

LAND NORTH OF KINGS BARN LANE

STEYNING

SUPPORTING THE VISION FOR STEYNING COMMUNITY PLAN

PRESENTATION TO NEIGHBOURHOOD PLAN STEERING GROUP
MONDAY 20TH MAY 2019



Richborough Estates

- Developer
- In-house planning and design expertise
- Large housebuilders and smaller regional builders

Sites

- Range of projects of 50 - 1,500 dwellings
- Located nationally
- Established consultant team

Neighbourhood Planning experience

- Local Connections Policy
- Experience in working with Neighbourhood Plan Groups and cooperation with many other local communities
- Sites supported and allocated in Made Neighbourhood Plans
- Includes front runners such as Winsford, Cheshire Local Neighbourhood Plan

Engagement with key stakeholders and local community

Design Codes and development briefs

- Locks down outline design and provides sound basis for Reserved Matters



Eccleshall Neighbourhood Plan



Winsford Neighbourhood Plan

About the site

Greenfield site

- 28.93 Acres

Agricultural and pasture land

- Situated to rear of Glebe Farm

Additional land in ownership

- Located immediately to the south - 5.74 Acres

Situated rear of Glebe Farm

- Located outside Built Up Area

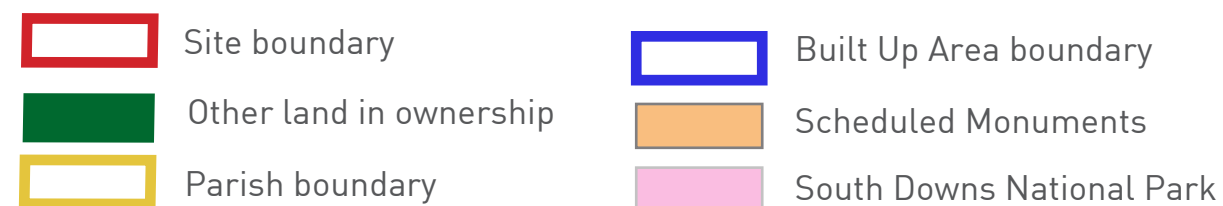
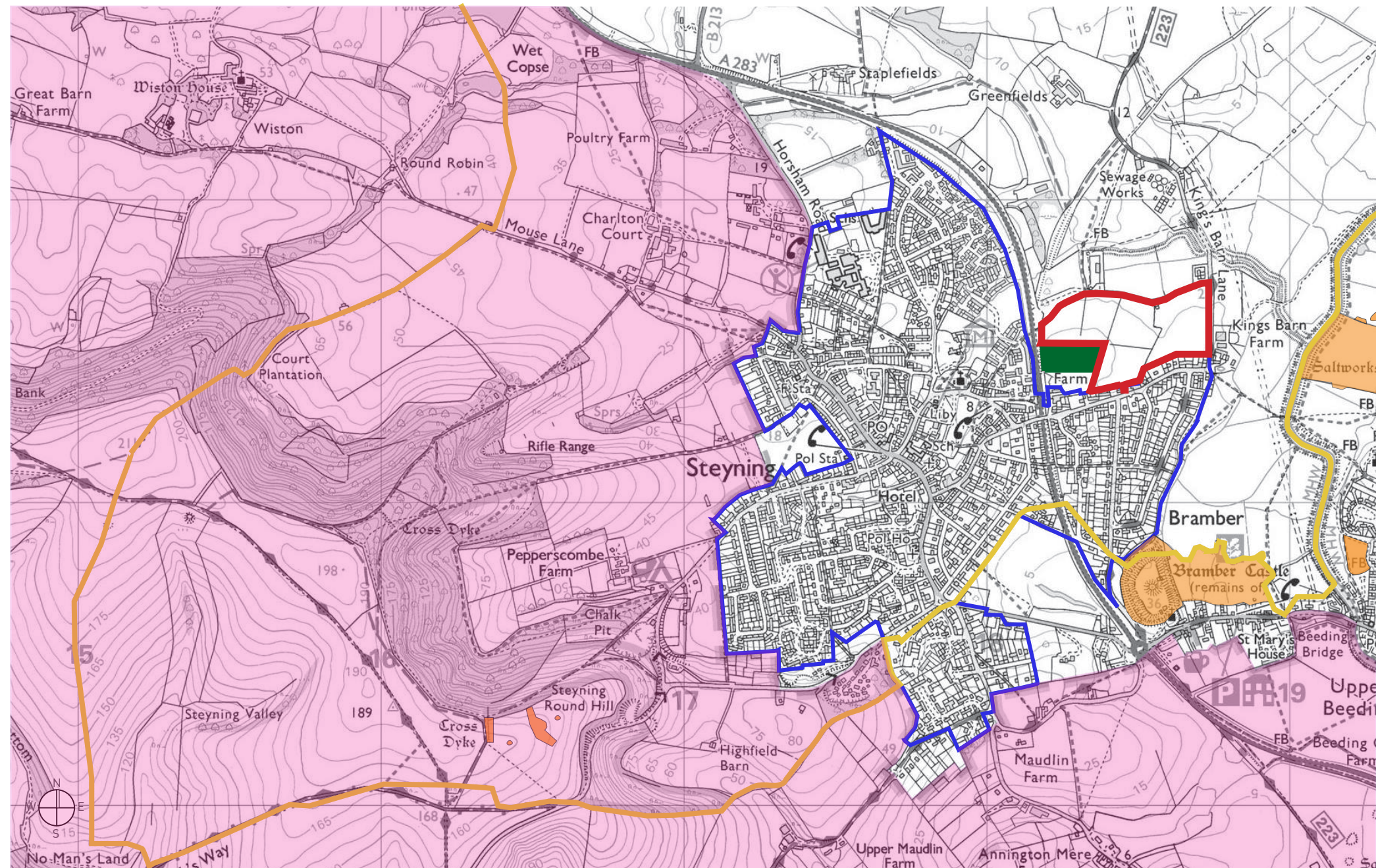
Situated adjacent to built up (residential) edge of Kings Barn Lane

