

Vistry Group



BUILDING SUSTAINABLE
HOMES AND COMMUNITIES

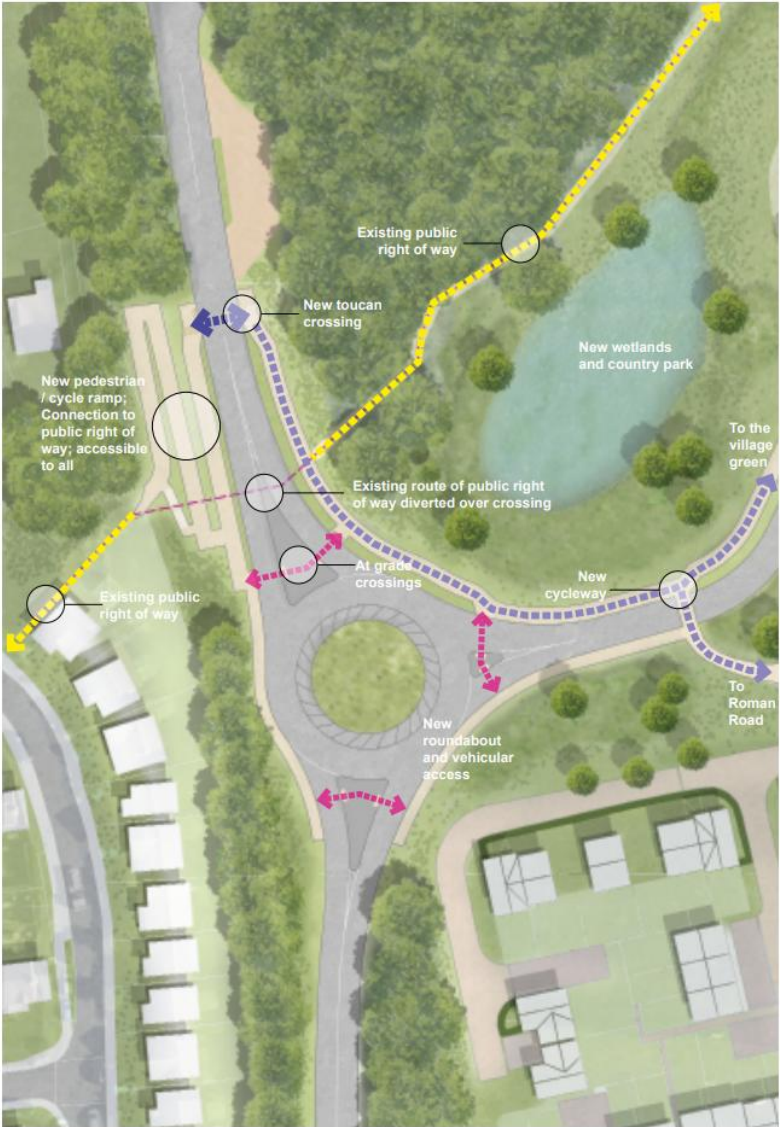
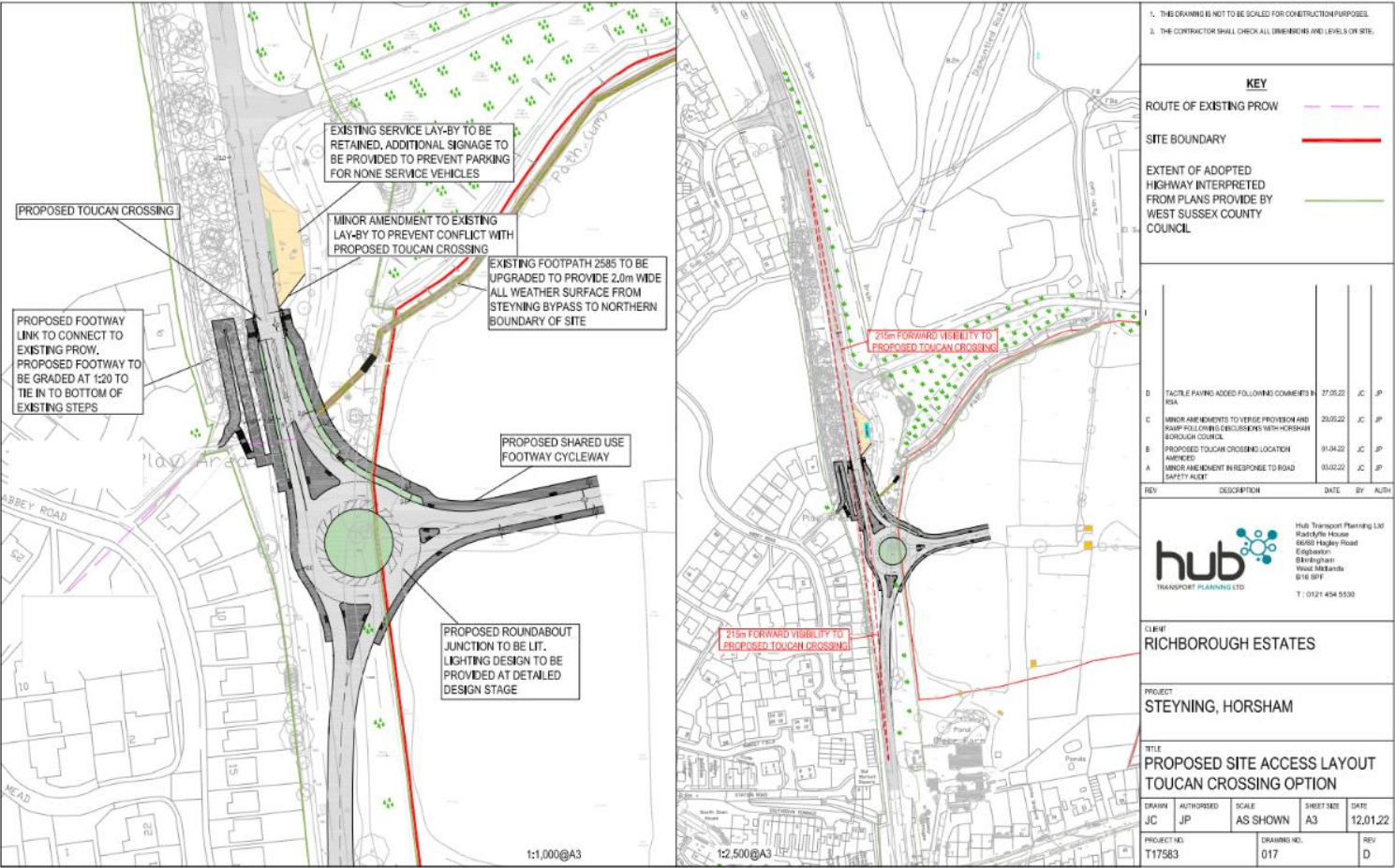
- Created in January 2020 following the acquisition by Bovis Homes of Linden Homes and Galliford Try Partnerships from Galliford Try PLC.
- In 2022 Vistry combined with Countryside Properties PLC to become one of the country's leading homebuilders.
- Vistry has completed 17,200 new homes in within the year ending 2024.



