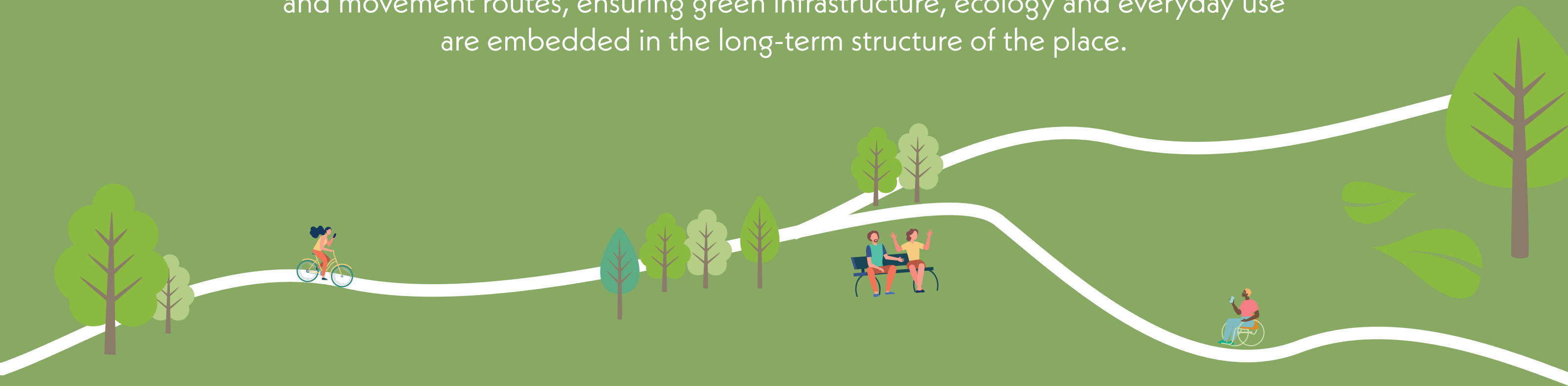




7. LANDSCAPE & OPEN SPACE

Landscape is fundamental to the masterplan and plays a defining role in shaping the character of the development. This chapter identifies the Site's key existing landscape assets and sensitivities, and explains how these have informed a genuinely landscape-led masterplan framework.

It sets out the overall landscape vision and the supporting strategies, including the proposed network of open spaces, woodland buffers and corridors, planting and habitat enhancement, play and recreation, and the integration of public access and movement routes, ensuring green infrastructure, ecology and everyday use are embedded in the long-term structure of the place.



LANDSCAPE & OPEN SPACE

Introduction and Executive Summary

The landscape strategy for the site incorporates several key principles to integrate the development into its natural surroundings while enhancing biodiversity and providing recreational spaces for the community.

Here's a summary of the principles:

Retention of Ecological Fringe

The existing green fringe along the western boundaries will be preserved, creating a natural green edge for the development and maintaining a mature landscape setting.

Strengthening Woodland Buffers

Additional planting of trees, hedges, and scrub will enhance the ancient woodland, woodland and perimeter planting, further integrating the development into the surrounding natural environment.

Amenity Green Spaces

Provision of high-quality amenity spaces for the enjoyment of residents. Meadow and species-rich grasslands will be used to create a variety of habitats within and around the built environment, promoting biodiversity.

Connected Spaces

A network of green pathways will provide pedestrian and cycling opportunities, connecting residents to a series of open spaces and integrating the development with existing pedestrian routes in the area.

Play and Recreation Areas

A diverse range of recreational experiences, including playgrounds and open spaces suitable for all ages, will serve as a local resource for the community.

Sustainable Drainage Features

These areas, designed with species-rich grassland, will serve both as functional drainage and as ecological focal points. These spaces will include opportunities for informal gathering and incidental play, alongside winding pathways that connect the development with the surrounding woodland.

This strategy prioritises connectivity, biodiversity, and sustainability, while offering various recreational and ecological benefits to the community.

Connecting Green Links

A network of green pathways will provide pedestrian and cycling opportunities, connecting residents to a series of open spaces and integrating the development with existing pedestrian routes in the area.

Existing Public Rights of Way, bridleways, and the Downs Link are retained and enhanced as part of this network, ensuring continuity of access while improving landscape quality, safety, and legibility.

Together, these routes form a connected green framework that support everyday movement, recreation and wider countryside connections.

Legend

- Site Boundary
- Residential Parcels
- Allotments
- School Sites

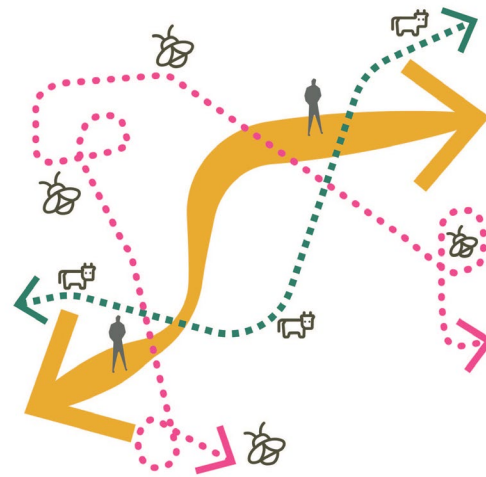


LANDSCAPE & OPEN SPACE

Landscape Design Strategies

Concept Overview

The landscape framework establishes a clear and integrated structure for the development, shaping movement, character, and identity. A series of interconnected principles guide the design, ensuring that green infrastructure, heritage, play, water, and ecology work together to create a legible, resilient and village-scale place rooted in its landscape setting.



Nature Connectivity

The landscape framework is designed to strengthen connections between existing woodlands, watercourses, and open spaces, creating a coherent network that supports biodiversity, movement, and long-term ecological resilience.



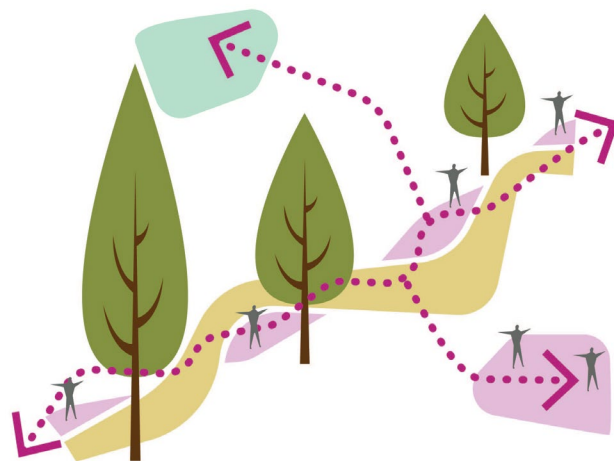
Views and Legibility

Key views are framed and revealed through careful arrangement of landscape and built form, ensuring the site is legible, intuitive to navigate, and grounded in its wider village and countryside setting.



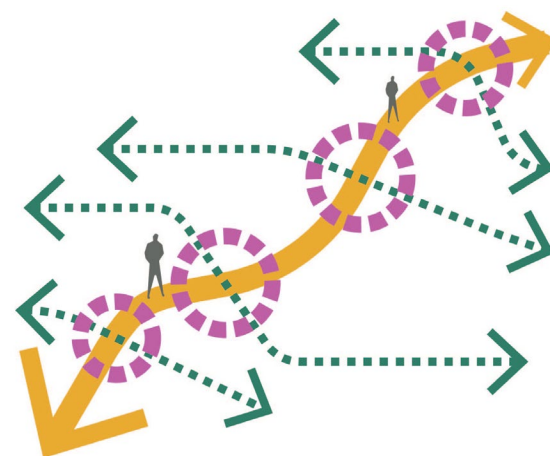
Blue Infrastructure

Water is integrated as a visible and functional element of the landscape, with SuDS features designed to manage surface water.



Play & Recreation

Play and recreation are embedded throughout the site in a distributed and inclusive manner, supporting formal and informal activity, play on the way, and everyday movement for all ages and abilities.



Nodes & Connections

A series of connected landscape nodes, streets, and green corridors structure the site, creating a walkable, village-scale network that supports social interaction and sustainable travel.



Heritage & Nature Education

The landscape provides opportunities for learning and interpretation, using planting, routes, and spaces to reveal the site's natural systems, agricultural heritage, and evolving ecology.



Edible Landscape

Productive planting, including orchards and foraging species, is integrated into public spaces to encourage interaction with the landscape, promote wellbeing, and reflect the site's rural character.

LANDSCAPE & OPEN SPACE

Connection with Nature

People and Nature

The landscape framework is designed to place people in daily contact with nature, supporting health, wellbeing, and active lifestyles. A connected network of green and blue corridors runs through the site, linking all character areas and connecting homes, schools, workplaces, and open spaces to the wider countryside.

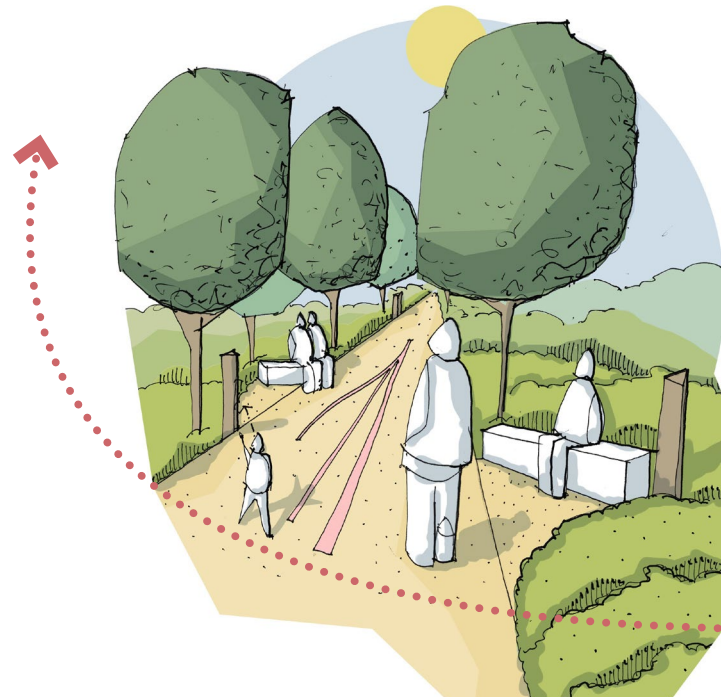
Building on existing hedgerows, woodlands, and watercourses, the strategy reinforces natural features through new habitat corridors, SuDS, and tree-lined walking and cycling routes. These spaces are designed to be accessible, safe, and overlooked, encouraging everyday movement, play, and social interaction as part of daily life.

Green infrastructure is multifunctional, combining biodiversity, drainage, and recreation. Doorstep green spaces, play on the way, and calm areas for rest and reflection are distributed across the site, ensuring inclusive access to nature for all ages and abilities. Existing Public Rights of Way, bridleways, and the Downs Link are retained and enhanced, strengthening connections within the site and to the surrounding countryside.

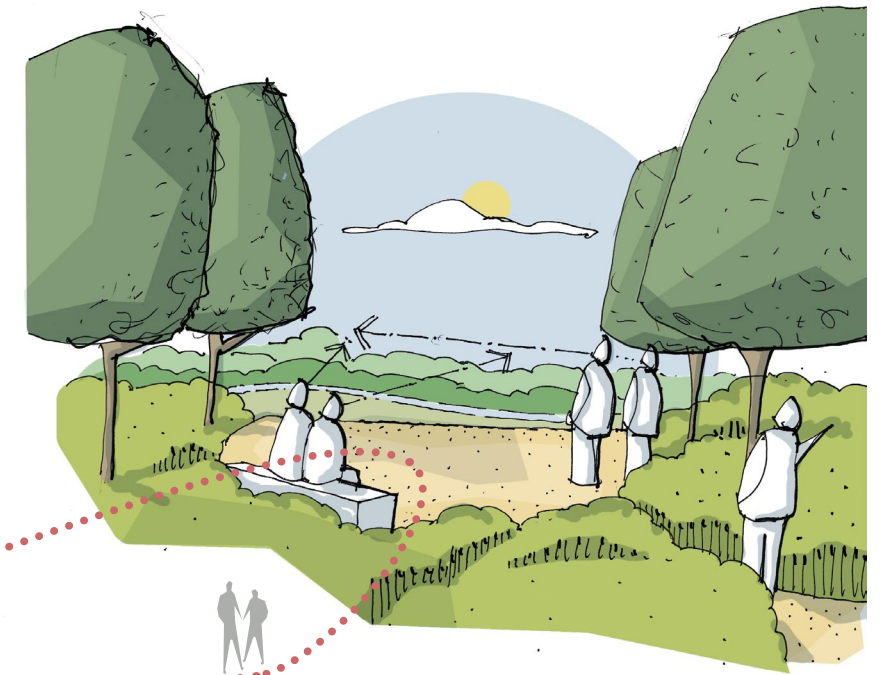
Ancient woodland is fully retained and protected by planted buffers, while mature trees and hedgerows are retained and enhanced to establish a village-scale landscape setting.

New woodland planting is introduced to reinforce landscape structure, improve ecological connectivity, and support long-term climate resilience. Together, these elements form the green infrastructure framework of the development, embedding active travel, nature connection, and wellbeing at the heart of the place.

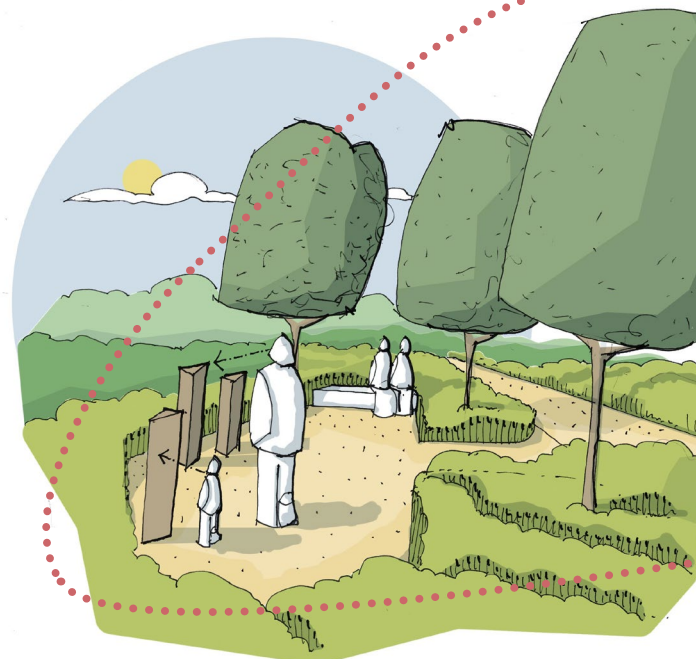
1. A Walk through Nature



2. Views of the Landscape



3. Education & Heritage



4. Activity Nodes



Movement Strategy

The aspiration for the new community is to ensure pedestrian and cycle movement is convenient, safe, and pleasant. Open spaces, verges, and street trees provide a green aspect to all walking and cycling routes through the site, contributing to comfort, visual quality, and climate resilience.

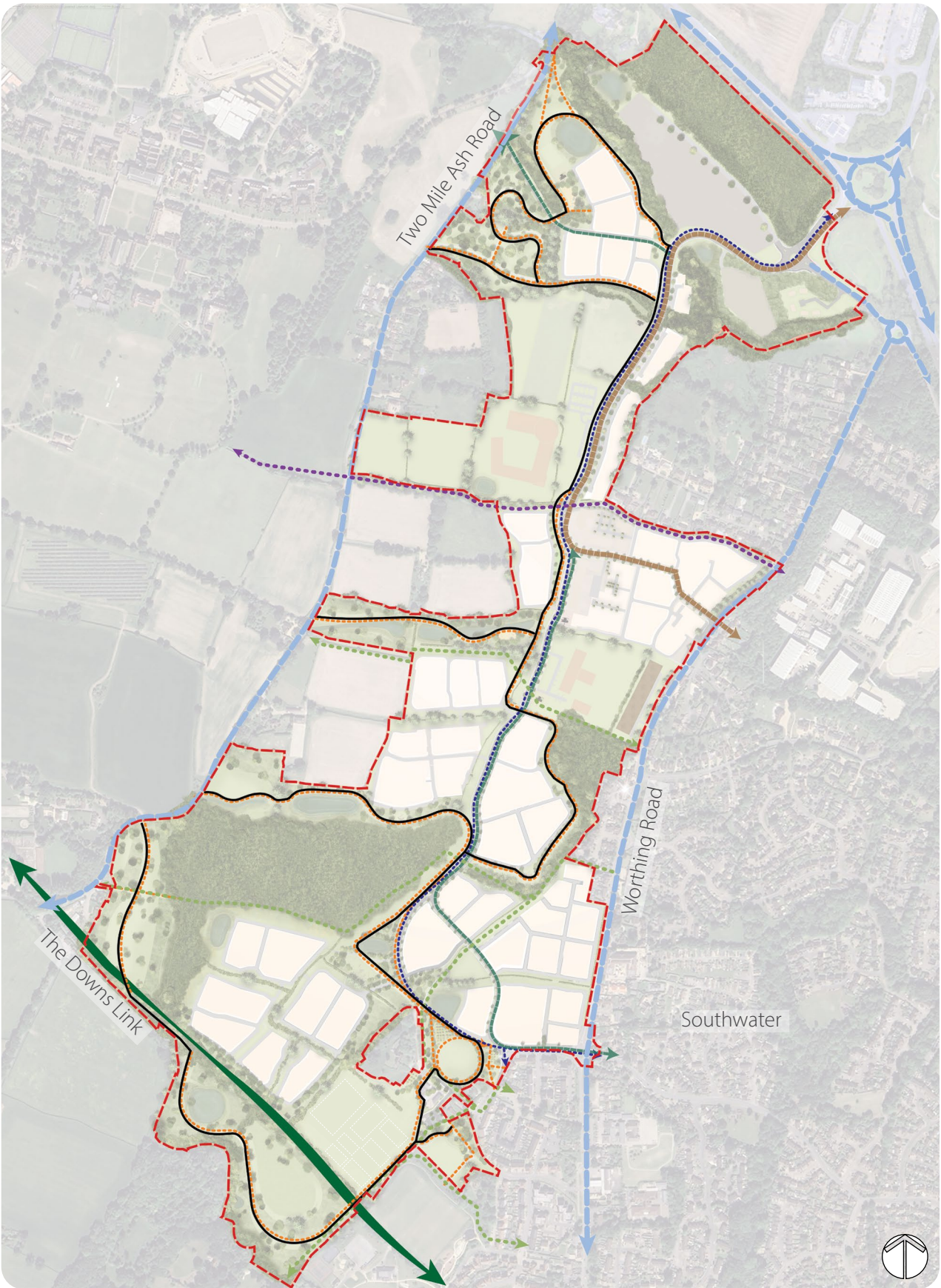
All existing Public Rights of Way are maintained and enhanced, set within generous green corridors to ensure routes are safe, legible, and attractive to use. These routes, including bridleways and the Downs Link, are integrated into the wider landscape framework and supplemented with new footpaths and connections to provide a comprehensive and well-connected network.

The site is designed with filtered permeability, enabling people to walk or cycle between blocks where vehicles cannot pass. Greenery is introduced throughout the public realm to prioritise pedestrians and cyclists, providing shelter from wind, shade from direct sunlight, and an environment that encourages everyday active travel.

Primary and Secondary Cycle Routes

A designated cycle route runs along the primary route through the site, forming a key north–south connection and linking neighbourhoods with open spaces and the wider green infrastructure network. This is complemented by a secondary east–west cycle route along the southern secondary street, providing a safe and direct connection to the Downs Link and surrounding countryside routes. Together, these routes form a clear and legible cycling network, designed to accommodate both commuting and recreational journeys while prioritising safety, comfort, and continuity.

