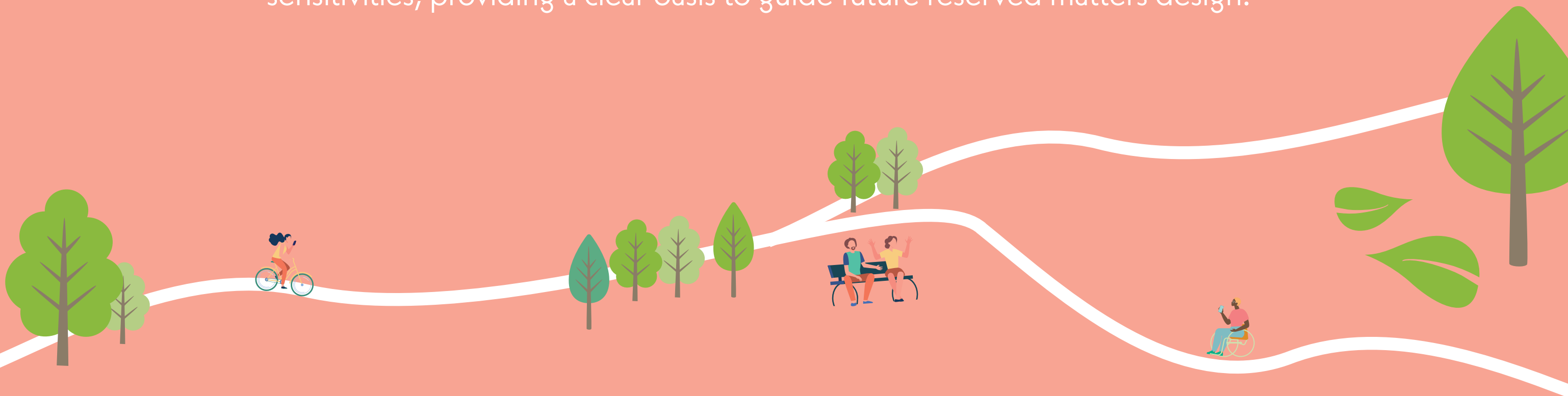




8. CHARACTER & BUILT FORM

This chapter sets out the character and built form framework for the Proposed Development at outline stage. It identifies a series of distinct neighbourhoods across the masterplan, each shaped by its landscape setting, movement structure and relationship to key edges and assets. Through diagrams, visuals and relevant precedents, the section describes the defining characteristics of each area, including anticipated typologies, density and storey height ranges, streetscape qualities and the way built form will respond to landscape and heritage sensitivities, providing a clear basis to guide future reserved matters design.



CHARACTER & BUILT FORM

Design Principles

Key principles to guide character and built form

This chapter sets the character and built form principles for the outline masterplan, establishing a clear framework to guide future reserved matters.

For a development of this scale, creating a series of distinct neighbourhoods is important for legibility, identity and long-term stewardship, helping people to understand where they are, navigate easily and feel a sense of belonging. National guidance recognises that larger-scale developments can benefit from a variety of characters, shaped first by the wider landscape and then by the layout, grain and movement structure, before being expressed through building form, scale and detailing.

At Southwater, these character principles are landscape-led. The Site's existing landscape assets and sensitivities, including woodlands, hedgerows, watercourses, key edges and heritage setting, provide the underlying structure that differentiates neighbourhoods and informs the appropriate form, density and typologies in each location.



Landscape first

Neighbourhood identity is anchored in the Site's landscape structure (woodlands, hedgerows, water corridors, edges and views) so built form follows landscape character rather than competing with it.



Distinct neighbourhood identity

A coherent pattern of places, each with a clear role and feel, supporting wayfinding, pride and community cohesion across a large masterplan.



Appropriate height and density

Storey heights and densities respond to context and sensitivity, with higher density focused where most suitable and lower density where a softer rural or heritage-led transition is required.



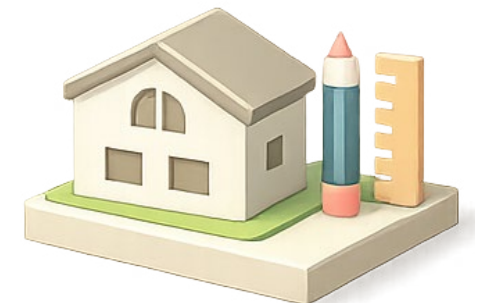
Legible structure and gateways

Key arrival points, routes and nodes are used to reinforce neighbourhood structure and create memorable, readable places.



Streets and spaces working together

Buildings, streetscapes and open spaces are designed as an interrelated system, shaping enclosure, overlooking and a clear public realm hierarchy.



Contextual architectural language

A consistent approach to proportions, rhythm and detailing, with contemporary articulation, to achieve a local, durable character across different typologies.

CHARACTER & BUILT FORM

Character Areas Overview

Forming distinct character areas

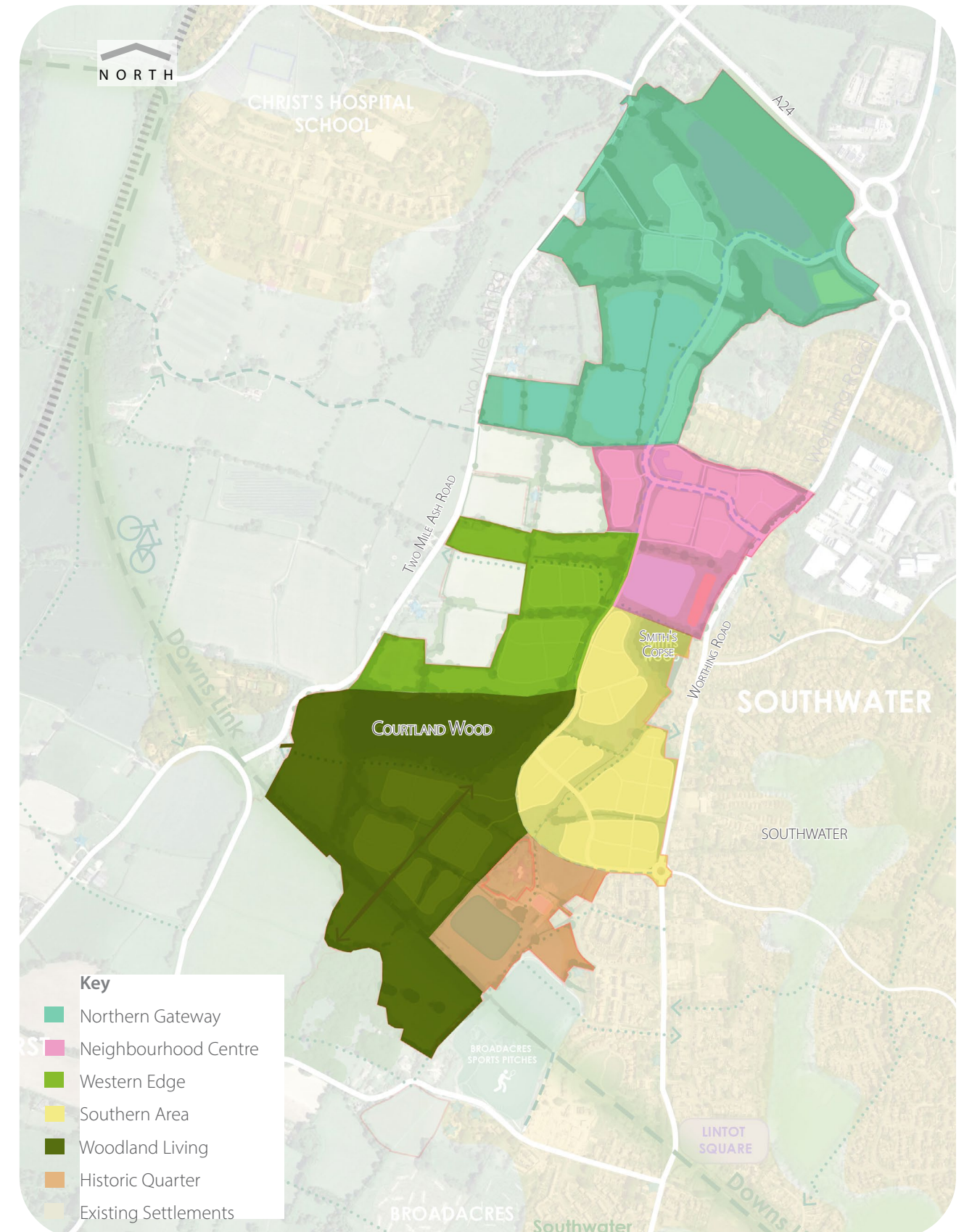
The Proposed Development is structured around six clearly defined and highly connected character areas, each shaped by its relationship to the site's landscape framework, open spaces and movement network. While forming one coherent place, these neighbourhoods introduce variety in public realm character, land use, activity levels, built form scale and townscape approach, creating a legible pattern of development that is easy to understand, navigate and feel ownership of.

The character areas are informed by their contextual setting and adjacent assets, including the Downs Link, Courtland Wood, existing rural edges and established built-up frontages such as Worthing Road and Two Mile Ash Road.

The location and distribution of uses also plays a defining role, with some areas accommodating a greater concentration of community, education and mixed-use activity as natural focal points, and others providing more predominantly residential, quieter neighbourhood environments.

Importantly, the six areas are woven together by a continuous, landscape-led "living landscape" framework, ensuring that nature, green corridors and accessible open space are shared assets across the whole masterplan, rather than features reserved for specific parcels.

The six character areas are shown on the plan opposite and are summarised on the following pages:



CHARACTER & BUILT FORM

Key elements of each Character Area



A NATURE-FIRST LANDSCAPE FRAMEWORK

A living landscape network spanning over 50 hectares of open space, ecology and nature-rich corridors.

The masterplan is shaped by a landscape-first approach, using Southwater's green corridors, heritage assets and countryside edges to define a series of distinct yet connected character areas. Each area responds to its context—whether woodland, village centre or historic setting—while contributing to a coherent, walkable and well-connected neighbourhood. Together, they create a place that balances everyday life, nature and long-term sustainability.

CHARACTER & BUILT FORM

Key elements of each Character Area



NORTHERN GATEWAY

A clear and welcoming arrival from Horsham, combining employment, education and housing within a strong landscape framework that sets the tone for the development.



NEIGHBOURHOOD CENTRE

The heart of the community, focused around a new village green and local facilities, creating a lively, walkable hub that complements Lintot Square.



WESTERN EDGE

A quiet, landscape-led edge where development is carefully set back to protect open countryside, biodiversity and the setting of nearby heritage assets.



SOUTHERN AREA

A green residential area shaped by generous open space and a strong relationship with Great House Farmhouse, and Southwater Village prioritising walking, cycling and views to the landscape.