The masterplan

- 1 Wetland area comprising new ponds/drainage basins, semi-wet meadows, aquatic planting and walking routes
- 2 Boardwalk
- 3 Community orchard
- 4 Kickabout area
- 5 Village green including a new equipped play area (LEAP)
- 6 New structural planting (hedgerows and new native trees)
- 7 Green corridor comprising walking routes, small doorstep play areas and seating areas overlooking new ponds and greenspaces.
- 8 Shared footpath / Cycleway
- 9 New native parkland trees and grass and wildflower meadows
- 10 New access junction and at grade road crossing





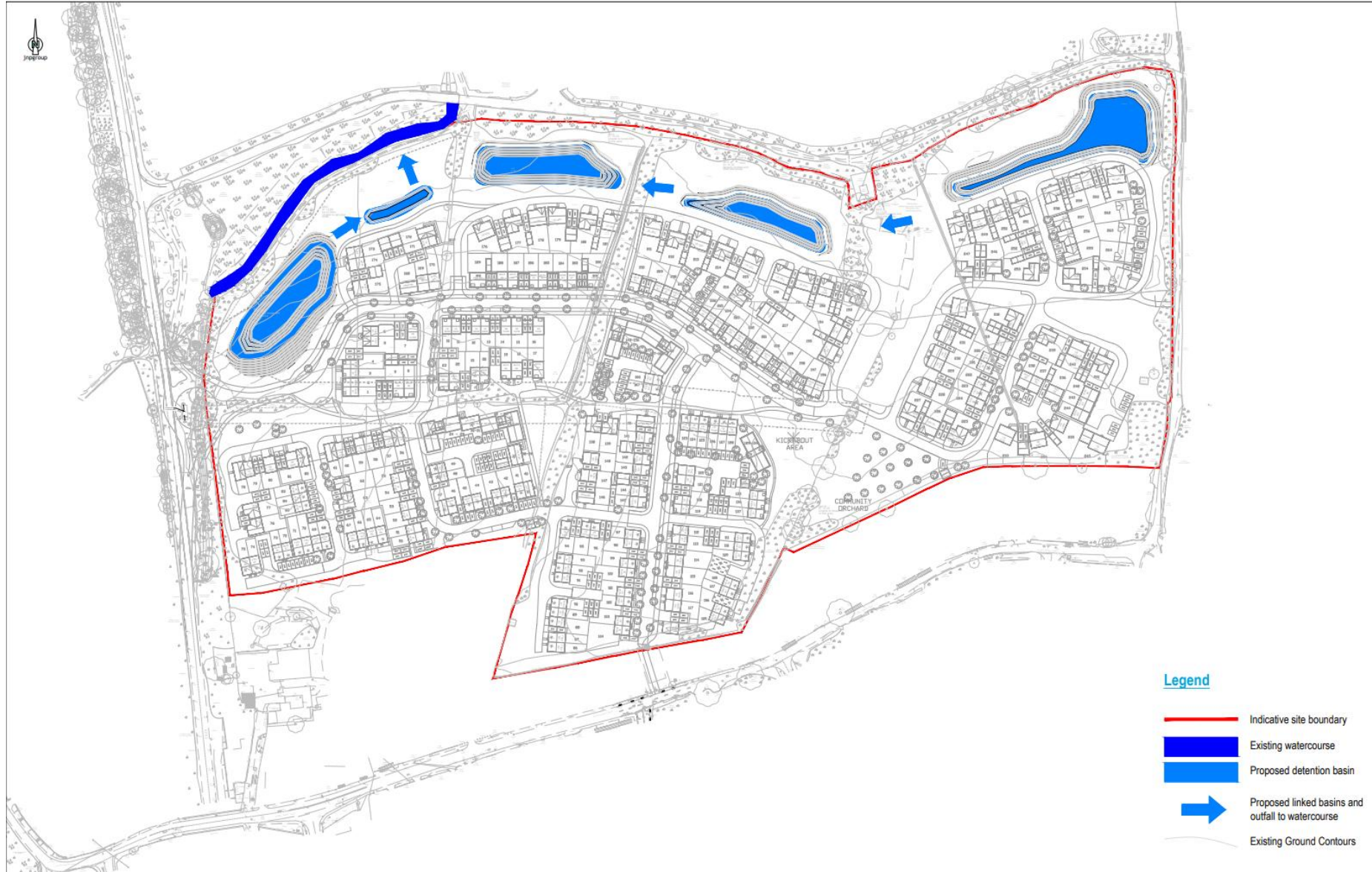


Main entrance to site from bypass roundabout



Pedestrian and cycle access via Roman Road Entrance

Drainage



GLEBE ROAD, STEYNING ILLUSTRATIVE STREET SCENES



0 1 2 3 4 5 10 20m
SCALE 1:200



KEY MAP (NTS)

