



# **Glebe Farm, Steyning Statement of Community Involvement.**

April 2025

## Executive Summary

- > Vistry (hereafter referred to as 'the Applicant') has carried out a comprehensive programme of pre-application engagement prior to the submission of the Reserved Matters Application for Land at Glebe Farm.
- > This delivers on the outline application (reference DC/21/2233) approved in November 2024 by Horsham District Council (HDC). This granted consent for the principle of development for up to 265 dwellings, demolition of No. 37 Kings Barn Lane to provide new pedestrian/cycle/emergency link, provision of vehicular access from the A283 Steyning bypass, provision of public open space, community orchard, sustainable drainage and other ancillary and enabling works. All matters reserved except for vehicular access from A283.
- > The Applicant appointed SEC Newgate to undertake a programme of community engagement and consultation on the proposed scheme, in line with Horsham District Council's Statement of Community Involvement (SCI) and the tenets of the Localism Act 2011. This document explains the public consultation that has been carried out in relation to this application.
- > The Applicant undertook a public consultation programme that involved a range of engagement techniques with different stakeholders.
- > On 15 March 2025, the Applicant held a public exhibition to introduce the new project team and the reserved matters application and receive feedback from the local community on the proposals.
- > 142 people attended the exhibition across the day. The consultation materials could be accessed through a range of methods, including:
  - > A dedicated project website <https://vistrysteyning.co.uk/> on which all the exhibition materials, an online feedback form, and more recent project updates could be accessed.
  - > A Freepost address.
  - > A dedicated project email address: [info@vistrysteyning.co.uk](mailto:info@vistrysteyning.co.uk)
- > In support of the proposed scheme, engagement, including phone calls, meetings and presentations, was held with a range of stakeholders. These included:
  - > The local community
  - > Horsham District Councillors
  - > Steyning Parish Council
  - > The Greening Steyning Group
  - > The Neighbourhood Plan Steering Committee
  - > The Steyning Society
  - > Steyning Business Chamber
  - > Steyning District Partnership
  - > Steyning for Trees
  - > Steyning Community Orchard

