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Today's Event



Welcome!

Berkeley is preparing an outline planning application based on a landscape-led masterplan to include a mix of new homes, business space, community facilities and infrastructure to the north west of Southwater.

Berkeley would like your feedback on the updated proposals before submitting an outline planning application to Horsham District Council later this year.

At today's exhibition you can:

- Speak to members of our project team and ask questions
- View the updated proposals in greater detail

Leave your feedback

Our proposals seek to respond to both the Southwater Neighbourhood Plan and the draft Horsham Local Plan.

About Berkeley

Berkeley's objective has always been to create well-designed, enduring places that integrate homes, green infrastructure, and community facilities to form successful and distinctive neighbourhoods.

Each development is guided by a clear vision - to deliver places that respond sensitively to their setting, respect local character, and provide a high quality of life for residents and local communities.

We are committed to delivering places with a genuine and lasting social and environmental legacy, focusing on low-carbon design, biodiversity enhancement, flood resilience, and improved air quality.



The Site



Broadacres, Southwater



Broadacres, Southwater



Broadacres, Southwater



2 Existing Features



The key landscape features and constraints shown below have shaped our initial proposals. Each has been carefully considered to create a masterplan that sits sensitively within its surroundings, enhances the landscape and strengthens local connections.



- 1 Existing Woodlands:**
Protect and enhance Courtland Wood and Smith's Copse.
- 2 Important Hedgerows:**
Protect and enhance the existing hedgerows.
- 3 Existing Archaeological Features:**
Protect and enhance the historic boundary where possible.
- 4 Green Western Edge:**
Protect and enhance the open landscape to the west, preserving rural views and the setting of listed buildings within a strong green character.
- 5 Protect Views and Setting:**
Safeguard key views towards Christ's Hospital Tower, Great House Farmhouse and surrounding listed buildings.
- 6 Public Rights of Way (PRoW), Bridleways and Downs Link:**
Enhance existing walking, cycling and bridleway routes to improve access and connectivity.
- 7 Existing Key Streets:**
Provide strong connections to Two Mile Ash Road and Worthing Road.
- 8 Existing Mature Trees:**
Protect and integrate existing mature trees as part of the landscape-led framework.
- 9 Sensitive Southern Edge:**
Maintain an open, rural character south of Great House Farmhouse and along the Downs Link.
- 10 A24:**
Mitigate noise and visual impact from the A24 and Hop Oast roundabout through planting and landscape buffers.



Great House Farmhouse



Christ's Hospital Tower



Mature trees and hedgerows within the site



Courtland Wood





NEW SCHOOLS



LANDSCAPE LED APPROACH



PEDESTRIAN AND CYCLE-FRIENDLY STREET LAYOUT



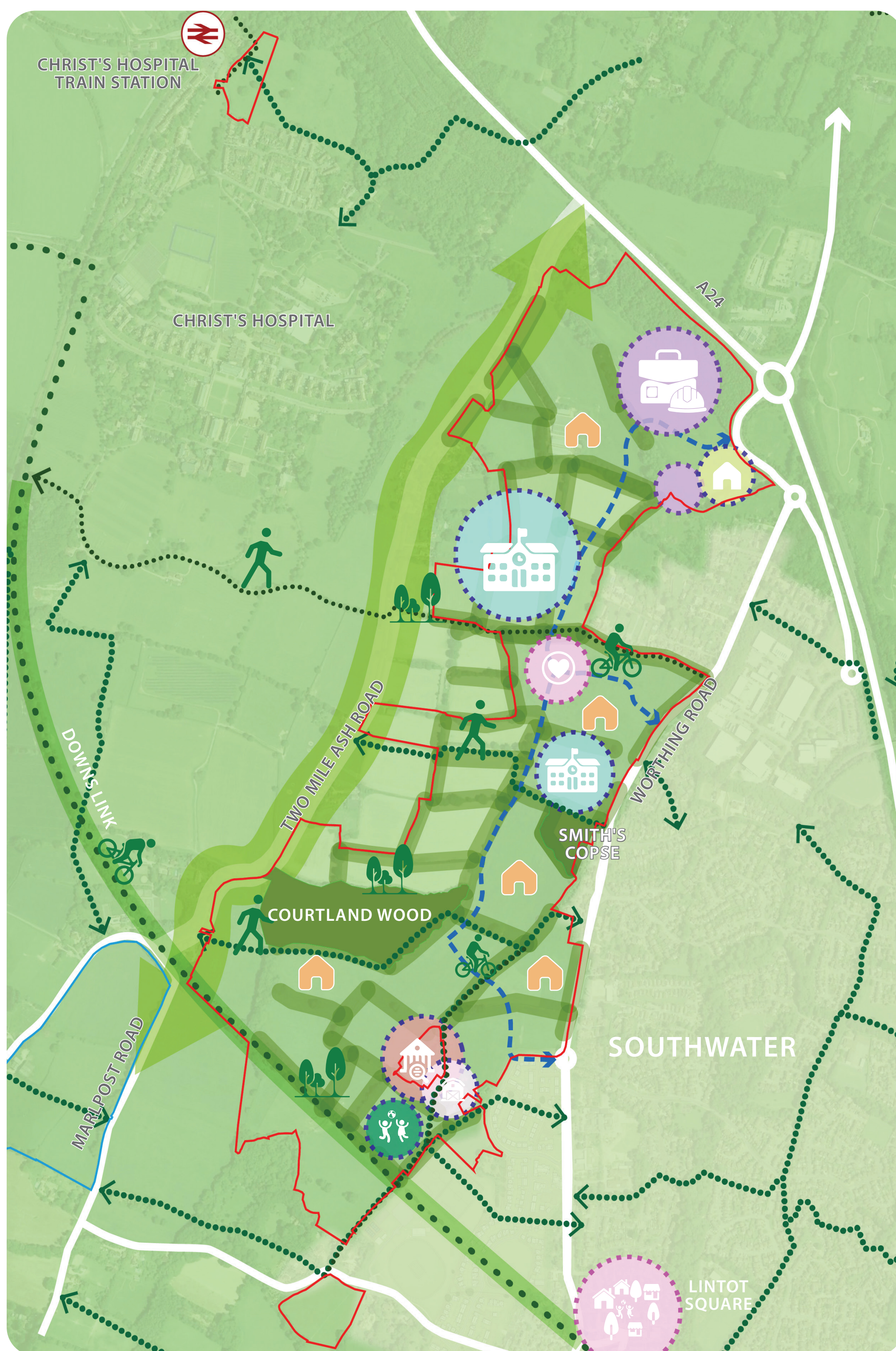
PROTECT THE SURROUNDING OPEN COUNTRYSIDE



A MIX OF NEW HOMES



SENSITIVE TO LOCAL HERITAGE



New Schools & Community Facilities: A new primary, secondary and nursery school, alongside community uses within the new neighbourhood centre and near Great House Farmhouse.



A Landscape Led Approach: A place shaped by its landscape - protecting ancient woodlands, mature trees, hedgerows and the rural character that make this site unique.



A Sensitive Approach to Heritage Assets: Protecting and enhancing the setting and views of key heritage features, including Great House Farmhouse, Christ's Hospital Tower and surrounding listed buildings.



New Homes: An opportunity to deliver a mix of high-quality new homes of varied tenures, for all age groups, set within a distinctive green landscape.



Promote Walking & Cycling: A redesigned layout that prioritises safe, connected routes for walking, cycling and public transport, with improvements to Worthing Road and surrounding streets.



Protect & Enhance Ecology: Protecting mature trees and hedgerows - creating enhanced habitats to support nature.



