an over-urban or visually dominant form.

Overall, the height and massing strategy has been developed to be responsive to context and setting, stepping and varying where appropriate to respect sensitive edges, reinforce character areas, and deliver a coherent, well-composed townscape. Pitched roofs will be incorporated across the residential neighbourhoods to help the development sit comfortably within its context while creating a varied roofscape and a richer streetscape.

Key

- Application Boundary
- Up to 1 Storey Residential (6m ridge height)
- Up to 2 Storey Barns Redevelopment (7m ridge height)
- Up to 2 Storey Employment (13m ridge height)
- Up to 2 Storey Primary School & Nursery (11m ridge height)
- Up to 2 Storey Secondary School (11m ridge height)
- Up to 2.5 Storey Residential (9m ridge height)
- Up to 3 Storey Residential (12m ridge height)
- Up to 3 Storey Mixed-Use (12m ridge height)



OUTLINE PARAMETERS

Access and Movement Strategy

The access and movement strategy sets out the key principles for vehicular access, walking and cycling across the masterplan. It will be supported by the Transport Assessment and accompanying modelling submitted as part of the application.

Street hierarchy and vehicle movement

A clear hierarchy is proposed. A primary route connects the northern roundabout through the neighbourhood centre to Worthing Road, before transitioning into a secondary street serving the south-eastern neighbourhoods and connecting to Broadacres. The primary route services the secondary school and neighbourhood centre, and is capable of supporting a bus diversion if required. The curved section north of Great House Farmhouse is designed to prioritise walking and cycling, reducing vehicle movement close to the heritage asset and reinforcing local character.

Access points

A series of access points are proposed to support the delivery, permeability and connectivity of the development. These include connections from Worthing Road, Two Mile Ash Road and Hop Oast Roundabout. Further detail on access form, junction operation and any associated mitigation will be addressed within the Transport Assessment.

Walking and cycling

The proposed internal walking and cycling routes within the masterplan are designed to create a comprehensive movement strategy, linking the Site with surrounding neighbourhoods and key destinations. A key cycle route is located along one side of the primary street, connecting the proposed secondary school in the north of the Site with the neighbourhood centre and residential areas to the south.

In the southern part of the masterplan, the route alignment follows the quieter active travel corridor north of Great House Farmhouse rather than continuing along the secondary street throughout. This provides a calmer and more scenic pedestrian and cycle environment, reduces vehicle dominance close to the heritage setting, and improves the relationship with Great House Commons, surrounding open spaces and the existing Public Rights of Way network. This approach supports active travel while reinforcing the landscape-led and heritage-sensitive character of this part of the Site.

From the southern part of the primary route, the cycle connection extends towards Chessall Avenue, from where users can connect onwards towards the Downs Link, Lintot Square and other areas within Southwater via existing safe residential streets. This creates a well-defined and positive route through the development, connecting into the wider movement network. The detailed design of the route will be confirmed through future Reserved Matters.