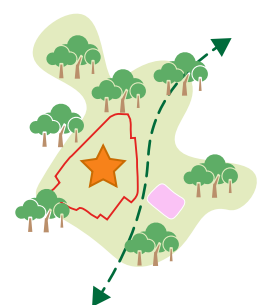
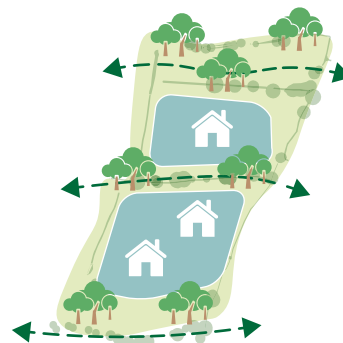
WOODLAND LIVING

A nature-rich neighbourhood embedded within woodland and green corridors, offering a tranquil setting with homes closely connected to landscape.



HISTORIC QUARTER

A heritage and community focused area centred on Great House Farmhouse, community and sport facilities, with sensitive reuse, enhanced green buffers and a strong sense of rural character.



CHARACTER & BUILT FORM

Character Area 1 – Northern Gateway

Character Overview

Northern Gateway

The Northern Gateway forms the primary arrival into the new neighbourhood from the north and establishes a strong first impression of the development. It is defined by a diverse mix of uses, including employment space, a secondary school, residential neighbourhoods and Gypsy and Traveller pitches, all set within a robust landscape framework of mature green corridors and long views towards the western countryside.

The area is designed to balance activity and openness, with buildings carefully arranged to respond to landscape, topography and key approaches. Architecture and public realm work together to create a legible, welcoming gateway that reflects the site's green setting while signalling entry into a distinctive new community.

1 Residential Character

Residential development at the gateway is designed to create a cohesive architectural identity that marks arrival while responding sensitively to its context. A mix of detached, semi-detached, terraced homes and apartments provides variety and visual interest, with apartment buildings helping to define key gateway locations. Changes in materiality, façade articulation, roof forms and set-backs introduce rhythm and diversity, avoiding repetition and reinforcing a strong sense of place along primary streets.

2 Employment Areas

Employment uses are positioned to the northern edge of the site, providing a range of flexible accommodation for both larger employers and small and medium-sized enterprises. Buildings are designed to sit comfortably within

the landscape, responding to changes in level and minimising visual impact on surrounding residential areas. Taller elements and active frontages support passive surveillance and help define key routes and public spaces.

3 Secondary School

The secondary school is carefully integrated into the wider masterplan and landscape structure. Its layout and massing respond to the site's topography and green setting, while maintaining appropriate building heights and clear, legible forms. The school is centrally positioned within the development, with safe and direct pedestrian and cycle connections, convenient vehicular access, and strong relationships to nearby neighbourhood facilities and public spaces.

4 Gypsy and Traveller Pitches

The Gypsy and Traveller pitches are located within a self-contained and discreet setting, accessed independently from Worthing Road. The layout follows current guidance and is designed to retain a natural character, supported by existing and new landscape buffers and planting to ensure privacy, integration and a high-quality living environment.

5 Landscape Structure

Existing mature trees, hedgerows and green corridors are retained and reinforced to shape the character of the Northern Gateway. These landscape elements frame development parcels, strengthen ecological connections and provide a green setting for the school, homes and employment areas, ensuring the gateway reflects Berkeley's commitment to landscape-led design and long-term environmental quality.



Quality green and residential spaces
Hartland Village, Berkeley



Employment opportunities with quality facilities



School that can take inspiration of the land natural context



Inclusive approach to all with quality facilities



Quality and robust residential buildings and spaces



Promote a sense of place and arrival
Hartland Village, Berkeley

CHARACTER & BUILT FORM

Character Area 1 – Northern Gateway



Illustrative view

CHARACTER & BUILT FORM

Character Area 1 – Northern Gateway



COMPARISON

Northern Gateway

The updated framework reorganises land uses at the Northern Gateway to improve access, strengthen landscape buffers and create a clearer structure between employment, the Gypsy and Traveller site and surrounding green infrastructure. The changes deliver a more legible arrival, better connections, and a stronger landscape setting along the north-west edge.

- 1 Employment consolidated + expanded**
Employment uses are regrouped into a more focused location, with additional employment land introduced to support delivery and flexibility.
- 2 Gypsy & Traveller pitches relocated**
The pitches are repositioned with a clear, independent access arrangement and strengthened landscape buffers for privacy and integration.
- 3 New secondary road connection**
A new secondary route improves connectivity between the primary road and Two Mile Ash Road, supporting movement and network resilience.
- 4 New woodland buffers introduced**
Additional woodland planting creates stronger separation between the primary road, the Gypsy and Traveller site and the employment land, improving amenity and screening.
- 5 Enhanced green open land to the north-west**
With the employment relocated, the north-western edge is opened up and reinforced as green space.

CHARACTER & BUILT FORM

Character Area 1 – Northern Gateway

FOCUS STUDY 01

Employment Area

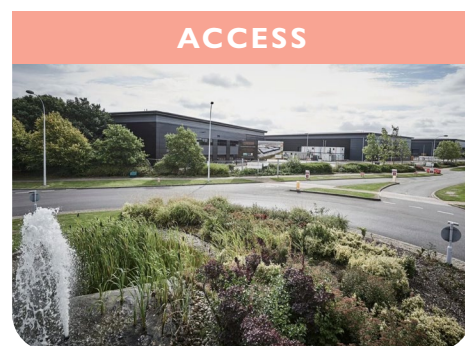
The Employment Area plays an important role in establishing a productive, well-designed new Southwater neighbourhood. It provides a well-located and flexible space for small and medium-sized businesses close to the A24 and primary access routes. Designed to respond to topography and existing green infrastructure, the development is carefully integrated into the landscape to minimise visual impact on surrounding neighbourhoods and the wider countryside. Landscape buffers, retained vegetation and active building frontages help define movement, strengthen the gateway character and create a safe, high-quality public realm within a sustainable, landscape-led setting.

- 1 Landscape-Led Structure**
Employment parcels are framed by retained hedgerows, woodland edges and new green corridors, creating a strong landscape setting that defines the Northern Gateway and reinforces ecological connections.
- 2 Integrated Access & Movement**
Vehicular access is provided directly from the new roundabout, with clear internal circulation that supports servicing while prioritising pedestrian safety and legibility.

- 3 Sensitive Relationship to Residential Areas**
Building placement, landscape buffers and changes in level are used to manage interfaces with nearby homes, ensuring appropriate separation, outlook and amenity.
- 4 Flexible Commercial Buildings**
A range of building typologies is proposed to accommodate different business sizes and operational needs, allowing flexibility over time and supporting economic resilience.
- 5 High-Quality Landscape Buffer**
Enhanced planting and boundary treatments along the site edges reduce visual impact, soften massing and provide a gradual transition between employment uses and the surrounding landscape.



Woodland edge along primary road



Legible gateways enhanced with landscape



Building massing to retain long views



a variety of building types to offer flexibility



Buildings set within landscape



Employment facilities set within landscape

CHARACTER & BUILT FORM

Character Area 1 – Northern Gateway

FOCUS STUDY 01

Employment Area

Illustrative Topography Approach Plan

This high-level study provides an illustrative approach to levels and landform within the northern employment parcel. It shows how indicative development platforms, embankments and landscape transitions could work with the existing topography while avoiding encroachment into the Root Protection Areas of the retained southern and south-western tree belt and adjoining stream corridor.

This forms part of the outline application material and is illustrative only. Final levels, earthworks and detailed design will be confirmed through future Reserved Matters and technical coordination.

1

Illustrative low-gradient landscape bank

The plan shows an indicative low-gradient soil bank as the least engineered and most landscape-led approach to managing level change.

This approach works with the existing topography and site characteristics, helping to minimise the need for imported material while creating a naturalistic landscape transition that can accommodate planting, including potential tree planting, subject to detailed design.

More space-efficient engineered solutions could be considered at Reserved Matters stage if required. However, even with this low-gradient, landscape-led approach, the indicative bank remains outside the Root Protection Areas of the retained southern and south-western tree corridor.

2

Root Protection Area

The dashed red line identifies the Root Protection Areas associated with the retained tree belt and mature landscape corridor to the south and south-west of the employment parcel.

The plan demonstrates that the indicative bank and employment platforms do not encroach into these Root Protection Areas. This relationship is also illustrated in the indicative site sections on the following page.

3

Existing mature landscape features

4

Illustrative employment buildings and spaces



Illustrative Plan including indicative proposed topography

CHARACTER & BUILT FORM

Character Area 1 – Northern Gateway

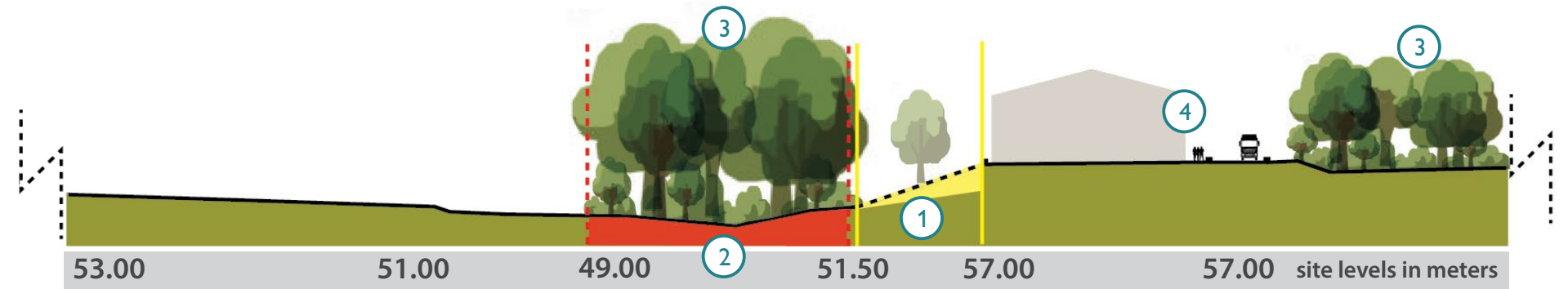
Employment Area

Illustrative Site Sections

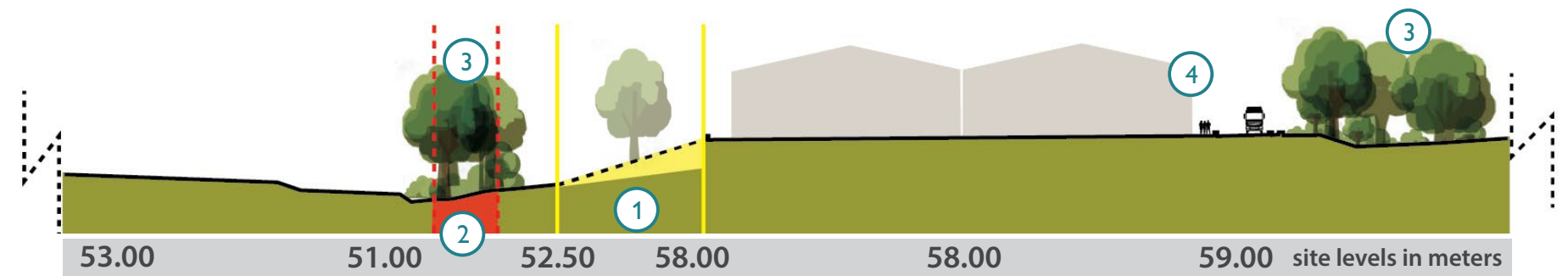
This page presents three illustrative sections through the northern employment parcel, showing how the indicative levels strategy could respond to the existing landform while protecting the Root Protection Areas of the retained southern and south-western tree belt and adjoining stream corridor.