New Play & Sport Facilities for all ages: A variety of inclusive play spaces set within nature, together with new sports pitches, offering recreation and play opportunities for all ages.



Employment Opportunities: Up to 4 hectares of new employment land providing space for small and growing businesses.





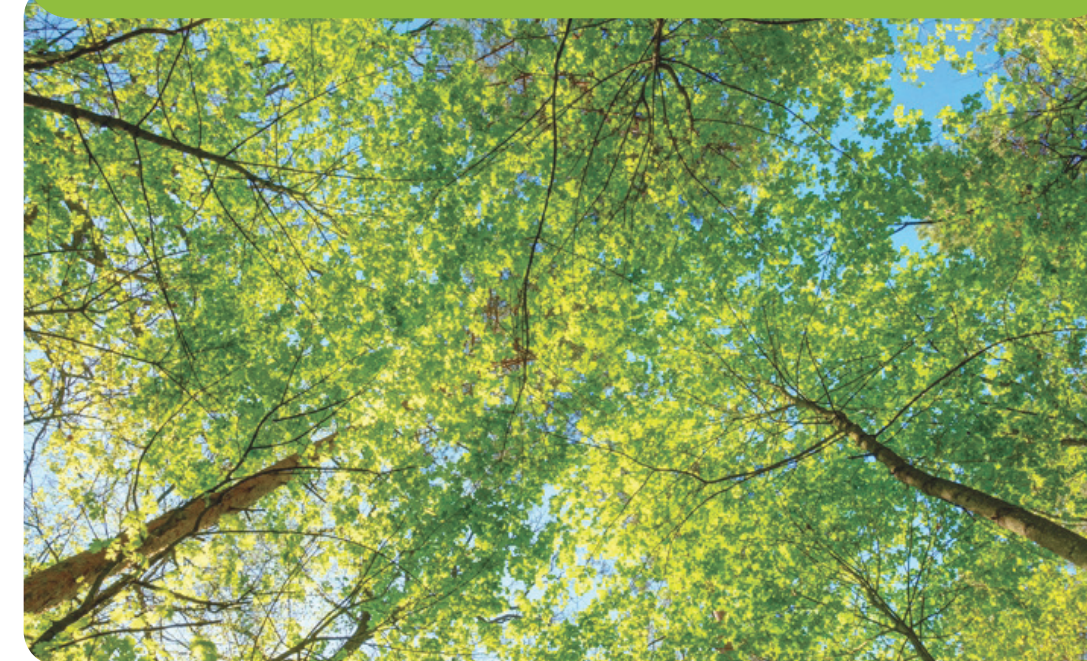
SUSTAINABLE LIVING



CONNECTING PEOPLE WITH NATURE & GREEN SPACES



PROTECTING & ENHANCING BIODIVERSITY



A SAFE, ACCESSIBLE & CONNECTED PLACE



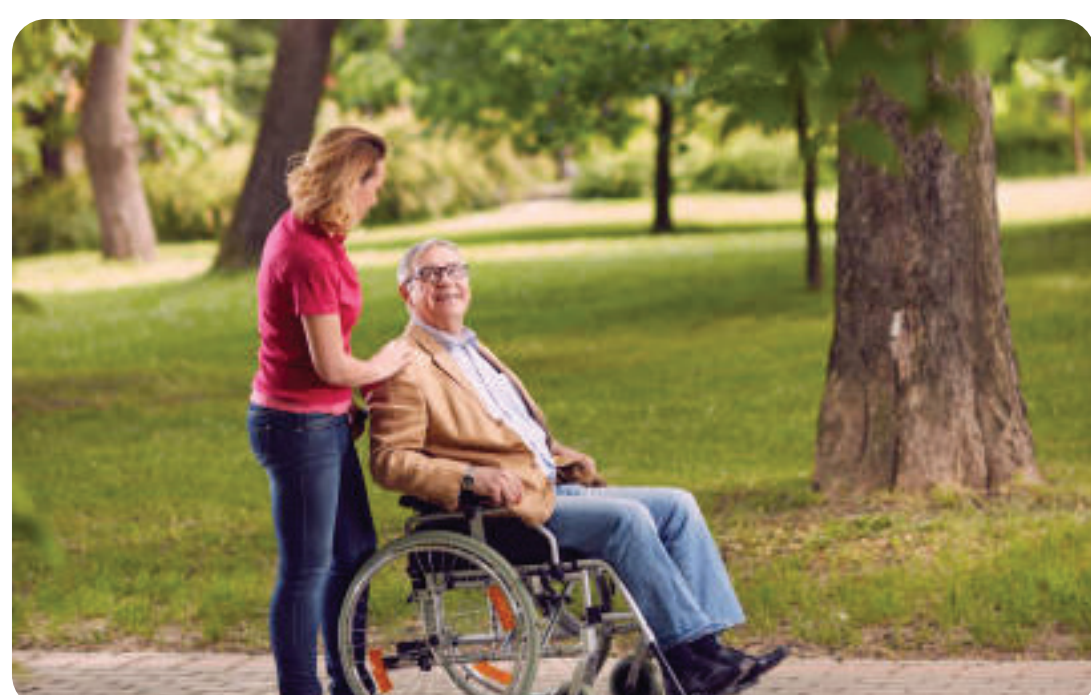
CELEBRATING HERITAGE & CULTURE



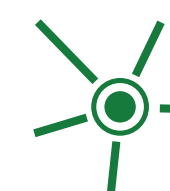
QUALITY HOMES DESIGNED FOR ALL



A PLACE FOR ALL



NEW FACILITIES FOR THE COMMUNITY



SUPPORTING EXISTING & NEW COMMUNITIES



KEY PRIORITIES



Landscape-led and heritage-led design: Celebrating Southwater's setting, from woodlands and hedgerows to Great House Farmhouse.



Strong connections: Linked by the Downs Link and walking/cycling routes to Southwater, Horsham, and the countryside.



Balanced community life: Homes, schools, community spaces, and jobs creating a vibrant neighbourhood.



Diverse housing choice: A mix of homes for all ages including for older residents, families and key workers.



Green infrastructure and biodiversity: Nature corridors throughout the neighbourhood, providing access to green open space.



Sustainability: Design that supports healthy living and builds climate resilience.



Supporting Southwater: A small neighbourhood centre that complements and strengthens Southwater's existing facilities at Lintot Square.





Landscape-led design celebrating & protecting the site's natural assets



Protecting Great House Farmhouse setting & other heritage assets



A central green street connecting distinct character areas



Provide employment, education and community facilities



NEW HOMES

Up to 1,000 new high quality homes are proposed. This includes 450 homes allocated in the Southwater Neighbourhood Plan.



EDUCATION

A new primary, secondary and nursery school.



EMPLOYMENT

Up to 4 hectares of employment land enabling new job opportunities.



NEIGHBOURHOOD CENTRE

A community hub which could have a range of small-scale retail and community facilities. This would be secondary to Lintot Square.



