



VIEW 2

9. SUSTAINABILITY

Sustainability is a defining thread running through the masterplan, shaping a landscaped place where people and nature can thrive together. The proposals are intended to support healthier everyday living, reduce carbon, enhance biodiversity and water resilience, and create long-term social value, with homes and public spaces designed to bring nature to the doorstep.

This section provides a high-level summary of the project's Sustainability Strategy and the key principles informing the outline proposals. It should be read in conjunction with the detailed Sustainability Strategy Report, submitted alongside the outline planning application, which sets out the technical assumptions and commitments to be developed and secured through reserved matters.



SUSTAINABILITY

Sustainability and Climate Resilience

Sustainability is embedded in the masterplan from the outset, shaping both the structure of the place and the day-to-day experience of living there. The proposals respond to the National Planning Policy Framework's three pillars of sustainable development and are aligned with Berkeley Group's long-term sustainability approach, with a focus on climate action, communities and sustainable living, nature, environmental management, and responsible resource use.

A landscape-led framework is fundamental to the scheme's environmental performance and its social value. Approx. 59 hectares of connected open space, retained hedgerows and strengthened woodland buffers create a "living landscape" that brings nature to the doorstep of every neighbourhood, supporting biodiversity, everyday activity, and mental

wellbeing. The green and blue network is designed to be multifunctional, combining habitat creation, play and recreation, and naturalised water management, with safe walking and cycling connections linking homes to schools, open spaces and the wider countryside.

At the building and infrastructure level, the sustainability strategy prioritises fabric-first energy efficiency, future-proofed services and reduced operational emissions. In line with Berkeley's standards, the strategy avoids reliance on individual gas boilers in new development, supporting the transition to low-carbon homes.

Water efficiency and long-term resilience are also key drivers. The scheme will target 110 litres/person/day internal

water consumption through efficient fixtures and fittings, supported by a coordinated approach to leak detection and good practice water management. Surface water will be managed through a SuDS-led strategy, integrated within the landscape framework to deliver both drainage function and ecological value, appropriate to a Flood Zone 1 site.

Sustainable construction, materials and resource efficiency will be progressed through a practical, deliverable approach. This includes embedding circular economy principles where possible, selecting materials with responsible sourcing credentials, providing appropriate waste and recycling facilities, and managing construction impacts through best practice site controls. The project will register with the Considerate Constructors Scheme and target a "Very Good" performance level.

Finally, the proposals place strong emphasis on social sustainability, creating a healthy, inclusive, and walkable community with access to local services, education, and green space. Inclusive access standards are embedded in the housing approach (including M4(2) and M4(3) proportions), while the movement framework and neighbourhood structure promote active travel, reduce car dependency, and support daily life at a human scale.



SUSTAINABILITY

Sustainability Principles

Sustainability has been embedded from the outset, shaping the masterplan as a landscape-led, healthy and resilient place to live, learn and work. The principles below summarise the project's core sustainability commitments, bringing together environmental performance, social value and long-term stewardship.



Climate action and energy

- Fabric-first design, reducing demand before adding technology (outline stage approach).
- Target 84.2% reduction in regulated CO₂ vs Part L 2021 (to be confirmed at reserved matters).
- No individual gas boilers in new development (Berkeley standard direction).



Nature-led place-making

- Landscape-led masterplan with connected green/blue infrastructure and retained landscape features.
- Biodiversity Net Gain delivered through habitat creation/enhancement and long-term management planning.



Water and flood resilience

- Target 110 l/p/d internal water use via efficient fittings and controls.
- SuDS integrated as part of the public realm and ecological network; Flood Zone 1 context.



Resources, materials and waste

- Circular economy principles embedded where practicable.
- Responsible sourcing (including certified timber) and lower-impact material choices.
- Domestic and construction waste managed with appropriate segregation and facilities.



Health, wellbeing and social sustainability

- Nature at the heart of daily life, promoting mental and physical wellbeing through access to green space, play and active travel.
- Inclusive homes: 95% M4(2) and 5% M4(3).
- Berkeley Communities Framework and a proportionate Community Plan approach as the scheme progresses.