- Legend
- Site Boundary
 - Active Routes
 - Existing PRoW
 - Existing Bridleway
 - Primary Route
 - Secondary Route
 - Roads
 - 5K Loop
 - Cycleway



Movement strategy diagram

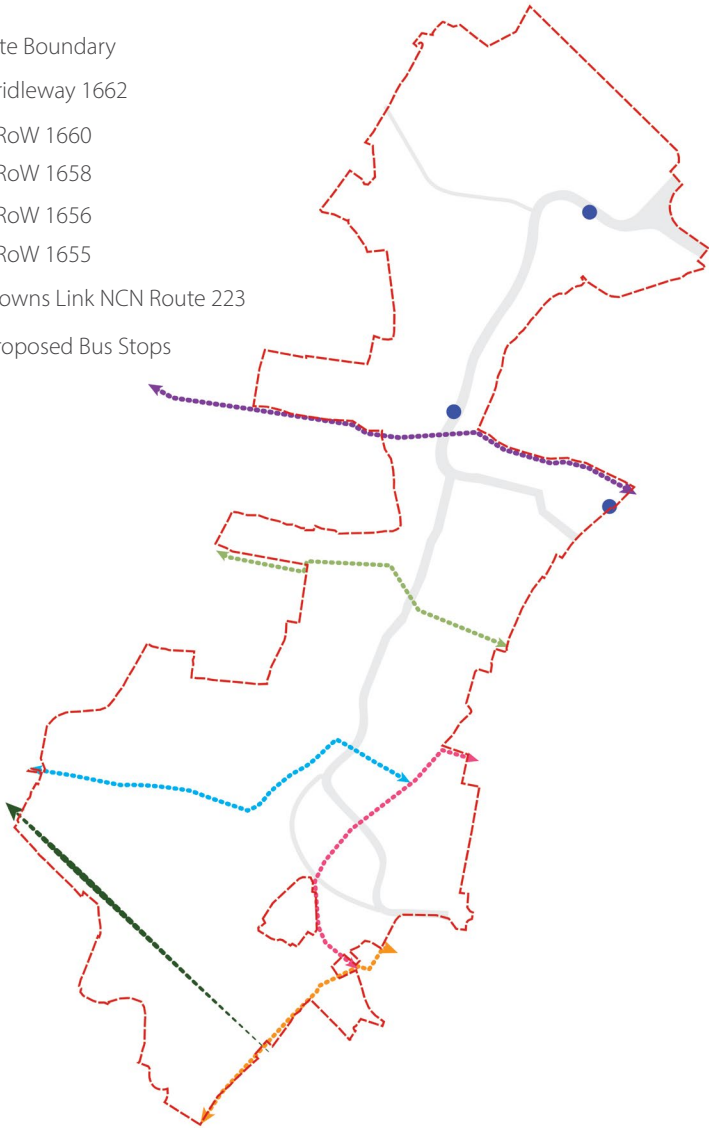
LANDSCAPE & OPEN SPACE

Movement Strategy – Public Rights of Way

Key retained PRow routes will include a number of improvements, each echoing the immediate local character of the surrounding landscape. These improvements and interventions will remain sympathetic to the local character, enhancing the experience as people interact with the landscape. These PRow paths are to remain unlit to preserve the design's village-feel.

Legend

- Site Boundary
- Bridleway 1662
- PRow 1660
- PRow 1658
- PRow 1656
- PRow 1655
- Downs Link NCN Route 223
- Proposed Bus Stops



Note:
Shown on the plan above is the potential proposed bus stop locations within the development. The proposed locations are between the two employment land areas to the north of the development and the second location is outside of the secondary school to provide access to the schools by public transport. The final potential proposed bus stop location is to the north of the Worthing Road access junction. These bus stops locations are still to be confirmed through conversations between the developer and the operator.



Downs Link NCN Route 223
The section of Downs Link within the site boundary is to be upgraded by WSCC as part of their programmed works for drainage and surfacing in 2026/2027.

This section of the Downs Link running through the site will retain the semi-rural character and surfacing proposals by WSCC as it runs westwards from Eames View to Two Mile Ash Road. The surfacing will complement the partially open recreational grassland and hedgerow character of the area.



PRow Bridleway 1662
The development will enhance the existing recently upgraded surfacing on the eastern section of the bridleway up to the Secondary School/ Neighbourhood Centre to a bound surface. It is anticipated that whilst the use of the route will increase, alternative east / west routes are available.

This section of the PRow will incorporate the semi-rural character including self-binding gravel as the bridleway approaches the school and new community centre.



PRow Footpath 1655 & 1656
The improved surfacing will be a bound surface and will be widened where available to accommodate the increased pedestrian demand.

This section of the PRow will balance the existing softer character with the proposed green walking routes as part of the proposed masterplan. Self-binding gravel alongside planted corridors will adapt to increased pedestrian numbers using the wider walking routes.



PRow Footpath 1658 & 1660
It is expected that footpaths 1658 and 1660 will retain their rural feel through the development. Whilst there is anticipated to be an increase in use, it is proposed to sensitively improve the surface of these routes. It is not proposed that these would be bound surfaces.

This section of the PRow will incorporate a more rural character as the route weaves through grassland and woodland edges. Surfacing will remain redolent of the existing treatment, emphasising the rural character in this location.



The internal roads pedestrian and cycle crossings will be LTN 1/20 compliant and prioritise the movement of active travel across the site. The type of crossing facilities will be determined at the RMA stages taking into account movements and layout of the masterplan, however will include facilities ranging between cycle priority uncontrolled Parallel crossings on lightly trafficked streets through to Toucan crossings on heavily trafficked streets.

LANDSCAPE & OPEN SPACE

Open Space Typologies

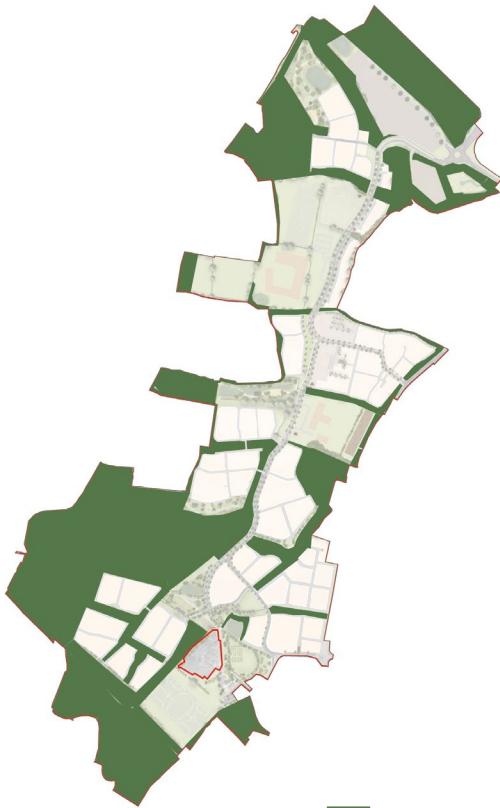
Natural and Semi Natural Design Principles

The proposals seek to retain and celebrate as much of the existing landscape framework as possible, including mature trees, hedgerows, and vegetation along the watercourses, to reinforce the site's green structure.

All areas of Ancient Woodland will be fully protected, with a minimum 15-metre buffer, and enriched through supplementary planting of mixed native woodland and scrub understorey species.

This strategy will enhance the continuity of green corridors, creating more natural and varied edges that integrate seamlessly with the surrounding landscape, connecting to existing copses, tree belts, and hedgerows along the site boundaries.

Within the development, these green corridors will provide opportunities for informal play and contribute to greater ecological diversity across the site.



■ Natural and Semi Natural



LANDSCAPE & OPEN SPACE

Open Space Typologies

Amenity Green Space Design Principles

The character of the amenity open spaces draws inspiration from the naturalistic quality of the existing green infrastructure.

Retained woodland belts and areas of Ancient Woodland provide a strong framework and visual backdrop, helping to define and connect a series of linked green spaces throughout the site.

Play areas are thoughtfully embedded within these spaces, forming a key element of the overall landscape strategy. Their design emphasises the use of natural materials, ensuring that play is seamlessly integrated into the wider landscape rather than appearing as distinct or isolated features.

The overarching approach is to maintain a naturalistic identity, enhancing biodiversity and existing ecological networks. These green spaces establish informal frontages to residential edges, while offering adaptable environments that support both active recreation and quiet relaxation.



 Amenity Green Space



LANDSCAPE & OPEN SPACE

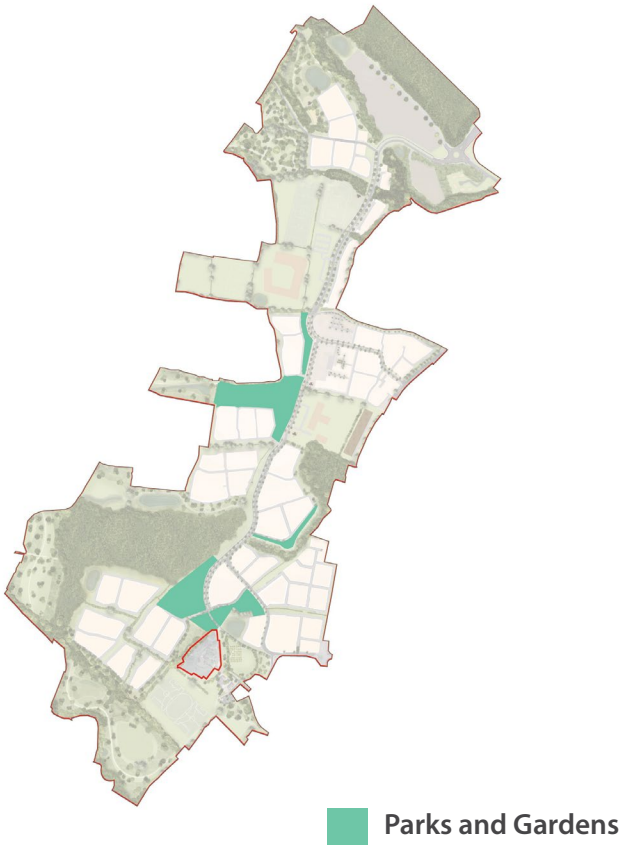
Open Space Typologies

Park and Gardens Design Principles

This character area is defined by its open, expansive quality and species-rich grassland, designed to accommodate seasonal or occasional flooding. It offers visual and spatial relief from the enclosed character of the surrounding woodland extensions and built form.

The space also acts as a key ecological and social focus, providing an outdoor setting for informal gathering and incidental play. Meandering paths weave through the grassland, connecting the new development with the woodland edge to the east and encouraging exploration of the landscape.

Proposed SuDS features will be softly contoured to sit naturally within the landform. Planting around these water bodies will include a mix of aquatic and marginal perennials, alongside tree species adapted to damp or intermittently wet conditions, creating a rich and resilient habitat structure.



LANDSCAPE & OPEN SPACE

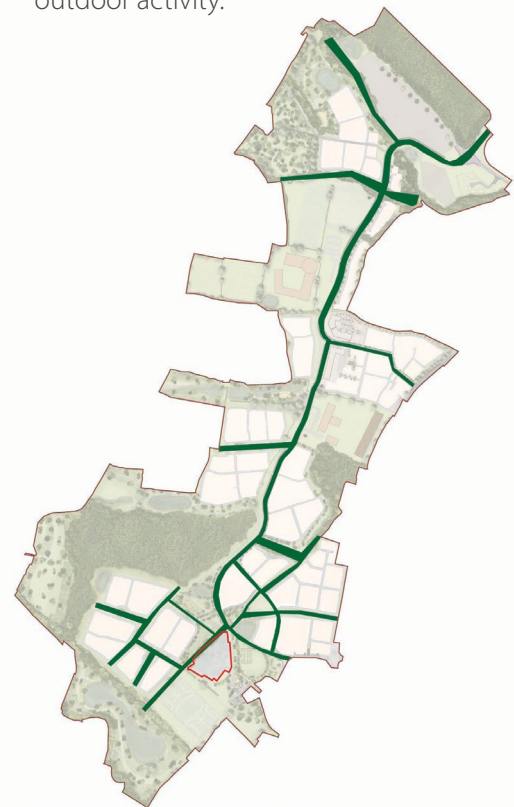
Open Space Typologies

Greenways Design Principles

The Greenways form a network of dedicated routes for walking and cycling, creating spaces for informal recreation at the edges of residential areas while linking a sequence of open spaces that structure the wider development.

A carefully selected planting palette, together with a considered hard landscape materials, will define defensible thresholds to homes and the adjoining footpaths. The planting will subtly shift along the route, responding to changes in architecture and a transition towards more naturalistic landscapes and woodland edges at the site boundaries.

At key junctions, opportunities for rest and informal play will be incorporated. Play features will reflect natural elements such as gentle mounds, stepping logs, and scattered boulders creating a relaxed and green character. These routes will support active, healthy lifestyles, encouraging residents to engage with nature and benefit both physically and mentally from regular outdoor activity.



 Greenways



LANDSCAPE & OPEN SPACE

Open Space Typologies

Policy - Open Space & Play Provision

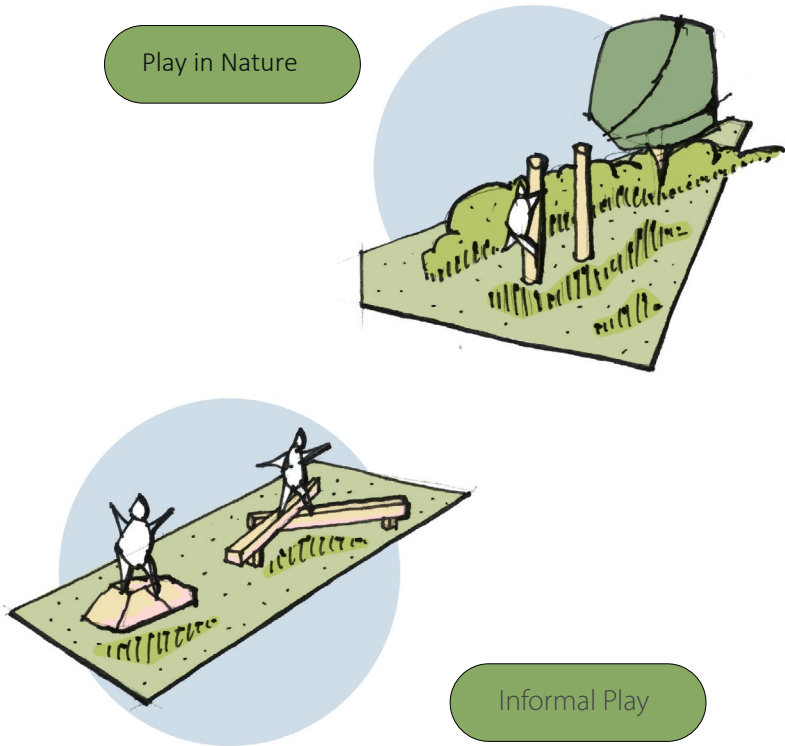
Emerging Local Plan - The Horsham District Local Plan 2023 - 2040 sets out open space typologies and quantity standards, with requirements for open space provision on new developments.

The tables below summarises the open space requirements for the proposed 1000 dwellings (based on 2.4 people per dwelling).

The site has the capacity to provide 59.67ha of open space, which is above the requirement of 11.14 ha of open space for 1000 dwellings.

The plan opposite illustrates the spatial arrangement of the different open space typologies. Overall, the proposals provide an additional 48.53ha of open space above policy requirements.

Allotments will be designed in accordance with HDC OSSR quality standards, including provision for parking, accessibility and appropriate infrastructure.

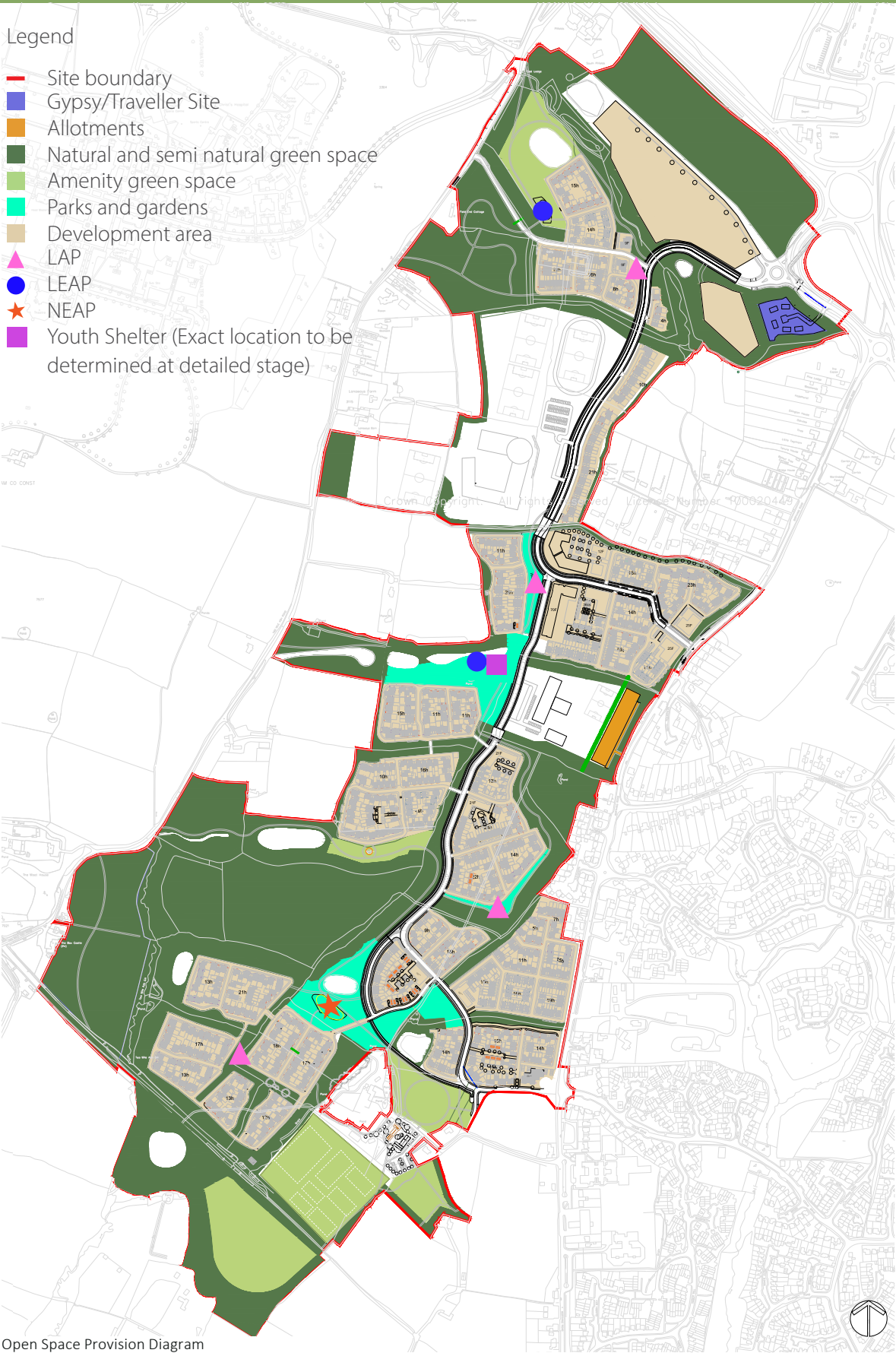


OPEN SPACE TYPOLOGY		STANDARD (sqm per person)	STANDARD (ha p/1000 pop)	REQUIREMENT (ha/2400 pop)	TOTAL ON SITE PROVISION (ha)	OPEN SPACE ABOVE THE POLICY (ha)
Multi-Functional Green space (MFGS)	Allotments	1.8	0.18	0.43	0.44	0.01
	Natural & Semi Natural Green Space	24.3	2.43	5.83	47.14	41.31
	Amenity Green Space	5.8	0.58	1.39	8.22	6.83
	Parks & Gardens	13.8	1.38	3.28	3.57	0.29
Children and Young People	Children	0.5	0.05	0.12	0.20	0.08
	Youth areas	0.4	0.04	0.09	0.10	0.01
TOTAL		46.5	4.66	11.14	59.67	48.53

PLAY SPACE TYPOLOGY		AREA TYPICALLY (HA)	STANDARD (ha p/1000 pop)	REQUIREMENT (ha/2400 pop)	TOTAL ON SITE PROVISION (ha)
▲	LAP	0.01			0.04
●	LEAP	0.04	0.05	0.12	0.1
★	NEAP	0.10			0.16
■	YOUTH SHELTER				0.01
TOTAL			0.05	0.12	0.31

Legend

- Site boundary
- Gypsy/Traveller Site
- Allotments
- Natural and semi natural green space
- Amenity green space
- Parks and gardens
- Development area
- LAP
- LEAP
- NEAP
- Youth Shelter (Exact location to be determined at detailed stage)



Open Space Provision Diagram

LANDSCAPE & OPEN SPACE

Illustrative Landscape Masterplan

The landscape strategy for Land North-West of Southwater is structured around a village-scale, landscape-led approach that responds directly to the site's existing features and context. The design seeks to retain and work with the existing landscape framework, resulting in minimal loss of existing trees and hedgerows, with retained features forming the backbone of the green infrastructure network. Where removal is unavoidable, replacement planting is proposed to deliver a net gain in tree cover and landscape quality.

A defining element of the scheme is the Northern Woodland, which introduces a diverse palette of tree species to strengthen the northern landscape edge, provide effective screening, and create a distinctive recreational environment. This approach supports long-term resilience, biodiversity, and seasonal interest, while reinforcing the perception of the development as a village set within a wooded landscape.

Play and recreation are integrated throughout the scheme as part of a distributed and inclusive approach rather than being confined to a small number of formal locations. Inclusive natural play is embedded within parks, greenways, and neighbourhood spaces, using landform, planting, and natural materials to encourage imaginative and accessible play for a wide range of ages and abilities.

In addition to formal equipped play areas, the landscape provides opportunities for play on the way, with informal features and spatial cues incorporated along key walking and cycling routes. This approach supports everyday activity and encourages movement as part of daily life.

The landscape strategy also prioritises mental health and wellbeing, providing calm, green spaces for relaxation,

social interaction, and contact with nature. The design incorporates the principles of 'making space for girls', with a variety of flexible, overlooked, and welcoming spaces distributed across the site to support socialising, movement, and informal recreation in a way that feels safe and inclusive.