PUBLIC OPEN SPACE

- Safe play facilities and spaces for children of all ages
- Parks and gardens
- Natural and semi-natural spaces such as parklands and woodlands
- A walking trail of approximately 5km providing opportunities for exercise
- Outdoor gym and places to exercise in nature



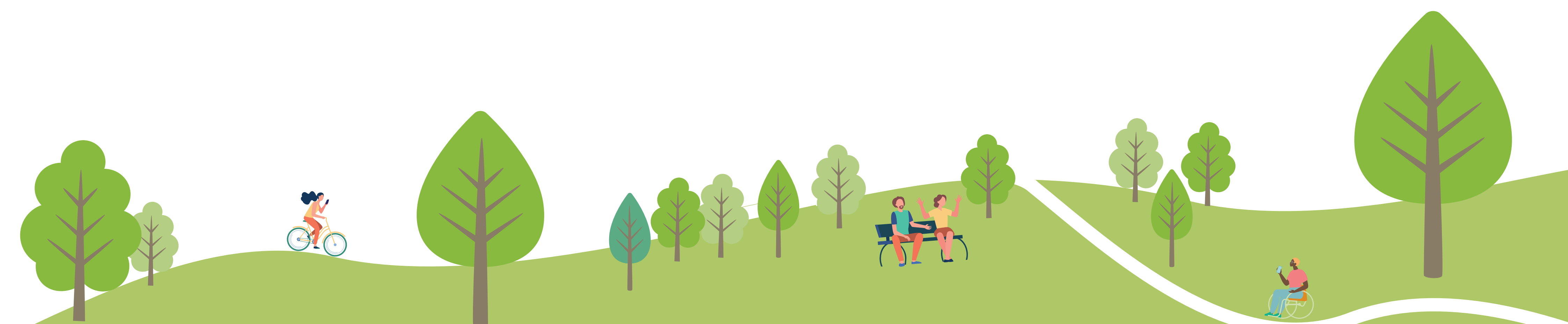
ALLOTMENTS

New allotments and orchard for community growing.



GYPSY & TRAVELLER PITCHES

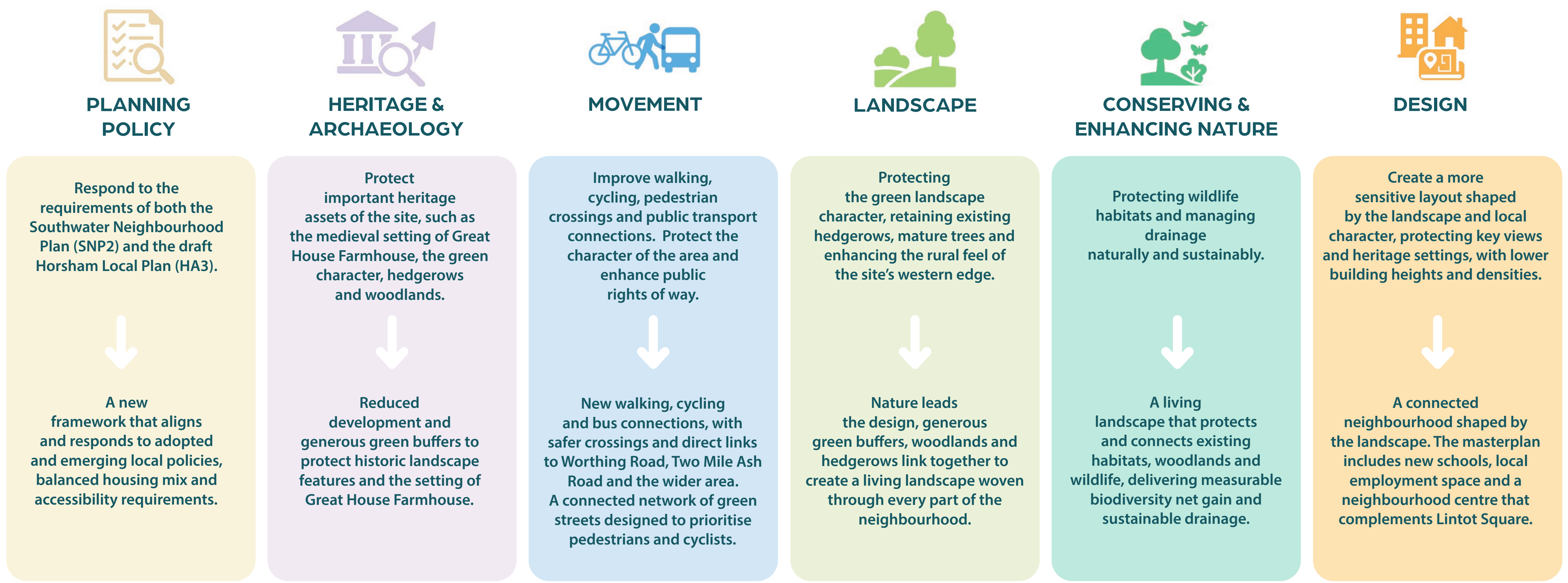
Five gypsy and traveller pitches as required by Horsham Local Plan.