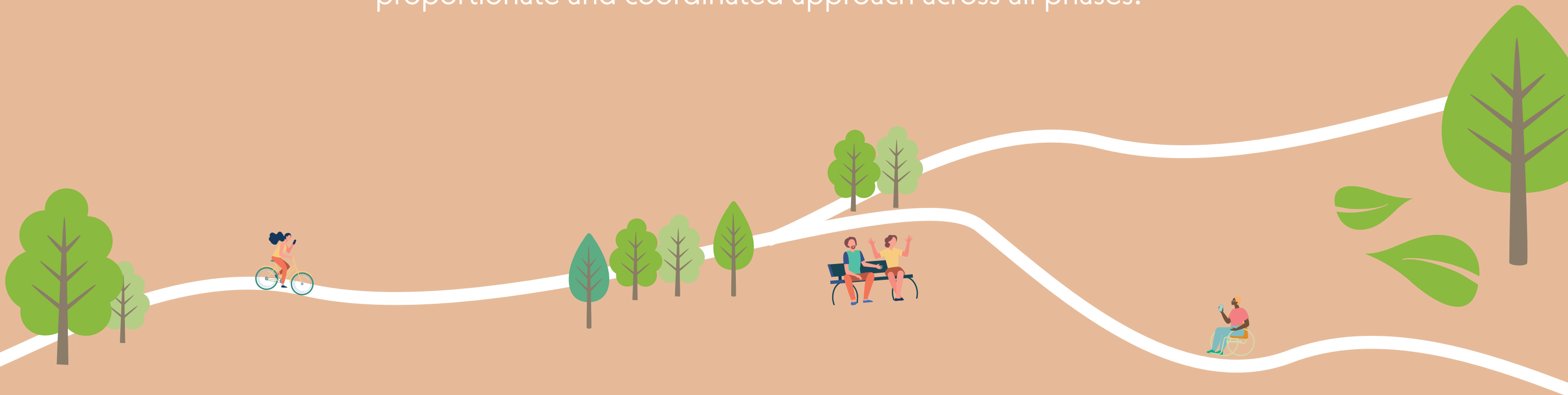
Non-residential standards

- Non-residential/commercial buildings to target BREEAM "Excellent", with the route confirmed through future reserved matters/pre-assessments.



10. SECURE BY DESIGN

Security and community safety have been embedded within the masterplan from the outset, ensuring the place feels welcoming, legible and comfortable to use throughout the day and evening. The outline proposals adopt Secure by Design and “designing out crime” principles, focusing on strong movement structure, active frontages, natural surveillance, clear public/private definition and well-overlooked open spaces. Detailed measures will be developed at reserved matters stage in consultation with the relevant stakeholders, to ensure a proportionate and coordinated approach across all phases.



SECURE BY DESIGN

Secure By Design Approach

The masterplan has been shaped to support a safe and inclusive environment, where people can move confidently on foot and by cycle, and where streets, spaces and routes feel overlooked and easy to understand. At outline stage, the approach is centred on good urban design fundamentals: creating clear neighbourhood structure, avoiding isolated or ambiguous spaces, and ensuring that key routes and public areas are framed by activity and “eyes on the street”.

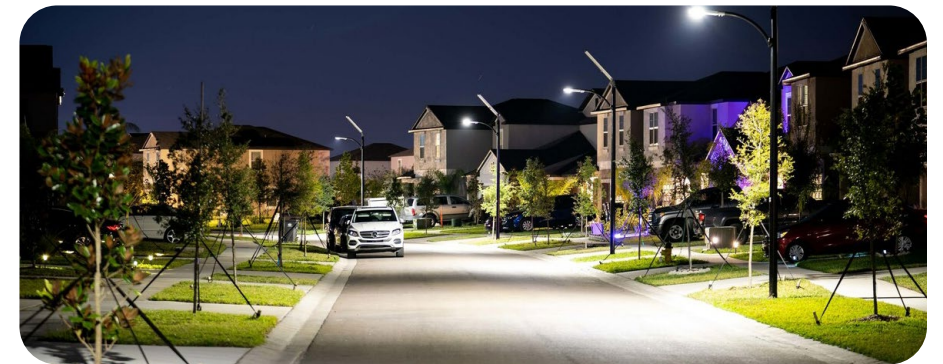
A hierarchy of streets and spaces supports safety through legibility and predictable movement. Primary and secondary routes are designed to be well defined and animated by active frontages, with secondary neighbourhood streets and lanes serving homes and local destinations in a way that