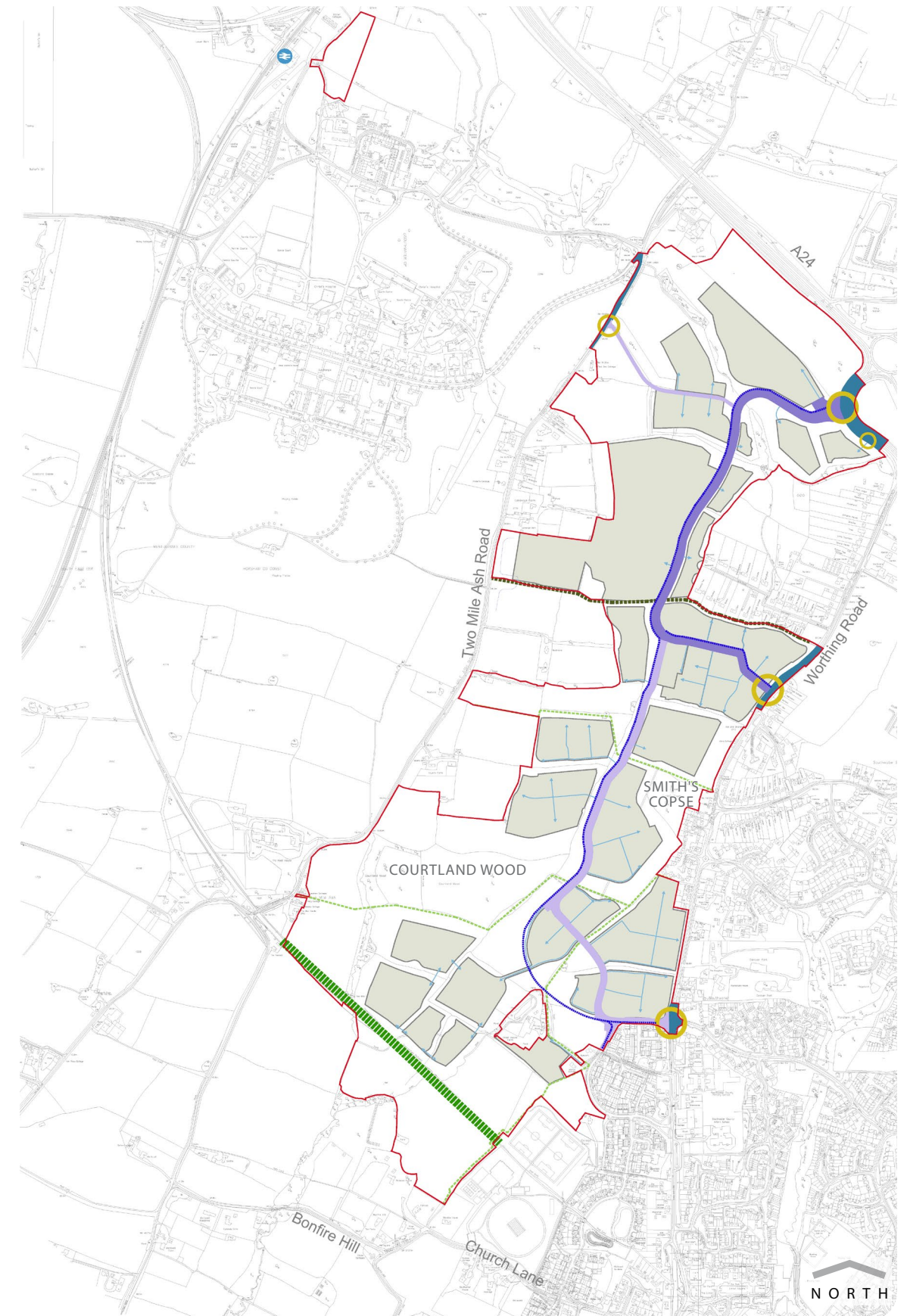
Shared surfaces and home-zones

Neighbourhood streets and lanes are intended to incorporate shared surface/home-zone characteristics where appropriate, balancing vehicle movement with walking and cycling.

Trim trail

A 5km trim trail is proposed across the site, linking key destinations and landscape features and connecting into the wider path network.

For further detail, please refer to the Transport Assessment and the Traffic & Transport chapter of the Environmental Statement, including consultation and policy compliance.