6 Masterplan Evolution

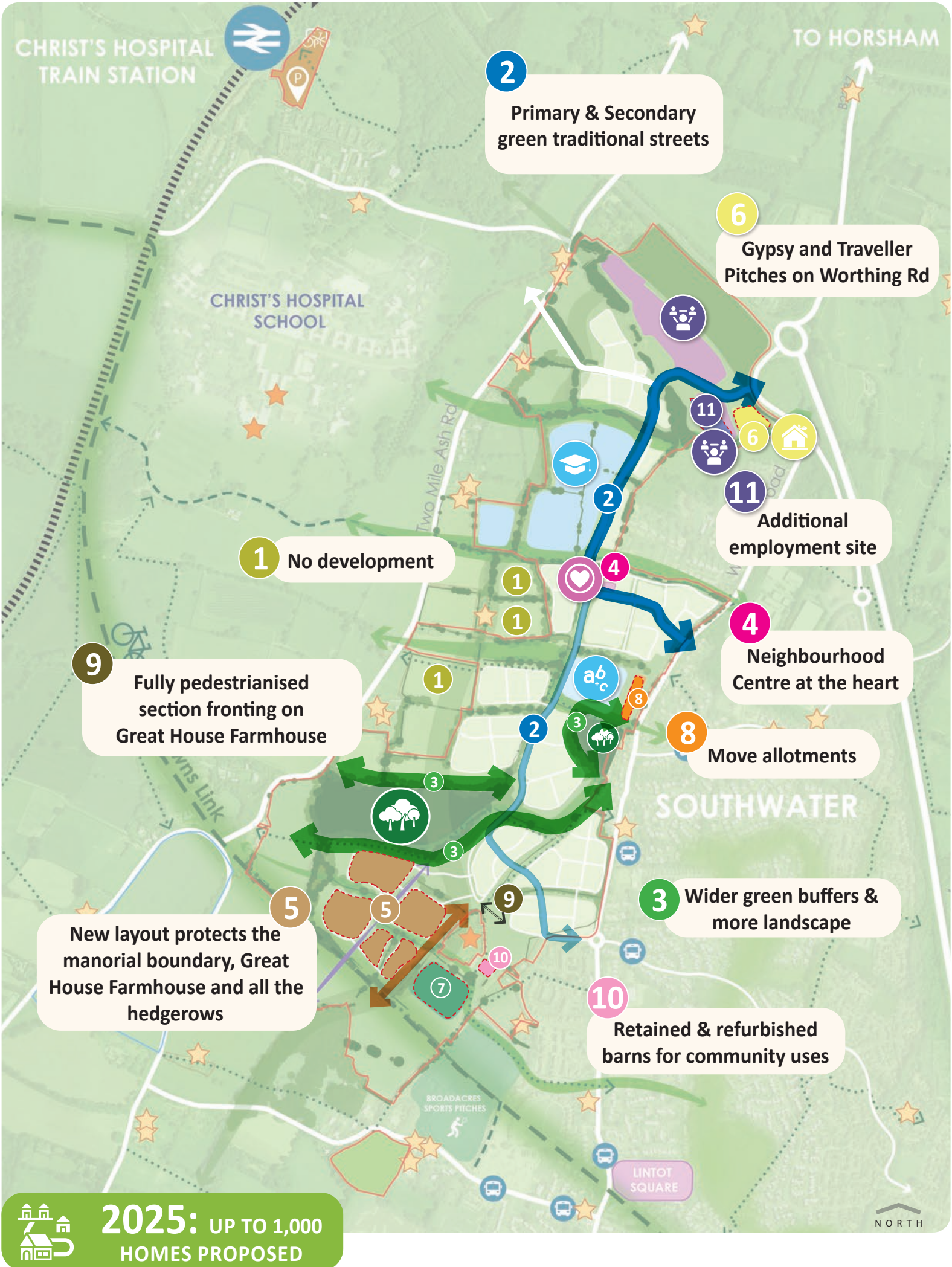
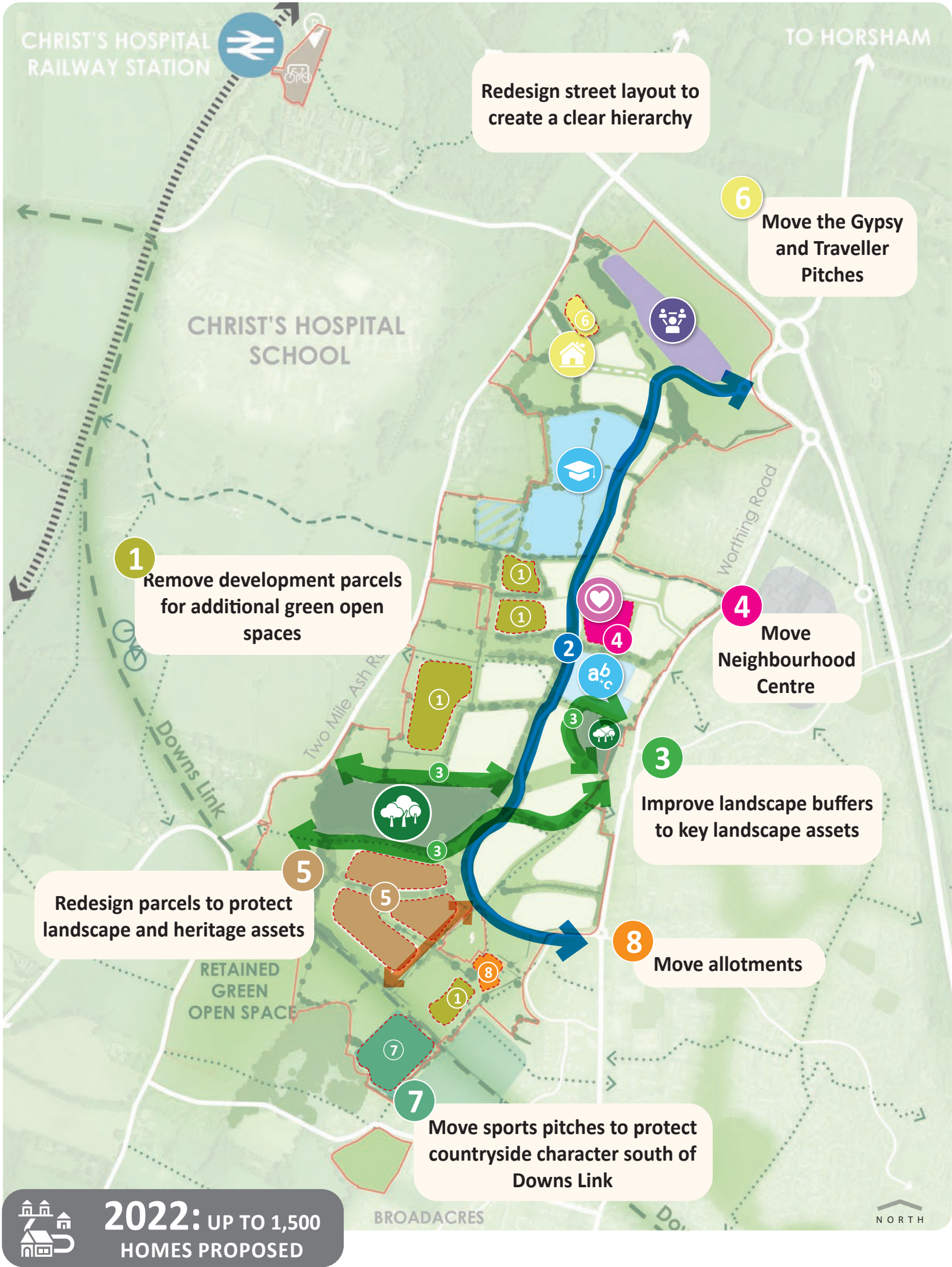


A summary of the key feedback received since 2022 and how the updated 2025 masterplan responds to it.



Masterplan Evolution from 2022 to 2025

Key changes that have been made to the masterplan since 2022 responding to community, stakeholder and planning officer feedback.



Less Development More Landscape 500 fewer homes	Heritage-led Protecting and enhancing the setting and views of key heritage features
	Sensitive repositioning of sports pitches, allotments and traveller pitches
Enhanced Green Corridors & Buffers 20-50m In comparison to 10-15m previously	
Neighbourhood Centre Redesigning to ensure centrality and high-quality placemaking with new green verge	Enhance & Protect Nature Retaining over 95% of hedgerows 5 times more open space provided than policy requirements
	More traditional streets A clear street hierarchy with distinct characters