Overall, the landscape design delivers a cohesive network of green spaces that support trees, play, wellbeing, and biodiversity, while reinforcing a village-like character rooted in the existing landscape structure and responsive to local policy and community aspirations.

- Legend
- Site Boundary
 - Residential Parcels
 - Allotments
 - School Sites



LANDSCAPE & OPEN SPACE

Landscape Character Areas

The landscape masterplan includes a number of character areas, set out below and illustrated in the adjacent plan. These landscape character areas work in synergy with, and inform, the built form character areas, ensuring a cohesive and integrated approach to placemaking across the site.

The landscape character areas relate to the built form character while remaining distinct as the landscape weaves through the varying streetscene and natural setting.

- 1

Great House Commons
Heritage inspired productive landscape around Great House Farm
- 2

The Northern Woodland
Northern woodland buffer and woodland walk
- 3

Southern Fringe Meadows
Naturalistic open space linking Courtland Wood, Two Mile Ash Gill, and the Downs Link
- 4

The Village Ways
Village scale streets and active travel movement corridor
- 5

Southwater Greenways
Multi-functional green corridors linking woodlands, SuDS, play and routes

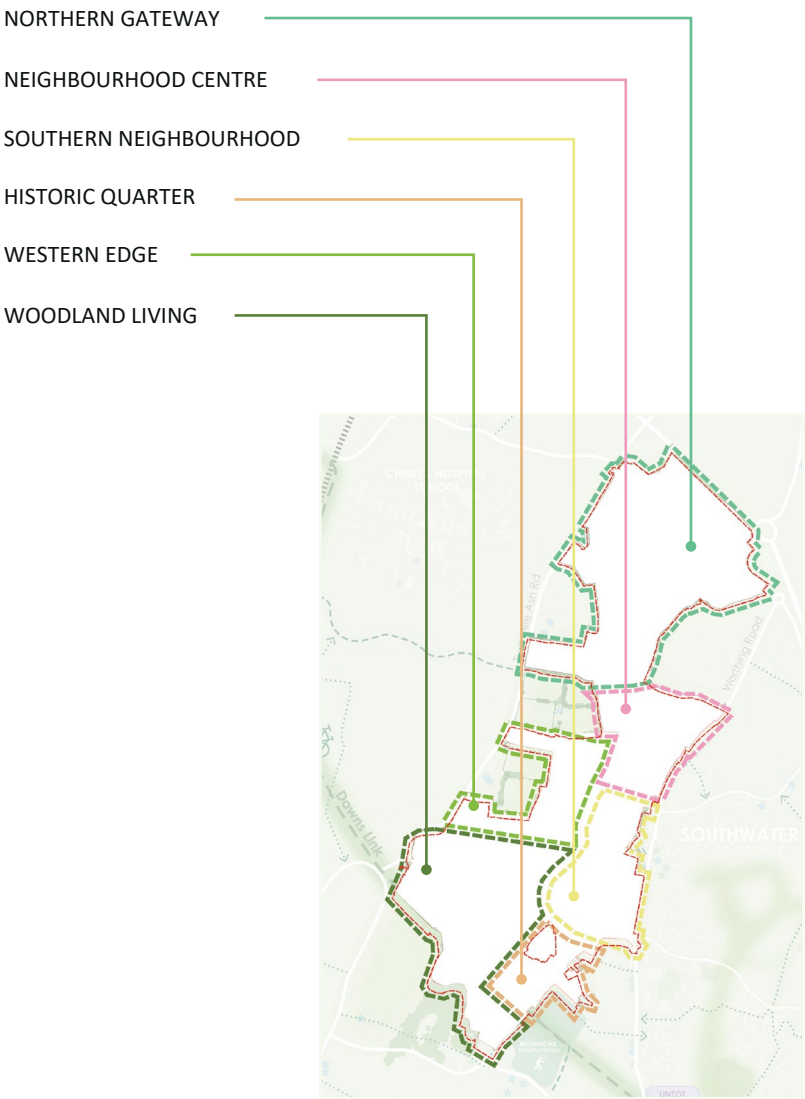
Built Form :
(refer to Section 8 Character & Built Form)

- 6

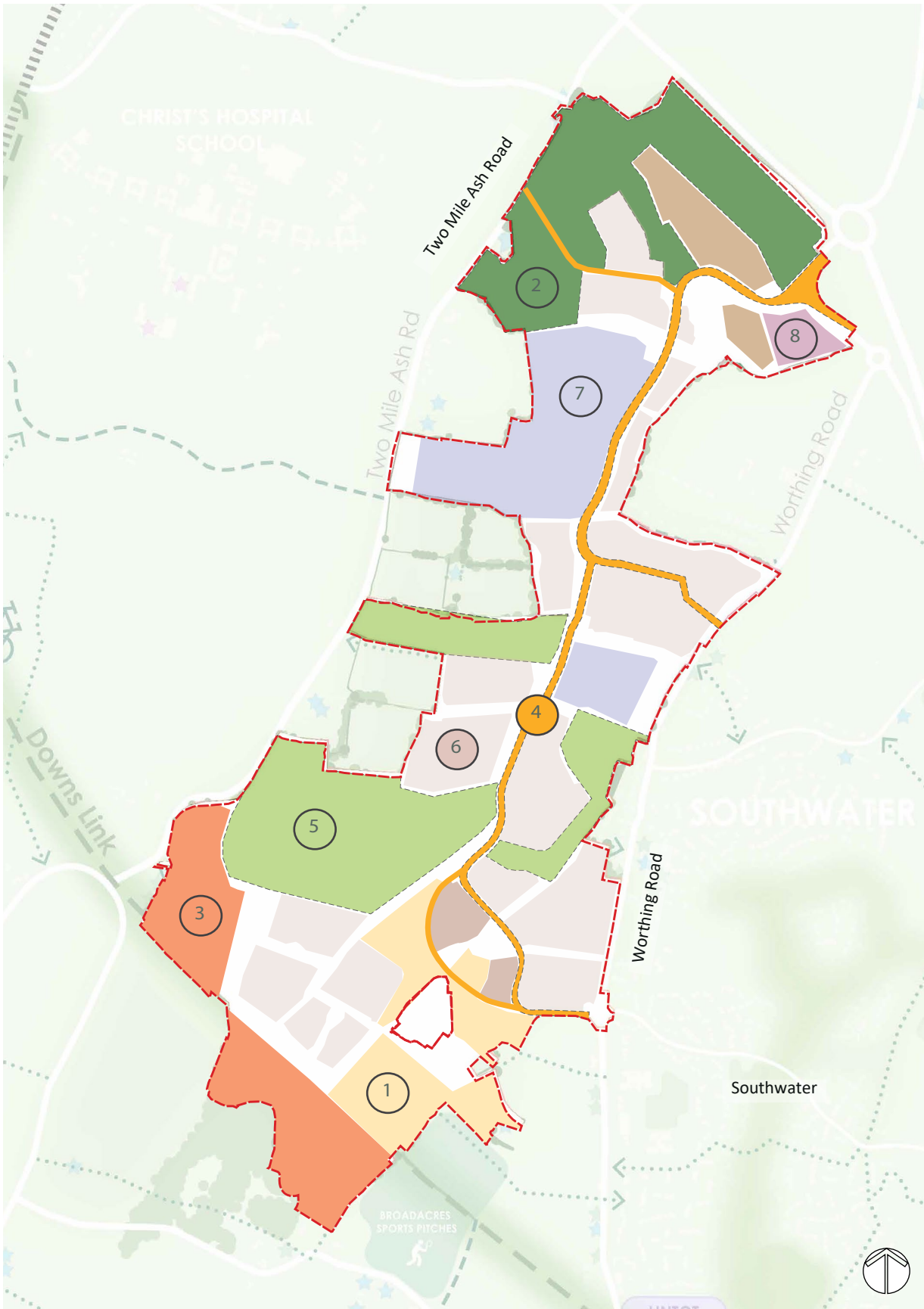
Residential Landscapes
Residential character areas within dwelling parcels including focal Neighbourhood Centre and Village Green
- 7

School sites
Secondary and Primary Education
- 8

Gypsy and Traveller site
Nestled around woodland planting to the north of the site



Built Form Character Areas



Landscape Character Areas

LANDSCAPE & OPEN SPACE

Character Area 1: Great House Commons

Great House Commons forms the landscape heart of the site, set within the immediate setting of the existing Grade II* listed asset Great House Farmhouse. The character area is a generous and multifunctional area of public open space, structured to respect the heritage context while supporting contemporary patterns of living, working, and recreation.

The landscape is defined by a large central open space framed by orchard planting, creating a productive and seasonally expressive setting suitable for informal recreation, picnicking, and community use. The orchard character reinforces the agricultural lineage of the site and establishes a soft, pastoral foreground to the mixed-use barn like commercial buildings.

Around the perimeter of the Commons, foraging routes are integrated into the landscape structure, encouraging engagement with the planting and promoting healthy living. To the southern edge of the character area, informal, non-lit sports pitches are accommodated within open grassland, carefully positioned to maintain an appropriate separation from the heritage asset and to preserve its setting.

To the north-west of Great House Farmhouse, and located at a suitable distance from the heritage asset, a neighbourhood equipped play area is provided. This is designed to serve nearby residential areas while remaining visually and spatially integrated within the wider open space framework of the Commons.

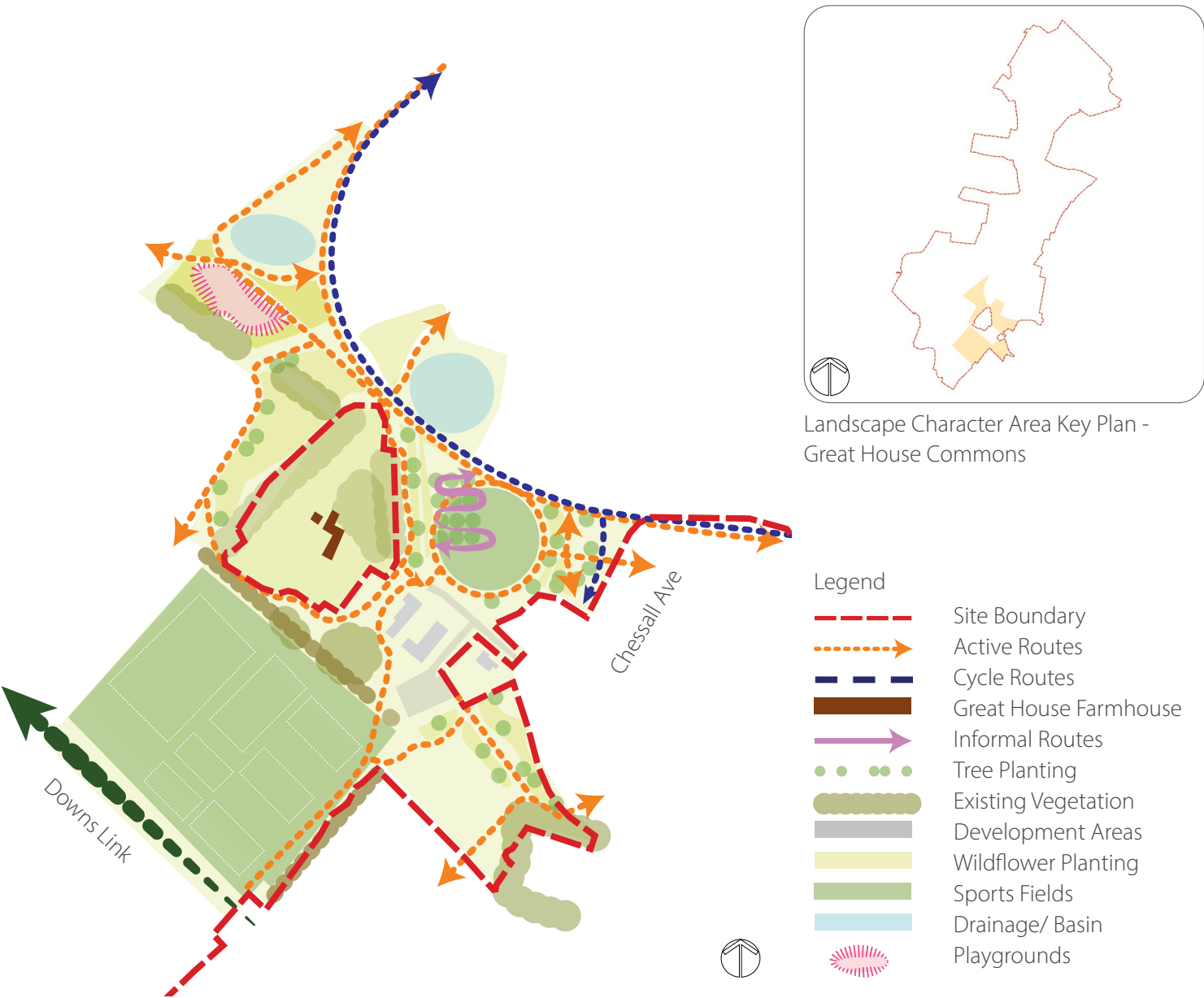
An active travel route passes through Great House Commons, forming a key north-south connection within the development.

To the north of Great House Farmhouse, this route is designed as a pedestrian- and cycle-only corridor, with no vehicular access, ensuring a calm and heritage-sensitive movement environment.

This car-free section reinforces the primacy of walking and cycling within the Commons while protecting the setting of the listed asset, however some parking will be provided, to the south-west of the barn complex. The route links the character area to the wider network of green infrastructure, promoting sustainable transport choices and supporting healthy, active lifestyles.



Illustrative Sketch View - Great House Commons



LANDSCAPE & OPEN SPACE

Character Area 1: Great House Commons Illustrative Plan

The illustrative plan for Great House Commons demonstrates how open space, movement routes, planting, and activity are brought together to form a coherent and multifunctional landscape, responding to heritage context while supporting everyday community use.

The approach to Great House Commons has been carefully developed in direct response to previous landscape and heritage comments, with the primary objective of protecting and enhancing the setting of Great House Farmhouse as a key heritage asset. The layout has been restructured to push built development and vehicular routes away from the farmhouse, creating a generous area of open space that allows the building to breathe within the wider landscape.

This space forms Great House Commons, a central green area that reinforces the historic rural character of the asset while providing meaningful public open space for the new community. The design prioritises landscape over infrastructure, with movement routes integrated as informal green corridors and framed by swales, planted verges and retained hedgerows. This ensures the heritage asset is experienced within a coherent and high quality landscape setting, rather than as an isolated object within development.

Overall, the design response shifts the emphasis from development frontage to landscape led placemaking, using open space, green infrastructure and careful spatial separation to respect the significance of Great House Farmhouse while embedding it as a focal point within the new neighbourhood.

- Legend**
- Site boundary
 - Existing hedges or woodland, to remain
 - Orchard
 - Amenity Open Space
 - Species-rich wildflower meadow
 - Proposed Footpath
 - Neighbourhood Equipped Area for Play (NEAP)
 - SuDS Basin
 - Wetlands Meadow
 - Sports Pitches
 - Barn Courtyard

Alternative sports pitch layout showing cricket and sport pitch arrangement. Final provision to be agreed at the next stage: (See point 9 in legend)



LANDSCAPE & OPEN SPACE

Character Area 2: The Northern Woodland

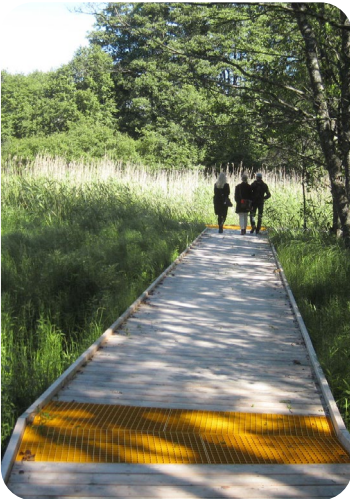
The Northern Woodland occupies the northern extent of the site and plays a key role in defining the transition between the development and wider landscape and infrastructure context, including the A24. The character area is set around existing woodland and new tree planting, reinforcing a strong green edge that both screens and contains development while contributing positively to the site's green infrastructure network.

At its heart, the Northern Woodland is conceived as a walkable landscape of varied tree species, with informal paths weaving through woodland, SuDS features, and open glades. The woodland walk provides a quiet and reflective recreational route, encouraging walking and connection with nature in a setting that feels rural and established rather than overtly designed.

Employment and residential uses are carefully integrated within this landscape framework, with built form filtered through tree cover and planting to retain a village-scale character. Public open spaces within this area are shaped by landform and planting rather than hard boundaries, ensuring the landscape reads as a continuation of the surrounding countryside while fulfilling its role in mitigation, recreation, and biodiversity enhancement.



Illustrative Sketch View - The Northern Woodland



Character Area 2: The Northern Woodland – Illustrative Plan



The illustrative plan highlights the structure of woodland, glades, routes, and development parcels, showing how the Northern Woodland functions as a contained, walkable, and landscape-led transition between the site and its wider setting.

- Legend**
- Site boundary
 - 1 Existing hedges or woodland, to remain
 - 2 Species-rich wildflower planting
 - 3 SuDS Basin
 - 4 Wetlands Meadow
 - 5 Proposed Footpath
 - 6 Local Equipped Area for Play (LEAP)
 - 7 Woodland Walk
 - 8 Underplanting

LANDSCAPE & OPEN SPACE

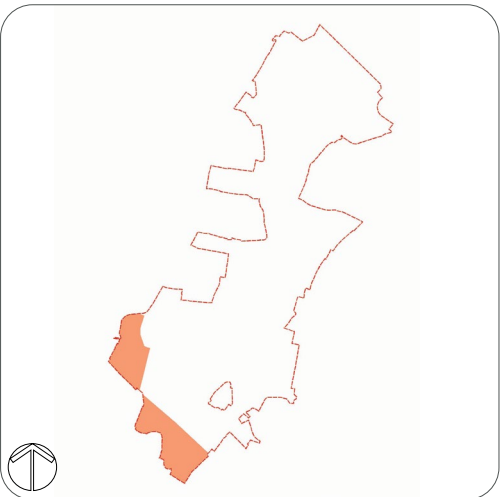
Character Area 3: Southern Fringe Meadows

The Southern Fringe Meadows form a naturalistic landscape edge to the south of the site, comprising a series of open fields and connected green spaces that sit alongside Courtland Wood, Two Mile Ash Gill, and the Downs Link disused railway line. This character area is defined by openness, informality, and a strong relationship with the wider countryside.

The landscape treatment is intentionally restrained, retaining the sense of an agricultural and meadow-led setting, with subtle interventions to support access, biodiversity, and leisure. Historic and existing routes are reinforced and extended through the area, allowing the site to plug into the surrounding network of walking, cycling, and recreational trails. These routes form part of a broader leisure offer that encourages exploration and connection beyond the site boundary.

The Southern Fringe Meadows provide a soft and permeable edge to the development, ensuring that the urban extension reads as village-like and contained, with a clear and legible transition into the rural landscape. Drainage features, planting, and habitat enhancement are integrated in a manner that supports ecological function while maintaining the simplicity and openness.

Historic and existing routes are reinforced and extended through the area, including the Downs Link, which forms a key strategic recreational and active travel corridor. The landscape design protects the rural character and continuity of the Downs Link while enhancing its setting through sensitive planting, improved access points, and integration with new paths and open spaces. These measures strengthen the Downs Link's role as a valued local and regional asset while maintaining its informal and countryside character of the fields.



Landscape Character Area Key Plan - Southern Fringe Meadows



Illustrative Sketch View - Southern Fringe Meadows

LANDSCAPE & OPEN SPACE

Character Area 3: Southern Fringe Meadows

The illustrative plan sets out the open and meadow-led structure of the Southern Fringe Meadows, showing how access routes, habitat areas, and drainage features are carefully integrated to maintain a simple and rural landscape character.