The sections are illustrative and subject to further detailed design through future Reserved Matters.

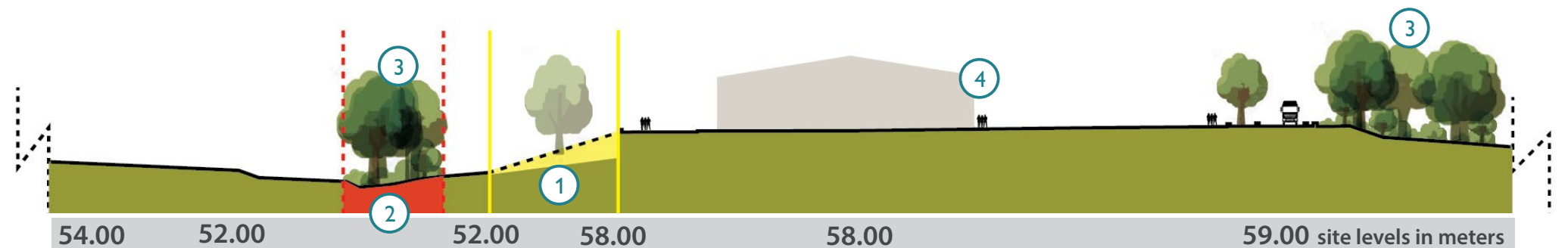
- ① Illustrative low-gradient landscape bank
- ② Root Protection Area
- ③ Existing mature landscape features
- ④ Illustrative employment buildings and spaces



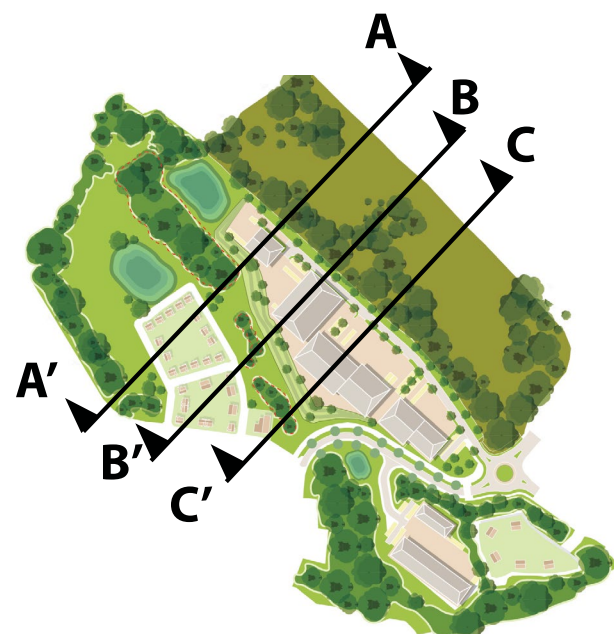
Illustrative Site Section A-A'



Illustrative Site Section B-B'



Illustrative Site Section C-C'



Location of Illustrative Site Sections

CHARACTER & BUILT FORM

Character Area 1 – Northern Gateway

FOCUS STUDY 02

Travellers & Gypsy Pitches

The Gypsy and Traveller pitches form an integral yet discreet part of the Northern Gateway, providing a high-quality living environment that respects the surrounding landscape and neighbouring uses. They are located within a self-contained parcel on the northern edge of the site, with independent access, strong landscape buffers and a calm rural setting.

The layout follows current guidance, prioritising privacy, safety and connection to the wider green infrastructure network, with retained vegetation and new planting ensuring the pitches sit comfortably within the landscape and maintain the open rural character of this gateway location.

1 Self-contained layout

A clearly defined and self-contained parcel accommodating five pitches, providing a sense of ownership, security and community while remaining visually discreet within the wider masterplan.

2 Independent access

Vehicular access is taken directly off Worthing Road, ensuring safe and convenient movement without reliance on residential streets.

3

Strong landscape buffers

Existing hedgerows and mature trees are retained and reinforced with new native planting to create robust buffers to surrounding land uses and the open countryside.

4

Rural character and low-key appearance

Built elements are modest in scale and arranged to retain an informal, uncluttered character that reflects the rural setting of the site.

5

Privacy and amenity

The layout is designed to maximise privacy between pitches and from neighbouring development, with generous spacing, soft landscape treatment and clear boundaries.

6

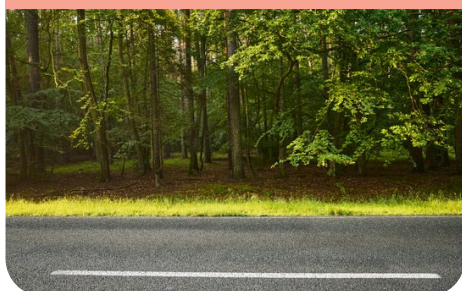
Integration with green infrastructure

The pitches sit within the wider landscape framework of the Northern Gateway, contributing to biodiversity, green corridors and the overall landscape-led approach of the masterplan.



Illustrative Masterplan

LANDSCAPE BUFFERS



20 meters of landscape/woodland buffer surrounding the pitches

COMMUNAL SPACE



Allow space for communal areas and play

SETTING



Set within landscape

SETTING



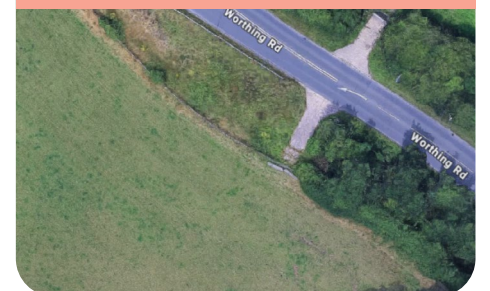
Forming a community

BUILD FORM



Allowing for privacy

ACCESS



Existing access from Worthing Road to be improved

CHARACTER & BUILT FORM

Character Area 1 – Northern Gateway

FOCUS STUDY 02

Travellers & Gypsy Pitches

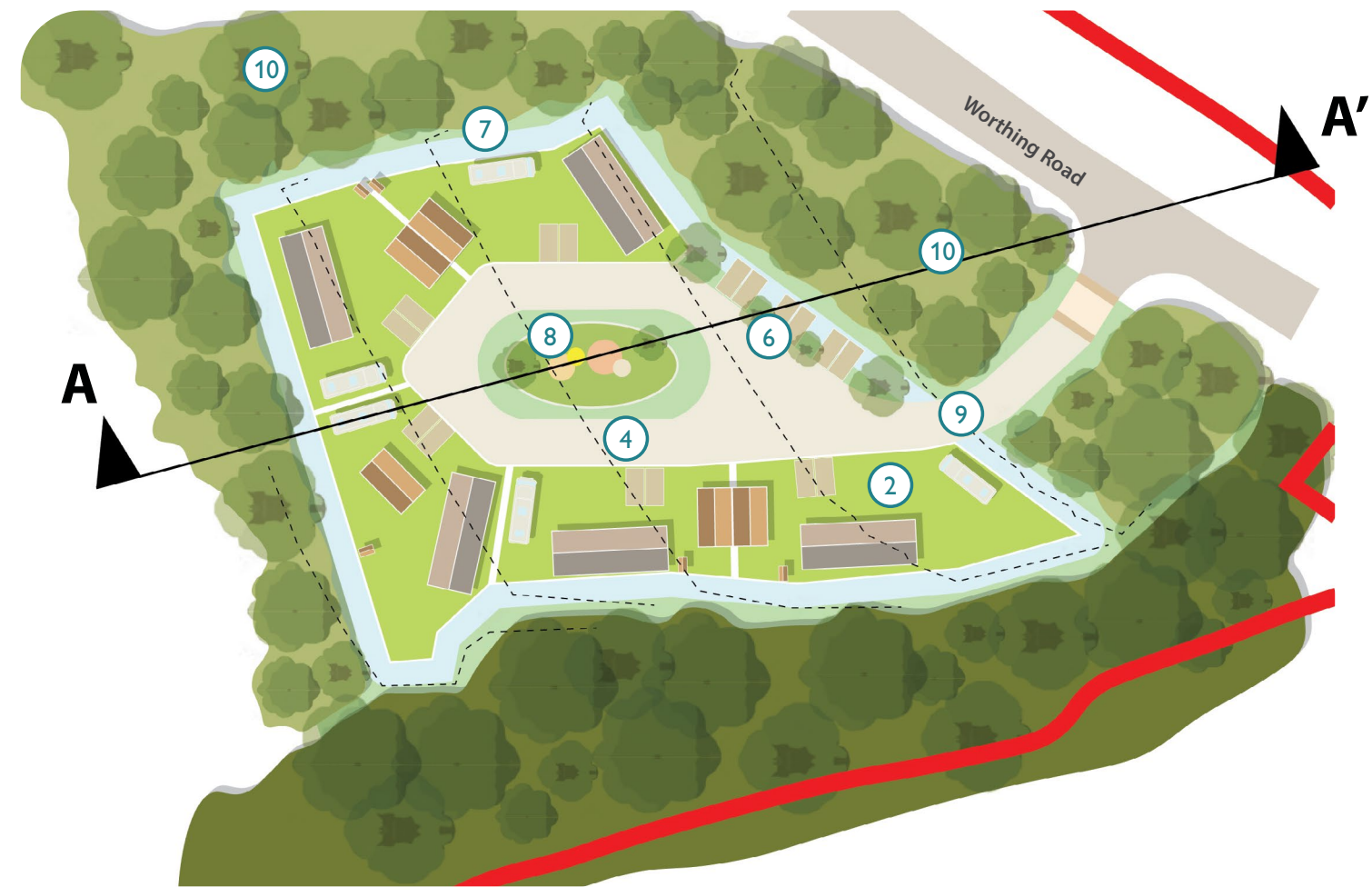
Indicative Layout and Topography Testing

This focus study provides an illustrative layout and capacity test for the proposed Gypsy and Traveller pitch area within Character Area 1: Northern Gateway. It builds on the outline illustrative masterplan by exploring how five pitches could be arranged within the submitted parameter area, alongside access, internal circulation, parking, amenity provision, play space, landscape buffers and boundary treatment.