7 Landscape-led Approach

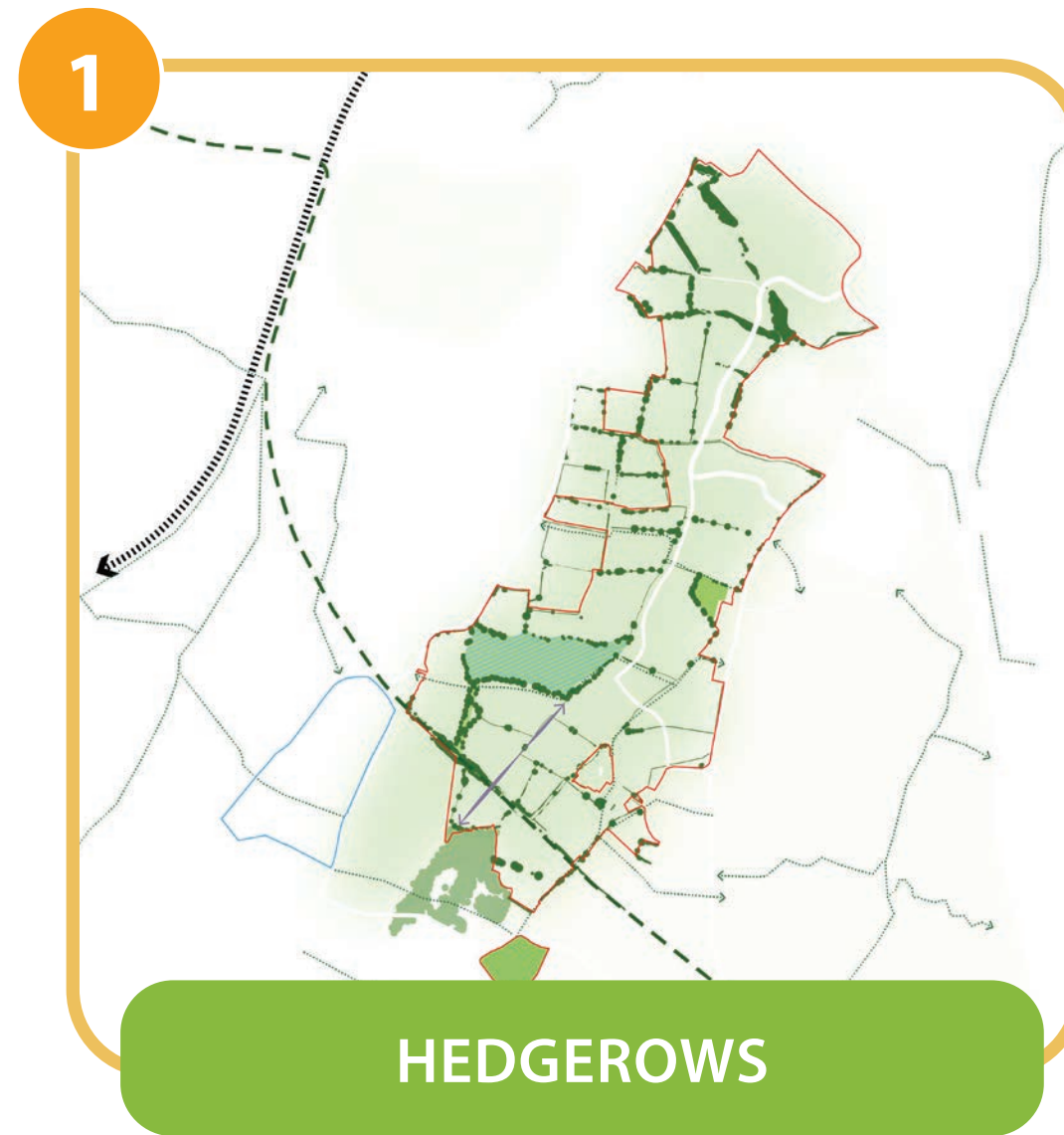


The masterplan is shaped by Southwater's rich and distinctive landscape. It builds on existing natural features, enhancing green assets, strengthening habitats, and creating new connections to celebrate the area's unique character and sense of place.



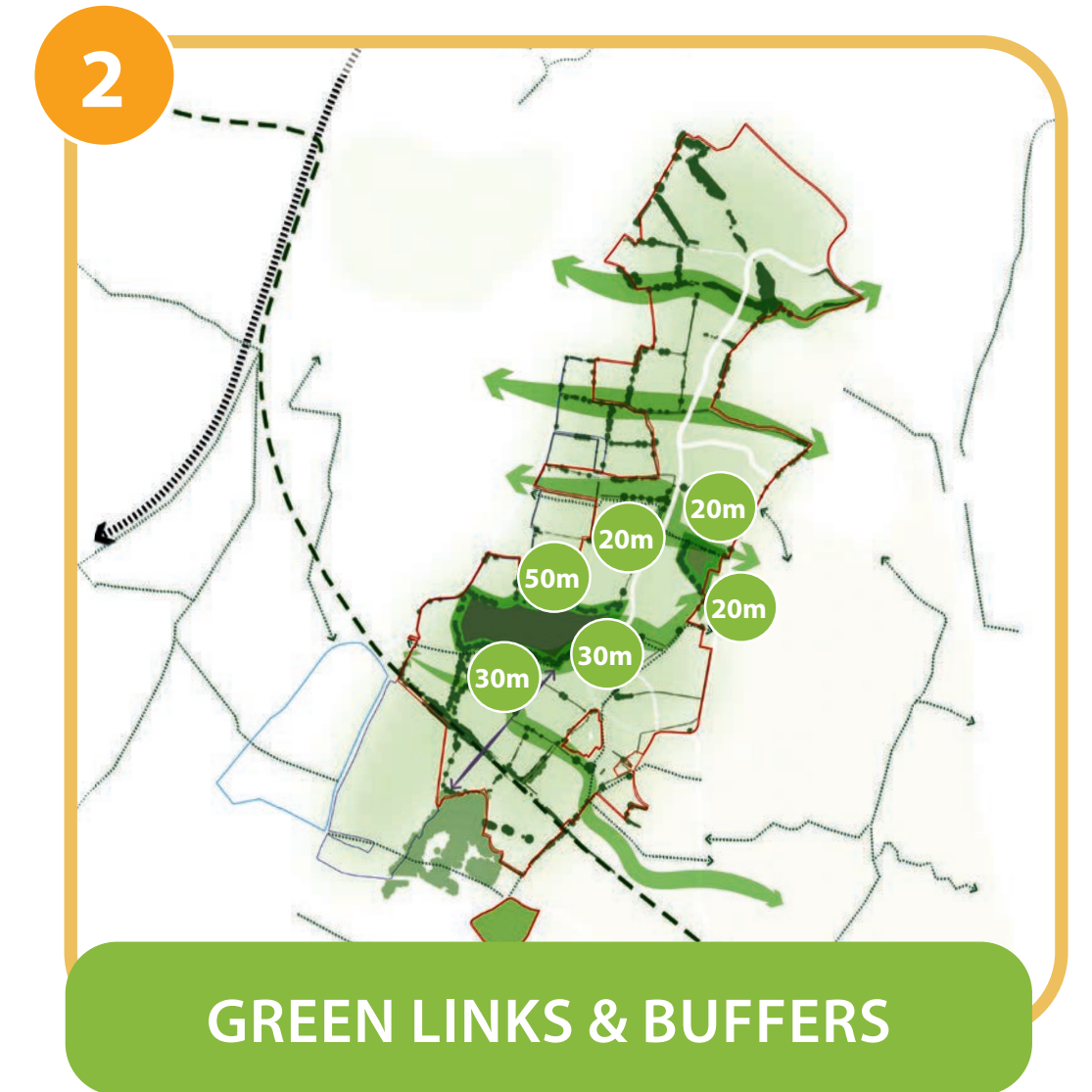
OPEN SPACE STRATEGY

A landscape-led masterplan with over 50 hectares of green open space - creating a living landscape where everyone can live close to nature. Woodlands, meadows and community greens are all linked by safe walking and cycling routes.