- Legend**
- Site boundary
 - 1 Open Space
 - 2 Existing woodland, hedges, trees or vegetation, to remain
 - 3 Enhanced buffers/ native scrub planting
 - 4 SuDS Basin
 - 5 Wetland Meadow Planting
 - 6 Species-rich wildflower planting
 - 7 Movement and the Built Form
 - 8 Reinstated PRoW
 - 9 Residential plots
 - 10 Proposed Footpath



LANDSCAPE & OPEN SPACE

Character Area 4: The Village Ways

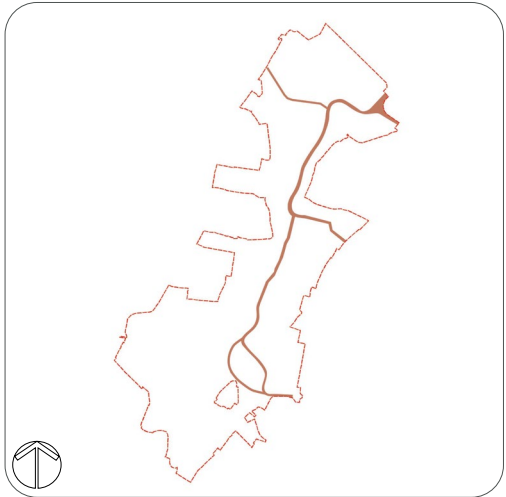
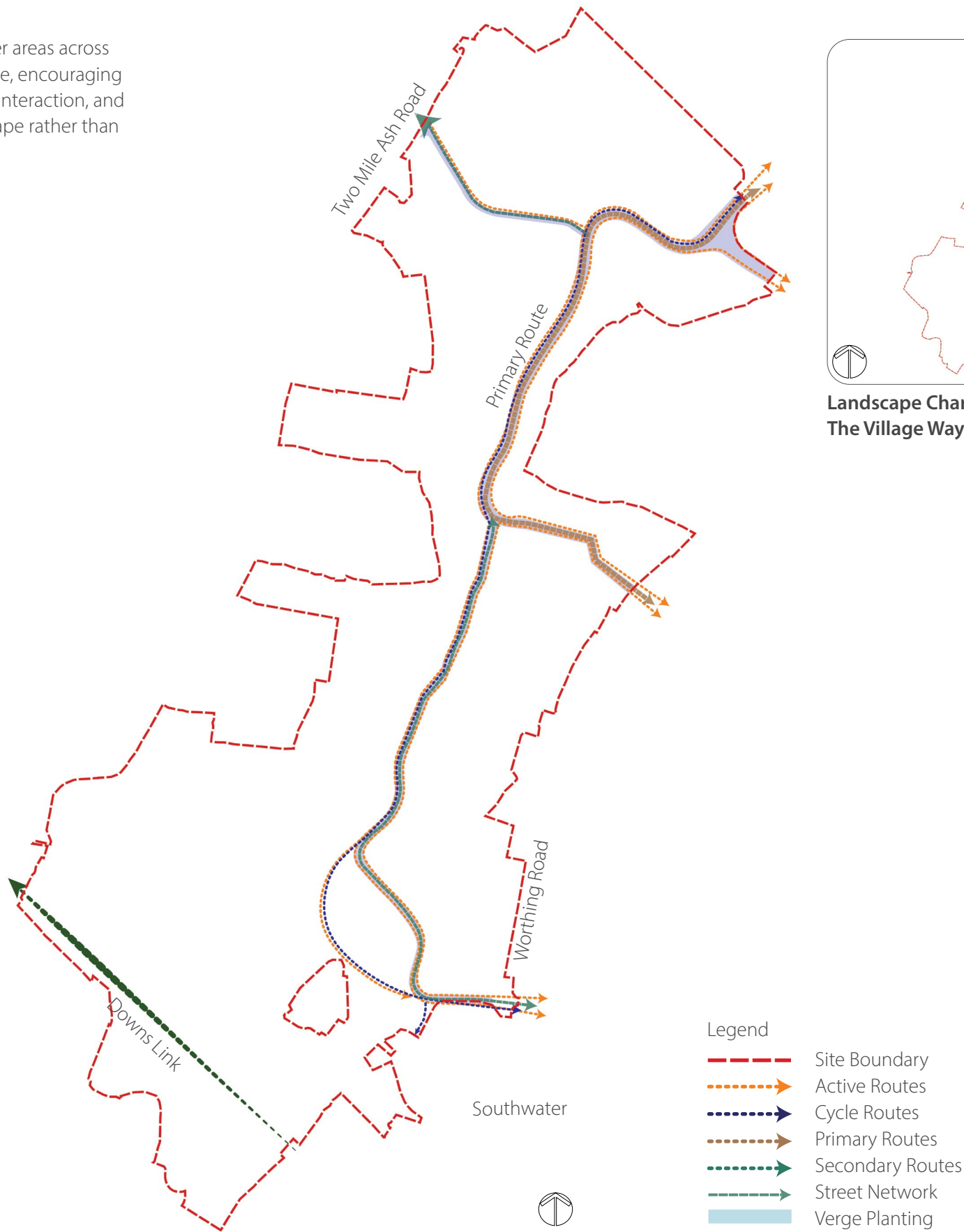
The Primary Route movement corridor runs through the site and plays a defining role in establishing its village character. Rather than functioning as a conventional urban street, it is designed as a green, informal route.

Existing hedgerows and landscape features are retained and incorporated wherever possible, shaping alignment and reinforcing continuity with the historic field pattern. Tree planting, verges, and green margins soften the route and provide a strong landscape structure, while active travel routes run alongside, prioritising walking and cycling as everyday modes of movement.



Illustrative Sketch View - The Village Way

The Primary Route connects key character areas across the site, acting as both a route and a place, encouraging slower vehicle speeds, supporting social interaction, and ensuring movement is framed by landscape rather than built form.



Landscape Character Area Key Plan - The Village Ways

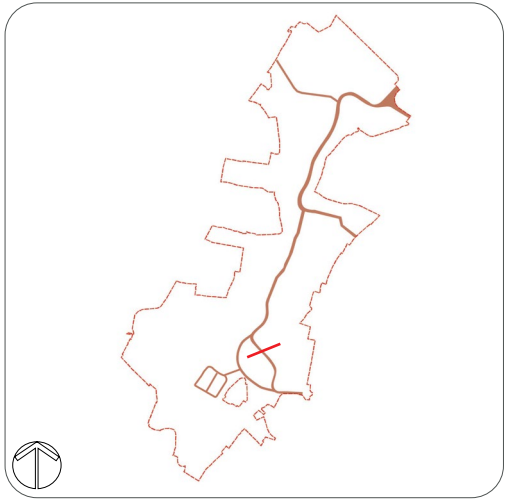
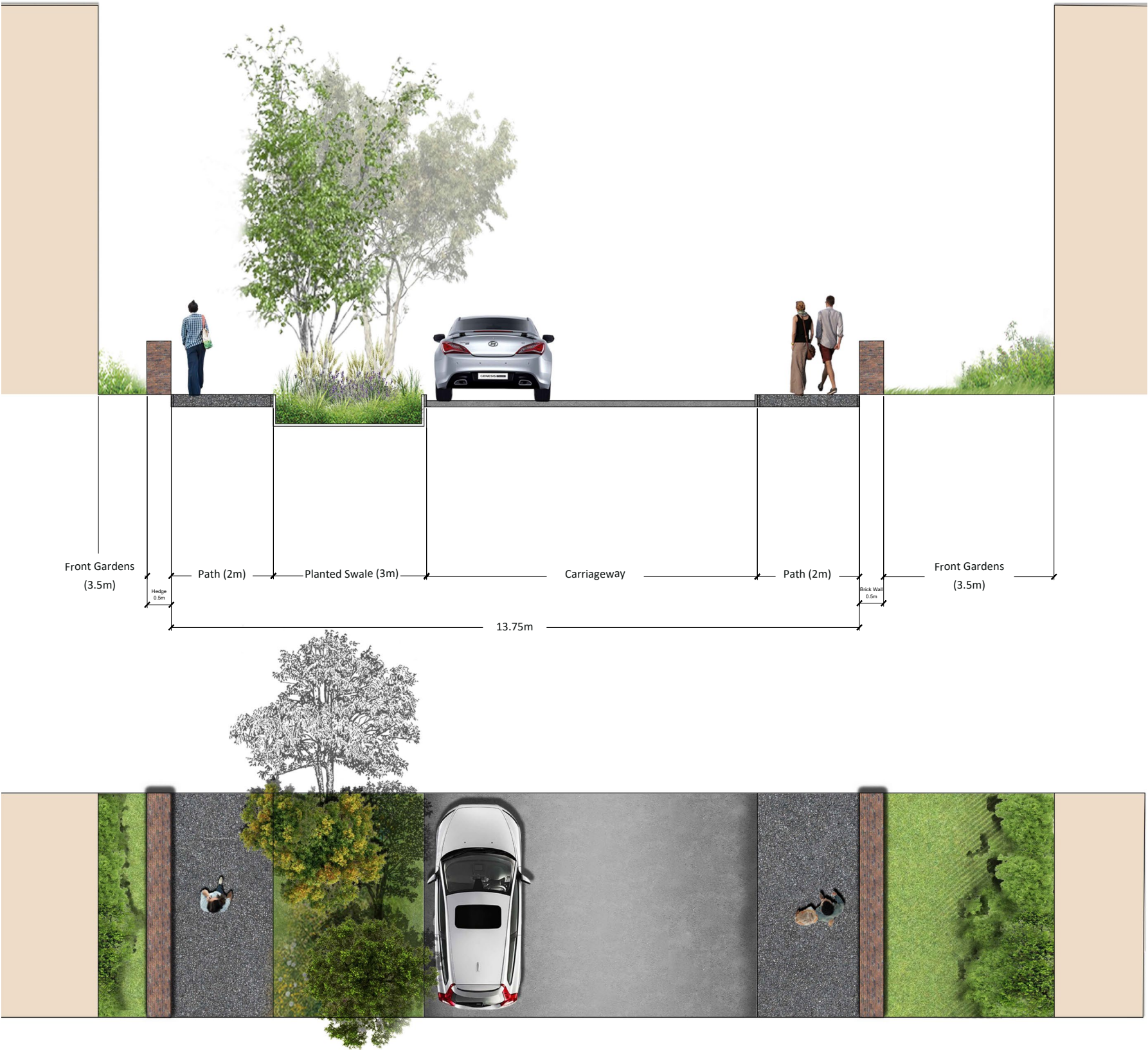
LANDSCAPE & OPEN SPACE

Character Area 4: The Village Ways

Illustrative Cross Section

The adjacent sections illustrate the typical cross section of The Village Way secondary route through the residential parcels. A planted swale/rain garden is integrated within the street corridor to manage surface water drainage in a sustainable manner, while also contributing to a verdant and well-contained streetscape.

Together with tree planting and soft landscape, this green infrastructure helps define a village-scale movement corridor that supports pedestrian friendly character, visual amenity, and ecological value.



Cross Section Key Plan

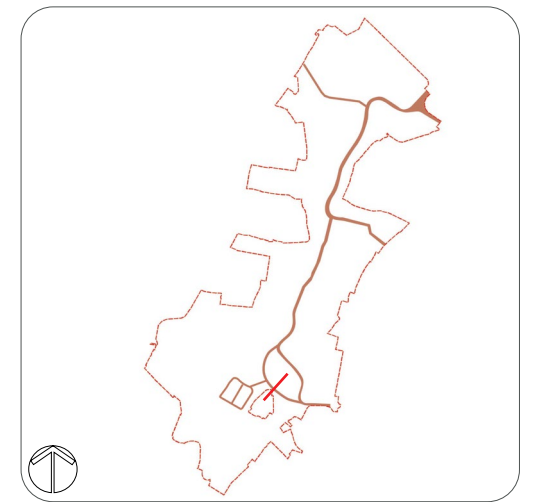
LANDSCAPE & OPEN SPACE

Character Area 4: The Village Ways

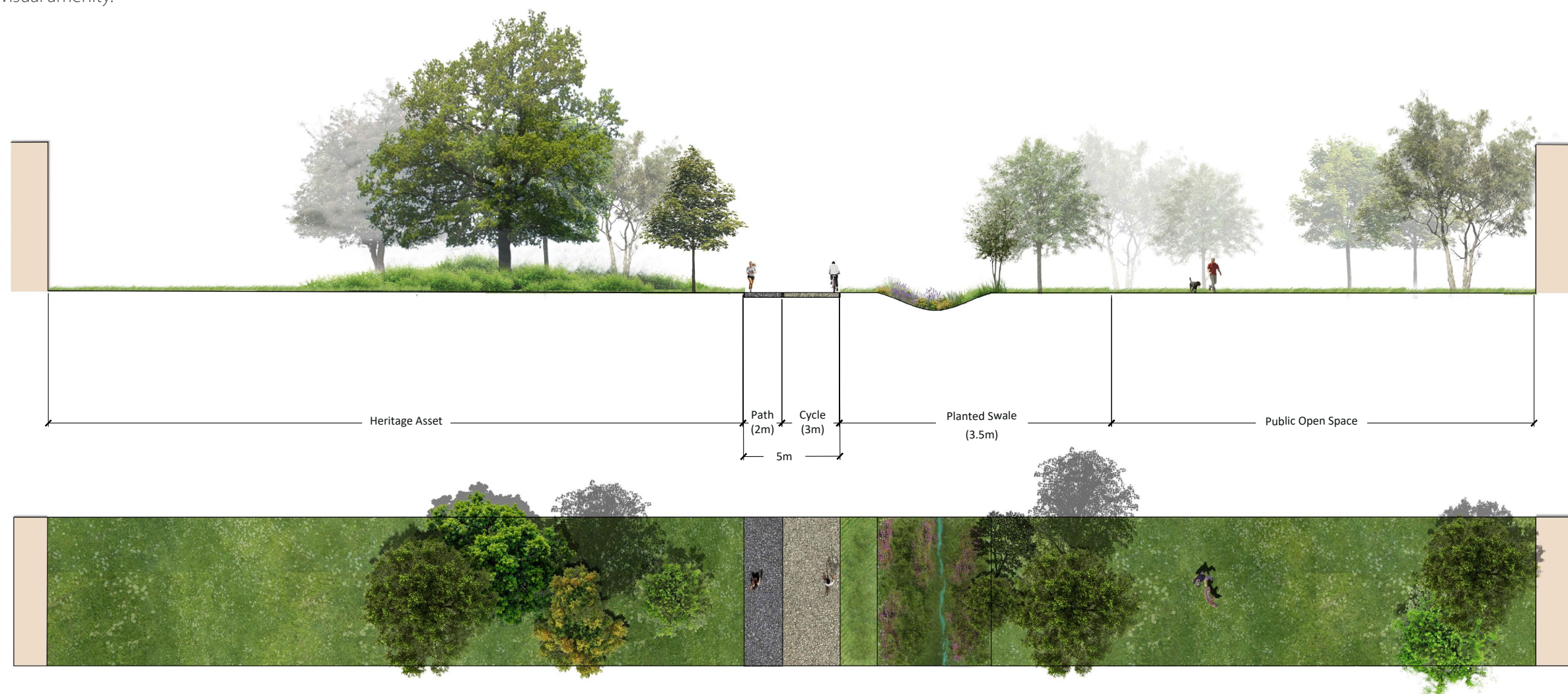
Illustrative Cross Section

The sections below illustrate the typical cross-section of the strategic cycle and pedestrian route through the open space adjacent to Great House Farmhouse. The cycle route is complemented by a planted, gently undulating swale running parallel to the movement corridor, providing both visual interest and a sustainable drainage function.

As demonstrated, the heritage asset is provided a generous open space setting, which can be used by the community for informal recreation while preserving its landscape context and visual amenity.



Cross Section Key Plan



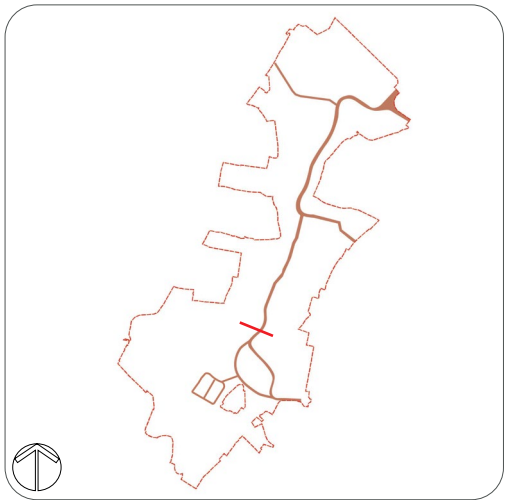
LANDSCAPE & OPEN SPACE

Character Area 4: The Village Ways

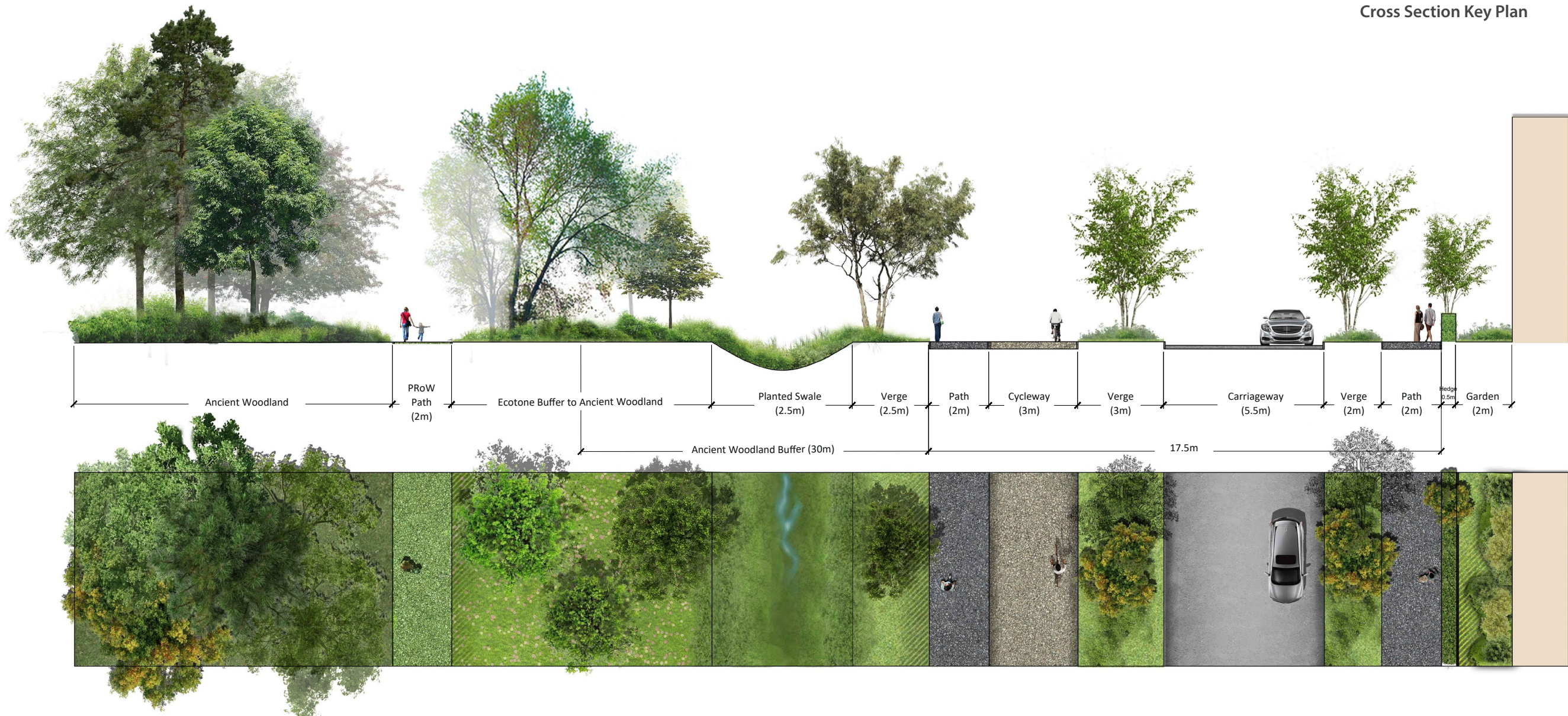
Illustrative Cross Section

The sections below show the relationship between the ancient woodland and the development. A generous 30m buffer is provided, incorporating undulating swales, ecotone edges and suitable complementary planting to protect and enhance the woodland setting.

Verges on either side of the secondary route carriageway soften the infrastructure and contribute to a verdant, village edge character.



