

FEBRUARY 2014

# A VISION FOR WEST OF SOUTHWATER

## PUBLIC EXHIBITION

Berkeley is preparing a planning application for a sustainable new neighbourhood on land to the west of Southwater.

In response to feedback from the local community, we have amended our plans and would now welcome your comments before we finalise our proposal.

We are holding a series of public exhibitions for local people to drop in to see our plans and to meet our team. These will take place on:

**Friday 28<sup>th</sup> February 2014, 6pm – 9pm**

**Saturday 1<sup>st</sup> March, 10am – 2pm**

**Beeson House, Lintot Square, Southwater**

[www.westofsouthwater.co.uk](http://www.westofsouthwater.co.uk)

**Berkeley**  
Designed for life

# THE STORY SO FAR

In 2011 we submitted a planning application for the development of up to 550 homes to the west of Southwater. This followed extensive consultation with the local community over many years. However, we withdrew this application last year so that we could change our plans in response to comments from the local community.

We are now preparing a new planning application to provide a development which aims to better meet local aspirations and deliver a new neighbourhood which will enhance Southwater as an attractive and sustainable community.

The land to the west of Southwater has been identified by Horsham District Council as a location for development in its District Planning Framework Preferred Strategy. The site therefore forms part of the District Council's preferred strategy for meeting the housing needs of the local area.

## WHAT'S CHANGED?

We have listened carefully to the comments that local people made in response to our planning application in 2011 and have amended our plans accordingly.

- Development has been moved away from Great House Farm to protect the setting of the Grade II listed farmhouse and avoid possible odour and noise nuisance.
- The amount of land taken from Great House Farm has been reduced by 76% to maintain the viability of the farm.
- More homes are proposed to the south of Church Lane in a location which does not impact on Great House Farm.
- The site for a new secondary school has been removed.
- Additional sports facilities have been provided for public use.
- The amount of hedgerow lost has been reduced by 80%.





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Worthing Road

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Church Lane

10

1

16



# OUR VISION

Our vision is to create a sustainable new neighbourhood which exceeds expectations and delivers real benefits to local people and the economy – high quality homes set within beautiful open spaces, close to improved local amenities and well supported by infrastructure.

- 1** 580 homes including affordable homes for local people, plus 54 retirement living dwellings
- 2** Extended allotments
- 3** Community sports facilities
- 4** New facilities for Southwater Sports Club
- 5** Traffic calming on Worthing Road
- 6** Additional car parking for Southwater Infant Academy and Junior Academy
- 7** Extra car parking and open space for Southwater Village Hall
- 8** Dedicated car park for Holy Innocents Church
- 9** Extension of the Church cemetery
- 10** Local junction improvements
- 11** A new building for Southwater Parish Council
- 12** Improvements to the Hop Oast junction
- 13** Investment in pedestrian and cycle facilities along Worthing Road
- 14** Downs Link improvements
- 15** Multi-use games area
- 16** Children's play areas
- 17** The site is not in the floodplain and the development will provide improved drainage to reduce flooding to the east of the site and along Church Lane.



# NEXT STEPS

Your views are important to us so please let us have your comments.

Once all the feedback has been collated, our next job will be to consider in detail all the comments made and amend the plans wherever we can to take account of what people have told us.

When that process has been completed we will let everyone who has responded to the consultation know what the feedback was and how we have responded.

We will then submit a planning application to Horsham District Council for their consideration in Spring 2014.

## FURTHER INFORMATION

Contact us on [020 8786 6130](tel:02087866130)

Email us on [info@westofsouthwater.co.uk](mailto:info@westofsouthwater.co.uk)

Website [www.westofsouthwater.co.uk](http://www.westofsouthwater.co.uk)





# INVESTING IN THE COMMUNITY

West of Southwater is an opportunity to make significant investment in new facilities for the local community and provide support for the local economy.

## Southwater Sports Club

- A new pavilion and car park
- 2 new football pitches and a new cricket square and outfield
- New tennis courts
- Open space for training and practice
- New allotments

## Open Space & Leisure

- Sports pitches with changing and parking facilities
- Village green
- Green space for informal recreation
- Multi-use games area
- Equipped children's play spaces
- Green routes providing links to the countryside

## Community Facilities

- Improved car parking and safety for Southwater Infant Academy and Junior Academy
- Additional car parking and open space for Southwater Village Hall
- New building for Southwater Parish Council
- Land for the extension of the cemetery at Holy Innocents Church
- Dedicated car park for Holy Innocents Church

## Local Economy

- Creation of new jobs
- Increased patronage of local shops and businesses
- Use of local suppliers and contractors where possible



# ABOUT BERKELEY

Berkeley creates and nurtures successful, sustainable places.

Each of our developments is individually designed to match the local character, unique history and community aspirations.

We develop schemes renowned for their architecture, transport links, open space, access to employment and amenities – all of the things that people look for in a place to live.

We believe building good relationships helps build better places.

Berkeley engages with the local people and other community partners to understand their needs, entering into a genuine dialogue with the people who will be affected by our developments in order to shape the look and feel of the places we create.

We take pride in our developments from the very beginning to completion and beyond. We know that our long-term success is directly linked to the fortunes of the people living in and near new neighbourhoods.







Please tell us how important the following issues are for you? (tick all appropriate boxes)

Issues	Very Important	Important	Neutral	Not very important	Not important at all
High quality design					
New homes					
Job creation					
Supporting local businesses					
Links to the countryside					
Sustainable homes					
Village green and open spaces					
New facilities for Southwater Sports Club					
Local junction improvements					
Investment in pedestrian and cycle facilities					
Homes for the elderly					

Would you like to be kept informed about progress? Yes  No

**To see the plans please visit [www.westofsouthwater.co.uk](http://www.westofsouthwater.co.uk) or come along to our exhibition.**

Copies of the responses will be made available to the Horsham District Council so it is aware of all forms received. By providing your details you agree to your response and personal details being forwarded to the District Council.

We will request that your personal details are not placed on the public record. Under the Data Protection Act 2000 we have a legal duty to protect any personal information we collect from you. As such, we will not pass your details to other third parties.



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**SOUTHWATER HAVE YOUR SAY**  
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2A High Street  
THAMES DITTON  
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