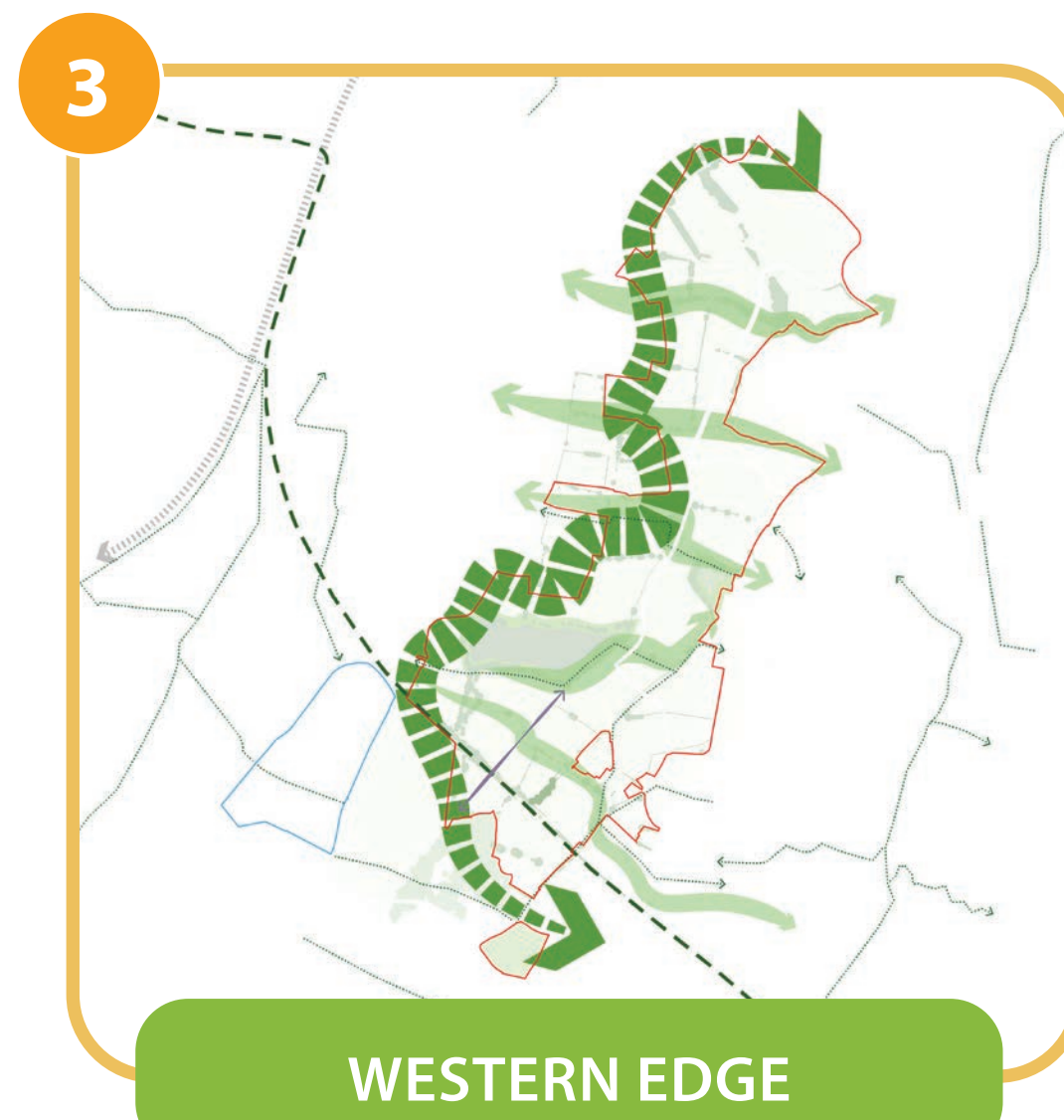
HEDGEROWS

Over 95% of the historic hedgerows are protected and enhanced, giving Southwater its rural character. These green corridors connect habitats, support wildlife and help define new neighbourhoods.



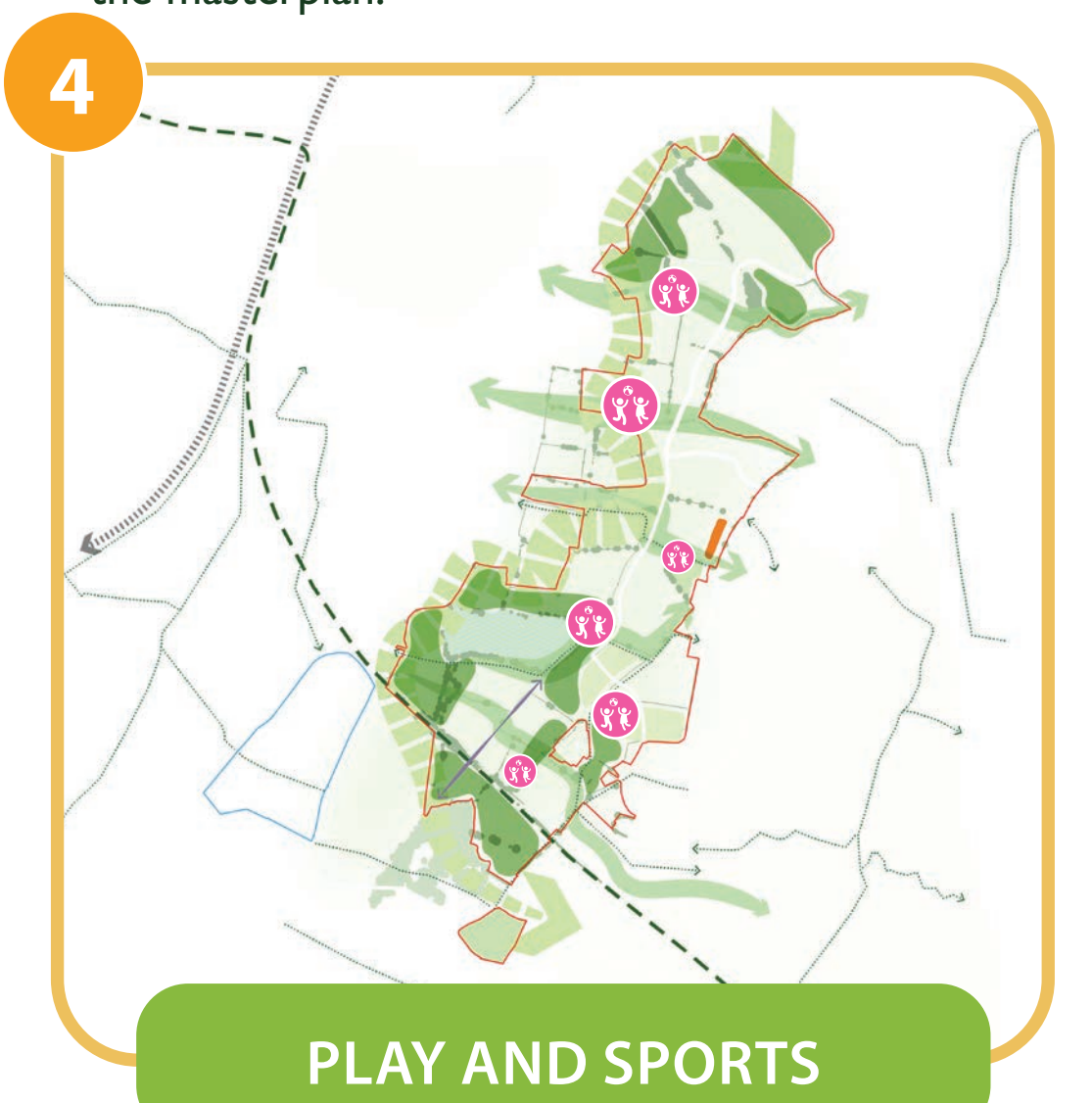
GREEN LINKS & BUFFERS

Wider green buffers and connected corridors protect trees, woodland and habitats while managing water naturally. They provide space for wildlife, recreation and sustainable travel across the masterplan.



WESTERN EDGE

A sensitive rural edge retains views to the open countryside and reinforces the site's green character. Low-density homes and planting create a soft transition to the wider landscape.



PLAY AND SPORTS

New green play spaces and sports pitches for all ages sit within the landscape, with shared community use of school facilities providing year-round opportunities for activity and wellbeing.