- Existing dwellings 1 and 2 storeys
- Low density residential area

Situated outside the South Downs National Park

Steyping Bypass borders to the west

Access to existing footways and wider public footpath network to the north, south and west



600m - approx. 7 minute walk

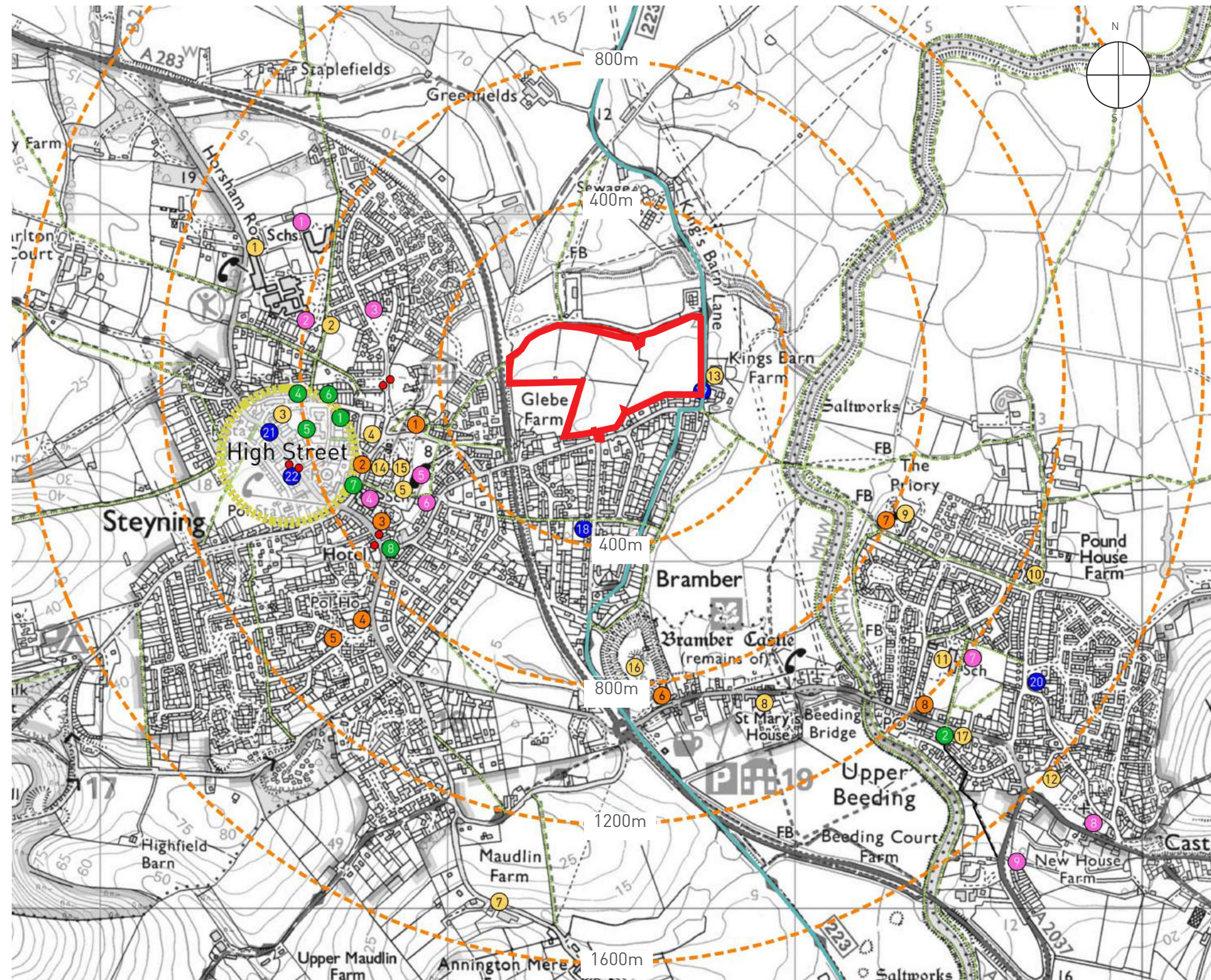
- Recreation area and children's play
- Steyning Grammar School
- Nursery and Pre-School
- The Steyning Centre, Library and Museum
- Access to wider countryside via public right of way network
- St. Andrew and St. Cuthman's Church