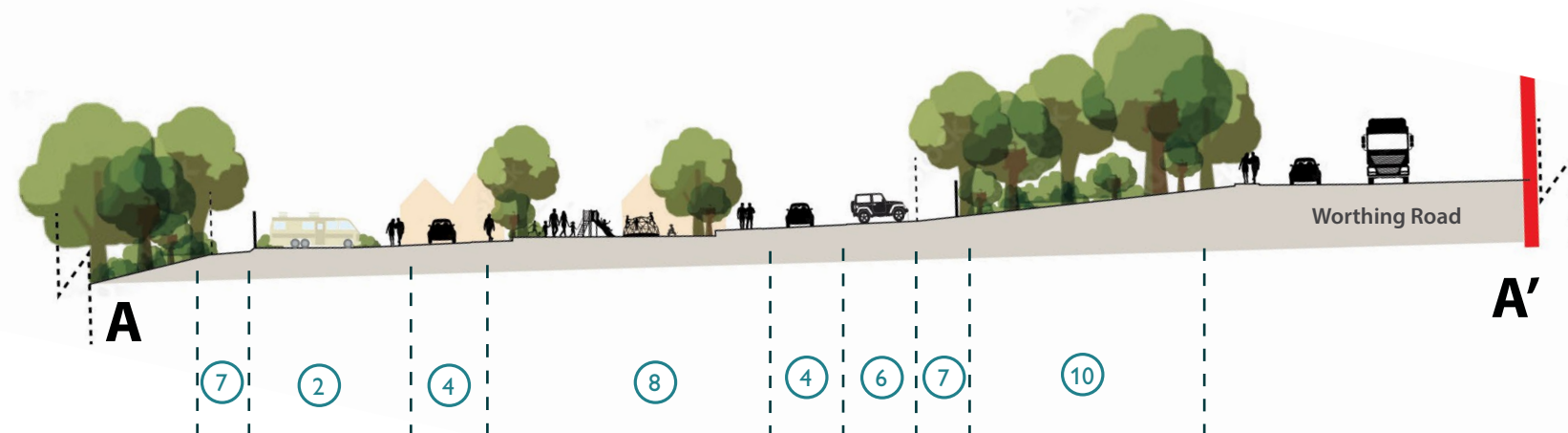
The study is illustrative and forms part of the outline application material. Its purpose is to demonstrate that the site is capable of accommodating the proposed use in accordance with recognised good-practice principles, while also responding to the existing topography and creating a high-quality, well-planned and landscape-led living environment for future residents. Final layout, levels, servicing, landscape and detailed pitch design will be confirmed through future Reserved Matters and technical design stages.

Key Principles Demonstrated

- Capacity for five pitches**
The parameter area provides approx. 0.5ha / 5,000 sqm, with sufficient capacity for five pitches, circulation, buffers and shared amenity space.
- Generous pitch sizes**
Indicative pitches are approx. 450–500 sqm each, exceeding the commonly used 320 sqm benchmark.
- Complete pitch provision**
Each pitch can accommodate an amenity building, caravan / trailer space, on-plot parking and private external amenity.
- Safe looped access and circulation**
A looped internal access reduces the need for turning heads and supports movement by larger vehicles and servicing.
- Internal road width**
Internal roads are indicatively shown at 6 metres wide minimum, exceeding the good-practice for a two-way site road and providing comfortable circulation through the site.
- Parking and visitor provision**
The layout provides two parking spaces per pitch, with additional visitor parking accommodated where shown.
- Fire safety, buffers and separation**
The layout provides two parking spaces per pitch, with additional visitor parking accommodated where shown.
- Shared play and amenity space**
A shared play / amenity area of approximately 500 sqm is indicatively shown within the site, helping to create a family-friendly environment and supporting day-to-day community use.
- Topography and gentle gradients**
The approx. 3.5m level change across 80–90m can be managed with gentle gradients, typically around 1:30, subject to detailed design.
- Landscape-led integration**
Buffers, retained vegetation and new planting help integrate the pitches within the Northern Gateway's landscape-led setting.



Illustrative plan for Travellers & Gypsy Pitches



Illustrative section A-A' for Travellers & Gypsy Pitches

CHARACTER & BUILT FORM

Character Area 1 – Northern Gateway

FOCUS STUDY 03

Secondary School

The secondary school is a key component of the Northern Gateway, forming an important civic landmark and anchor for the new community. It is carefully integrated within the landscape-led masterplan, positioned to benefit from strong green connections while remaining easily accessible to students, staff and the wider neighbourhood.

The layout and massing respond to existing topography and landscape structure, ensuring the school sits comfortably within its setting, minimises visual impact and contributes positively to the character of the gateway. Safe, direct pedestrian and cycle routes connect the school to surrounding residential areas, public spaces and transport links, supporting sustainable travel and everyday use.

1 Landscape-led

The school is embedded within retained hedgerows and green corridors, allowing landscape to frame buildings and outdoor spaces.

2 Clear and safe access

Dedicated vehicular access is combined with safe, legible pedestrian and cycle routes, separated from residential streets where possible.

3

Appropriate scale and massing

Building heights and forms respond to the surrounding landscape and nearby uses, ensuring a comfortable transition to adjacent residential areas.

4

Outdoor learning and play

External spaces are integrated into the layout to support recreation, learning and wellbeing, with strong visual and physical connections to green infrastructure.

5

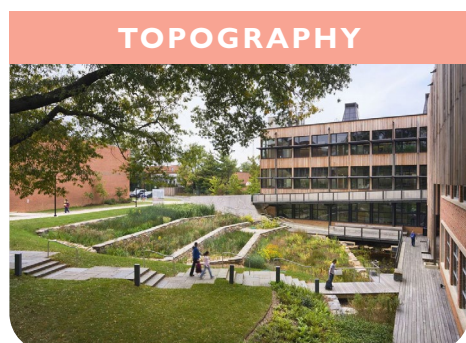
Civic identity at the gateway

The school contributes to a clear sense of arrival, acting as a recognisable landmark within the Northern Gateway while remaining sensitively designed within its rural context.

6

Design of the school

The detailed design and delivery of the school will be by WSCC.



Stepped green landscaping responding to natural levels



Green trails and routes surrounding the school



Play and seating spaces that respond to the natural setting



Green and hardscape courtyard with play spaces



A clear access point with parking (Berkeley - St Peters Primary School)



Bohunt School, North Horsham (Mowbray development)

CHARACTER & BUILT FORM

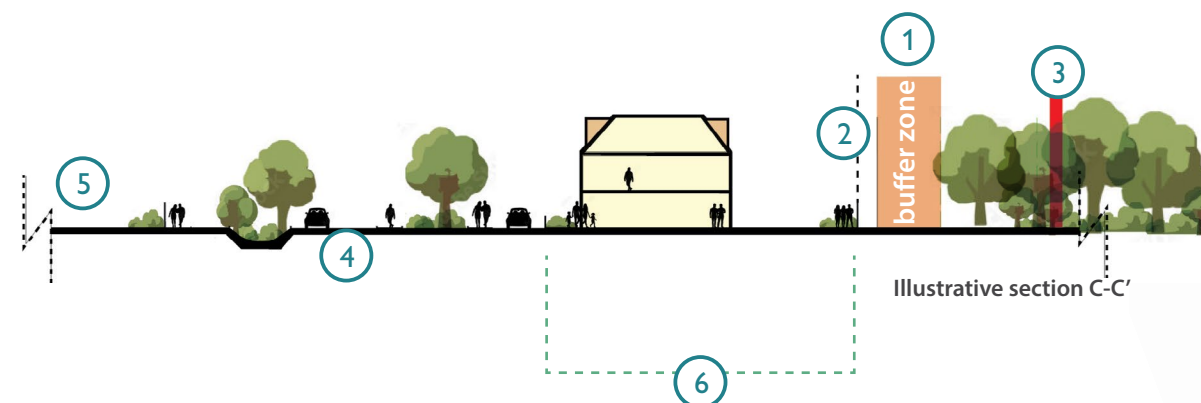
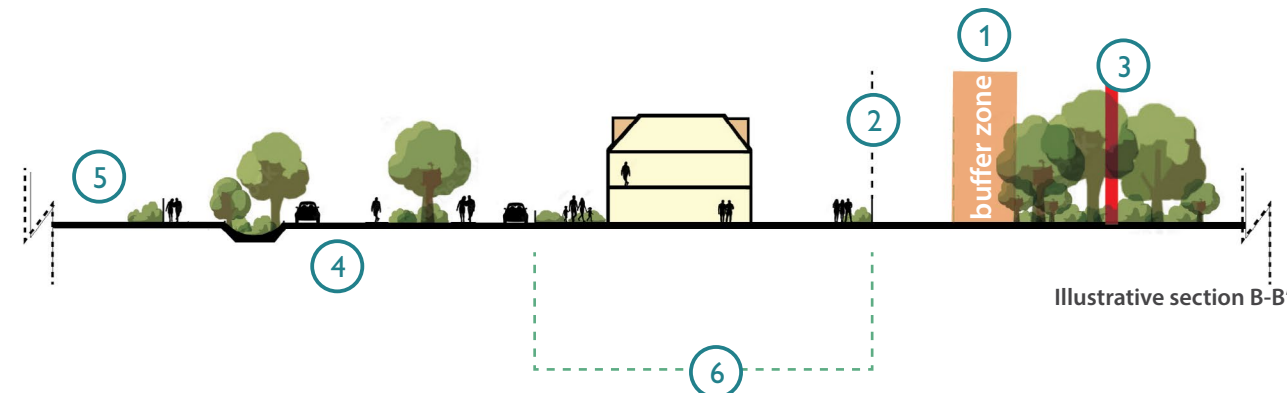
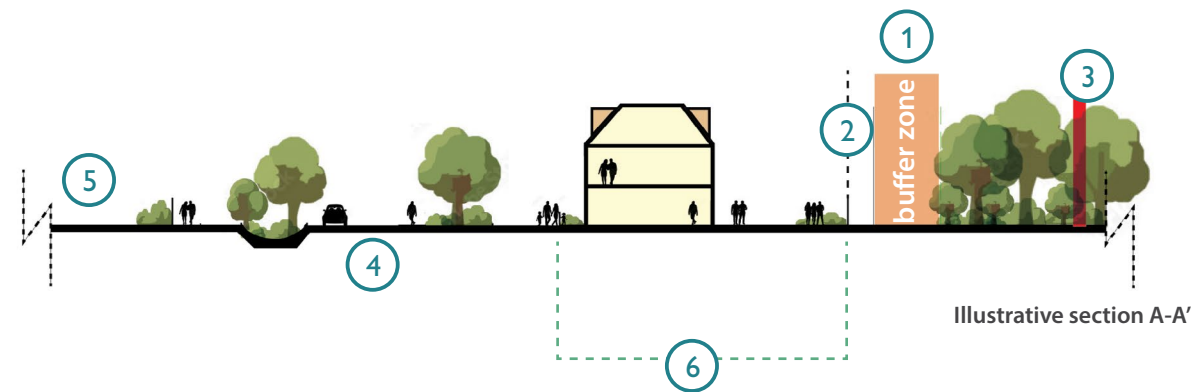
Character Area 1 – Northern Gateway

FOCUS STUDY 04

Linear Residential Parcels

This study provides an illustrative capacity and layout test for the linear residential parcels located along the eastern side of the primary street, opposite the secondary school land. It demonstrates how these parcels can accommodate a clear 5-metre landscape buffer to the retained eastern tree belt / Root Protection Area, while still providing sufficient depth for residential plots, including front gardens, homes and private rear gardens.