Key

- Application Boundary
- Existing Christ's Hospital Train Station
- Indicative Location of Key Cycle Route
- Indicative Location of Primary Road
- Indicative Location of Secondary Road
- Developable Area
- Primary Access
- Indicative Area of Works on Existing Road
- Downs Link Route
- Improvements to Existing Bridleway
- Improvements to Existing Pedestrian Route (PRoW)

OUTLINE PARAMETERS

Landscape and Open Space Strategy

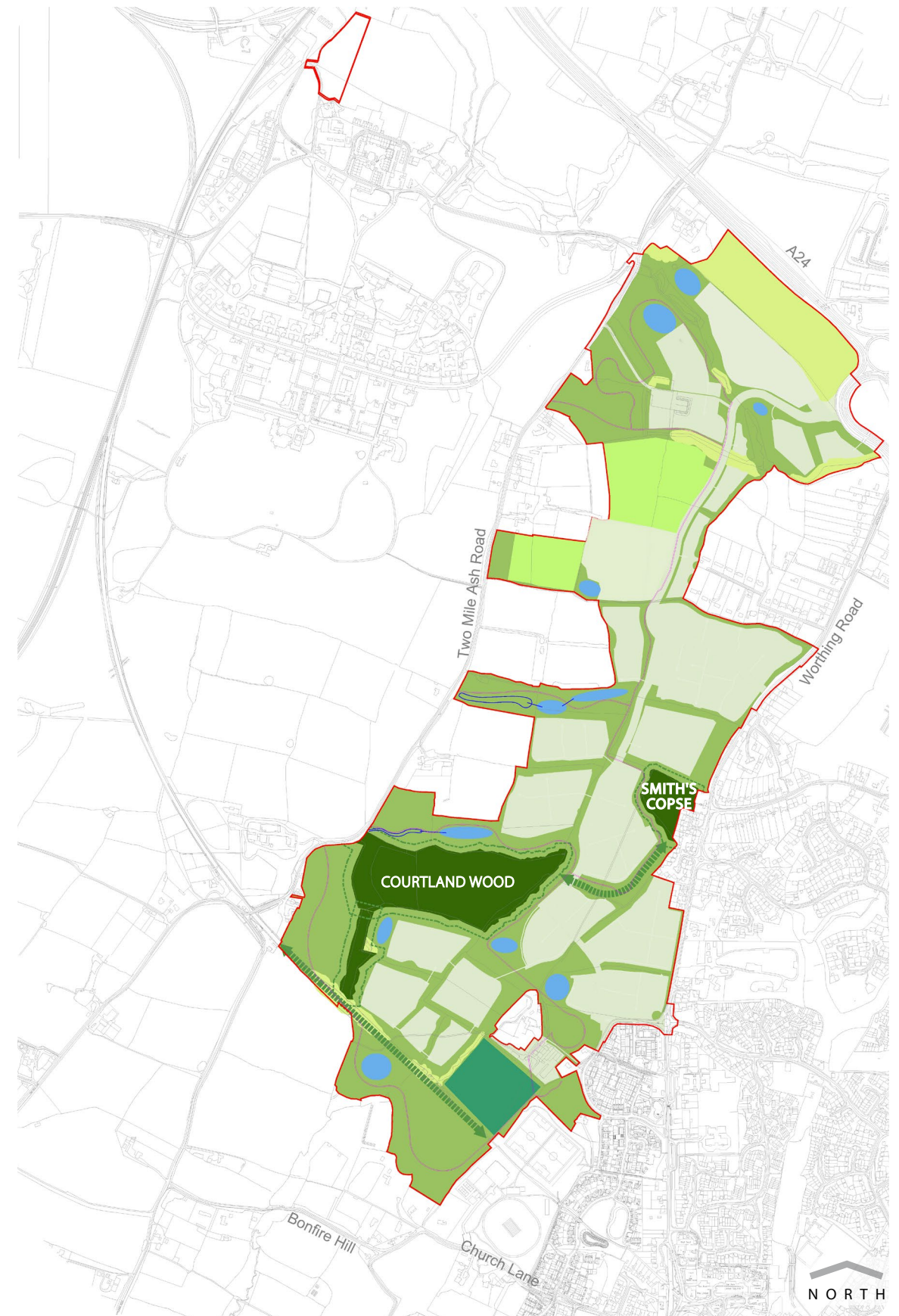
The landscape strategy is the primary driver of the masterplan, shaping where development can sit, how neighbourhoods are structured, and how the scheme protects and enhances the site's defining natural and heritage assets. It establishes a connected living landscape of woodlands, hedgerows, meadows, greenways and water features, designed to strengthen biodiversity, support wellbeing, and create a distinctive setting rooted in Southwater's rural character.