800m - approx. 10 minute walk

- High Street - local shops and convenience store/ supermarket
- Health Centres
- Dental Clinics
- Churches
- Tea rooms

Linkages

- Bus stops
- Footways
- Public footpath network - west and north
- National Cycle Route 223/ Downs Link - east



Preliminary considerations

Topography

- High and low points
- Flood Zone 1 - very low risk
- Situated outside River Adur Flood Zone
- Sustainable drainage location - north

Views

- Visual amenity - existing dwellings/ public footpaths
- Glimpse views to St. Andrew & St. Cuthman's Church
- Surrounding views - including local landmarks such as Steyning Round Hill

Built Heritage

- Not within Conservation Area
- No designated/ non-designated heritage assets within site
- Adjacent listed building
- Historic field pattern

Landscape and ecology

- Existing hedgerows and trees
- Potential for landscape reinstatement
- Woodland edges- including TPO's
- Landscape character

Utilities

- Public foul sewers - with capacity for diversion
- Adjacent foul pumping station
- Sewage treatment works - north



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Views

Site and contextual views

1. Eastern boundary - rear of Kings Barn Lane
2. Kings Barn Lane
3. Steyning Bypass
4. Roman Road



06 Vision



Preserve & enhance heritage

- Respect setting of Listed Buildings
- Proportionately round the existing settlement edge
- Retain and integrate views and local landmarks into new streets and open spaces
- Retain and safeguard historic field patterns into public open space
- Open up the site to public access



Support local facilities & services

- Improve existing links to local facilities; such as the footpath crossing Steyning Bypass
- Provide new and promote existing sustainable modes of travel
- Potential improvements to existing bus service via S106 financial contributions
- Financial contributions to upgrade existing schools and health facilities
- Other potential opportunities to support facilities via Steyning Neighbourhood Plan



High quality housing which meets local needs and aspirations

- A place with a choice of homes
- Local connections policy for new affordable homes
- Locally inspired architecture which complements existing character
- Dwellings which facilitate working from home
- An attractive place with unique and lasting appeal
- A sustainable place to enjoy and be proud of
- A place to live in nature



Supporting local economy

- Additional new jobs (both direct and indirect)
- Increased economic output over build period
- Annual uplift in retail and leisure expenditure by new community
- Potential upgrade to existing services such as broadband/ internet connections



Encourage social interaction

- New publicly accessible streets and open spaces for new and existing communities
- Safe, attractive & convenient places to stop and meet
- Community orchard
- Educational wildlife trail & connected new green spaces
- Children's equipped and natural play
- Landscape buffers and building offsets that respect privacy of existing homes