Wetland landscape



Pedestrian and cycle routes



Green corridors



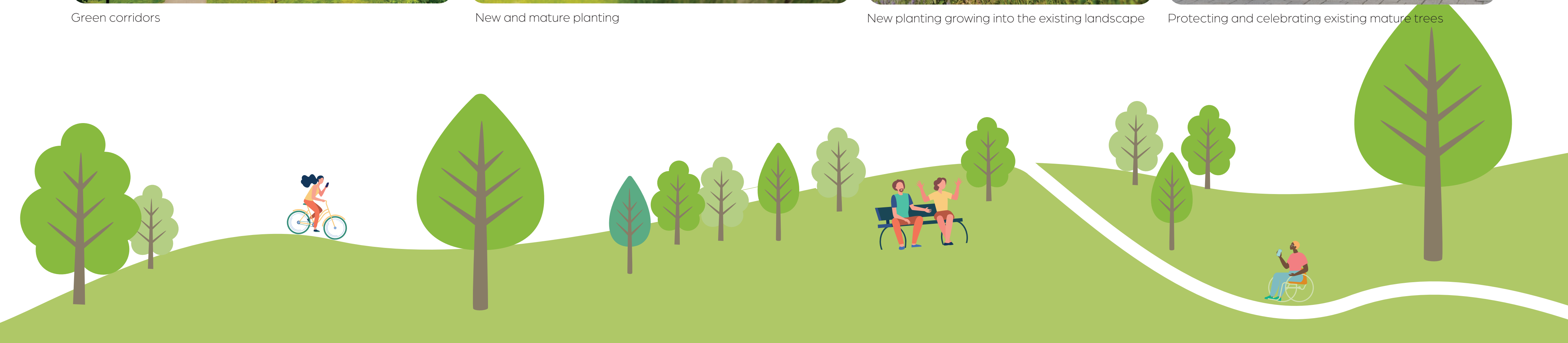
New and mature planting



New planting growing into the existing landscape



Protecting and celebrating existing mature trees



8 Heritage



Great House Farmhouse



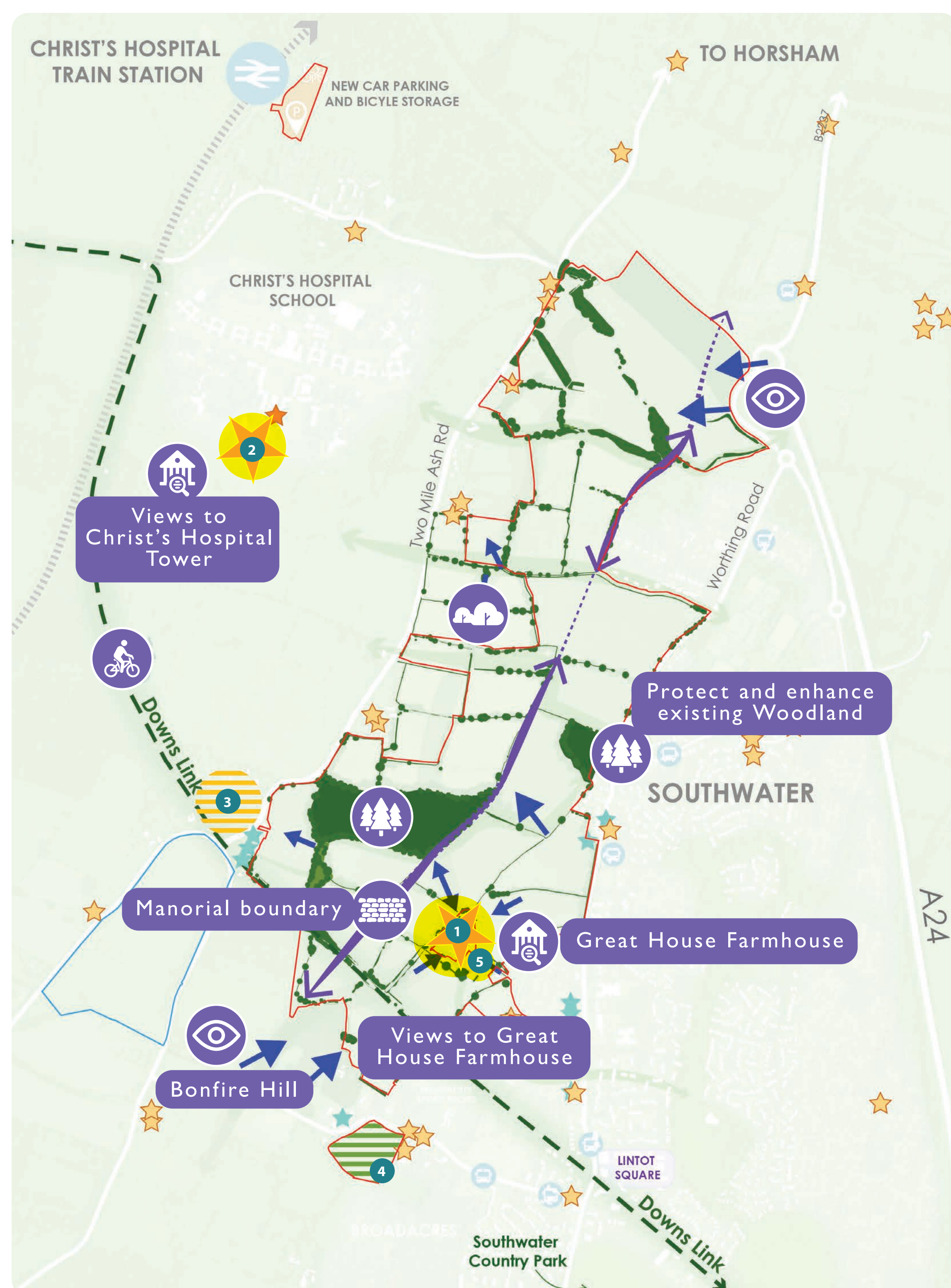
Christ's Hospital Tower



Downs Link



Existing barns south of Great House Farmhouse



Understanding and protecting Southwater's heritage.

The plan opposite highlights key heritage features: listed buildings, key views and historic boundaries.



Key views

Protect views to Christ's Hospital Tower, Great House Farmhouse, listed buildings and green western edge.



Heritage Assets & Sensitive Sites

- 1 Great House Farmhouse
- 2 Christ's Hospital Tower
- 3 Archaeological Site
- 4 Area of particular built heritage sensitivity
- 5 Existing barns



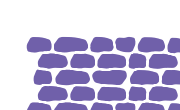
Hedgerows & Woodlands

Celebrate the mature woodlands and network of hedgerows that define the historic fields across the site.



Downs Link

Promote safe connections and protect the character of important walking and cycling routes.



Existing Archaeological Features

Predominantly retained and celebrated within the masterplan as part of public realm and landscape.



Highwood, Horsham



Woodhurst Park, Warfield



Hareshill, Fleet



Refurbished barns for community uses
(Grangefields Barn, sourced from doodatphotography.co.uk)





Legend:

- • • Existing public rights of way
- Proposed principle walking and cycling routes within the site
- Proposed walking and cycling improvements
- Golf club application proposed walking improvements
- Proposed cycling improvements on Southwater Street
- Ⓐ Proposed vehicular access to the site

A connected, sustainable place.

Connecting homes, schools, and green spaces through safe walking, cycling, and bus routes. The plan opposite shows how the masterplan encourages sustainable travel, with safe, new and improved streets and routes connecting to the wider surrounding.



Primary Street

1 Connects the A24/Hop Oast roundabout to Worthing Road through the neighbourhood centre, providing access to the employment area, secondary school and new key local facilities.



Secondary Streets

2 Link the primary street with surrounding neighbourhoods, connecting to Two Mile Ash Road and the Broadacres roundabout. Designed with cycle lanes and potential for future bus services.



Tertiary Streets

3 Traditional, tree-lined residential lanes that create quieter neighbourhood streets within a green setting, providing access to new homes and reinforcing the rural character of the neighbourhood.



Walking & Cycling Routes

Public Rights of Way and bridleways are enhanced and extended to create a continuous network that prioritises walking and cycling. These routes provide wider connections to Christ's Hospital, Lintot Square and the surrounding countryside, linking new neighbourhoods seamlessly with the existing community.