Cross Section Key Plan



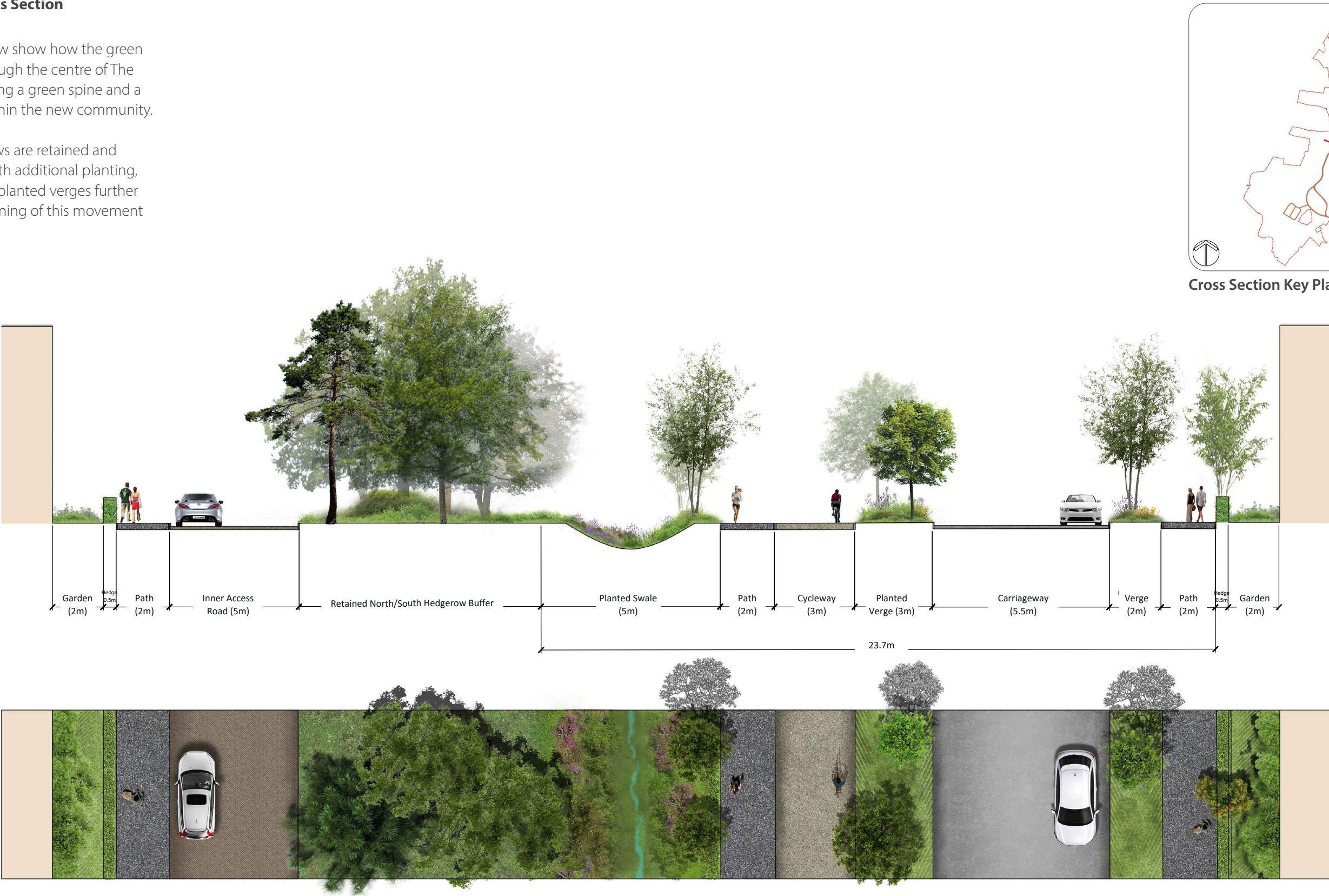
LANDSCAPE & OPEN SPACE

Character Area 4: The Village Ways

Illustrative Cross Section

The sections below show how the green corridor runs through the centre of The Village Way, forming a green spine and a series of lanes within the new community.

Existing hedgerows are retained and supplemented with additional planting, while swales and planted verges further enhance the greening of this movement corridor.



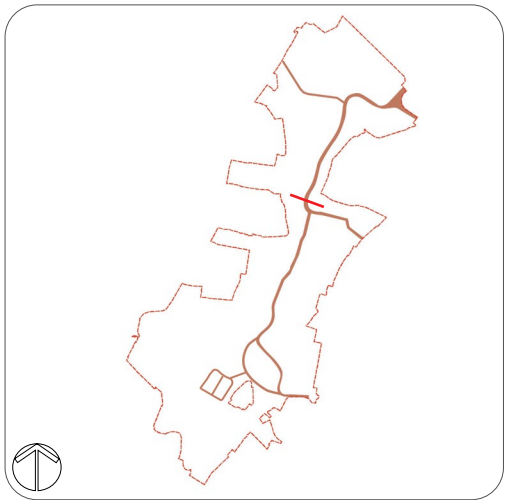
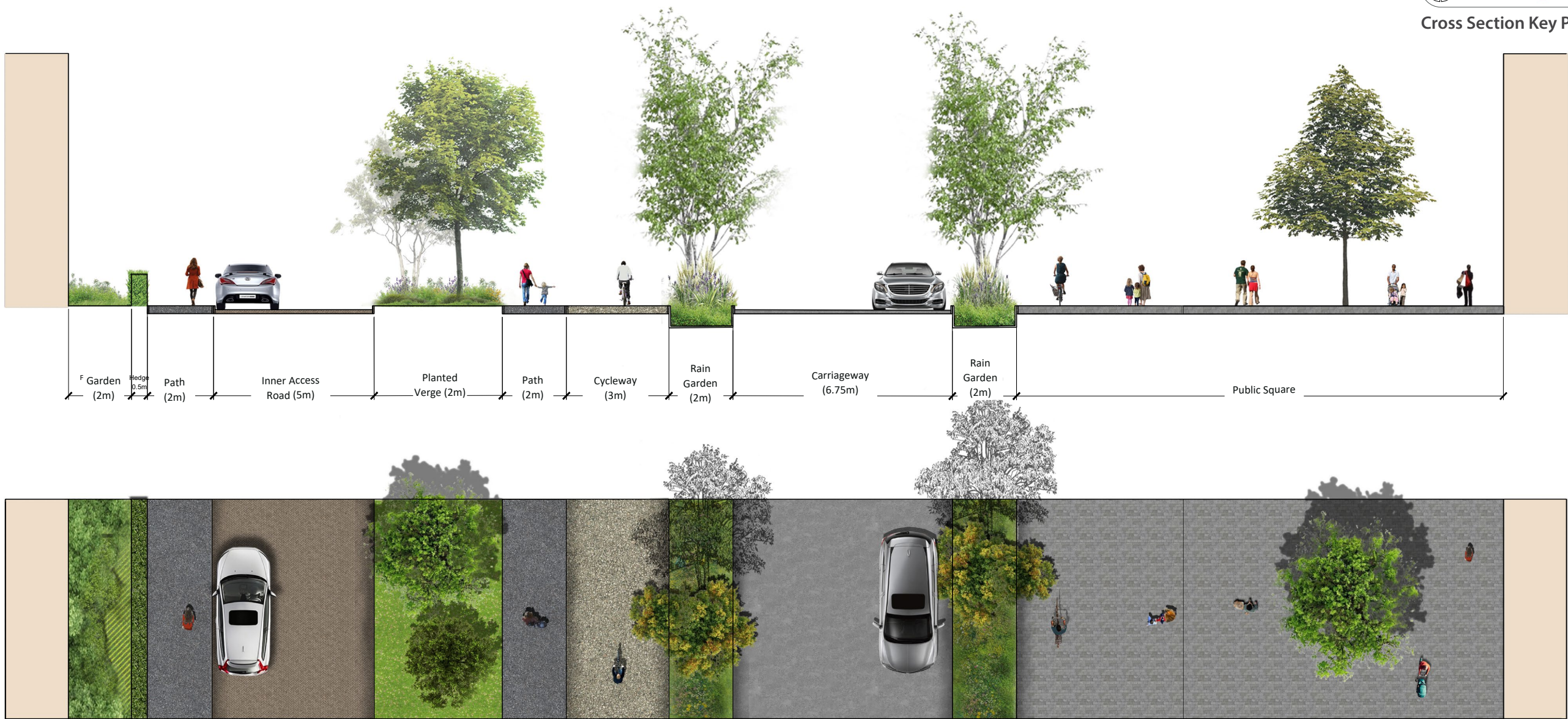
LANDSCAPE & OPEN SPACE

Character Area 4: The Village Ways

Illustrative Cross Section

The sections below show how the continuation of the green corridor runs through the primary route into the neighbourhood centre and maintains its green appearance through the use of planted rain gardens and verges.

This maximises the efficiency of planting within the heart of the new community, helping to reinforce a village character and sense of place.



Cross Section Key Plan

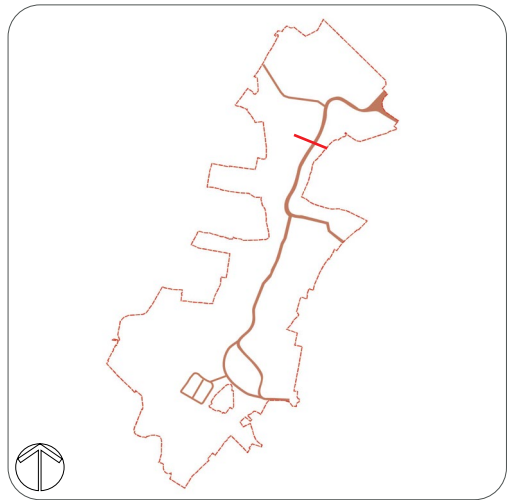
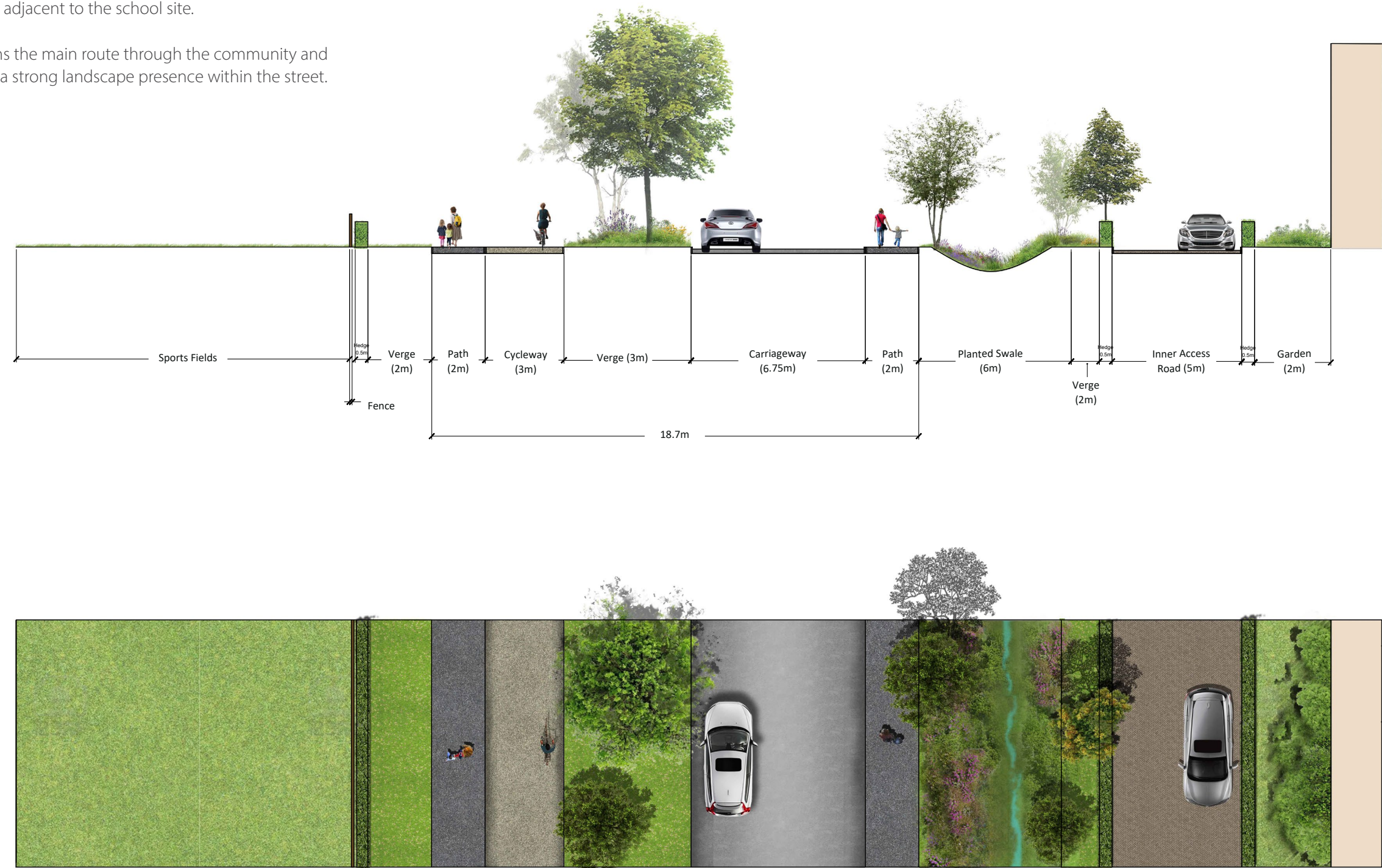
LANDSCAPE & OPEN SPACE

Character Area 4: The Village Ways

Illustrative Cross Section

Along the primary route, the green corridor is narrowed but supplemented by an additional planted verge and swale, which help to provide inner access to the properties adjacent to the school site.

This softens the main route through the community and maintains a strong landscape presence within the street.



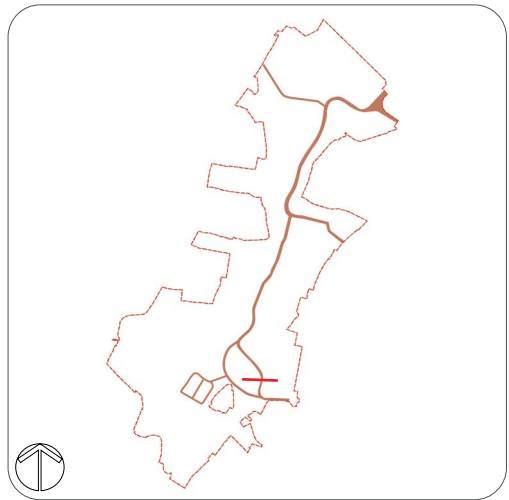
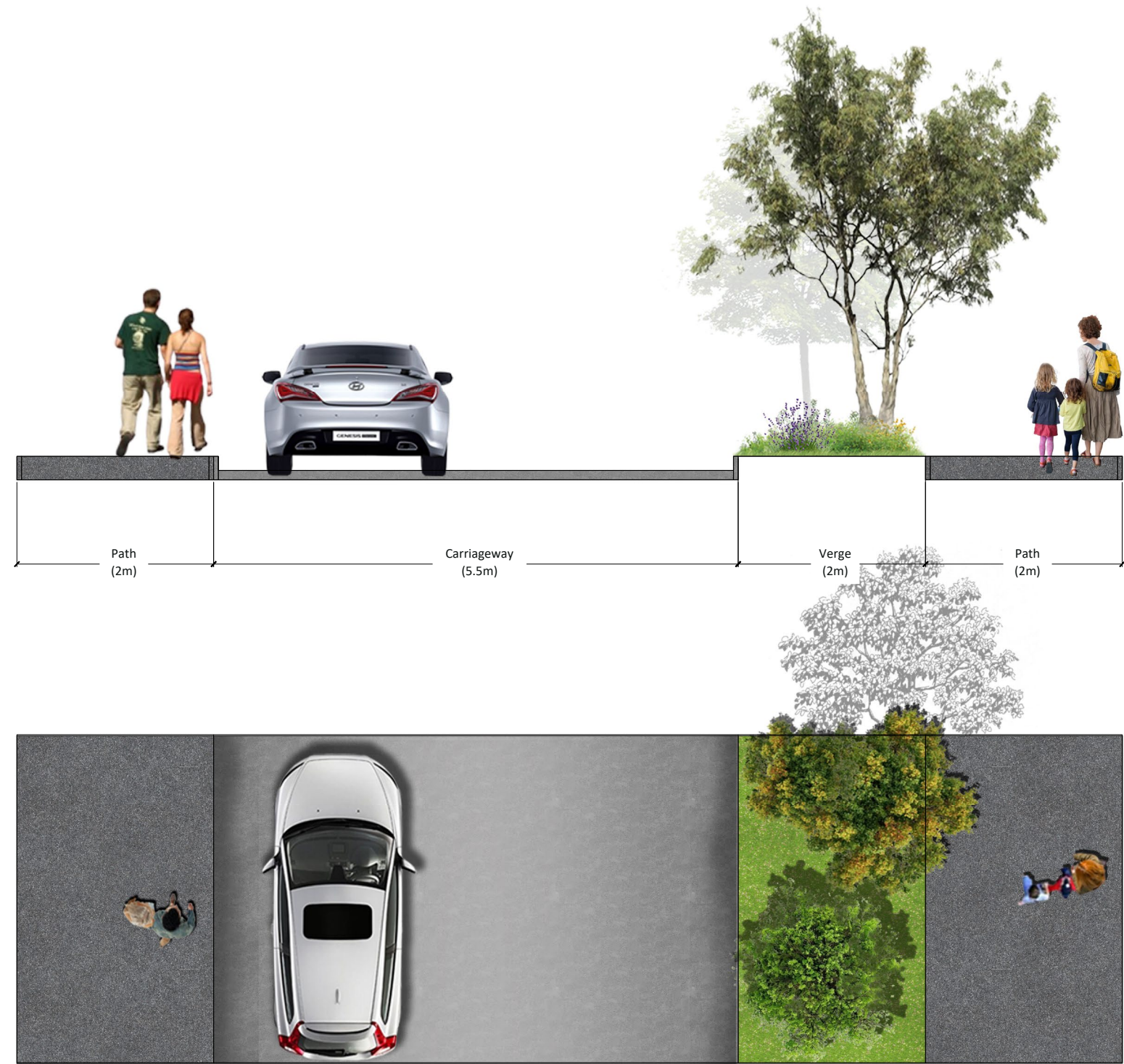
Cross Section Key Plan

LANDSCAPE & OPEN SPACE

Character Area 4: The Village Ways

Illustrative Cross Section

The secondary road section, below, interconnects the Primary Route and smaller scale streets within the southern parcel of the new community. Planted verges to one side of the street soften the infrastructure providing space for less formal street tree planting and contribute to a verdant, village edge character.



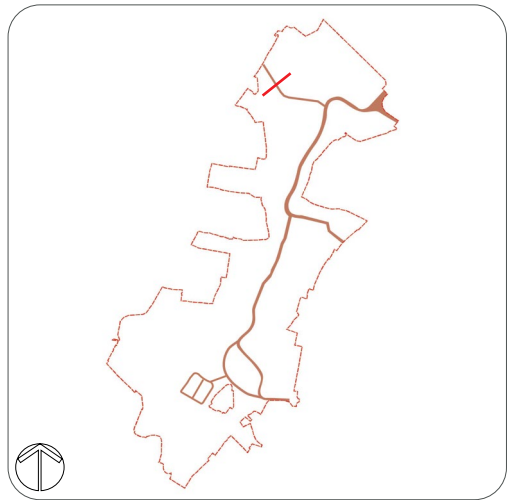
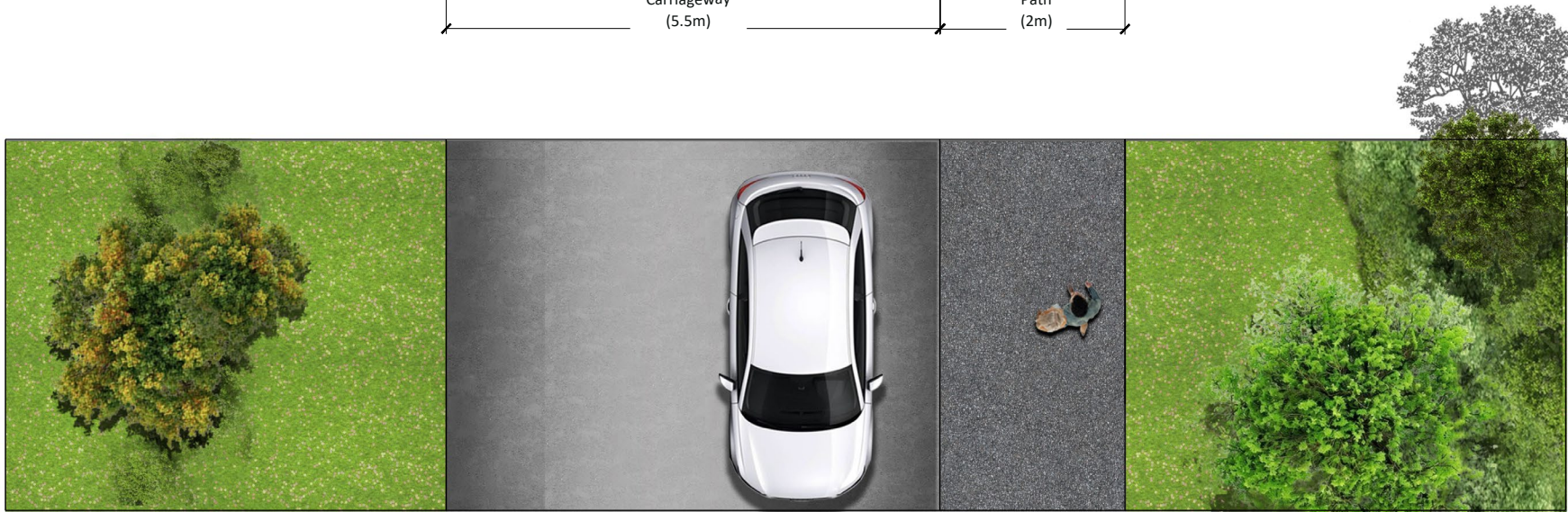
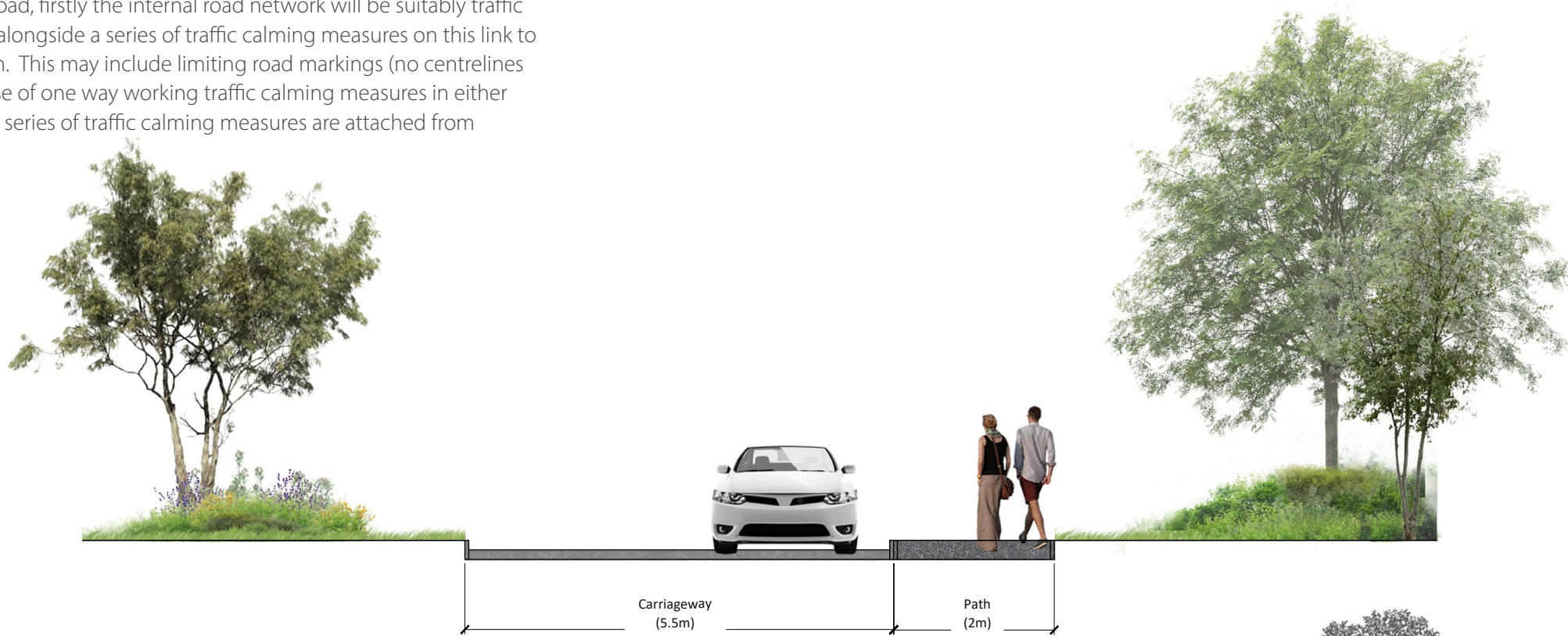
Cross Section Key Plan

LANDSCAPE & OPEN SPACE

Character Area 4: The Village Ways

Illustrative Cross Section

The secondary road to Two Mile Ash Road will be a 5.5m wide carriageway with a 2m footway to connect into the proposed footway on Two Mile Ash Road. The junction has been designed to accommodate coach traffic associated with Christ's Hospital School to access the Hop Oast Roundabout utilising the internal roads within site instead of travelling via its existing route north on the rural Two Mile Ash Road . In order to discourage development traffic utilising the access road to Two Mile Ash Road, firstly the internal road network will be suitably traffic calmed to reduce vehicle speeds, alongside a series of traffic calming measures on this link to maintain a design speed of 20mph. This may include limiting road markings (no centrelines for example) and if required the use of one way working traffic calming measures in either direction to slow vehicles down. A series of traffic calming measures are attached from locations around Sussex.