A	17.02.25	Revised As Per Meeting Dated 14.02.2025	GLP
Rev	Date	Amendment	Initials

Project:
GLEBE ROAD
STEYNING
Client:
VISTRY SOUTH EAST
Drawing:
ILLUSTRATIVE STREET SCENES

Drawing no: 21.1600.7000 Rev: A

Scale/A2: 1:200 Date: FEB 25 Drawn: CLP Checked: PL

finc Architects Ltd
01-63 New London Road | Charnwood (Leamington) Glass (CMO ENG)
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GLEBE ROAD, STEYNING ILLUSTRATIVE STREET SCENES (2 OF 2)



0 1 2 3 4 5 10 20m
SCALE 1:200



KEY MAP (NTS)

Rev	Date	Amendment	Initials

Project:
**GLEBE ROAD
STEYNING**

Client:
VISTRY SOUTH EAST

Drawing:
**ILLUSTRATIVE STREET SCENES
2 OF 2**

Drawing no.:
21.1600.3001

Scale@A2: 1:200 Date: MAR '25 Drawn: CLP Checked: PL

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PLANNING

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Housing Design

GLEBE ROAD, STEYNING
ILLUSTRATIVE STREET SCENES (2 OF 2)



KEY MAP (NTS)

Rev	Date	Amendment	CLP	Initials
A	04.03.25	Hipped Roof's Reverted Back	CLP	

Project:
**GLEBE ROAD
STEYNING**

Client:
VISTRY SOUTH EAST

Drawing:
ILLUSTRATIVE STREET SCENES
2 OF 2

Drawing no: 21.1600.3001 Rev: A

Scale@A2: 1:200 Date: MAR '25 Drawn: CLP Checked: PL

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PLANNING



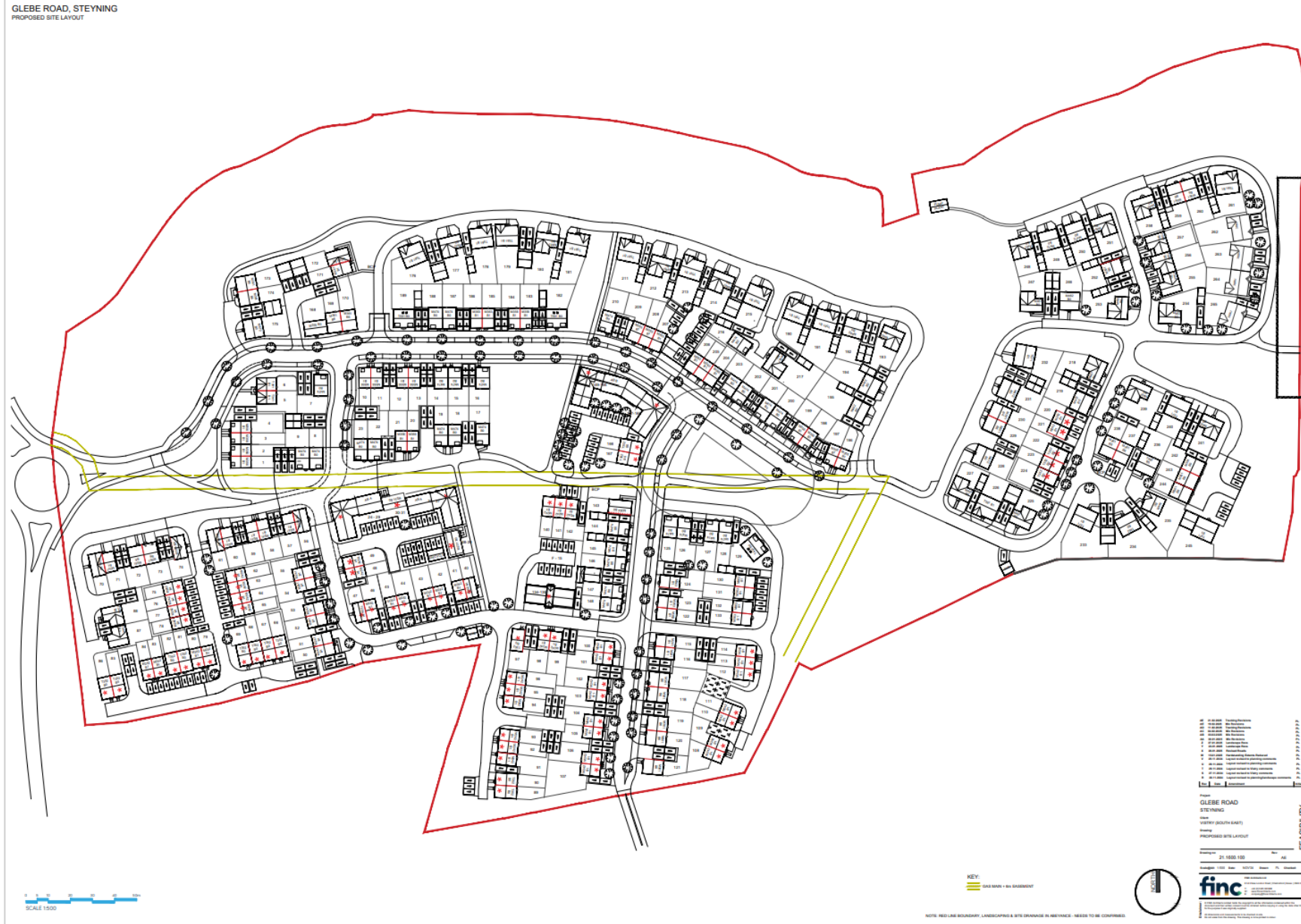
Springline: Detached forms in space with barn like aesthetic