The Landscape Parameter Plan translates this approach into a clear set of spatial parameters. It identifies the areas where landscape protection and enhancement take precedence, including the retained and strengthened woodland structure and the minimum buffers that safeguard sensitive habitats. It also shows how this green framework guides the shape of the developable areas, so access, streets, parking, pedestrian and cycle routes and associated infrastructure are all located and arranged within a landscape-led structure, rather than defining it.

Across the site, the plan sets out the overarching open space network that will be experienced day-to-day by residents and visitors. This includes the interconnected pattern of green corridors, retained trees and hedgerows, and a range of informal recreation spaces, alongside dedicated elements such as play, allotments and the site-wide trail. The indicative location of sports provision is also shown as part of this wider network, reinforcing the principle that recreation and landscape work together to create a healthy, active place.

Finally, the plan illustrates how water basins are integrated as part of the landscape character through an indicative SuDS approach. In parallel, it demonstrates how green planting and corridor strengthening supports the Downs Link setting and reinforces ecological connectivity between woodland areas, ensuring the landscape performs multiple roles: protecting assets, shaping character, supporting movement, and delivering long-term resilience.

- Key**
- Application Boundary
 - Developable Area: including proposed development, site accesses, internal roads, parking, pedestrian and cycle routes, landscaping and associated infrastructure
 - Secondary School Land (playing fields and other associated infrastructure)
 - Open Space inclusive of play spaces (NEAP, LEAP and LAPs), allotments, informal kick-about spaces, 5km walking route, other pedestrian routes and retained trees and hedgerows where possible.
 - Indicative Location of Sport Pitches
 - 15m Minimum Green Buffer
 - Indicative Basins
 - Green Corridor planting along the Downs Link and between existing retained Ancient Woodland
 - Existing Retained Ancient Woodland
 - Existing Key Tree-belt Area
 - Indicative Linear Swale with 'run-off' / outflow to ditch
 - Indicative Location of 5km Trail



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Indicative Phasing Strategy

Overview

An indicative phasing strategy has been prepared to support the outline planning application. The masterplan is shown as three main residential-led phases, alongside an employment phase. The phasing is illustrative and may evolve in response to delivery programming, infrastructure requirements, market conditions and ongoing stakeholder discussions.

Phase 1

Phase 1 establishes the early heart of the new neighbourhood, including the land for the secondary school and the neighbourhood centre with mixed-use facilities. It includes shops, flexible community space and a mix of housing types, sizes and tenures. Access is provided via the initial section of the primary route from Worthing Road, serving the neighbourhood centre, surrounding homes and the school land.

Phase 1 also extends the community northwards, delivering additional residential areas alongside the Gypsy and Traveller pitches, and completing key connections between the neighbourhood core and the employment land. It is accessed primarily via the primary route from Worthing Road and the new roundabout off Hop Oast roundabout, with additional resilience provided by the secondary link from Two Mile Ash Road into the primary route. Overall, Phase 1 helps establish a connected first phase that balances early community uses, education, residential development and links to the employment area.

Phase 2

Phase 2 delivers the central, western edge and southern neighbourhoods, including homes around Smith's Copse, the sports facilities south of Great House Farmhouse, and associated public realm and open space along the southern parts of the site and the Downs Link edge. It provides a further mix of typologies and tenures and helps stitch the new neighbourhood into the existing settlement edge along Worthing Road.

Phase 2 has an important interface with Phase 1, sitting opposite the neighbourhood centre and in close proximity to the primary route. It also has the potential to deliver the Later Living provision in a location that benefits from convenient access to local services, community facilities and the wider movement network. Access is taken from Broadacres roundabout, via a secondary neighbourhood street connecting back to Phase 1 and distributing movement through a network of green streets.