The annotated plan and supporting sections show that the proposed residential plots remain outside the identified buffer zone, with rear gardens typically ranging between approximately 9 and 12 metres. In addition, the study shows that further space is available between the private rear garden fences and the start of the 5-metre buffer, ranging from approximately 2–3 metres in some locations to 6–7 metres in others. This confirms that the buffer can be accommodated without compromising the quality, depth or deliverability of the residential parcels.



1 5 meter Buffer between existing trees and private rear garden fences.

A minimum 5-metre landscape buffer is shown between the retained eastern tree corridor / Root Protection Area and the private rear garden fences. This provides a clear protective offset to help safeguard existing trees, reduce future pressure from residents for pruning or removal, and maintain the long-term landscape function of the boundary.

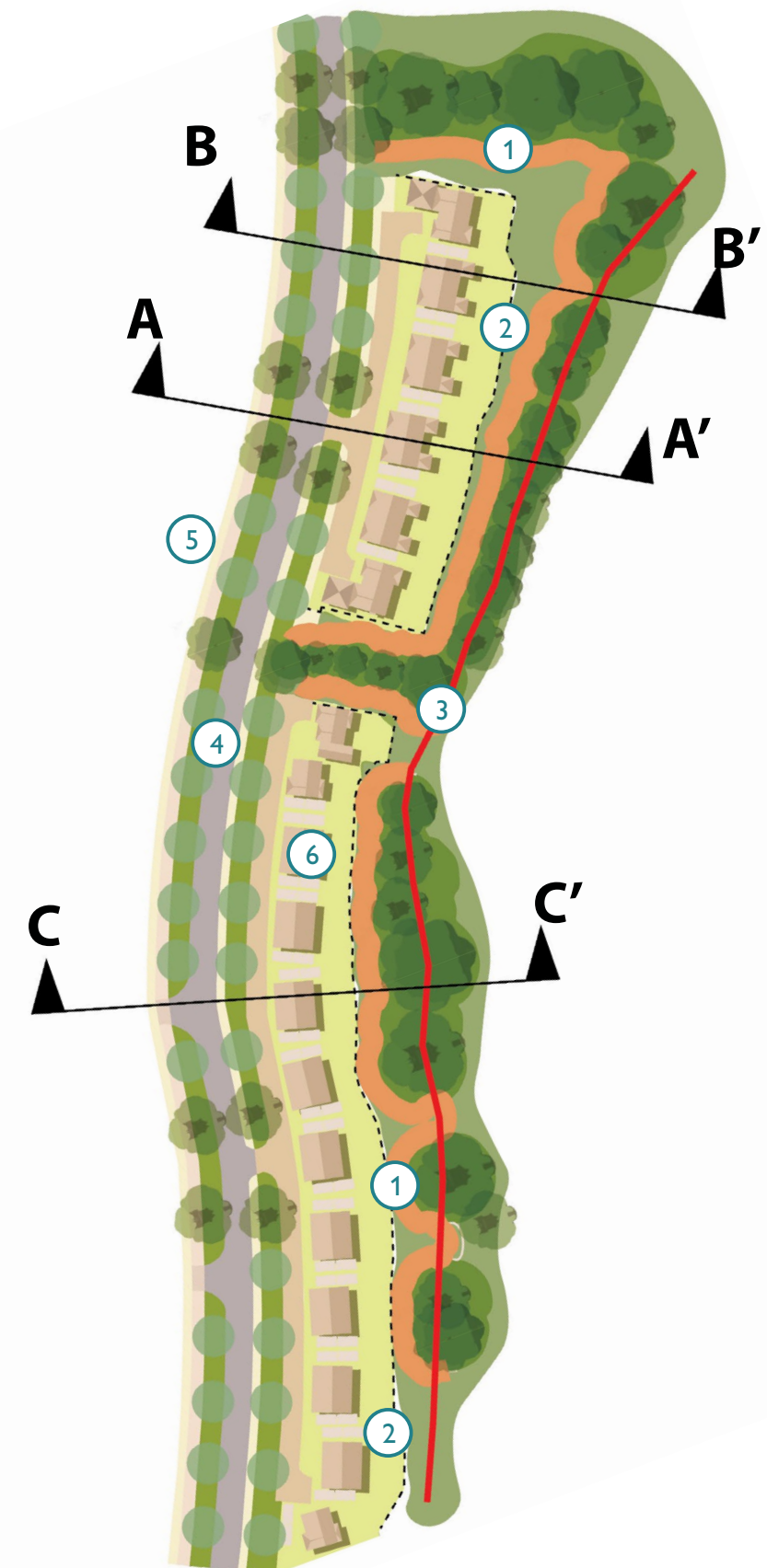
2 Private rear garden fence

3 Site boundary

4 Primary street

5 Secondary school land

6 Residential plot



Illustrative plan for linear residential parcels

CHARACTER & BUILT FORM

Character Area 2 – Neighbourhood Centre

Character Overview

Neighbourhood Centre

The Neighbourhood Centre forms the social and civic heart of the masterplan. Located on the primary route between the Northern Gateway and Worthing Road, it brings together local retail, community facilities, education and homes around a new village green.

Designed to complement rather than compete with Lintot Square, the centre provides day-to-day services, social spaces and employment opportunities within easy walking and cycling distance. A compact, mixed-use form, strong landscape framework and active frontages create a lively, legible and welcoming focal point for the development.

1 Active Mixed-Use Heart

Commercial and community uses are concentrated along the primary route and around the village green, creating an animated centre that supports daily activity and local employment without undermining Lintot Square.

2 Green-Centred Place

The village green forms the heart of the centre, providing space for play, seating and community events. It connects directly into wider north-south and east-west green corridors, with mature planting and tree-lined streets reinforcing the centre's green, welcoming character.

3 Compact Residential Character

Homes (including later living) within the centre are more compact in form, including apartments, houses and mews homes arranged to frame streets, green corridors and the village green.

4 Family-Focused Facilities

The primary school and nursery are located close to the centre, connected by safe, legible walking and cycling routes. Their proximity supports shared use of open spaces and reinforces the centre as a family-oriented environment.

5 Connected and Walkable

The primary street functions as a green, multi-modal corridor with cycle lanes, generous footpaths, wide verges and integrated SuDS. Calm residential streets and east-west green links connect homes, schools and open spaces across the site.

6 Strong Passive Surveillance

Active ground floors and residential frontages overlook streets, routes and open spaces, ensuring safety, legibility and a well-used public realm throughout the day and evening.

7 Gateway from Worthing Road

Two apartment buildings frame the primary route from Worthing Road, marking arrival, strengthening wayfinding and establishing a clear gateway into the new neighbourhood centre.



Active neighbourhood centre



A new neighbourhood cafe
(Berkeley - Horlicks Quarter, Slough)



Wide green village green with frontages
(Berkeley - Broadacres, Southwater)



Natural children playground
(Berkeley - Hollyfields, Hawkenbury)



Village green with walking routes and seating
(Berkeley - Highwood, Horsham)



Primary school entrance
(Berkeley - Hollyfields, Hawkenbury)