Railway: Mainly brick terrace with Gables and gablets, some linked buildings for continuous frontage

Principal: Higher Density area, linked continuous buildings ranging from 2-2.5 storey, variety of materials including brick, weatherboard, tile hanging. Densest part of site.

Roman Road: Regular, simplistic forms repeated, extending and reflecting the pre-existing vernacular to connect the new development with the original Roman Road community.

Affordable Housing



Affordable Housing

GLEBE ROAD, STEYNING
PROPOSED SITE LAYOUT



Community Benefits



Village Green with
new play area



Green Corridor with
walking routes, doorstep
play areas and seating
areas overlooking new
ponds and greenspaces



Wetland area with
boardwalk



Kickabout area



Community Orchard and
wildflower meadow



40% affordable homes
for local people



Community Financial
Contributions in excess of
£4 million



Shared cycleway/foot-
paths
Toucan Crossing on A283

Vistry Homes has prioritised the energy efficiency of its homes right from conception, at the start of the design and development process. This focuses our sustainability efforts on the materials that make up the building itself, rather than relying on energy saving technology or renewable energy generation. Vistry Homes are currently on track to deliver its first zero carbon house by 2035.

Features at Glebe Road:



Water efficiency measures including the use of dual flush WCs and low flow showers and taps.



External lighting across the site will utilise low energy solar powered street lighting and bollards.



The homes will be designed to minimise the unnecessary bridging of insulation layers with avoidable heat loss being reduced.



Glazing has been design to strike the balance between useful solar gain in the winter and unwanted solar gain in winter.



EV Charging provision to be provided on plot for all houses.



Air/ground source heat pumps.





Ecology

At Vistry, we are committed to building homes that accord with modern standards in ecology and conservation. A full ecological appraisal has been carried out with updated ecological surveys also conducted in support of recent planning conditions. This has identified the presence of badgers, foraging and commuting bats, reptiles and nesting birds on site along with local populations of great crested newts. Vistry's proposals have been carefully designed to preserve the areas of most importance for the protected species present on site and seek to provide a net gain for biodiversity through the below listed enhancement measures.

Ecological enhancements:



Ecology
Corridor



Tree planting



Hedgerow
Creation



Integrated Bat
and Bird bricks



Hedgehog
fence gaps



Orchard
Creation



Meadow and
wetland creation