supports lower vehicle speeds and comfortable everyday use. Public Rights of Way, bridleways and strategic green corridors are planned to be integrated as part of the wider network, with careful attention to overlooking, connections, and the avoidance of hidden corners or leftover spaces.

The built form parameters support natural surveillance and passive stewardship. Homes are arranged to face streets, greens and key pedestrian routes, and the neighbourhood centre is conceived as a civic focal point with active edges and clear arrival spaces. Parking is intended to be positioned and designed to remain overlooked and safe, with a preference for smaller, well-supervised parking courts and on-plot solutions where appropriate, rather than large areas of unmanaged parking.

Open space is treated as an asset that contributes to both wellbeing and safety. A landscape-led structure provides attractive routes and destinations, while the design intent is to ensure that play areas, village greens and community spaces are located where they are visible, well connected and naturally supervised by surrounding development. Planting, boundary treatments and SuDS features will be designed to balance biodiversity and character with clear sightlines and safe access, avoiding the creation of concealed routes or unmanaged edges.

Given the outline nature of the application, the Secure by Design strategy establishes the principles and commitments that will be taken forward. Detailed design, including lighting strategy, boundary details, access control, door/window specifications and management arrangements, will be progressed at reserved matters stage and aligned with the relevant Secure by Design guidance, stakeholder input and any site-specific considerations arising through the detailed design process.



Secure By Design Principles

Secure by Design has been embedded throughout the masterplan, shaping layout, movement, frontages, parking and the design of routes and open spaces to support safe, confident day-to-day use. The principles below summarise the key Secure by Design measures informing the outline proposals and will guide the next stages of detailed design.



Natural surveillance

Active frontages and windows to streets, greens, routes and play spaces.



Clear public/private definition

Legible boundaries, defensible space, and uncluttered edges.



Connected but safe movement

Direct, overlooked walking/cycling routes; avoid isolated links and hidden corners.



Street hierarchy and speed management

Predictable routes, lower speeds in neighbourhood streets, safer crossings.



Safe open spaces

Locate parks, play and community spaces where they are overlooked and well connected.



Parking designed for safety

Overlooked on-plot/parallel parking and small courts; avoid large unmanaged car parks.



Secure cycle storage

Convenient, secure, and well located (overlooked) provision for homes and key destinations.



Lighting and night-time legibility

Coordinated lighting approach at detailed stage to support safe routes and spaces.



Landscape and SuDS designed with safety in mind

Maintain sightlines, avoid concealed spaces, clear route definition.



Access and entrances

Clear, well-lit, visible entrances to buildings and community facilities.



Phasing and management

Consistent approach across phases, with maintenance and management embedded early.