CHARACTER & BUILT FORM

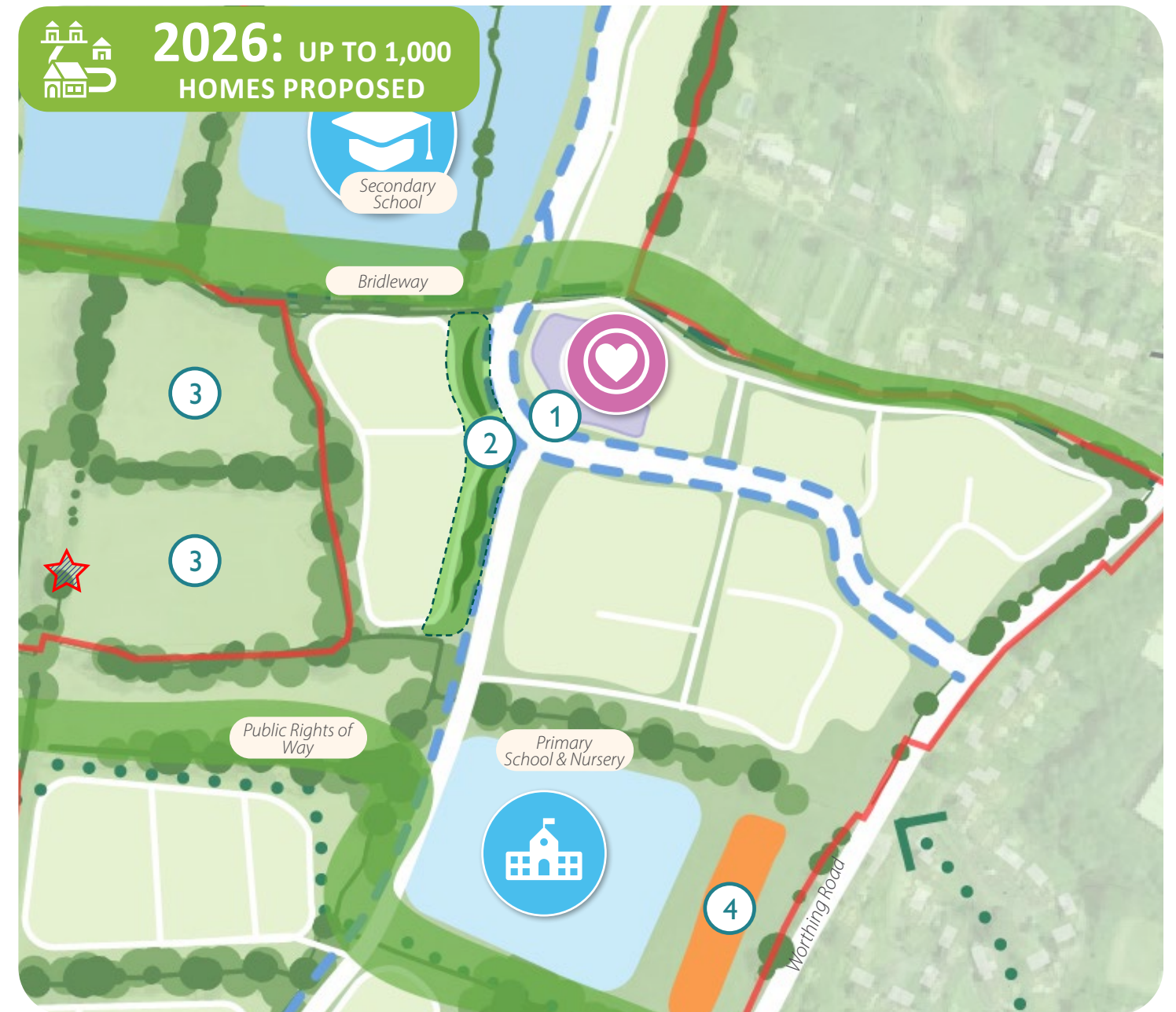
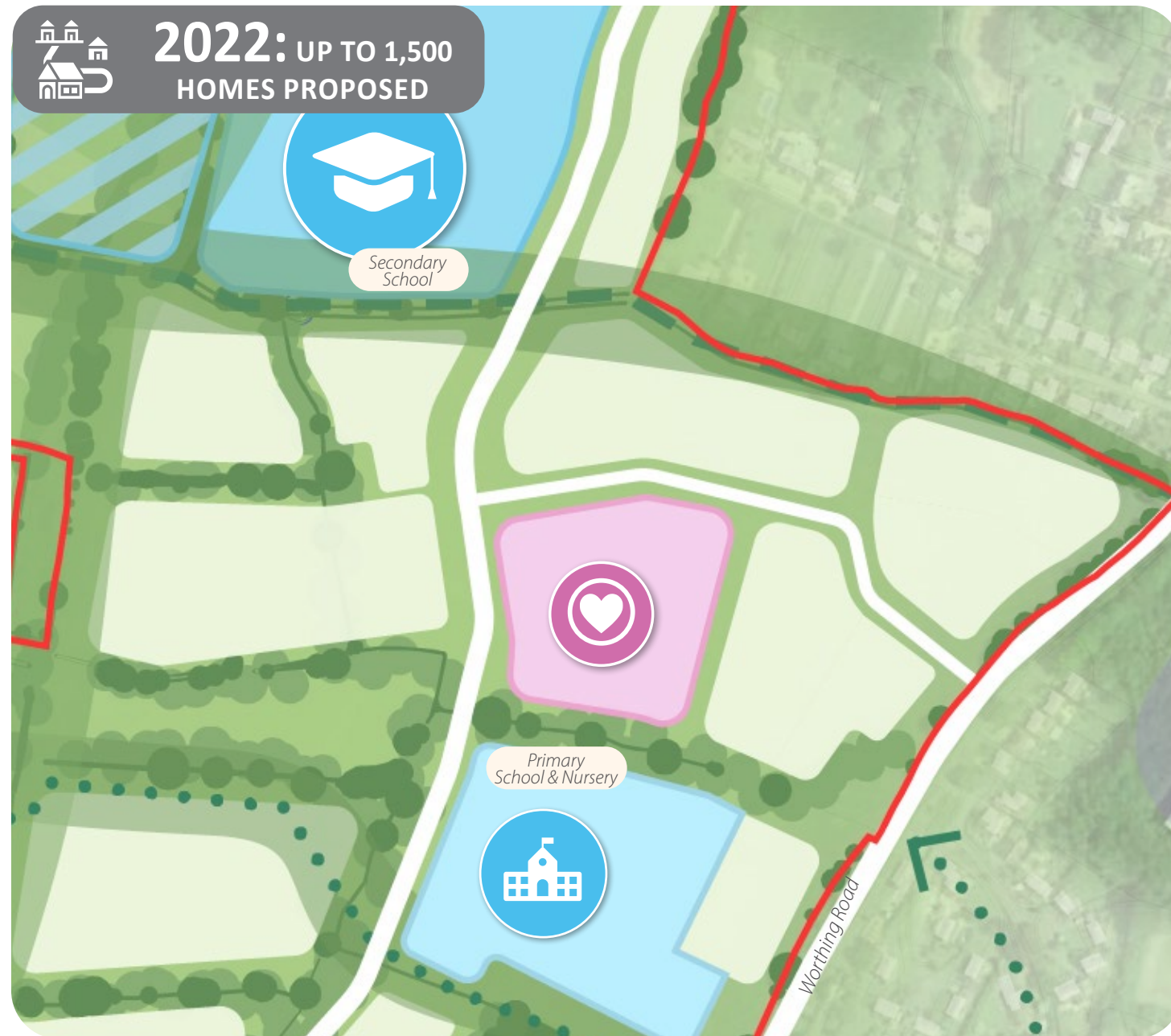
Character Area 2 – Neighbourhood Centre



Illustrative view

CHARACTER & BUILT FORM

Character Area 2 – Neighbourhood Centre



COMPARISON

Neighbourhood Centre

The 2026 framework refines the Neighbourhood Centre to create a clear, compact and well-defined local heart, better integrated with schools, landscape and movement while complementing, not competing with, Lintot Square.

- 1 More Central Location**
The Neighbourhood Centre is repositioned, strengthening its role as a shared civic focus. It is proportionately reduced in scale to complement, rather than compete with, Lintot Square.

- 2 New Village Green**
A central village green is introduced opposite the centre, framed by active residential frontages and linked to green corridors, Public Rights of Way, and the bridleway.

- 3 Safeguarded Western Edge**
Development is removed from the western parcels to protect the sensitive open countryside edge.

- 4 Relocated Allotment**
Allotments are relocated behind the primary school, improving access for the wider community via Worthing Road.

CHARACTER & BUILT FORM

Character Area 3 – Western Edge

Character Overview

Western Edge

The Western Edge forms a sensitive transition between the new neighbourhood and the open countryside. Development has been carefully reshaped since 2022, with parcels removed from the most sensitive western boundary to conserve the rural setting, protect nearby listed buildings and retain long views across the landscape. The character of this area is defined by a strong existing green framework, low-density residential development and a clear landscape-led approach where nature sets the structure and built form is carefully contained.

1 Landscape-led structure
Existing hedgerows, woodland edges and historic field patterns form a strong green grid that defines the layout, scale and extent of development.

2 Open countryside
Removal of development from the westernmost parcels allows the edge to function as open countryside, preserving long-range views and minimising visual and heritage impacts.

3 Enhanced woodland buffers
Strengthened landscape buffers along the southern edge protect adjacent ancient woodland, ensuring development is set back to maintain ecological integrity.

4 Integrated water & biodiversity features
A new basin pond forms part of the green infrastructure network, supporting sustainable drainage, wildlife habitat and a richer landscape setting.

5 Quiet, landscape-led movement
Streets are informal and low-speed, following existing landscape features. East-west Public Rights of Way are retained and enhanced, with movement shaped by green corridors rather than vehicular infrastructure.



Green trail
(Berkeley - Highwood, Horsham)



Green mature edge
(Berkeley - Haresill, Fleet)



Water basins integrated in the landscape
(Berkeley - Woodhurst Park, Warfield)



Wide open green space for recreation
(Berkeley - Abbey Barn Park, High Wycombe)



Informal play on green buffers
(Berkeley - Woodhurst Park, Warfield)



Meadow planting and water basins
(Berkeley - Broadacres, Southwater)

CHARACTER & BUILT FORM

Character Area 3 – Western Edge



Illustrative view

CHARACTER & BUILT FORM

Character Area 3 – Western Edge



Illustrative view

CHARACTER & BUILT FORM

Character Area 4 – Southern Area

Character Overview

Southern Area

The Southern Area is shaped by a strong landscape- and heritage-led structure, responding sensitively to the setting of Great House Farmhouse and the surrounding woodland and hedgerows. Development is deliberately set back to create a wide central green space that preserves key views, reinforces separation from the listed farmhouse and establishes a calm, rural character. Movement, built form and open space are all arranged around this landscape framework, creating a low-density, family-focused neighbourhood where green infrastructure defines identity and character.

- 1 Enhanced central open space**
A wide new green space is created in front of Great House Farmhouse, with development set back to protect its setting, open up key views and establish a calm, shared landscape at the heart of the neighbourhood.
- 2 Strategic Habitat Connection**
A continuous green corridor links Courtland Wood and Smith's Copse, enabling wildlife movement and strengthening ecological resilience across the site.

- 3 Landscape-Led Structure**
Existing woodland edges, hedgerows and trees are retained and reinforced, shaping parcel layout, block structure and views, ensuring landscape remains the dominant organising element.
- 4 Pedestrian & Cycle Priority Movement**
The former spine road is removed and reconfigured as a pedestrian- and cycle-focused route north of Great House Farmhouse, reinforcing rural character and reducing traffic impact.
- 5 Calm Residential Streets**
Vehicular access is provided via a gently meandering secondary street connecting to Broadacres, designed as a low-speed, informal route that supports a quiet residential environment.
- 6 Family-Focused Residential Character**
Homes are predominantly detached, semi-detached and small terrace groupings, arranged to overlook green spaces and corridors. Building heights are limited to three storeys, with gentle curves and set-backs creating a softer, landscape-responsive townscape.



Wide open green space for informal play
(Berkeley - Abbey Barn Park, High Wycombe)



Mature trees and woodland corridor



Central green space
(Berkeley - Woodhurst Park, Warfield)



landscape-led structure and edges
(Berkeley Woodhurst Park, Warfield)



Informal green spaces for play



Water features and meadow planting

CHARACTER & BUILT FORM

Character Area 4 – Southern Area



Illustrative view

CHARACTER & BUILT FORM

Character Area 4 – Southern Area



Illustrative view

CHARACTER & BUILT FORM

Character Area 4 – Southern Area



COMPARISON

Southern Area

The 2026 Framework refines the Southern Area into a more landscape-led, heritage-sensitive place. The layout has evolved to strengthen the setting of Great House Farmhouse, prioritise green infrastructure and create a calmer residential environment. Development is more carefully shaped by woodland, hedgerows and movement corridors, with reduced traffic impact and enhanced ecological connections.

- 1 Development Set Back to Protect Heritage**
 Development parcels have been pushed back from Great House Farmhouse to create a significantly enlarged central green, safeguarding views, openness and the farmhouse's rural setting.
- 2 Central Green as the Neighbourhood Heart**
 The expanded open space now forms a shared community green, reinforcing separation between heritage assets and new homes while providing a clear landscape focus.
- 3 Spine Road Removed, Active Routes Prioritised**
 The former spine road has been removed and replaced with pedestrian- and cycle-only connections, reducing traffic impact and reinforcing rural character.
- 4 Landscape-Led Structure and Connectivity**
 Enhanced green corridors link Courtland Wood and Smith's Copse, with residential parcels reshaped around hedgerows and woodland edges to improve biodiversity and ecological resilience.

CHARACTER & BUILT FORM

Character Area 5 – Woodland Living

Character Overview

Woodland Living

Woodland Living is shaped by its close relationship with the surrounding landscape, creating a calm, low-density neighbourhood where woodland, hedgerows and green corridors define character and structure. The layout responds directly to existing landscape assets, with development carefully arranged around retained trees, historic boundaries and green infrastructure so that built form remains secondary to landscape. Homes overlook corridors, ponds and open spaces, ensuring nature forms part of everyday life while maintaining a soft transition to the wider countryside and views from Great House Farmhouse.

1 Landscape-Led Structure

Landscape is the primary structuring element, with retained hedgerows, woodland edges and green corridors forming a continuous network that defines parcels, movement and views.

2 Sensitive Setting to Great House Farmhouse

Development is carefully arranged and set back from Great House Farmhouse, with enhanced landscape buffers ensuring its setting, views and rural character are protected.