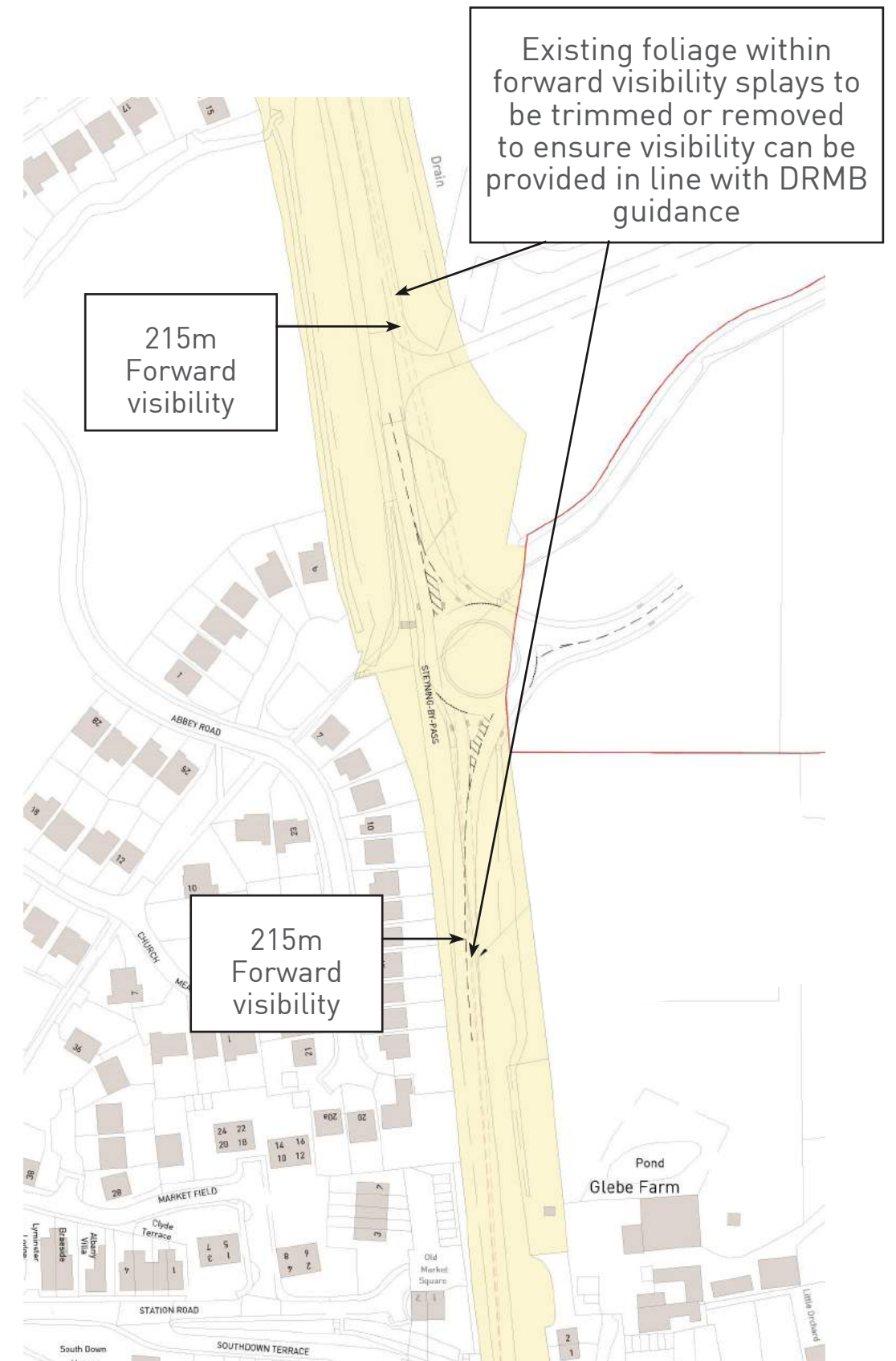
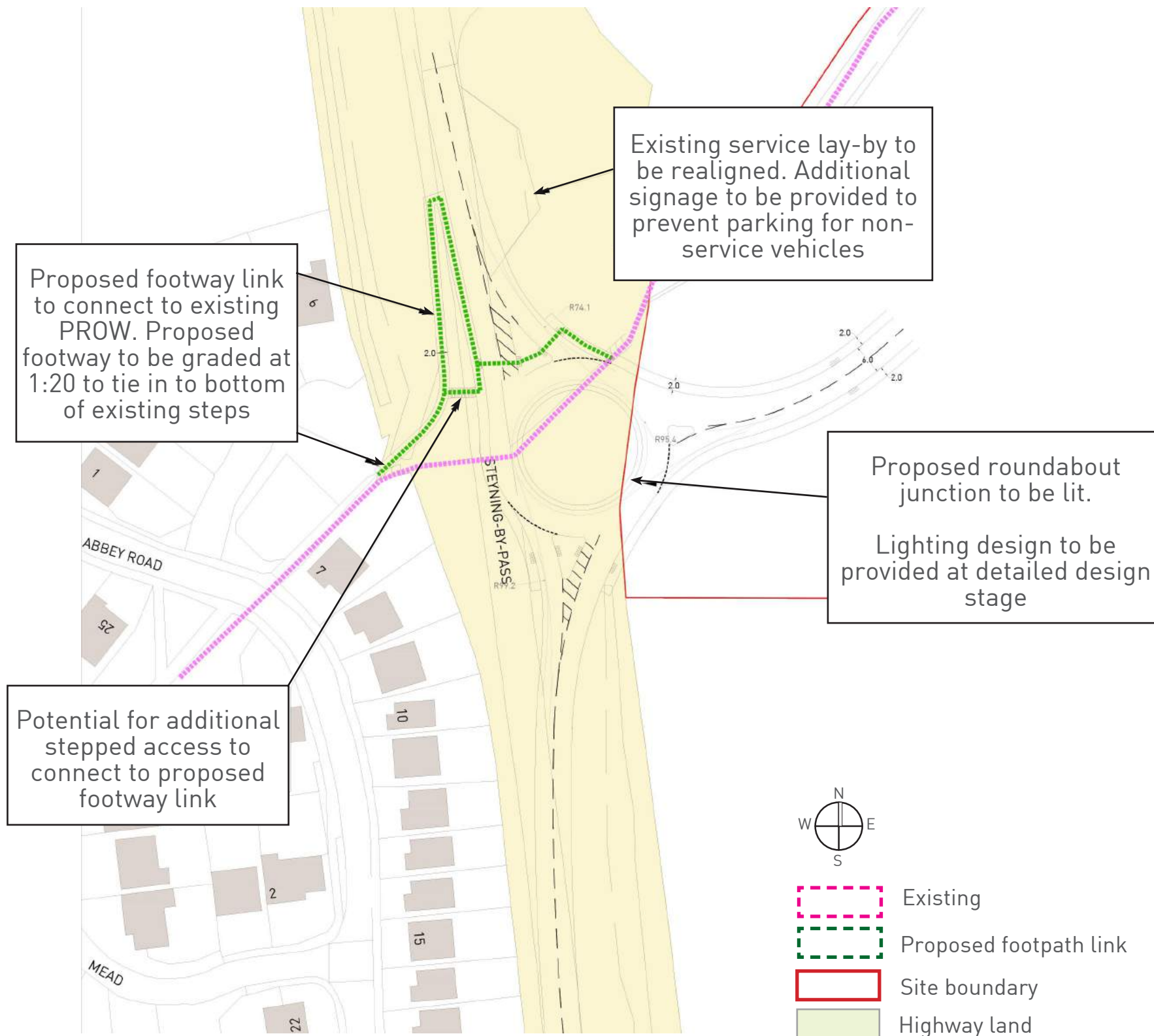