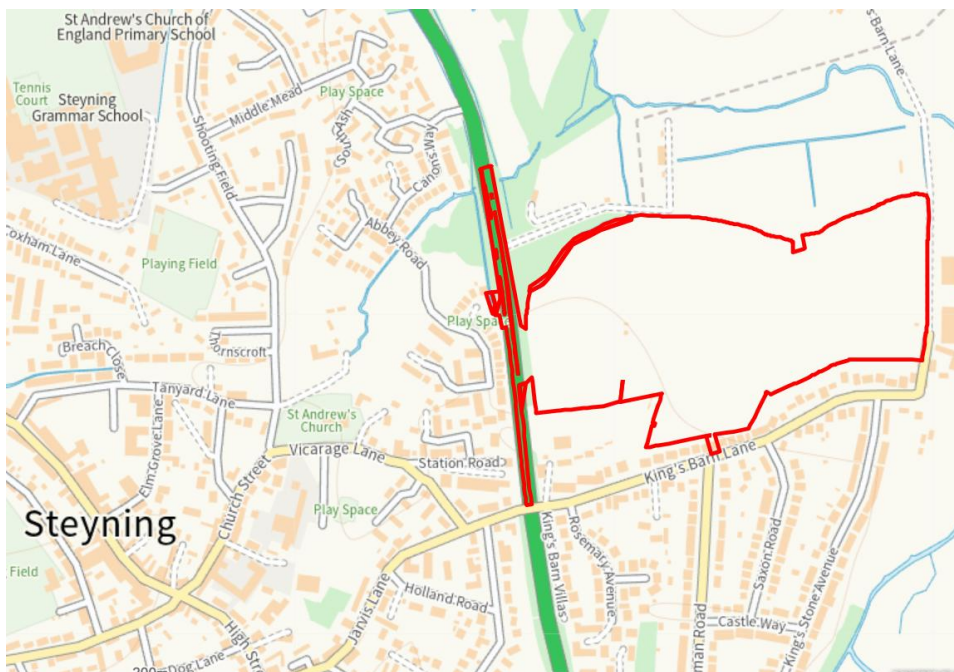
> Local Walking and Cycling Group

## Background

Outline permission was granted for Glebe Farm in November 2024 (reference DC/21/2233) to deliver 265 dwellings, demolition of No. 37 Kings Barn Lane to provide new pedestrian/cycle/emergency link, provision of vehicular access from the A283 Steyning by-pass, provision of public open space, community orchard, sustainable drainage and other ancillary and enabling works. All matters were reserved except for vehicular access from A283.

Since acquiring the site in 2025, the Applicant has sought to work closely with the community, and HDC and officers to bring the site forward in line with the outline consent.

## Site Location



Red line boundary of granted outline permission

## Purpose of Consultation

The Applicant recognises the potential impact that development has on local communities and believes that local people should be involved in helping shape the environment in which they live.

The importance of pre-application engagement is recognised in the Government's National Planning Policy Framework (NPPF), which states that:  
*"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables*

*better coordination between public and private resources and improved outcomes for the community” (Section 39, page 13).“*

In accordance with the NPPF, the Applicant has undertaken a programme of engagement with the local community, to ensure that local people have the opportunity to inform the proposals prior to the submission of a planning application. This programme is also compliant with the National Planning Policy Guidance (NPPG).

Against this background, the objectives of this engagement strategy and programme were as follows:

To meet the requirements for pre-application consultation on major planning applications set out in the Planning and Compulsory Purchase Act 2004 and supporting guidance, including the Council’s SCI and the Localism Act.

To ensure that the local community and its elected representatives were informed and consulted in respect of the proposed plans.

To demonstrate how feedback has been incorporated in the revised proposals and to explain why not, if it has not been.

Effective community involvement should ensure that people:

- > Have access to information.
- > Can put forward their own ideas and feel confident that there is a process for considering those ideas.
- > Can take an active part in development proposals and options.
- > Can comment on formal proposals.
- > Get feedback and be informed about progress and outcomes.

The Applicant is committed to fulfilling these principles and engaged SEC Newgate to co-ordinate the public consultation and report back on the results.

### **Horsham District Council’s Statement of Community Involvement**

An extract from the development management section of the 2020 SCI  
([https://www.horsham.gov.uk/\\_data/assets/pdf\\_file/0011/89471/Statement-of-Community-Involvement-approved-September-2020.pdf](https://www.horsham.gov.uk/_data/assets/pdf_file/0011/89471/Statement-of-Community-Involvement-approved-September-2020.pdf), page 25)

#### *“Pre-application Consultation*

*3.5 Pre-application consultation is carried out by or on behalf of the applicant / developer before a planning application is submitted to the local authority. Seeking pre-application advice is strongly encouraged and is a best practice approach, as set out within Government guidance. The pre- application process can identify potential problems or improvements that could be made to proposals at an early stage.*

*We recommend that any development scheme is developed involving consultation with local residents, organisations and other key stakeholders in addition to the Council and prior to submitting any planning applications for major developments and other complex developments, which would invoke significant public interest. The applicant should consider the outcome of any public consultation to help inform the submission of any planning application.*

*3.6 Local residents can benefit from this by providing their input to help ensure the development is acceptable in planning terms. It can also assist developers by understanding the communities' aspirations and reducing the scope for objections at a later stage.*

*3.7 Developers undertaking pre-application consultation with local communities and stakeholders are asked to address the following:*