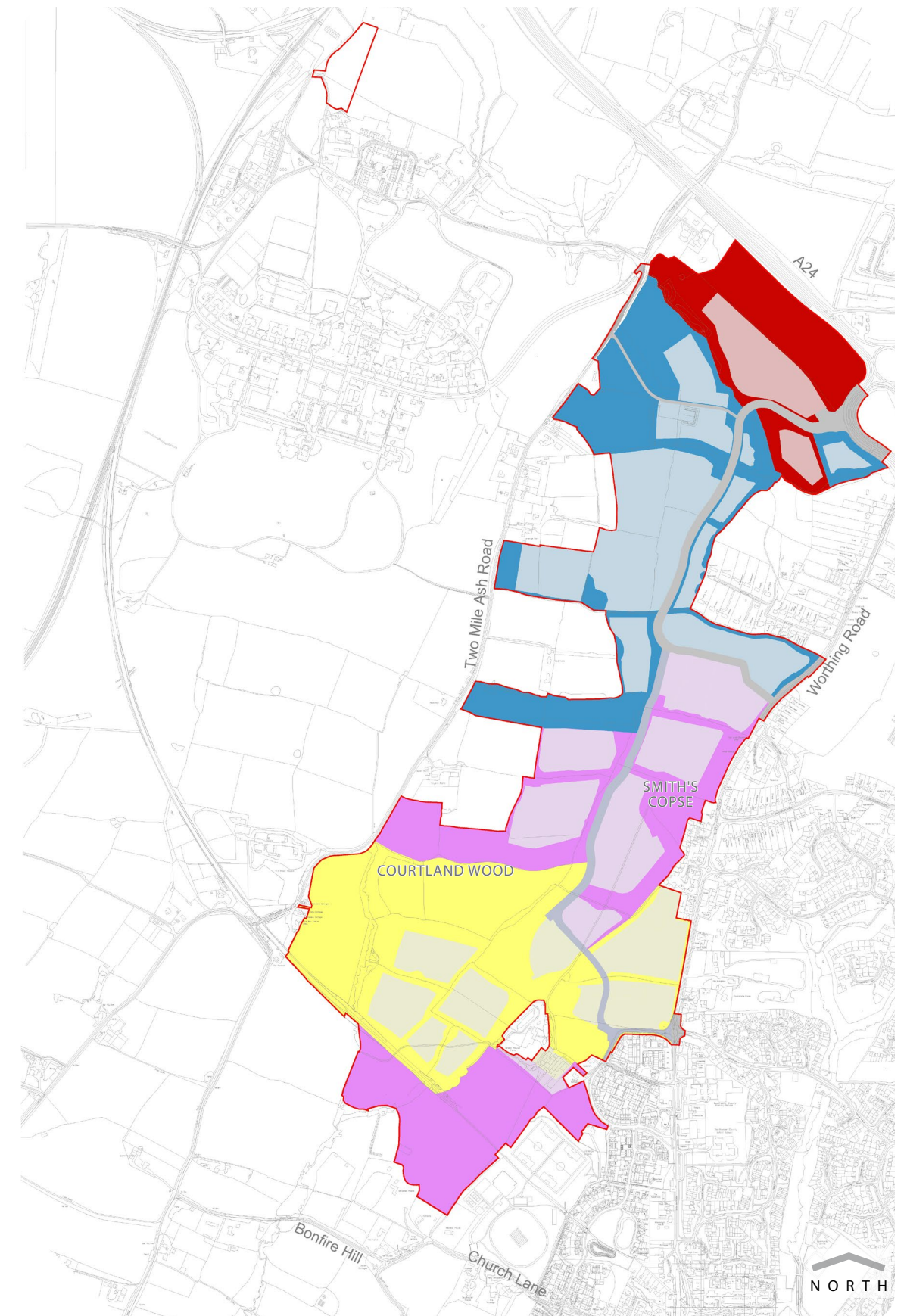
Phase 3

Phase 3 focuses on the remaining south-western and south-eastern areas of the masterplan, including neighbourhoods around and south of Courtland Wood, and areas to the north of Great House Farmhouse. It is shaped by the sensitive setting of Courtland Wood, the strengthened landscape framework and the need to create a soft transition to the countryside to the west.