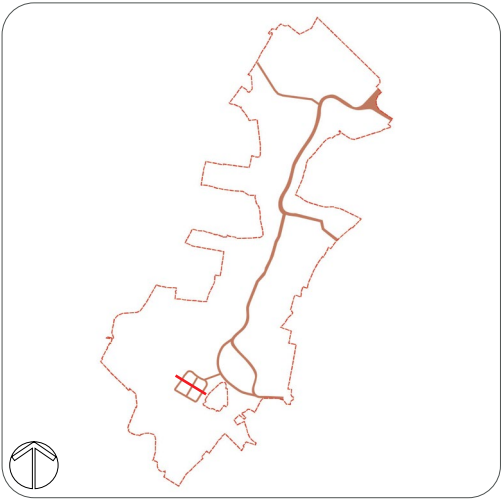
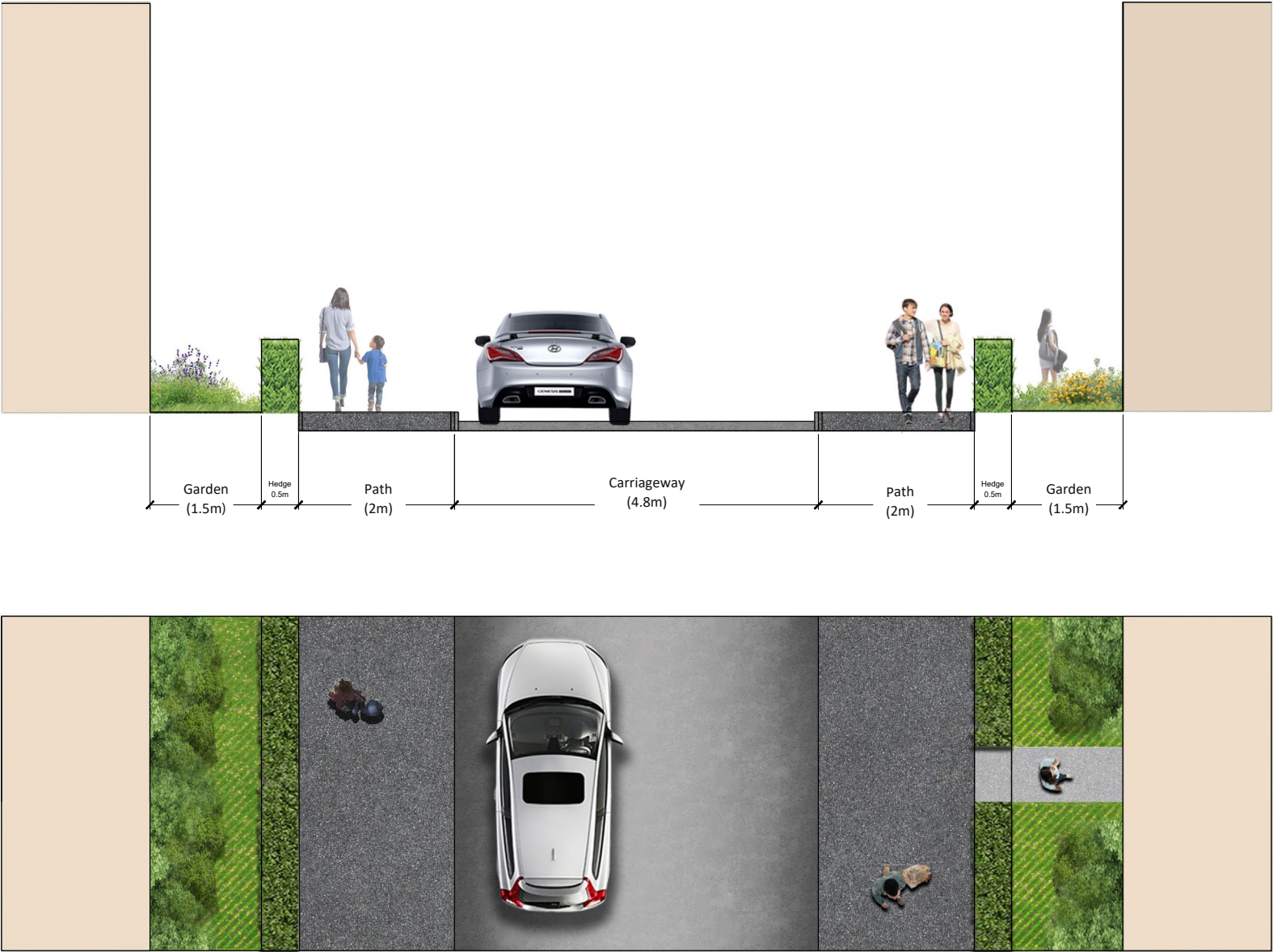
Cross Section Key Plan

LANDSCAPE & OPEN SPACE

Character Area 4: The Village Ways

Illustrative Cross Section

The section below shows how the less formal scale of the tertiary streets seeks to create a more residential focus to the streetscene. More informal street tree planting set within band of planting will soften the facades while connecting through to the wider green corridor network.



Cross Section Key Plan

LANDSCAPE & OPEN SPACE

Character Area 5: Southwater Greenways

The Southwater Greenways form a network of green corridors that stitch the development together and connect it to the surrounding landscape. These routes link internal woodlands, open spaces, and residential areas with the wider countryside, creating a continuous and legible network for walking, cycling and informal play.

The character of the greenways is informal and landscape led, with planting, SuDS features, and naturalistic landform shaping the spaces. Play opportunities are integrated along the routes in a dispersed and low key manner, encouraging exploration and incidental activity rather than concentrating play into singular, highly formalised locations.

As part of the site's drainage strategy, the greenways accommodate water in visible and engaging ways, reinforcing their multifunctional role while contributing to biodiversity and seasonal interest. Collectively, the Southwater Greenways support the perception of the development as a village set within a connected landscape, where green routes are a defining feature of everyday life.



Illustrative Sketch View - Southwater Greenways



- Legend
- | | | | |
|--|---------------------|--|---------------------|
| | Site Boundary | | Proposed Woodland |
| | Active Routes | | Wildflower Planting |
| | Tree Planting | | Indicative Basin |
| | Existing Vegetation | | Playgrounds |

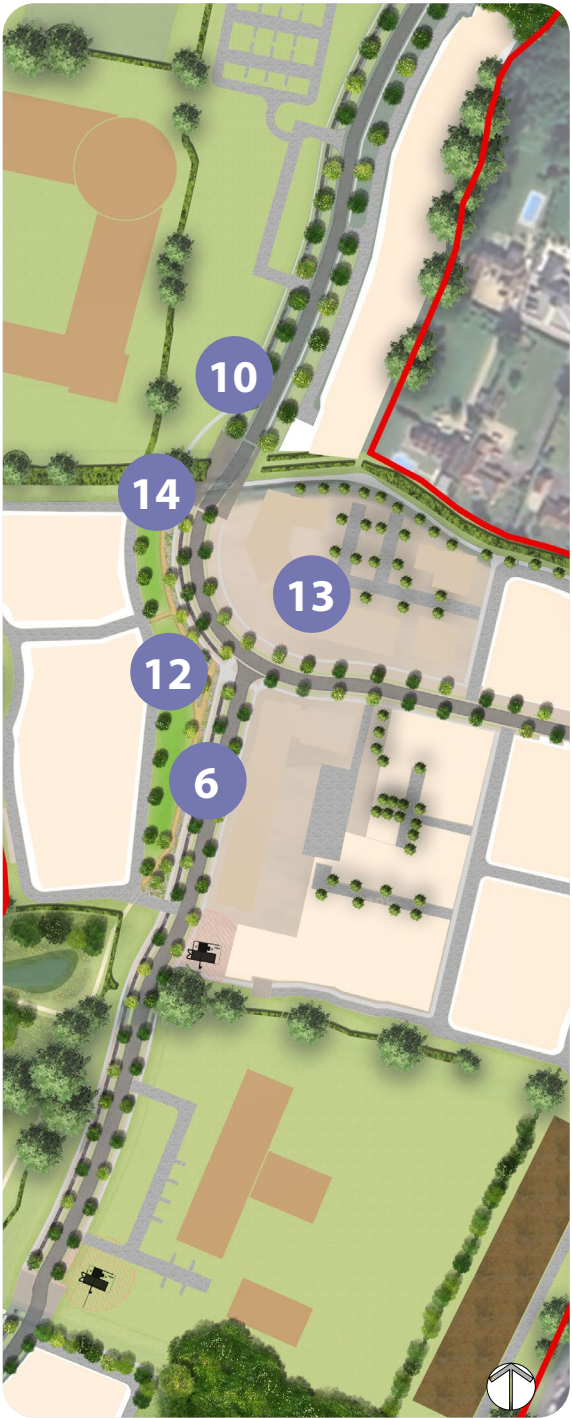


LANDSCAPE & OPEN SPACE

Character Area 5: Southwater Greenways

- Legend**

 - Site Boundary
 - Existing woodland, hedges, trees or vegetation, to remain
 - Enhanced buffers/ native scrub planting
 - Proposed Woodland Planting
 - Local Area of Play (LAP)
- Local Equipped Area of Play (LEAP)
 - Species-rich wildflower planting
 - SuDS Basin
 - Wetland Meadow
 - Residential plots
- Proposed Footpaths
 - Allotments
 - Village Green
 - Neighbourhood Centre
 - Tree planting to frame open spaces



LANDSCAPE & OPEN SPACE

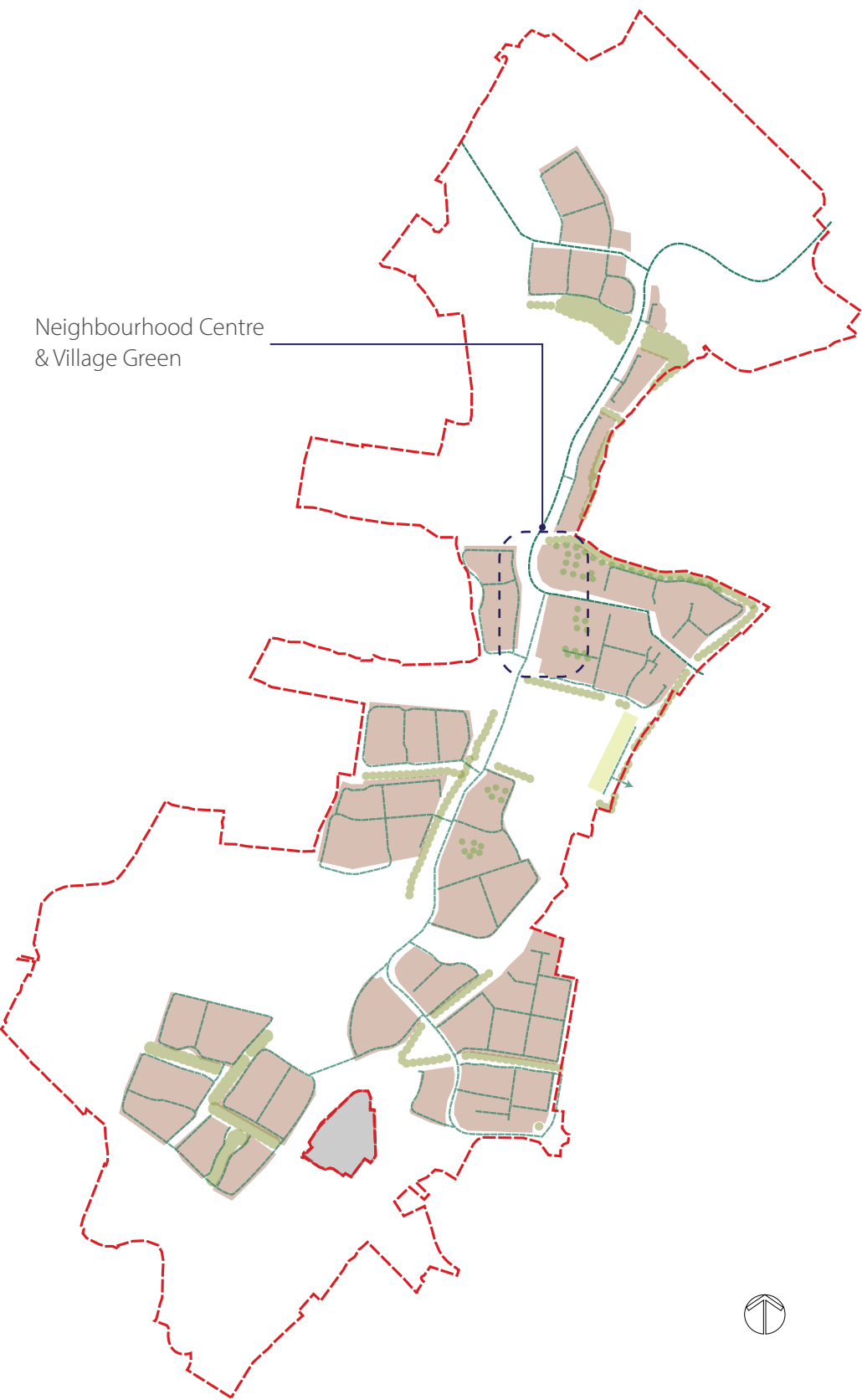
Character Area 6: Residential Landscapes

The parcels are arranged as a series of smaller, walkable neighbourhoods rather than a single, continuous housing area. Each parcel is shaped by surrounding green infrastructure, ensuring that landscape defines the structure and identity of the neighbourhoods.

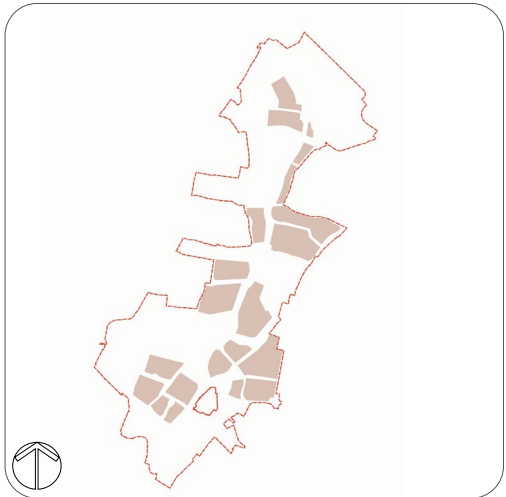
Streets, spaces, and edges within the parcels are designed to reflect village-scale character, with an emphasis on greenery, enclosure, and local distinctiveness. Landscaped streets, small greens, and shared spaces provide opportunities for social interaction and informal activity, while maintaining a calm and domestic environment.

The residential parcels are closely connected to the Primary Route, Southwater Greenways, and surrounding open spaces, ensuring that access to landscape and active travel routes is integral to daily life. Overall, the neighbourhoods contribute to a cohesive and legible settlement pattern that reinforces the ambition for Land North-West of Southwater to feel village-like in character, embedded within its landscape setting rather than imposed upon it.

The Neighbourhood Centre forms a focal point to the new community with the associated Village Green creating a multi-purpose space, for a range of activities. Street trees with naturalistic ornamental planting and species rich meadow will create a distinct character and arrival, apart from the residential streetscenes. The spaces also include SuDS features to aid water management, increase biodiversity and informal play.



- Legend
- Site Boundary
 - Street Network
 - Tree Planting
 - Existing Vegetation
 - Development Areas



Landscape Character Area Key Plan - Streetscene



LANDSCAPE & OPEN SPACE

Character Area 6: Residential Landscapes – Illustrative Plan

The illustrative plan shows how residential parcels are shaped by surrounding green infrastructure, with a network of streets, spaces, and connections that reinforce a walkable, village-scale neighbourhood structure.



- Legend**
- Site Boundary
 - 1 Residential Parcels
 - 2 Existing hedgerow vegetation retained as structural backdrop
 - 3 Public open space incorporated into the neighbourhoods
 - 4 Street Tree Corridor
 - 5 Active travel route
 - 6 Southern Gateway



LANDSCAPE & OPEN SPACE

Tree Planting Strategy and Planting Palette

The strategy for Land North-West of Southwater supports a landscape-led, village-scale extension. It builds on the site's existing trees, hedgerows, soil conditions and future climate resilience. New planting reinforces local character and delivers a strong, multifunctional green infrastructure network, meeting the aims of Policy SNP18.

Soil information has guided early species selection, with detailed alignment of species to the local conditions. Climate resilience and diversity are key considerations. The approach prioritises retaining existing trees and hedgerows; where removal is necessary, replacement planting will ensure a net gain in canopy cover and ecological value.

The proposals include provision for c. 1500 trees across the site including open spaces and street tree planting. A site-wide detailed tree planting strategy will be confirmed at the Reserved Matters application stage. For detailed information on existing trees please refer to the Arboricultural Assessment (Ruskins).

Tree Character Areas

Tree planting is organised into site-wide character areas that support a clear landscape identity. A key component is the Northern Woodland, designed to strengthen landscape containment, provide screening, enhance biodiversity and create an attractive recreational setting.

Tree Planting Typologies

To support the delivery of the tree character areas, a series of tree planting typologies has been established. These typologies define the broad planting communities appropriate to different parts of the site and guide future detailed design.

Woodland and Ecological Corridors

These areas use diverse species mixes including pioneers and longer-lived canopy trees. This layered structure supports natural succession, habitat creation and

climate-resilient woodland, particularly in the Northern Woodland, Southern Fringe Meadows and Greenways.

Clusters of Trees

Informal clusters of trees are placed within parks, greens and open spaces to reflect the village context. They offer shade, character and biodiversity benefits. Fruiting species may be included to support foraging and community use.