- > Set clear objectives and agree the consultation approach with the Development Management Team, including who will be consulted.*
- > Let people know what the scheme is proposing, and be clear about what they can influence when making comments.*
- > Use different engagement approaches to maximise opportunities for people to influence the proposals. In particular steps should be taken to involve any seldom heard groups that could be affected by a proposal.*
- > Submit a statement alongside the final planning application outlining the community involvement work that has been undertaken. This should include a summary of any responses received at consultation, and should explain how feedback has influenced the proposals.*
- > When developers are proposing to amend a scheme which already has permission they are still encouraged to undertake pre-application consultation with the Council, local communities and stakeholder. They are also requested to submit a statement as part of a final application clearly setting out what the proposed changes are."*

## **Targeted Engagement**

The Applicant met with a wide range of local stakeholders in the pre-application stage. The stakeholders have given the Applicant detailed feedback on the plans for the site.

### **Horsham District Council Ward Members**

The HDC ward members for Steyning and Ashurst, Cllr Victoria Finnegan and Cllr Nicholas Marks, were offered a briefing on the applicant's proposals. Both members attended the public exhibition and Cllr Finnegan has been in regular contact with the project team with questions from residents, posting responses on the ward members' shared Facebook page.

- **18<sup>th</sup> February 2025:** Initial meeting with Cllr Victoria Finnegan, the Parish Council Clerk, and The Applicant.

### **Steyning Parish Council - The Neighbourhood Plan Steering Committee**

- **18<sup>th</sup> February 2025:** Initial meeting with Cllr Victoria Finnegan, the Parish Council Clerk, and The Applicant.

- **13<sup>th</sup> March 2025:** A meeting was held at The Steyning Centre with the Neighbourhood Plan Steering Committee and The Applicant. The contact Vistry had had with HDC's planning team already was discussed alongside the need to develop a good working relationship with the community. The committee said it would share its Neighbourhood Plan vision Statement with The Applicant and emphasised the importance of integrating the new development within the existing community and with sensitivity to the South Downs National Park.

### The Greening Steyning Group

- **13<sup>th</sup> March 2025:** A meeting was held at The Steyning Centre with representatives from the group and The Applicant. The Greening Steyning Group emphasised their previous involvement in submitting feedback to the Local Plan and other housing developments with a focus on the sustainability of new housing. Ground/Air source heat pumps and a request for battery storage for each home was discussed, as were questions about grey water recovery and wastewater heat recovery. The group had general concerns about sewage capacity in the area, expressing a dislike for 'tankering'. They also wanted more information about the nearby battery storage facility to which The Applicant shared that they had engaged a consultant on this matter. Street lighting was discussed. There was an interest in protecting species including hedgehogs, barn owls, and swifts, and there was a request to include ecology information in residents' welcome packs. There was support from the group about the quantum of 40% affordable housing and the practicalities of the construction phase were discussed.

### The Steyning Society

- **15<sup>th</sup> March 2025:** A meeting was held at The Steyning Centre with representatives from the group and The Applicant. Site access was discussed in detail and members of the Society emphasised the importance of maintaining the character of Steyning. They also discussed how the development would impact amenities in Steyning.

### Steyning Business Chamber

- **15<sup>th</sup> March 2025:** A meeting was held at The Steyning Centre with the Chair of the Business Chamber, Justin Brown, other representatives from the group and The Applicant. The Business Chamber expressed support for the project and expressed a desire to have a close working relationship with Vistry throughout the construction phase. Vistry's procurement process and opportunities for local businesses in construction and site maintenance were discussed, as was the possibility of having a directory of local businesses and clubs in welcome packs for homeowners. Arranging school visits to the construction site and ways for local eateries to feed site workers were also suggested. A community minibus with bus stops as a joint project with the chamber and Vistry could be explored.

### Steyning District Partnership

- **15<sup>th</sup> March 2025:** A meeting was held at The Steyning Centre with representatives from the group and The Applicant where the possibility for Vistry to generate additional social value from the development by supporting the partnership with various projects was discussed.