3 Calm, Low-Speed Streets & Informal Movement

Low-speed streets, lanes, shared surfaces and pedestrian-focused routes create a quiet residential environment, inspired by farmstead patterns and prioritising walking and cycling.

4 Strong Green Corridors and Buffers

East-west green corridors form the backbone of the area, reinforcing ecological connectivity and pedestrian routes. Landscape buffers ensure the woodland remains visually dominant, particularly in views from Great House Farmhouse.

5 Landscape-First Residential Form

Homes are arranged around green corridors, ponds and woodland edges, with built form kept secondary to landscape to create a soft, semi-rural character and strong relationship with nature.

6 Integrated Ecology, Water and Recreation

Green corridors, ponds, SuDS features and adjacent sports provision work together to support biodiversity net gain, sustainable drainage and everyday recreation within a cohesive landscape framework.



BUILD FORM



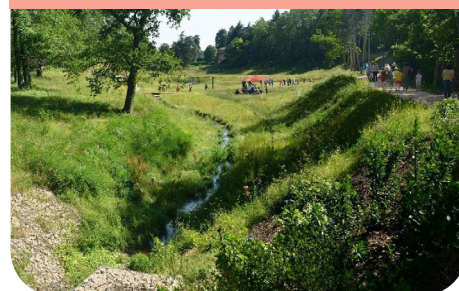
Detached and semi-detached dwellings (Berkeley - Abbey Barn Park, High Wycombe)

WATER FEATURES



Water basins fronted by new homes (Berkeley - Hareshill, Fleet)

GREEN VERGES



Green verges and trails

TRAILS & PLAY



Green informal trails and play spaces

VIEWS



Long views to mature woodland and open countryside

GREEN EDGE



Built form fronting mature woodland and water basins (Berkeley - Abbey Barn Park, High Wycombe)

CHARACTER & BUILT FORM

Character Area 5 – Woodland Living



Illustrative view

CHARACTER & BUILT FORM

Character Area 5 – Woodland Living



COMPARISON

Woodland Living

A strengthened landscape-led and heritage-sensitive approach to this part of the site. Development has been reduced and restructured to respond more carefully to existing landscape assets, historic boundaries and sensitivities around Great House Farmhouse. The revised layout ensures a calmer, greener and more legible neighbourhood.

- Retained Hedgerow Grid**
Existing hedgerows and mature tree lines are retained and reinforced to form a strong green grid that structures development parcels, movement routes and views across the neighbourhood.

- Heritage-Led Response to the Manorial Boundary**
The historic manorial boundary is safeguarded, enhanced and celebrated as a defining landscape feature, reinforcing local character and guiding the layout of streets and development.

- Enhanced Buffers to Great House Farmhouse**
Development has been pushed back from Great House Farmhouse, with significantly widened landscape buffers (up to 30-50m) introduced to protect its setting, preserve views and reinforce the rural character.

CHARACTER & BUILT FORM

Character Area 5 – Woodland Living

Great House Farmhouse Rural Setting Guidance

Woodland Living

This focus study provides additional outline-level guidance for the area around Great House Farmhouse, within the southern part of Character Area 5: Woodland Living. It should be read alongside Character Area 6: Historic Quarter, which sets out the wider heritage-led approach to the farmhouse, associated barns, orchard landscape, open space and community uses.

The design intent is to reinforce the semblance of the farmhouse's former rural setting, ensuring that nearby development parcels, roads, open spaces, boundaries and lighting are designed with a soft, landscape-led and rural character. These principles provide high-level guidance to inform future detailed design and Reserved Matters, while maintaining flexibility appropriate to an outline planning application.

Key Design Guidance

- 1 Reinforce the former rural setting**
Development near Great House Farmhouse should be arranged to retain openness, landscape setting and visual separation where possible, helping to reflect the farmhouse's original rural setting and historic character as a dispersed farmstead within the Low Weald.
- 2 Create connected open spaces near the farmhouse**
Open spaces around Great House Farmhouse should form part of a connected green network, linking the farmhouse setting with nearby green corridors, pedestrian and cycle routes, retained landscape features and the wider rural landscape. These spaces should help reinforce the semblance of the farmhouse's former rural setting and support its appreciation as a former dispersed farmstead within the Low Weald.
- 3 Design roads to be rural in character**
Routes close to the farmhouse should be designed to feel as rural and informal as possible, with landscape-led edges, green verges, restrained highway detailing and a calm movement character.
- 4 Prioritise pedestrian and cycle movement**
The route north of the farmhouse should maintain a pedestrian and cycle-focused character, reducing vehicle dominance and supporting a quieter, more heritage-sensitive setting.
- 5 Use soft landscape edges to housing parcels**
Residential parcels in close proximity to the farmhouse should be framed by soft landscape edges, including hedgerows, planting, green verges and retained landscape features, rather than hard or visually dominant boundaries.
- 6 Incorporate rural-type boundary treatments**
Future boundary treatments near the farmhouse should take cues from rural and farmstead settings, including landscape-led enclosure, native hedgerows, low rural fencing, estate-style railings or other visually recessive treatments, subject to detailed design.
- 7 Retain and enhance historic landscape structure**
Existing hedgerows, mature trees, historic field boundaries and the manorial boundary should be retained and enhanced where possible, helping to reinforce the historic landscape pattern around the farmhouse.
- 8 Preserve views and visual prominence**
Open space, planting and route alignments should help preserve and frame key views to and from Great House Farmhouse, ensuring the farmhouse remains a recognisable heritage landmark within the masterplan.



- 9 Avoid floodlighting near the farmhouse**
Floodlighting should be avoided on sports pitches near Great House Farmhouse. Any future lighting strategy in this area should be sensitive to heritage, ecology and landscape character, while supporting safe movement where appropriate.
- 10 Coordinate with Character Area 6: Historic Quarter**
Development The design principles for Character Area 5 should be read alongside Character Area 6: Historic Quarter, where Great House Farmhouse, the associated barns, orchard landscape, green routes and potential community uses form the wider heritage-led setting. The interface between the two character areas should maintain a calm, rural and landscape-led character, with future detailed proposals informed by the farmstead context and historic landscape structure.

CHARACTER & BUILT FORM

Character Area 5 – Woodland Living

Great House
Farmhouse
Rural Setting
Guidance

Woodland Living

Indicative Precedents and Character References

The precedent images on this page are provided as indicative character references to support the outline guidance set out on the previous page. They are not intended to prescribe detailed design solutions, materials or specifications, but to illustrate the type of rural, landscape-led qualities that should inform future Reserved Matters proposals within this part of Character Area 5: Woodland Living.

Together, the precedents demonstrate how roads, open spaces, boundaries, planting, pedestrian and cycle routes, etc. can be designed to reinforce the semblance of Great House Farmhouse’s former rural setting and support its relationship with Character Area 6: Historic Quarter.

RURAL LANE CHARACTER



Calm, rural-influenced routes with soft verges, informal planting and restrained highway detailing.

CONNECTED OPEN SPACE NETWORK



Open spaces that preserve openness, rural character and links to the wider green infrastructure network.

SOFT LANDSCAPE EDGES



Hedgerows, native planting and green verges softening housing parcels near the farmhouse.

RURAL-TYPE BOUNDARY TREATMENTS



Low rural fencing, hedgerows, estate-style railings and visually recessive boundaries.

FARMSTEAD AND ORCHARD CHARACTER



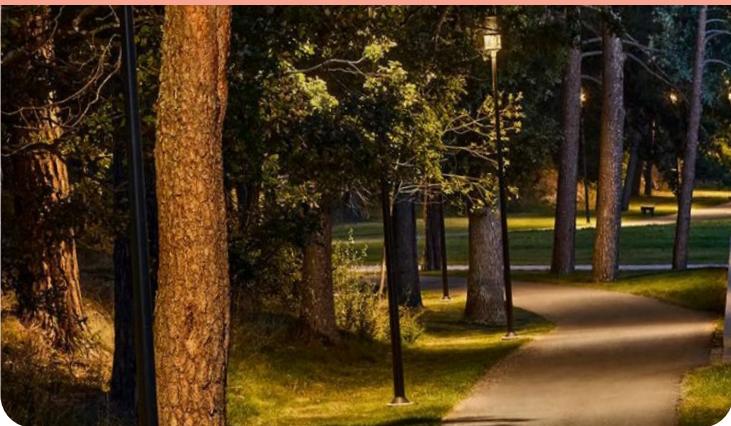
Orchards, informal and agricultural references reinforcing farmstead identity.

PEDESTRIAN AND CYCLE-FOCUSED GREEN ROUTES



Simple, landscape-led routes that avoid an overly engineered character.

SENSITIVE LIGHTING APPROACH



Low-key lighting, with floodlighting avoided near the farmhouse setting.

RETAINED HISTORIC LANDSCAPE STRUCTURE



Hedgerows, mature trees and historic field boundaries shaping parcels, routes and views.

CHARACTER & BUILT FORM

Character Area 6 – Historic Quarter

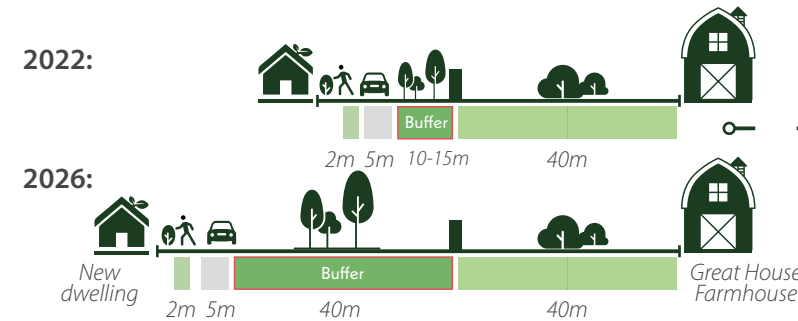
Character Overview

Historic Quarter

The Historic Quarter forms a community area centred on Great House Farmhouse and its associated barns. Shaped by a landscape- and heritage-led approach, it is defined by generous green infrastructure, long views and a deliberately restrained built form.

Development is set back to protect the farmhouse's rural setting, with movement, land use and scale arranged to reinforce its role as a landmark rather than subsume it within surrounding neighbourhoods. The result is a calm, open and legible place where heritage, landscape and community uses come together.

- 1 Generous Green Buffers & Open Setting**
Substantial landscape buffers of approximately 30–40 metres, with wider green spaces extending towards adjacent woodlands; creating clear separation from new development and reinforcing its rural setting
- 2 Enhanced Views & Visual Legibility**
Open spaces and landscape structure preserve and strengthen key views to and from the farmhouse, ensuring it remains a prominent and legible heritage asset within the wider masterplan.



- 3 Re-use of Historic Barns for Community Uses**
Potentially retain one of the existing barns to provide flexible community uses.
- 4 Sensitive Movement Strategy**
The route immediately north of the farmhouse is reconfigured as a pedestrian and cycle-only space, reducing vehicle dominance and protecting the tranquil character of the setting.
- 5 Heritage-Led Identity & Wayfinding**
Historic boundaries, hedgerows, trees and new orchards shape routes and spaces, using landscape and heritage assets to guide movement and reinforce a sense of place.
- 6 Integrated Landscape, Sport & Ecology**
Sports pitches to the south are set within a strong landscape framework, with green corridors, SuDS features and woodland buffers supporting biodiversity, recreation and connections to the wider countryside.