Specimen and Feature Trees

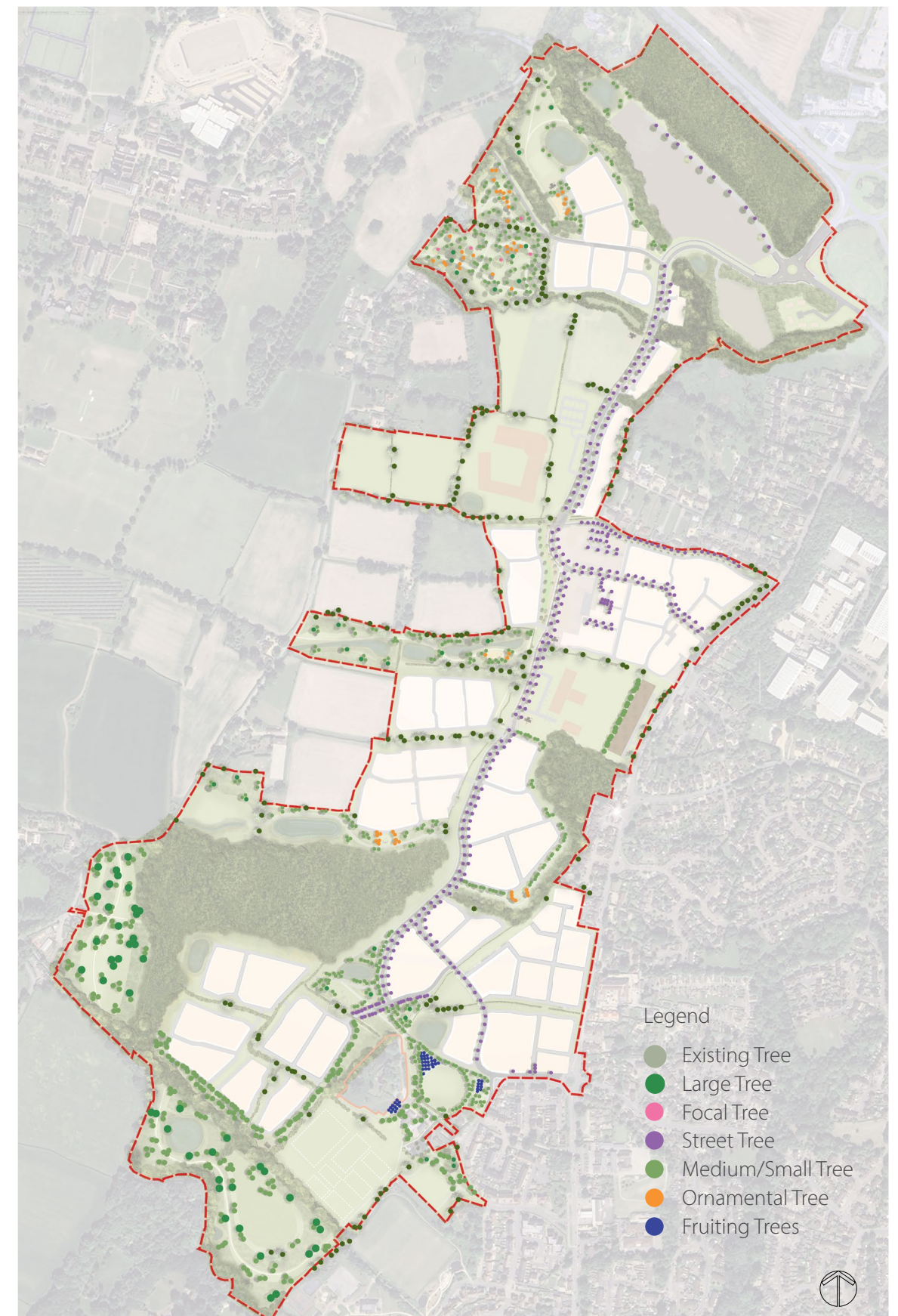
Selected for longevity and form, specimen trees mark key junctions, gateways and focal spaces, helping define character and identity.

Streets and Public Realm Trees

Street tree planting reinforces a village feel, integrating trees into verges and smaller green spaces rather than formal avenues. Species will be suited to local conditions, including warmer temperatures and constrained rooting zones. Edible or flowering trees may be used along softer street edges. Primary street trees are recommended to be sized at semi-mature at the time of planting. To be further specified in detailed design.

Overall Approach

Together, these elements deliver a diverse and resilient landscape framework that strengthens the site's village identity, enhances biodiversity and supports wellbeing. Trees are embedded within movement routes, green spaces and character areas, forming a core part of the site's landscape structure.



LANDSCAPE & OPEN SPACE

Tree Planting Strategy and Planting Palette

Trees Design Principles

Large trees are proposed at strategic positions within the peripheral open spaces and at key intersections of the public realm along the primary street corridors. Large broad canopy species of an appropriate scale are proposed to provide visual and physical points of reference within the naturalised setting.

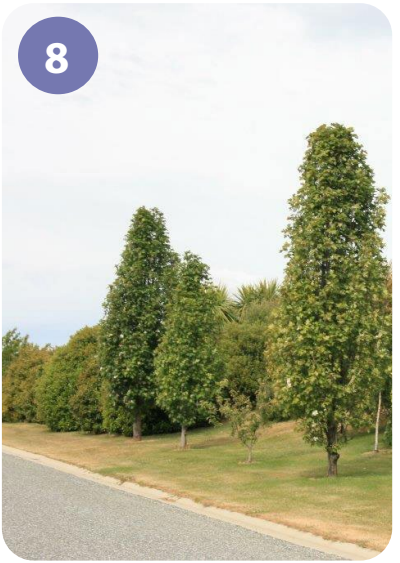
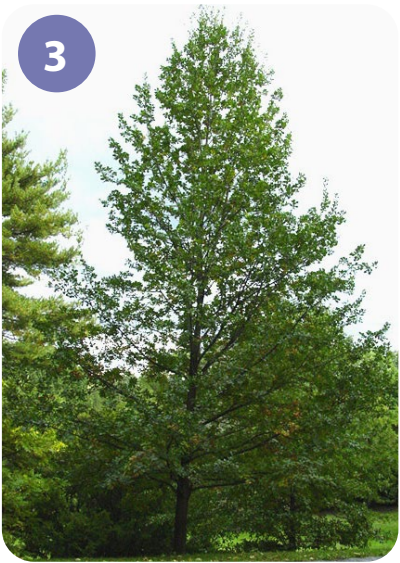
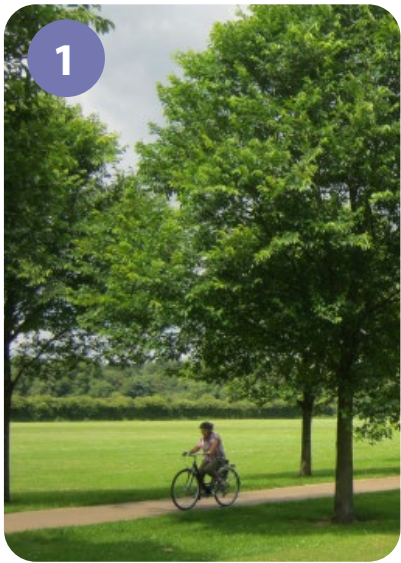
The tree palette has included differing tree species for biodiversity with a dominance of a native tree species where possible, otherwise species chosen to withstand the climatic conditions. The tree species will vary, at gateways and key intersections providing vibrant seasonal colour. This is intended to increase biodiversity along the streetscape, where there will be a reduced concentration of other planting typologies, and aid in wayfinding.

A smaller scale of tree compared with the primary large trees will offer a noticeable visual definition to the secondary streets and public open spaces with narrow crowns to create attractive leafy streets. Species will include fruiting and fastigate forms which add seasonal interest and are suited to the residential scale.

The smallest scale of tree planting will be within the tertiary streets where trees will be more informally placed and incorporated into traffic calming areas or positioned along with wider landscaped verges and within the semi private planted thresholds of residential gardens. Species will be selected in a range of forms whether standard, multistem, espallier or pleached tree to create seasonal variation and enhance the residential area. Blossom, edible fruit, bold Autumn colour and differing green leaves will all add to the overall home zone character.

Indicative Trees Planting Palette to include but not exclusively:

- | | |
|---------------------------------------|-----------------|
| 1. Ulmus 'New Horizon' | Elm |
| 2. Tilia cordata 'Greenspire' | Lime |
| 3. Quercus robur | Oak |
| 4. Alnus glutinosa | Alder |
| 5. Carpinus betulus 'Frans Fontaine' | Hornbeam |
| 6. Salix alba | White Willow |
| 7. Acer campestre 'Streetwise' | Maple |
| 8. Malus trilobata | Crab Apple |
| 9. Betula albosinensis 'Fascination' | Birch |
| 10. Betula utilis var. Jacquemontii | Downy Birch |
| 11. Carpinus betulus 'Frans Fontaine' | Hornbeam |
| 12. Pyrus calleryana 'Chanticleer' | Ornamental Pear |
| 13. Malus sylvestris 'Evereste' | Crabapple |
| 14. Sorbus aucuparia | Rowan |
| 15. Amelanchier lamarckii | Serviceberry |



Tree Planting Strategy and Planting Palette

Woodland Buffer - Design Principles

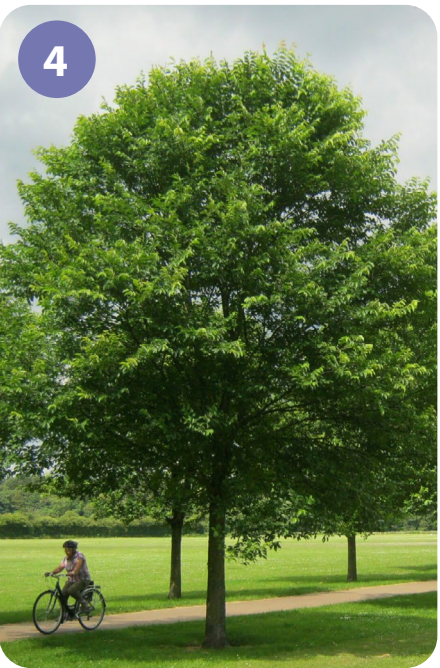
The boundary of the site varies in width with large areas of existing woodland to the south and east which are connected to narrower woodland strips that flank the primary road. Planting will therefore respond to this diversity in space and function.

A key objective is to retain and supplement the existing woodland with native species which increase biodiversity and extend wildlife connectivity through the masterplan using native climax broadleaf tree planting, without mid-storey, but with controlled ground cover which will continue the concept of bringing the woodland into the development via the primary local roads.

Where space permits large trees with spreading canopies will be accommodated to provide a continuous cover for bats and other wildlife. This will be in conjunction with smaller scale ornamental native species that relate to the surrounding landscape and help grade this habitat into the accessible spaces at the interface of the residential edge.

Indicative Woodland Buffer Planting Palette to include but not exclusively:

- | | |
|--------------------------------|--------------|
| 1. Quercus robur | English Oak |
| 2. Acer campestre 'Streetwise' | Field Maple |
| 3. Alnus glutinosa | Common Alder |
| 4. Ulmus 'New Horizon' | Elm |
| 5. Prunus spinosus | Blackthorn |
| 6. Ilex aquifolium | Holly |
| 7. Crataegus monogyna | Hawthorn |
| 8. Rosa canina | Dog Rose |
| 9. Cornus sanguinea | Dogwood |
| 10. Corylus avellana | Hazel |
| 11. Acer campestre | Field Maple |
| 12. Carpinus betulus | Hornbeam |



LANDSCAPE & OPEN SPACE

Tree Planting Strategy and Planting Palette

Native & Formal Hedgerows Planting Design Principles

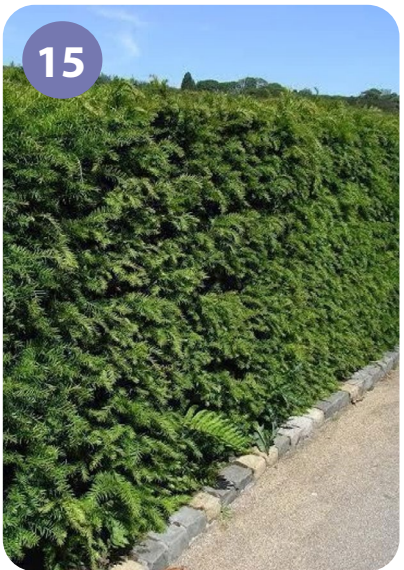
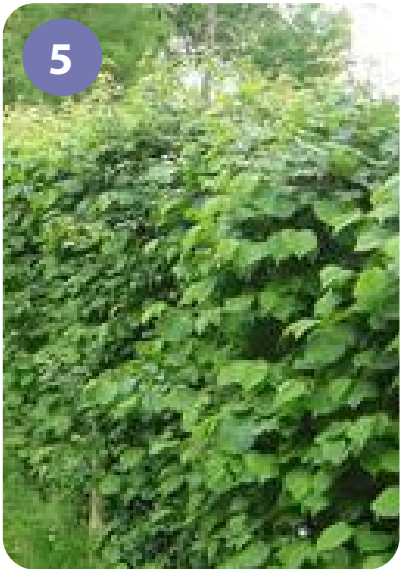
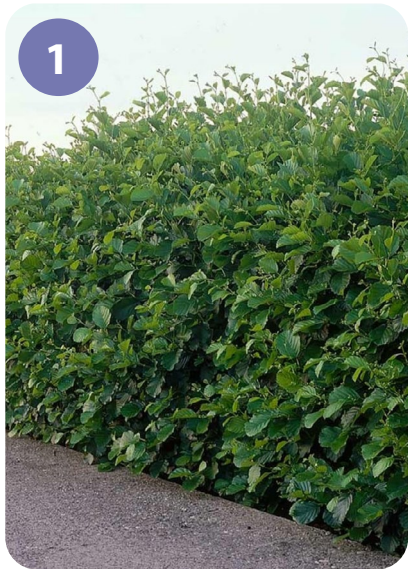
Species-rich hedgerows with hedgerow trees are a traditional feature of the wider Southwater landscape. These are to be retained and supplemented with new native hedgerows to continue this traditional feature through the site and maintain the continuity of the existing wildlife corridors.

The hedgerow planting mix will be predominantly native with seasonal, flowering, fruiting interest in order to maximise biodiversity and provide opportunities for foraging.

Native hedgerows will also be incorporated into the peripheral public open spaces and green corridors and associated with the growing area and orchard around Great House Commons. Clipped single species hedgerows are proposed as delineation to plot boundaries within the residential parcels.

Indicative Native & Formal Hedgerows Palette to include but not exclusively:

- | | |
|--|--------------------------|
| 1. <i>Alnus glutinosa</i> | Common Alder |
| 2. <i>Prunus spinosus</i> | Blackthorn |
| 3. <i>Carpinus betulus</i> | Hornbeam |
| 4. <i>Crataegus monogyna</i> | Hawthorn (Mixed native) |
| 5. Mixed Native Hedge | |
| 6. <i>Acer campestre</i> | Field maple |
| 7. <i>Cornus sanguineum</i> | Dogwood |
| 8. <i>Carpinus betulus</i> | Hornbeam |
| 9. <i>Crataegus monogyna</i> | Hawthorn |
| 10. <i>Ilex aquifolium</i> | Holly |
| 11. <i>Lavandular angustifolia</i> 'Hidcote' | Lavender |
| 12. <i>Fagus sylvatica</i> | Beech |
| 13. <i>Carpinus</i> 'Frans Fontaine' | Hornbeam |
| 14. <i>Ilex crenata</i> | Ornamental Holly |
| 15. <i>Taxus baccata</i> | Yew |
| 16. <i>Berberis thun</i> 'Atropupurea nana' | Purple Japanese barberry |
| 17. <i>Escallonia</i> 'Donald Seedling' | |
| 18. <i>Escallonia</i> 'Apple Blossom' | |
| 19. <i>Escallonia macrantha</i> rubra | Chilean gum box |
| 20. <i>Lonicera pileata</i> | Box leaved honeysuckle |



Tree Planting Strategy and Planting Palette

Shrubs - Design Principles

It is intended that the shrub and ground flora planting will give character and definition to spaces within the differing key areas through phase two.

Shrub planting will consist primarily of species rich herbaceous and annual planting through which a recurring palette of evergreen basal ground cover and grass planting will provide a calm foil or backdrop to the flowering species chosen.

Planting is loosely based around a limited colour spectrum, with each main zone allocated a palette of colours/ plants which provide a focus of colour and texture year round.

This will allow each character area to develop its own identity within a framework which is consistent. Large scale dense shrubs that collect litter and restrict visibility will be avoided and the focus will be on providing high quality varied colourful and textural palette of low level shrubs and herbaceous plants.

It is important that selected planting is relatively drought tolerant. All planting will also be relatively low maintenance and kept within the height specified to ensure natural surveillance through the development. A well maintained landscape also encourages legitimate use.

Indicative Shrub Palette to include but not exclusively:

- 1. Choisya ternata 'Sundance'
- 2. Cistus corbariensis
- 3. Ribes sanguineum
- 4. Rosa rugosa
- 5. Cotinus coggygria
- 6. Euonymus fortunei 'Emerald Gaiety'
- 7. Hebe 'Mis Summer Beauty'
- 8. Lavandula 'Vera'
- 9. Hebe rakaiensis
- 10. Philadelphus 'Manteau d'Hermine'
- 11. Sarcococca hookeriana
- 12. Viburnum davidii
- 13. Viburnum tinus 'Eve Price'
- 14. Cornus 'Mid Winter Fire'
- 15. Cornus alba 'Sibirica'
- 16. Rosmarinus off 'Miss Jessop's Upright'



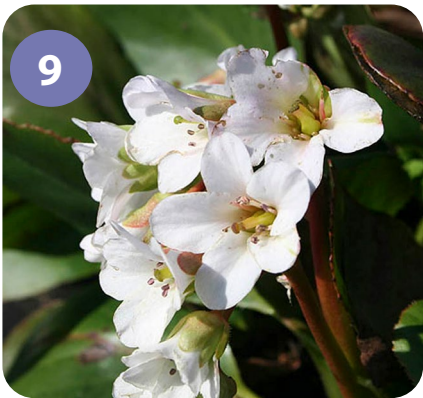
Tree Planting Strategy and Planting Palette

Herbaceous & Ornamental Grasses Design Principles

A calm ground plane of ground cover and evergreen shrub planting will act as a foil to repetitive patterns of mixed grasses and flowering herbaceous perennials which will add movement and textural interest to the shrub and tree planting.

Indicative Herbaceous & Ornamental Grasses Palette to include but not exclusively:

- 1. Helleborus x hybridus 'Harvington White'
- 2. Stachys byzantina & Salvia
- 3. Sissyrinchium, Geranium 'Johnson's Blue' & Salvia x sylvestris 'Mainacht'
- 4. Anemone x hybrida 'September Charm'
- 5. Aquilegia vulgaris var. stellata 'Blue Barlow' & Aquilegia vulgaris 'Nivea'
- 6. Alchemilla mollis
- 7. Allium, Sedum and Nassella.
- 8. Echinacea purpurea 'Magnus' & Monarda 'Croftway Pink'
- 9. Bergenia 'Bressingham White'
- 10. Echinops ritro 'Veitch's Blue'
- 11. Echinacea, Nassella, Perovskia
- 12. Heuchera 'Palace Purple'
- 13. Luzula nivea
- 14. Carex oshimensis 'Evergold'
- 15. Pennisetum alopecuroides
- 16. Deschampsia cespitosa



LANDSCAPE & OPEN SPACE

Tree Planting Strategy and Planting Palette

Aquatic Planting - Design Principles

Wet and dry SuDS Ponds will be provided for attenuation and treatment of surface water throughout the development. The drainage strategy is intended to balance the needs for SuDS through a combination of dry and wet basins interconnected through swales.

Aquatic planting is proposed to increase biodiversity and wildlife habitats with the proposed attenuation basins. The planting design will be naturalistic in form to provide visual and ecological enhancement and will be comprised of native plant species/assemblages/communities tolerant of wet and dry conditions.

Plants with native marginal and emergent aquatic species and native terrestrial vegetation suitable to local context will provide wildlife habitat and visual interest

No tree or shrub planting will be below maximum water level and the flatter areas around the permanent water in the base of the basin which will be planted with native marginal aquatic species. Wet grassland species and native emergent species will also be planted suitable for margins.