Improve and enhance connections

- Hierarchy of characterful streets and places helping movement from one place to another
- A network of circular walking routes which promote wider footpath network and connections to local facilities
- Potential improvements to existing bus service via S106 financial contributions



Access



Emerging proposals - illustrative masterplan

Quantum

- Approximately 195 dwellings
- Potential capacity for circa 50 additional dwellings

Housing type and mix

- 1- 5 bedroom dwellings
- Biased towards 2 and 3 bedroom houses
- 35% affordable housing provision, including starter homes

Density

- Average net density of 33 dwellings per hectare

Building heights

- Maximum of 2 storeys



Movement strategy



Principal access

- New roundabout - Steyning Bypass
- Currently being progressed with Local Highways Authority

Other access

- Emergency vehicles access
- Via Kings Barn Lane with the removal of an existing dwelling

Street hierarchy

- Central street inspired by historic forms of Steyning
- Secondary streets including shared surfaces
- Narrower lanes to create 'rural edges'
- Identity focal/ meeting spaces and landmark buildings- wayfinding



Pedestrian connections

- Via Kings Barn Lane
- Joins with the existing public footpath and cycle route
- Improved safety and crossing facilities across Steyning Bypass
- Existing footpath regraded for increased accessibility



Green infrastructure strategy

Linked public open space

- Retains and safeguards existing hedgerows and trees
- Provides opportunity to bolster existing landscape features
- Retains views of Church
- Addresses residential amenity
- Incorporates existing services
- Softens the new roofscape
- Addresses existing / potential ecology and biodiversity



Equipped play



Natural play



Community Orchard



Wildlife corridor & sustainable drainage



Green buffers and extended new garden spaces



Thank you
&
Questions