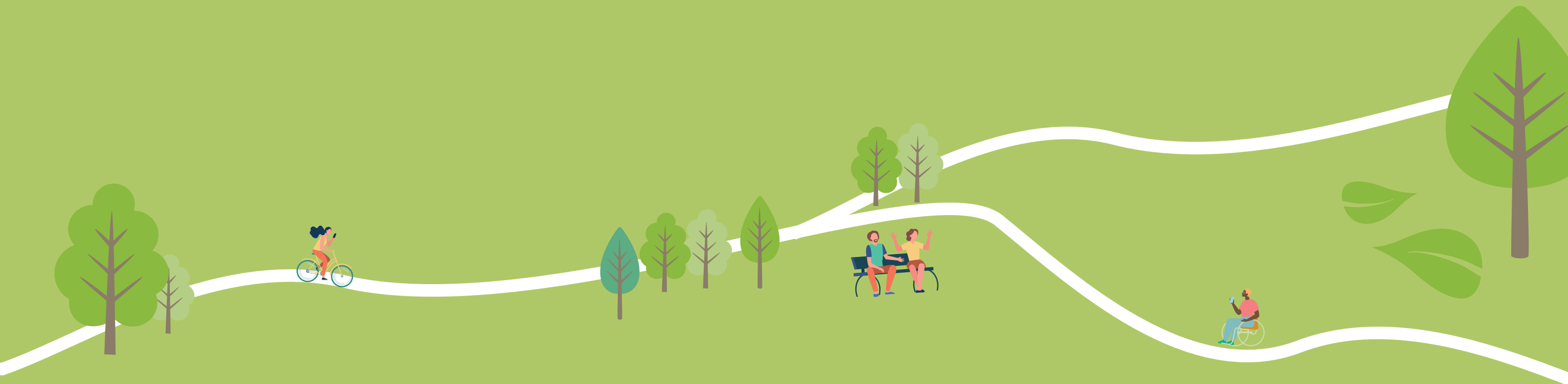
Stakeholder engagement

Reserved matters coordination with Police Designing Out Crime / ALO and relevant parties.



11. CONCLUSION

This final section draws together the key themes of the Design and Access Statement and summarises how the outline application responds to its landscape, heritage and community context. It provides a clear conclusion on the evolution, intent and quality of the masterplan being advanced.



CONCLUSION

Summary of Design Response

Conclusion

This Design and Access Statement demonstrates a coherent, landscape-led vision for the Land North West of Southwater, translating site opportunities and constraints into a robust outline framework for a distinctive new neighbourhood. The proposals have been shaped to create a place that feels grounded in its setting, delivers meaningful public benefit, and establishes a clear structure for high-quality detailed design at reserved matters.

The masterplan represents a clear step-change from the 2022 iteration, responding directly to feedback, strengthening the overall planning rationale, and refining the development's form, disposition and character. In particular, the updated approach reinforces a legible hierarchy of green infrastructure, retains and celebrates key landscape features, and establishes a calm, open structure that protects sensitive edges and important views. The result is a more balanced framework, with landscape, movement and placemaking working together as the organising principles.

At its heart, the proposals are community-led, prioritising walkable connections, accessible open spaces, and a network of green corridors, play spaces and civic destinations that support daily life for all ages. The masterplan promotes intergenerational living by integrating homes, schools, community facilities and recreation

within a connected, safe and attractive environment. It also establishes the conditions for long-term stewardship, ensuring that the quality of streets, spaces and landscape is not just designed, but capable of being cared for and enjoyed over time.

The approach is also heritage-led, recognising the value of Great House Farmhouse and associated historic barns as defining components of local character. The masterplan safeguards their setting through a deliberately restrained built form, generous landscape buffers and clear spatial hierarchy, ensuring these assets remain legible landmarks rather than being absorbed into surrounding development. Where change is proposed, it is guided by sensitivity to context, with the intention to enhance setting, improve connections and support appropriate community-focused reuse where feasible.

Overall, the outline application establishes a strong and flexible framework for delivery, capable of accommodating future detail without compromising core principles. It seeks to create a sustainable neighbourhood that respects Southwater, strengthens local identity and delivers lasting benefits: substantial new green infrastructure, improved access to the landscape, enhanced biodiversity and a high-quality living environment for successive generations.



Sensitive repositioning of sports pitches, allotments and traveller pitches

Enhanced Green Corridors & Buffers
20-50m
In comparison to 10-15m previously

Neighbourhood Centre
Redesigned to ensure centrality and high-quality placemaking with new green verge



Less Development More Landscape

500 fewer homes

Heritage-led

Protecting and enhancing the setting and views of key heritage features



More traditional streets

A clear street hierarchy with distinct characters

Enhance & Protect Nature
Retaining over 90% of hedgerows

5 times more open space provided than policy requirements



CONCLUSION

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