Indicative Aquatic Palette to include but not exclusively:

- | | |
|---------------------------------|---------------------|
| 1. <i>Angelica sylvestris</i> | Wild Celery |
| 2. <i>Mentha aquatica</i> | Water Mint |
| 3. <i>Carex acutiformis</i> | Lesser Pond-sedge |
| 4. <i>Symphytum officinale</i> | Common Comfrey |
| 5. <i>Iris pseudacorus</i> | Yellow Flag Iris |
| 6. <i>Myosotis scorpioides</i> | Water Forget-me-not |
| 7. <i>Alisma plantago</i> | Water Plantain |
| 8. <i>Lythrum salicaria</i> | Purple Loosestrife |
| 9. <i>Carex pendula</i> | Large Sedge |
| 10. <i> Filipendula ulmaria</i> | Meadowsweet |
| 11. <i>Juncus inflexus</i> | Hard Rush |
| 12. <i>Silene flos-cuculi</i> | Ragged Robin |
| 13. <i>Ranunculus lingua</i> | Greater Spearwort |
| 14. <i>Typha latifolia</i> | Great Reed Mace |
| 15. <i>Eupatorium maculatum</i> | Joe Pye Weed |
| 16. <i>Typha angustifolia</i> | Lesser Bulrush |



LANDSCAPE & OPEN SPACE

Tree Planting Strategy and Planting Palette – Planting Matrixes

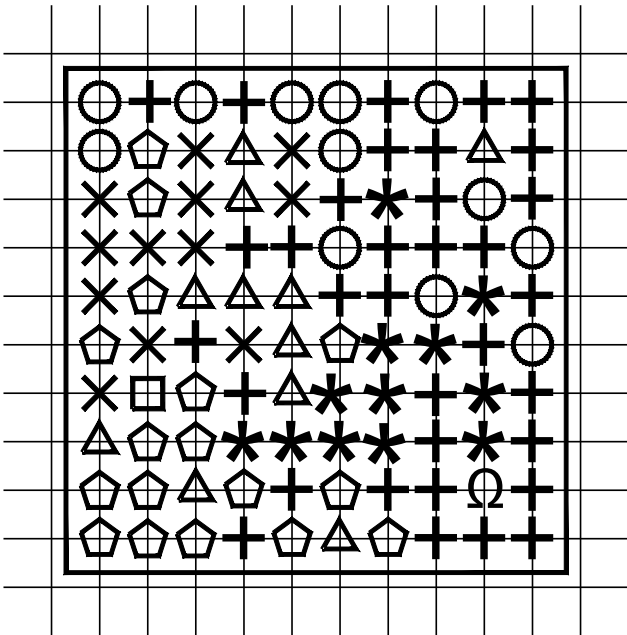


Illustrative planting matrix images

The below planting matrices illustrate the design intent for extents of tree, native and hedgerow planting so they function together as a unified plant community.

The species will be arranged by proportion, density, and ecological role, creating resilient, low-maintenance planting with continuous soil coverage, seasonal interest, and strong biodiversity value.

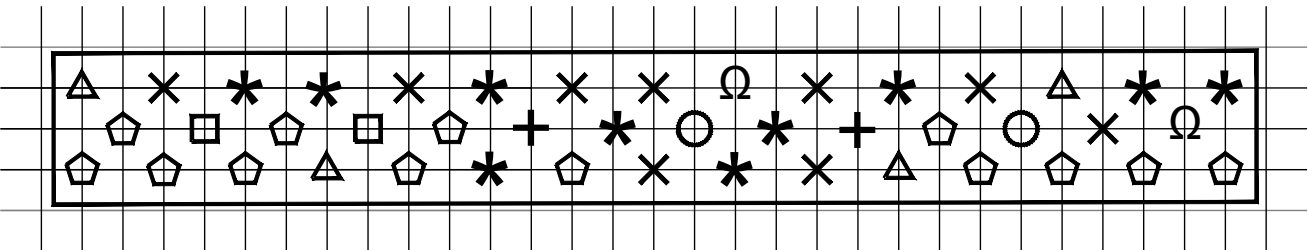
Matrix 001 - Proposed Native Tree Mix for Woodland Blocks



Feathered species:

Species	Symbol	Size/Spec	Condition	%mix	Dens
Quercus roburs	□	8-10cmg	RB	1	2m²
Alnus glutinosa	△	90-120cm	RB	10	2m²
Ilex aquifolium	*	90-120cm	RB	12	2m²
Corylus avellana	+	90-120cm	RB	17	2m²
Acer campestre	○	90-120cm	RB	12	2m²
Carpinus betulus	Ω	8-10cmg	RB	1	2m²
Sorbus aucuparia	×	90-120cm	RB	12	2m²
Betula pendula	◇	90-120cm	RB	17	2m²
Crataegus mongyna	+	90-120cm	RB	17	2m²
Tilia cordata	^	8-10cmg	RB	1	2m²

Matrix 002 - Triple Row Staggered Native Hedge Mix



Feathered species:

Species	Symbol	Size/Spec	Condition	%mix
Acer campestre	□	8-10cmg	RB	5
Cornus sanguineum	△	90-120cm	RB	10
Ilex aquifolium	*	90-120cm	RB	20
Prunus spinosa	+	90-120cm	RB	5
Fagus sylvatica	○	90-120cm	RB	5
Carpinus betulus	Ω	90-120cm	RB	20
Ligustrum vulgare	×	90-120cm	RB	30
Crataegus mongyna	◇	90-120cm	RB	

LANDSCAPE & OPEN SPACE

Hard Landscape Strategy

The hard landscape strategy for Land North-West of Southwater seeks to create a village-scale, cohesive public realm, where materials support landscape character rather than dominate it. The approach prioritises simplicity, robustness, and legibility, ensuring streets and spaces feel calm, familiar, and well integrated within their rural context.

Subtle references to local agricultural and village traditions will inform the detailing of surfaces, edges, and street furniture. These will be expressed through material choice, texture, and layout rather than overt patterning, creating an understated and durable public realm.

The hard material palette will follow key principles: Surfaces will respond to the local village and landscape context.

Materials will be simple, muted, and cohesive. Tactile paving will be integrated to ensure accessibility. Colours and finishes will harmonise with planting, built form, and landscape character.

Hierarchy and Legibility

Materials will reflect the hierarchy of streets, routes, and spaces, reinforcing legibility and ease of movement. A consistent palette, combined with variation in texture and contextual cues from buildings and rural features, will ensure that primary routes, village streets, greenways, and open spaces are clearly understood as part of a coherent environment.

Materials and Surfaces

A limited palette will reinforce a 'home zone' and village street character, with materials selected for durability, low maintenance, and compatibility with tree planting and SuDS. Permeable surfaces and subtle changes in level or texture will support surface water management and traffic calming.



Boundary Treatments and Street Furniture

Boundary treatments will use locally characteristic elements such as hedges, low walls, timber features, and simple railings to define space while maintaining openness. Street furniture will be robust and understated, using materials that weather well and complement the landscape, with seating and wayfinding focused on parks, greenways, and key nodes.

Integration with Landscape and Play

Hard landscape will integrate seamlessly with the wider landscape strategy. Finer-grain materials will be used within green corridors, while play and informal recreation spaces may incorporate reclaimed or natural finishes. Overall, the strategy supports a legible, inclusive, and village-like public realm rooted in its landscape setting.



LANDSCAPE & OPEN SPACE

Play Strategy

Design Principles

The play strategy is founded on the principle of integrating play within the wider landscape, ensuring that play spaces form inclusive and connected parts of the green infrastructure network. These spaces structure the areas of open space, contribute to the character of the public realm, and encourage interaction with nature through exploration and discovery.

Play provision across the site will support a variety of experiences, from imaginative and social play to more active and physical activities. The design of each area will be adaptable, offering a balance between energetic movement and quieter, creative spaces that respond to different ages, abilities, and play styles.

The proposals include a Neighbourhood Equipped Area for Play (NEAP), two Local Equipped Areas for Play (LEAPs), and four Local Areas for Play (LAPs) across the site. Together, these provide a comprehensive and inclusive play network, allowing children to play safely close to home, while also encouraging independent exploration as they grow. All play spaces will be fully accessible, promoting social inclusion and offering a range of difficulty levels, sensory experiences, and challenges suitable for all abilities.



LAP

LAPs will provide informal play opportunities of approximately 100m², located within open spaces and along pedestrian routes to encourage interaction with the surrounding landscape. Equipment and features will be simple and natural in character—such as timber balance elements, boulders, and gentle mounding—supporting early play experiences for very young children close to their homes.

LEAP

Each LEAP will provide an activity area of at least 400m², with a minimum 20-metre buffer to the nearest dwelling. These spaces will be located within a 10-minute walking distance of residential areas and designed for children gaining independence and confidence to play away from home. LEAPs will include a range of equipment for climbing, swinging, and balancing, alongside informal natural features and seating areas for carers.

NEAP

The NEAP will provide a larger, central play destination designed in accordance with the Horsham OSSR guidance, offering an activity area of at least 1,000m² and a 30-metre buffer to nearby housing. The space will cater for older children and teenagers, offering more adventurous equipment, opportunities for group activity, and informal recreation such as ball games and wheeled play. Its design will incorporate a combination of natural features, seating, and landscape planting to create a welcoming and social environment for all age groups.

Play on the Way

In addition to dedicated opportunities for play and recreation, the site's green infrastructure supports healthy lifestyles by extending play on the way along the site edges and greenways. Play on the Way opportunities, featuring trim trail equipment and natural play features create an engaging path for exploration and activity.

Youth Provision & Inclusivity

The proposed play strategy has been developed to ensure compliance with draft Policy HA3(e), Fields in Trust guidance and the Make Space for Girls (MSFG) principles.

At the outline stage, the scheme establishes a flexible and inclusive framework for youth play, with sufficient land safeguarded within the central NEAP to accommodate a Multi-Use Games Area (MUGA) alongside complementary informal and social spaces.

The MUGA will be designed at Reserved Matters stage in accordance with MSFG principles, ensuring that it supports a wide range of users, promotes social interaction, and avoids overly gendered or exclusionary design.

In addition, a separate youth shelter is proposed within the neighbourhood, providing an alternative, non-sport-based space for older children and teenagers, further supporting inclusive, accessible and diverse play opportunities across the site.



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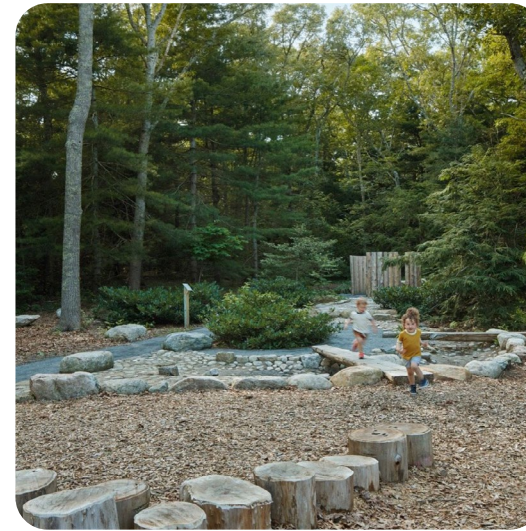
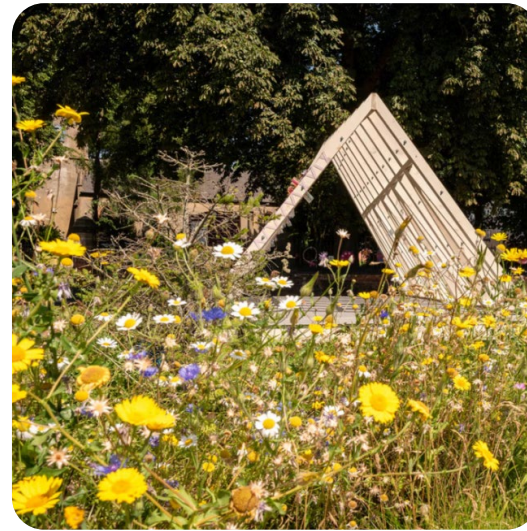
Play Strategy

Materiality

Play is an essential part of community life, and the new neighbourhood at Land North-West of Southwater will include high-quality, natural play spaces designed for children and young people of all ages. Our approach focuses on timber play equipment, natural materials and landscape-led design so that every space feels part of the rural character of the village.

Rather than bright, urban, plastic play areas, these spaces will be carefully crafted using wood, planting, landform and natural textures creating places that feel welcoming, imaginative and rooted in the local countryside.

All play areas will be designed to be safe, inclusive and accessible, with good visibility, comfortable routes for wheelchairs and pushchairs, and seating for parents and carers.



LANDSCAPE & OPEN SPACE

Inclusivity

Designing Inclusive Spaces

The public realm and amenity spaces will be designed as safe, accessible and multi-functional environments for all ages and abilities, supporting social interaction and community cohesion.

The design considers the needs of people throughout life, including older residents and those living with dementia. Key inclusive design principles are embedded to ensure everyone can move confidently and enjoy the outdoor spaces.

The landscape incorporates features that enable external areas to function effectively for all users and avoid excluding those with impairments:

Accessibility: All external spaces will allow people to move around freely and safely. Paths will be wide enough for pedestrians and wheelchair users to pass comfortably, with slip-resistant surfacing and gentle gradients.

Legibility: The landscape will be legible, with clear routes and signage to assist navigation. Variations in surface materials will help users understand route hierarchy.

Walking opportunities: Public realm and communal amenity spaces will provide circular walking routes that encourage movement and engagement with the environment.

Visibility: All areas of open space will be well overlooked, encouraging social use and supporting safety. Where existing vegetation is retained close to routes, visibility will be maintained through appropriate management. Sensitive lighting will support legibility and safety where appropriate.

Comfort: A variety of seating types will be provided, including seating with arm and back rests, alongside shelter and opportunities to enjoy sun or shade.

Interest: Feature structures, planting, and play elements will provide year-round interest and sensory engagement, supporting wellbeing for all users.

Make Space for Girls

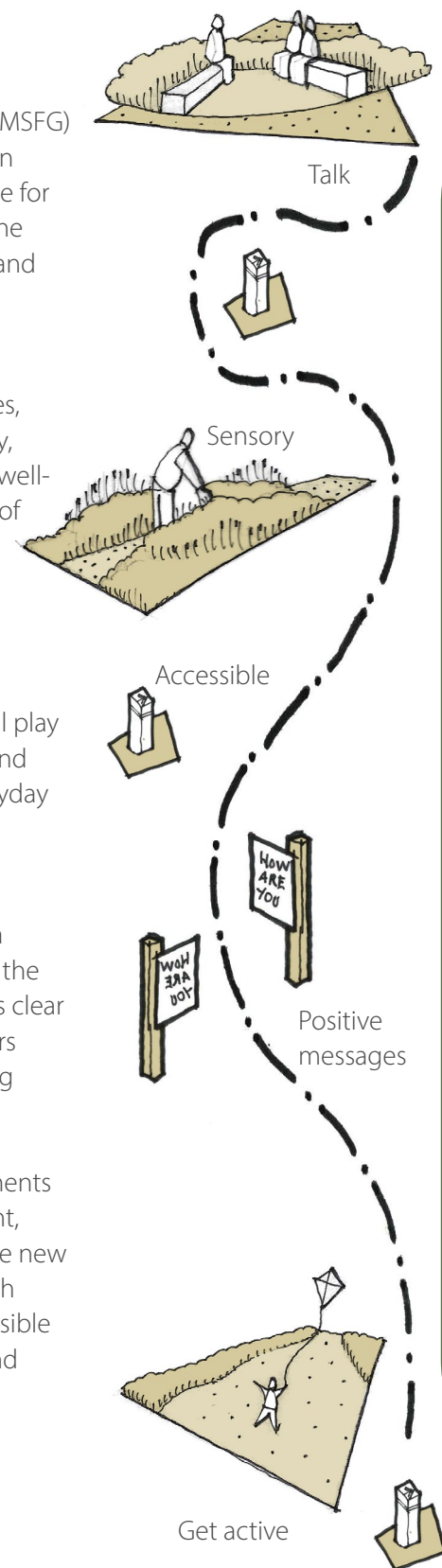
The principles promoted by Make Space for Girls (MSFG) have informed the approach to play and recreation across the development. These principles advocate for parks and public spaces to be designed to meet the needs of girls and young women, as well as boys and young men.

The design of play and sport spaces across the development will reflect inclusive design principles, with flexible spaces for socialising, informal activity, and movement. These spaces will be welcoming, well-overlooked, and comfortable, supporting a sense of safety and belonging for all users.

In addition to dedicated play provision, the green infrastructure network provides opportunities for informal play and activity along routes and within open spaces. Play-on-the-way features and natural play elements will be incorporated along Greenways and key walking and cycling routes, encouraging everyday movement, exploration, and healthy lifestyles.

A Wayfinding and Wellness Trail is proposed to promote physical activity, mental wellbeing, and a deeper connection with nature. Winding through the development's green spaces, the trail incorporates clear signage and markers to guide residents and visitors through a network of walking, jogging, and cycling routes.

Rest areas, scenic viewpoints, and interactive elements will provide moments for reflection and enjoyment, making the trail a central feature of social life at the new community. Wayfinding and signage will align with existing strategies and on-site features, with accessible fonts, imagery, and layouts to support inclusive and dementia-friendly design.



www.Makespaceforgirls.Co.Uk/what-does-better-look-like

LANDSCAPE & OPEN SPACE

Landscape Sustainability

Sustainable landscapes are responsive, regenerative and supportive of healthy communities. They improve air and water quality, store carbon, enhance biodiversity and provide long-term environmental, social and economic benefits.

Although hard to define, sustainable landscapes are resilient, context-appropriate and largely self-sufficient once established. Even small applications of sustainable design in urban settings can reduce resource use, limit chemicals, support wildlife and lower maintenance needs. Resident stewardship also plays an important role.

While often more natural in appearance, sustainable landscapes still rely on strong aesthetic and functional design to ensure quality, coherence and sense of place.

Biodiversity is central, achieved through planting that reflects native communities, layered vegetation, and year-round habitat value. This is supported by sensitive water management and retention of existing natural features.

Resource efficiency focuses on suitable species selection, reduced irrigation and pruning, minimal chemical inputs, improved soil health and the use of mulches and recycled materials.

These principles will guide the development to ensure a robust and sustainable landscape.



SuDS basins with mosaic habitats



Rain gardens with mixed ornamental planting



Species rich grassland



Sustainable landscape principles

LANDSCAPE & OPEN SPACE

Lighting Strategy

The lighting concept will provide functional and safe routes, aiding the movement of pedestrians and cyclists through the site. The concept is intended to place great emphasis on limiting any environmental impact of proposed external lighting, whilst maintaining the functional requirements.

Lighting will reflect the character of each area as follows:

The primary streets will have vertical lighting to aid safe movement around the site.

The proposed open spaces and walking routes will contain sensitive lighting at low levels to allow movement and create atmospheric and safely lit public spaces

The lighting design will comply with the relevant codes and guidance, including:

BS 5489-1 (2013) Code of Practice for the Design of Road Lighting
BS 8300 (2018) Design of an Accessible and Inclusive Built Environment
Part L Building Regulations (2014) LENI method.

Lighting Criteria

The following criteria will be applied when addressing the environmentally sensitive areas along the bat foraging routes and roosting areas of the site, to minimise effects on ecological receptors:

Use of luminaires with very low and no upward light distribution to limit contribution to sky glow along this boundary.

Vehicular Route Lighting

Lighting will aid navigation and movement around the site with contrasting intensities used to help

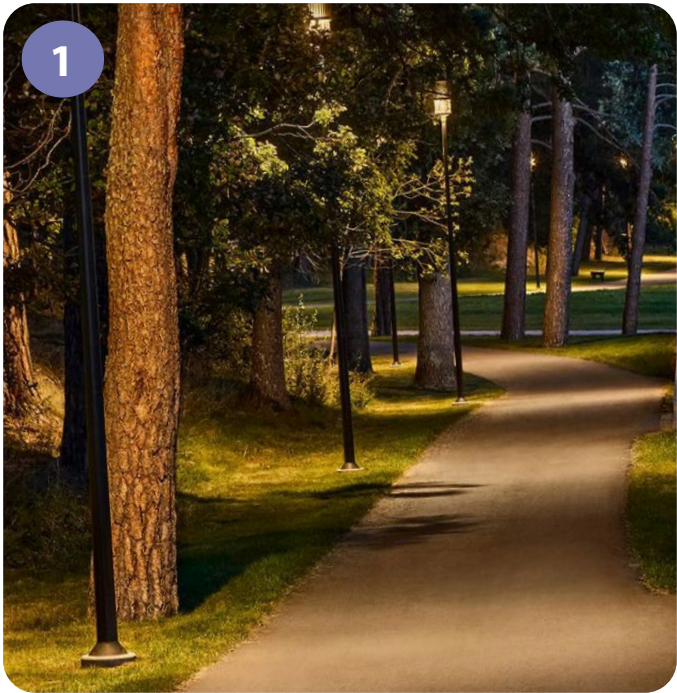
guide people. Vehicular routes around the site will be lit by column-mounted luminaires. Lighting columns will be 4-6 m tall with wider spacing to allow even distribution of light over the road surface to meet the recommendations set out in the relevant guides and standards. Furthermore, an enhanced level of light will be provided to the entrance of the site for approaching vehicles.

Private Drives & Pedestrian Routes

As these are located towards the perimeter of the site, lighting will be provided by low-level illuminated LED bollards positioned at the side of the road to indicate routes, whilst limiting spill onto surrounding ecologically sensitive areas. Bollards will be at a 0.9-1 m mounting height to allow an even distribution of light over the road surface to meet the recommendations set out in relevant guides and standards. These routes are generally located within the walking routes and Gateways of the site. It is expected that these routes will have low pedestrian traffic during hours of darkness.

Open Spaces

The basic principle for the central open spaces is that considered lighting will provide subtle and tranquil illumination to minimise light spill into the surrounding ecology while remaining safe for people to use. Illuminated bollards will be installed along pedestrian routes to aid wayfinding and to direct users to pedestrian routes around the site while the natural and semi-natural open spaces will remain generally unlit.



1. Diffused street lighting within planting
2. Low level bollard lighting to public spaces
3. Tree uplighters
4. Low level lighting within planting