Great House Farmhouse



Existing historic barn



Green planted buffer



Water basins within proposed parks and gardens (Berkeley, Edenbrook, Fleet)



Pedestrian and cycle-only route in front of Great House Farmhouse



Green trails and informal planting and orchards

CHARACTER & BUILT FORM

Character Area 6 – Historic Quarter



Illustrative view

CHARACTER & BUILT FORM

Character Area 6 – Historic Quarter



COMPARISON

Historic Quarter

The Historic Quarter has evolved to place Great House Farmhouse and its setting firmly at the centre of the masterplan. Since 2022, development has been reduced and reconfigured to strengthen heritage protection, enlarge green buffers, and prioritise walking, cycling and community uses. The revised framework creates a calmer, more legible and landscape-led historic core, where movement, built form and open space work together to celebrate the site's heritage value.

1

Reduced Development & Enlarged Green Buffers

Residential parcels have been removed and pushed back, increasing landscape buffers around Great House Farmhouse from approximately 10–15m to 30–50m, reinforcing its rural setting and visual prominence.

2

Pedestrian & Cycle Only Route Introduced

The former vehicular spine road north of the farmhouse has been replaced with a pedestrian and cycle-only route, significantly reducing vehicle dominance and protecting the tranquil character of the historic setting.

3

Retention & Reuse of Historic Barns

An existing barn and a new building could be redeveloped (subject to technical surveys and demand) for community uses, helping keep heritage assets active, accessible and part of everyday life.

4

Integrated Sports Pitches

Sports pitches have been relocated (from south of the Downs Link) and consolidated within strong landscape buffers, reducing impacts on heritage assets and building on the existing provision at Broadacres to create a recognisable local sports hub.

CHARACTER & BUILT FORM

Character Area 6 – Historic Quarter

FOCUS STUDY 05

Redeveloping the Historic Barns

The illustrative masterplan highlights the historic barns as a potential community-focused area rooted in Southwater's rural and agricultural heritage. It shows the intent to potentially retain and refurbish a historic barn for flexible community and small-scale commercial uses, with potential for an additional building as illustratively indicated, subject to further detailed surveys confirming the condition and suitability of the existing structures.

Adjacent to the Downs Link, the barns could form a welcoming pedestrian, cycle and equestrian gateway and a new social node for existing and new communities. Any provision will be confirmed through operator demand and market testing at reserved matters stage, with development limited in scale to respect the form and materials of the original farm buildings.

- 1 Sensitive Reuse of Historic Barns**
Existing ancillary barns are potentially retained and refurbished to provide flexible community and commercial uses, preserving their character and historic fabric.

The intention is to ensure the retention of barns a-c as part of the redevelopment of this area. However, this is subject to the structural integrity of the barns – further assessment will be required to establish the extent to which the barns can be retained as part of this process. It is noted that in the absence of this development proposal, the structural integrity of the barns would likely continue to deteriorate, potentially to the point of being unsalvageable in the future.

- 2 Improving the historic setting**
Removing later-era barn structures and creating high-quality open spaces enhances the setting of Great House Farmhouse and strengthens connections to Public Rights of Way and the Downs Link.
- 3 Informal Courtyard-Focused Arrangement**
An informal courtyard is created through the reuse of an existing barn and a sensitively designed new building, forming a cohesive and enclosed outdoor space.
- 4 New Community & Activity Node**
The barns create a focal point and meeting place, supporting social interaction and shared community use for Southwater and the surrounding area. The scale of any new building will depend on the end use to be considered further at detailed planning stage.
- 5 Landscape Integration & Orchard Planting**
A small organic orchard and surrounding green space reflect the site's agricultural heritage, enhancing biodiversity and local character. A larger flexible public green provides outdoor amenity for community use.



A space that has the opportunity to bring the community together



Opportunity for small local businesses



Opportunity for community uses such as local markets



A small and informal potential orchard

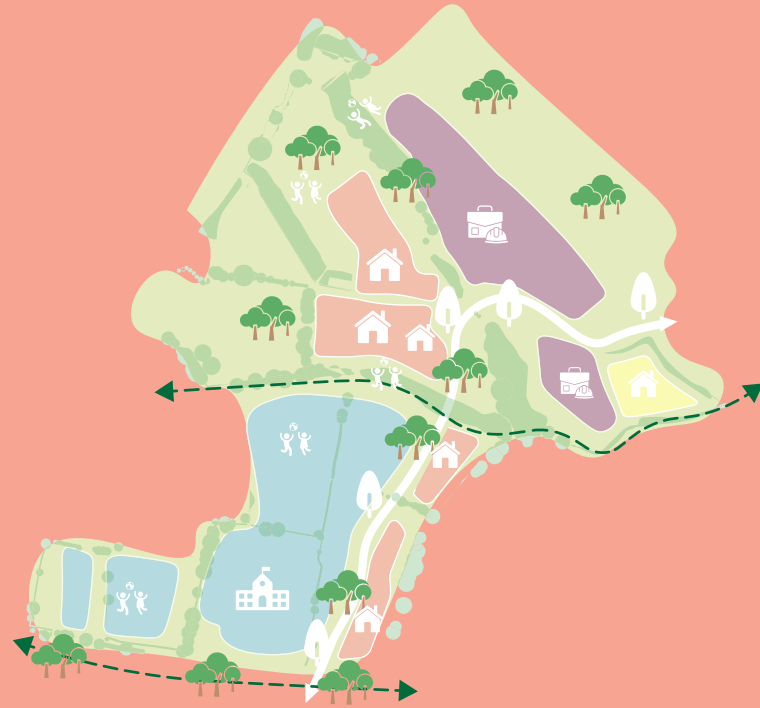


Existing late nineteenth century barn to be potentially refurbished

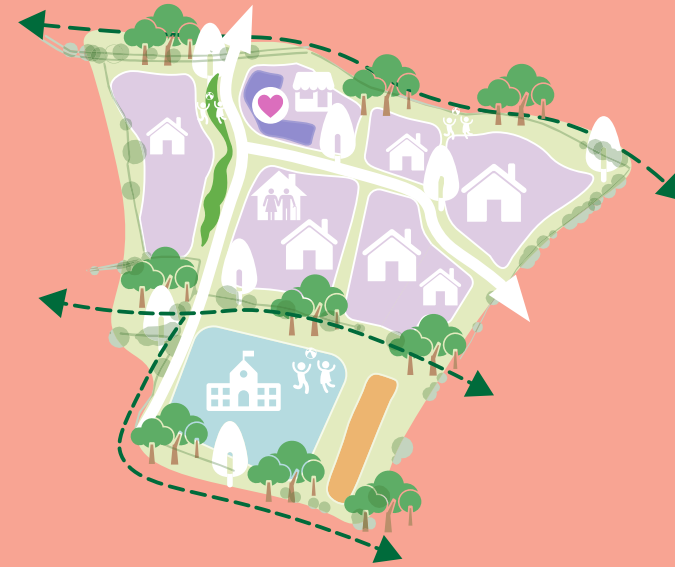


Green informal pedestrian routes connecting the barns and Great House Farmhouse, Downs Link and PROW

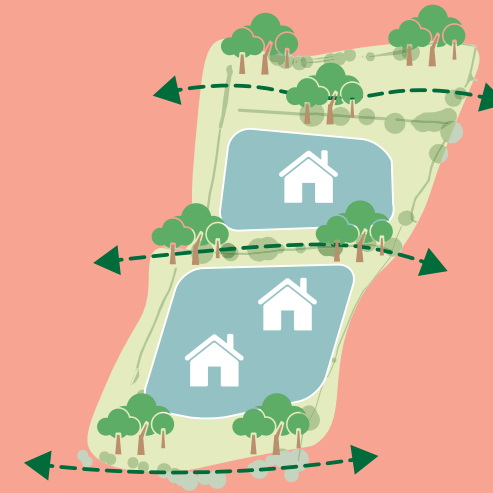
NORTHERN
GATEWAY



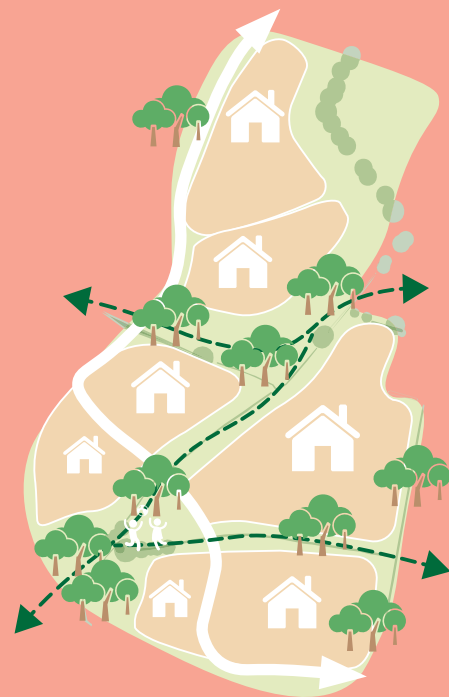
NEIGHBOURHOOD
CENTRE



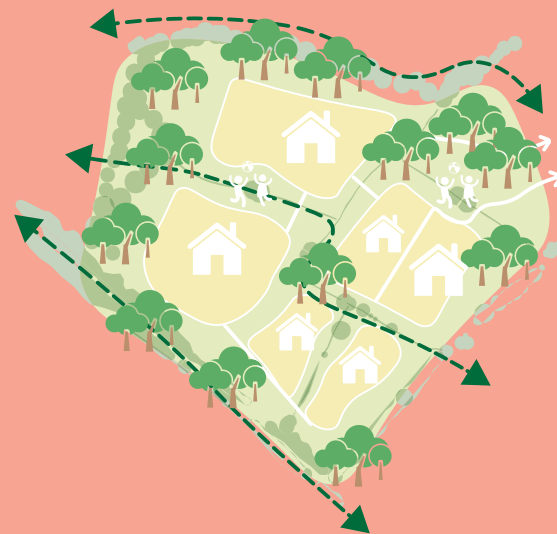
WESTERN EDGE



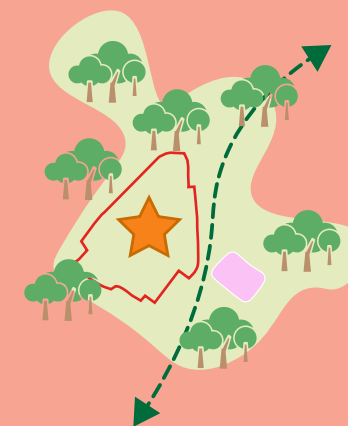
A NATURE-FIRST LANDSCAPE FRAMEWORK



SOUTHERN
AREA



WOODLAND
LIVING



HISTORIC
QUARTER