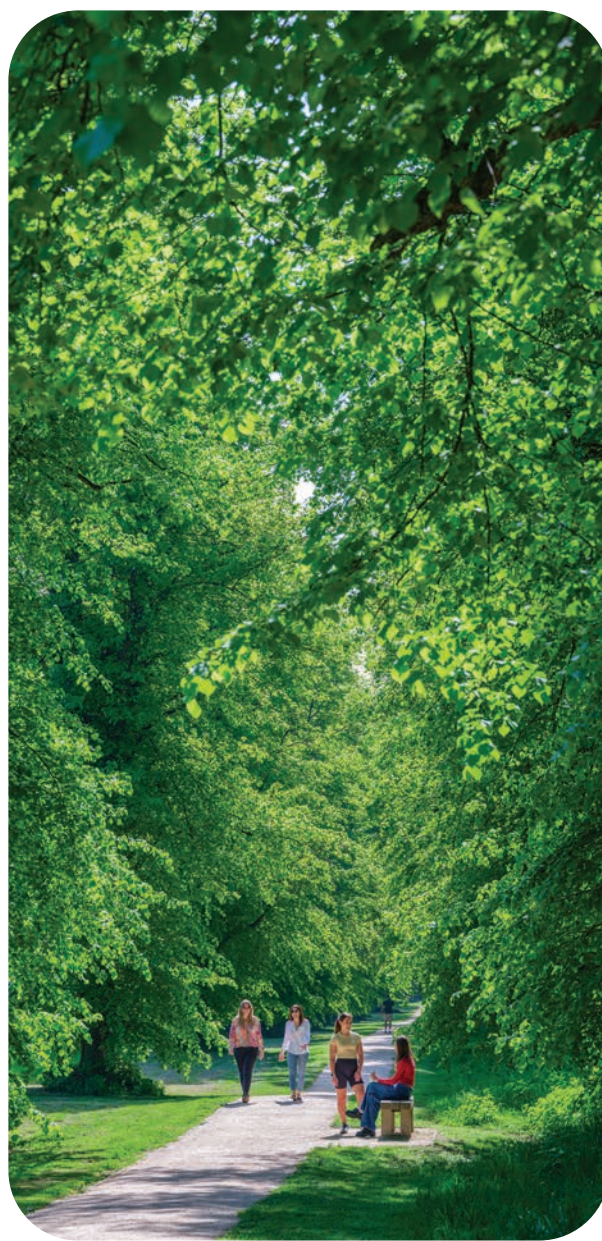


Bus route

Bus services are proposed to loop through the new neighbourhood, connecting the new schools, neighbourhood centre and employment area to Southwater and Horsham.



Woodhurst Park, Warfield



Abbey Barn Park, High Wycombe



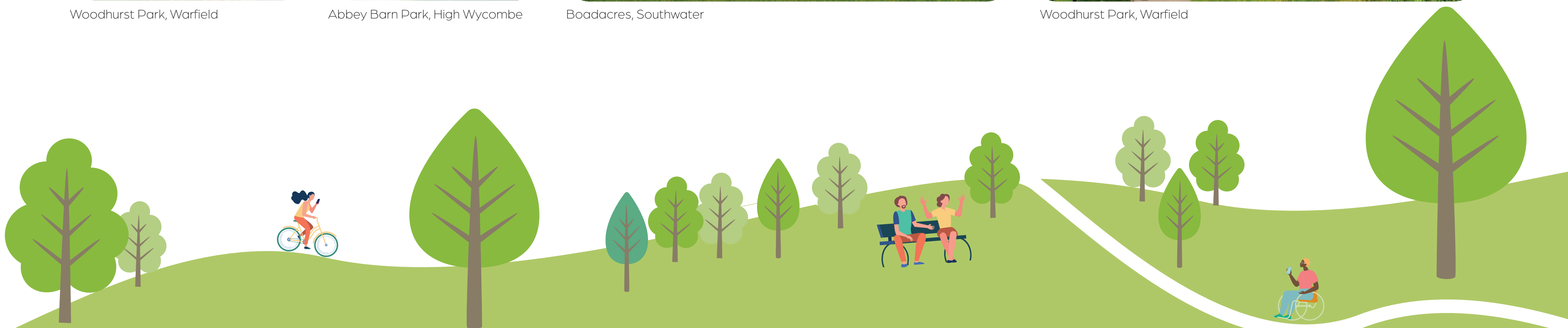
Boadacres, Southwater



Hareshill, Fleet



Woodhurst Park, Warfield



10 Community Infrastructure



A balanced and vibrant neighbourhood. Creating a healthy, well-connected community with schools, community facilities, a neighbourhood centre, employment spaces, traveller pitches, and sports areas designed to serve both new and existing Southwater residents.



New Schools

Primary, secondary and nursery school for new and existing residents of Southwater.



Neighbourhood Centre

A small scale neighbourhood-focused centre that delivers key services, flexible retail and community uses for new and existing residents, complementing nearby Lintot Square.



Employment Site

Up to 4 hectares of employment land enabling new job opportunities.



Gypsy & Traveller Pitches

5 gypsy and traveller pitches in line with Horsham Local Plan requirement.



Play & Sport Pitches

A variety of new local and neighbourhood play spaces, playable landscapes, and sports facilities, including new football pitches and a cricket pitch.



Barns for Community Uses

The existing barn south of Great House Farmhouse to be retained and refurbished to accommodate community uses.



St Peter's Primary School at Hollyfields, Hawkenbury



Broadacres cricket pitch and pavilion, Southwater



Employment development
(Proxima Park, sourced from umcarchitects.com)



Neighbourhood Centre CGI visual



Refurbished barns for community uses
(Woolham Barns, sourced from Clippersbyhall.com)



Cafe at Horlicks Quarter, Slough





A new neighbourhood featuring a mix of high-quality homes for all ages, designed to sit naturally within the landscape. Every home will have nature on its doorstep, reflecting a strong commitment to design quality, local character, and sustainable living.



Abbey Barn Park, High Wycombe



Highwood, Hosham



Fol Hurst Green, Paddock Wood



Broadacres, Southwater



Broadacres, Southwater

Our Proposals will provide a wide range of low carbon homes designed to meet local needs



Up to 1,000 new homes of which 35% will be affordable, including 450 allocated in Southwater Neighbourhood Plan.



A mix of rented, shared ownership and discount market homes.



Housing for older people, families and key workers.

Sustainability Features



Fabric first approach in the construction of homes with high standards of insulation and glazing.



Use of low carbon technology such as air source heat pumps rather than gas boilers.



Energy efficient lighting and appliances.



EV charging facilities and secure cycle storage for every home.



Mix of amenities to reduce travel demand.



Provision of separate waste bins within kitchens to promote the segregation of waste.



Dedicated green routes for cycling and walking including improved public rights of way and road crossings.



Investment in local public transport services, including new bus stops.



Hareshill, Fleet



Highwood, Hosham



12 Next Steps...



Thank you for taking the time to view our updated proposals for Land North West of Southwater.

Community and stakeholder engagement



Autumn 2025

Review community feedback

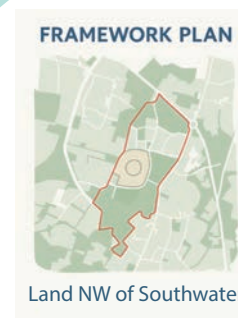


Highwood, Horsham

Engagement with Horsham District Council planning officers



Hareshill, Fleet



Early 2026

Submit the planning application to Horsham District Council

Summer 2026



Target for the determination of the planning application



YOUR FEEDBACK

We're grateful for your feedback. If you'd like to get in touch with us to discuss the proposals in more detail you can contact us in the following ways:



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Broadacres, Southwater

The Team

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Designed for life

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