

Meeting With Richborough Estates 7th March 2022 at 6pm at the Steyning Centre

Richborough Representatives present

Jonathan Bloor - Managing Director (Western Division)

Charlotte Lewis - Design Director

Dean Knight - Technical Director

Cllrs attending: Trundle, Young, Parsons, Hanson and Norcross

Also present: Deputy Clerk

Questions had been emailed to the Richborough team prior to the meeting and they hoped to be able to answer these during the meeting.

- Q. Are Richborough going to do be developing the site if planning permission is granted?
- A. No, they will choose a builder that they wish to partner with to take the development forward. They would be using a larger builder due to the scale of the site.

- Q. It was queried Why Steyning, as a small town, for this large development. How was it decided that this many houses were needed in Steyning?
- A. Horsham needs homes to comply with Government needs and the Local Plan has identified this site for Steyning as it is able to take growth.

- Q. Are they planning to provide 35% affordable homes and will 25% of those be first homes?
- A. 40% of the number of houses will be affordable home, 70% of these will be rentable properties and 30% will be low-cost shared ownership properties. Residents of Steyning will be offered first refusal for these houses.

- Q. Steyning has an ageing sewage facility which is already strained to its maximum capacity how will this be managed with the possibility of an additional 750 - 1000 residents in 250 houses?
- A. Every water and sewage authority must provide water connections and future proof areas for growth. An application has been submitted to Southern Water to find out if there are any issues from their infrastructure side of things. Southern Water has responded that there is adequate capacity within the network to facilitate the development. Southern Water will also put a condition on the development if they are concerned that there is a requirement that the infrastructure needs to be reinforced before the development can begin.
New developments must be provided with individual connections for the dwellings. Surface water and flood water are completely separate. The site has been designed to deal with rain fall, there will be a wetland habitat which will also be a functional wetland.

- Q. How will water neutrality be demonstrated?
- A. Richborough have be talking to Southern Water, Horsham, Natural England and the industry body HBF and have found out that Steyning has its own extraction licence outside of the neutrality zone. Every property will have a water meter, tap aeration fitted to all taps and rain fall butts. Re-use of Grey water is being investigated as an option, at present it is not compulsory.

- Q. Are they planning to ensure that all homes have EV charging points?
How are they going to ensure that all the homes meet the carbon neutrality targets set by the government?
- A. All houses will have car charging points installed for each parking space, there will be an electricity and gas supply installed on properties built before 2025. After that date no houses will have gas installed, it is likely that there will be air source heating or solar hot water heating. Renewable energy will be available with a proposed solar panel for each dwelling and all the houses will meet the minimum requirement space standard 35% environmentally friendly.
- Q. Can it be confirmed that access and egress to the site during construction will be from the A283 and not Kings Barn Lane which would be extremely dangerous.
- A. It is guaranteed that there will be no vehicle access from Kings Barn Lane and there will be a planning reserved matter to ensure that the Kings Barn Lane entrance will be a pedestrian and cycle access which will be a locked emergency access. There will only one vehicular access to the site which will be from the A283 via a roundabout.
Richborough have put in reserved matters so that developers must abide by the design plans, this fixes the bases for the design coding built into the design and access statement, which fixes the buildings and the open space standards. Richborough will be monitoring the building whilst it is in progress.
- Q. Who will maintain the play areas and proposed community orchard?
- A. The Management Company of the site. The residents who buy a home on this site will have to pay a maintenance fee included for the upkeep of play areas etc.
- Q. The Schools and Health Centre are already oversubscribed, how will this be addressed?
- A. From the size of this development there will be over 4 million pounds made to HDC through the Community Infrastructure Levy (CIL) and a large amount of this will be made to the Health Authority and the Education Authority. Both of these authorities have indicated that they could cope with the capacity from this development. Richborough will check again with the Authorities for this information to ensure the information given is correct.
- Q. Are they going to address the pedestrian/cyclist access at the roundabout they propose on the A283? Is there any consideration to putting a pedestrian bridge across the A283?
- A. Richborough have made investigation with County Highways for them (Richborough) to be able to install a pelican crossing. They are waiting for a response.
- Q. Will the roundabout be built before the development of the site can start?
- A. The roundabout and the access road into the site will be built first as this will be the only access for the construction vehicles.
- Q. How long will the construction of roundabout disrupt the A283 traffic?
- A. For a roundabout of the size required it would probably take about 6 months from start to finish. There will be a road management plan in place before the construction can begin.
- Q. Due to the proposed Quarry on the A283, if this is agreed, there will be a lot of extra heavy traffic on that road.
- A. Richborough stated that they will need to check with the Highways Authority if they have asked them to consider the Quarry traffic to ensure that they factor in any extra conditions if required.

- Q. Did the community orchard idea come from the consultation with the community?
- A. It is part of the biodiversity strategy, and it is also a green space typology that Horsham have asked them to provide.
- Q. Could there be proper amenities for young people rather than the area called 'kickabout area'. Could there be a skateboard or larger play area?
- A. The 'kick about' area was taken from advice and requirements given from Horsham, they also requested an area for teenagers. The requests from the Authority are all based on biodiversity needs. Richborough will approach the Authority with our requests.
- Q. What is the risk involved with being near a battery energy storage system?
- A. They have received advice from the Environment Agency that it is not a health and safety issue. If it was it would not have been given permission to be built next to existing dwellings and residencies. Richborough will send the information that they have received to the Parish Office.

The team were thanked for their time and for attending the meeting.

Meeting closed 8.45pm

Since the meeting Jonathan Bloor has sent through the actions he noted from the meeting and will be in touch when he has more information.

1. Foul drainage capacity and confidence that our scheme will not worsen existing Southern Water polluting issues. Dean confirmed that our system will not cause any issues on the existing network as it is a new separate network.
2. Water Neutrality. Richborough confirmed that we are just outside of the affected area and so does not apply. However, we are proposing water efficiency measures within our proposals that go beyond required building regulations in order to deliver a betterment to standards.
3. Schools and capacity. Richborough are going to check what County Education has said on the point and share with the Parish Council.
4. GP Surgery / health capacity. As above, Richborough are going to check what the CCG has said on the point.
5. Our proposed roundabout. How long to construct / thinking around traffic management during construction? Richborough to confirm.
6. Highways: have we considered the traffic that could be generated from the proposed new quarry in the vicinity of Steyning? – Richborough to check.
7. What exactly are the wider off-site highways improvements that we are offering? – Richborough to provide details of the offsite junction improvements that are proposed and the benefits these will bring.
8. Public open space
 - a. Provide the latest requests from the Council's public open space officer (i.e. types of equipment envisaged on the site).
 - b. Skate park? Richborough to confirm position.
 - c. Community orchard: is this a Council requirement as the point was made that these might already be well catered for in Steyning?
9. Hard copy of the design and access statement. Charlotte is going to prepare a copy for the Parish and have it sent direct to Hazel.