This phase also includes part of the southern neighbourhoods linking towards Broadacres roundabout, together with landscape enhancements and green infrastructure delivery that reinforce the woodland setting and support the wider landscape-led character of the masterplan.

Employment Phase

The employment phase delivers the new employment uses on the northern part of the site, accessed from the new northern access arrangements near Hop Oast and arranged across two land parcels. Its timing is shown as flexible and will be informed by local need, market demand and continued discussions with the Local Authority and stakeholders.



Key

- Application Boundary
- Phase 1
- Phase 2
- Phase 3
- Employment Phase

OUTLINE PARAMETERS

Illustrative Masterplan

The Illustrative Masterplan brings together the vision, design principles and parameter plans into a single, illustrative snapshot. It shows one potential way the proposed development parameters could be delivered on the ground, illustrating how land uses, access, built form and landscape can work as a coherent place. As an illustrative plan, it is not prescriptive: it provides a strong guide to intent and structure, while allowing refinement through future reserved matters submissions and phased delivery.

At its core, the plan demonstrates a genuinely landscape-led and heritage-led approach. The site's defining assets and sensitivities shape the arrangement of development, with retained and enhanced woodland, hedgerows and green corridors forming a continuous network, supported by generous buffers to sensitive edges and integrated SuDS features. In doing so, the masterplan illustrates the delivery of approx. 59 hectares of open space as a connected, multifunctional green infrastructure system, bringing nature to the doorstep of every neighbourhood.

The plan also shows how a balanced mix of uses supports a complete, walkable community. The neighbourhood centre is positioned as the social and functional heart, supported by mixed-

use activity, community facilities and Later Living, and reinforced by the integration of education provision and well-connected residential streets. Employment uses are also included as a complementary component, supporting local job opportunities and long-term resilience.

Recreation and wellbeing are embedded throughout, with sports pitches positioned to build on the existing sporting context and support a wider health and activity hub. Play and informal recreation spaces are distributed across the neighbourhoods, while the 5km trim trail provides a unifying route that encourages walking and cycling, connects destinations, and creates a memorable green journey through the landscape.

Finally, the plan illustrates distinct neighbourhoods with varied but coherent residential character. Homes are shown in a mix of forms and densities, shaped by their setting and sensitivities to support an intergenerational community and a range of needs over time. Combined with the strong green framework, the illustrative masterplan conveys an ambition for sustainable living in nature, with long-term stewardship built into the structure of place so it can thrive for successive generations.

ELEMENT	AMOUNT
Total site area	116.7 hectares
Residential Dwellings (Use Class C3)	up to 1,000 homes
Later Living (Use Class C2)	80 homes
Gypsy and Traveller Pitches	5 pitches
Primary School and Nursery (Use Classes E(f) and F1(a))	2 hectares
Secondary School (Use Class F1(a))	9.2 hectares
Business and Employment (Use Classes B2, B8 and E(g))	up to 4 hectares
Neighbourhood Centre - Commercial and Community uses (Use Classes E and F)	up to 2,000m ²
Redeveloped Historic Barns (Use E and Class F2)	up to 550m ²

Indicative Schedule Mix

DWELLING SIZE	MARKET	INTERMEDIATE	SOCIAL RENT
1 Bed Flats	21	26	85
2 Bed Flats	36	38	61
2 Bed Houses	60	5	21
3 Bed Houses	271	25	58
4 Bed Houses	196	11	20
5 Bed Houses	66	0	0
Sub Totals	650	105	245
Totals	1000		



This plan is illustrative (not for approval)