### Steining for Trees and Steining Community Orchard

- **15<sup>th</sup> March 2025:** A meeting was held at The Steining Centre with representatives from the two groups and The Applicant. Representatives said that they would be very interested in helping to inform planting strategy for trees and hedges and would like to suggest the species of trees provided on site. The Orchard Society indicated that it may not have the capacity to actually manage the community orchard, but they would be happy to inform the plans about how the orchard should be maintained. A document with a list of suggested species for planting was provided to the project team that included:
  - Indigenous Trees: Rowan (*Sorbus aucuparia*) / Wild Service-tree (*S. torminalis*) / Common Whitebeam (*S. aria*) / Hawthorn (*Crataegus monogyna*) / Field Maple (*Acer campestre*) - host to lots of pollinators.
  - - Hedging: Beech (*Fagus sylvatica*) - good for privacy / Dogwood (*Cornus sanguinea*) / Hawthorn / Blackthorn / Hazel / Holly / Crab Apple / Wild Pear / Guelder-rose / Dog Rose / Alder Buckthorn
  - Encourage the mix of species to prevent disease and increase biodiversity

### Steining Walking and Cycling Group

- **13<sup>th</sup> March 2025:** A meeting was held at The Steining Centre with representatives from the group and The Applicant. Cycling and walking routes through the site and in the wider area were discussed. A question about what CIL and S106 contributions could go towards pathways and cycleways was discussed, especially in relation to reallocating funding from the White Bridge to other projects in coordination with WSCC. The Applicant agreed to support the group's calls for improved bus routes in the area and to continue conversations with the group going forwards. In particular, the cycle repair group could run pop-ups nearby the new development and the group could be promoted in welcome packs to residents.

### Kings Barn Lane Residents

- **15<sup>th</sup> March 2025:** Two meetings were held at The Steining Centre with Kings Barn Lane residents. The need to ensure the Kings Barn Lane access is only for pedestrian, cycle, and emergency services use – not motorbikes – was emphasised. There was also concern about people parking on Kings Barn Lane. It was suggested that the road named in the masterplan as Roman Road be renamed to avoid confusing it with the pre-existing Roman Road nearby. In the second meeting with Kings Barn Lane residents, the consultation process was discussed and concern was raised about the proximity of the new houses to those on Kings Barn Lane. Residents wanted to make the pathway between Kings Barn Lane and houses on the new development for maintenance use only to protect the security of their properties. Issues with Southern Water tankers and concerns that the development would increase need for them were raised. Fly tipping and rubbish burial on the site currently was acknowledged as being an issue that The Applicant needs to manage.
- **3<sup>rd</sup> April 2025:** Individual follow up meetings with Kings Barn Lane residents were held to discuss details of the masterplan. The following themes were brought up:

| Theme | Feedback |
|-------|----------|
|-------|----------|

|                                         |                                                                                                       |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------|
| Kings Barn Lane traffic                 | Concern about additional traffic on Kings Barn Lane                                                   |
| Construction                            | Request to see construction phasing plan                                                              |
|                                         | Request for earlier submission of Construction Management Plan so the committee can give regard to it |
|                                         | Construction concerns – noise and dust, use of flood lighting during winter months.                   |
|                                         | Look to build out near Kings Barn Lane first to block sound, and improve view for potential sellers.  |
| Proximity to Kings Barn Lane properties | Site security and fencing                                                                             |
|                                         | Concerns about orientation of properties next to no 43 Kings Barn Lane.                               |
|                                         | Request for bungalows on Kings Barn Lane perimeter                                                    |
|                                         | Request for green space to be moved to become a buffer between old and new houses.                    |
|                                         | Concern about unit 245 overlooking bungalow                                                           |
| Green space                             | Request for skateboard park as part of plans                                                          |
| Drainage                                | Concerns about flood runoff onto the site                                                             |
|                                         | Water neutrality an issue in HDC                                                                      |

|                    |                                                                                                                            |
|--------------------|----------------------------------------------------------------------------------------------------------------------------|
| BESS safety        | Question about BESS safety                                                                                                 |
| Vistry Group       | <p>Concern that if company goes bust the development will stall.</p> <p>Question about which brand the houses will be.</p> |
| Affordable Housing | Support for it, request for locals to be prioritised                                                                       |

### Council - Planning Committee Members Briefing (online)

- **21<sup>st</sup> May 2025:**
- A meeting was held online with representatives from project team to present a brief summary of the outline consent, plans and application overall to members of the council's planning committee to provide an opportunity to receive feedback and invite questions/ comments following the presentation. Each representative of the Applicant shared the progression of the design iterations that incorporated the community feedback to demonstrate the dialogue between the Applicant and Steyning Residents.
- There were several opportunities for detailed discussion scrutinising the approach and latest designs with Councillors commending the team on the engagement and efforts to incorporate community feedback.
- The Applicant committed to providing construction management plans and specifying boundary and landscaping package to residents ahead of the normal schedule. The Applicant provided an approximate schedule for works should application be approved as well as clarified some outstanding sustainability measures.

## Public Engagement Event

The Applicant held a public engagement event at The Steyning Centre on Saturday 15<sup>th</sup> March. The event was publicised by posts across local Facebook pages, local group mailing lists, and an article in Sussex World. A project website [vistrysteyning.co.uk](http://vistrysteyning.co.uk) was created to host event information and subsequently content shown at the events and an online feedback form (See details of the event publicity in appendix 1). Anticipating a high level of interest, an Eventbrite was created encouraging attendees to sign up to time slots to meet the team. 128 signed up via the Eventbrite and others walked in on the day.

The purpose of the event was to introduce the community to the project team, show the reserved matters plans, and invite feedback on their details.

142 people attended the event. They viewed 12 exhibition boards in the main hall of The Steyning Centre. There were 6 members of the project team available to answer questions, including representatives from Vistry, Finc (architects), JNP Group (engineering), and SEC Newgate (community engagement). The boards' contents are summarised below; see Appendix 3 for images.

| Board | Focus              | Information                                                                                                                                                                                                                                                     |
|-------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | Welcome            | <ul style="list-style-type: none"> <li>• Introduction to the exhibition</li> <li>• Information about The Applicant's plans to bring forward a Reserved Matters Application</li> <li>• Information about the project team</li> <li>• Project timeline</li> </ul> |
| 2     | About Vistry Homes | <ul style="list-style-type: none"> <li>• About Vistry Group and its partnerships-led approach</li> </ul>                                                                                                                                                        |
| 3     | Masterplan         | <ul style="list-style-type: none"> <li>• Annotated site masterplan</li> </ul>                                                                                                                                                                                   |
| 4     | Housing Design     | <ul style="list-style-type: none"> <li>• Information about housing design</li> <li>• Streetscapes graphics</li> </ul>                                                                                                                                           |
| 5     | Character Areas    | <ul style="list-style-type: none"> <li>• Map and description of proposed character areas</li> </ul>                                                                                                                                                             |
| 6     | Access             | <ul style="list-style-type: none"> <li>• Diagrams of primary access route from the A283 and the pedestrian and cycle only access via Kings Barn Lane</li> </ul>                                                                                                 |
| 7     | Sustainability     | <ul style="list-style-type: none"> <li>• Information about sustainability features on the houses</li> </ul>                                                                                                                                                     |

|    |                     |                                                                                                                                                             |
|----|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8  | Landscape Design    | <ul style="list-style-type: none"> <li>Information about landscaping proposals such as the community orchard and green corridor through the site</li> </ul> |
| 9  | Ecology             | <ul style="list-style-type: none"> <li>Information about ecological enhancements</li> </ul>                                                                 |
| 10 | Affordable Homes    | <ul style="list-style-type: none"> <li>Information about affordable housing provision</li> </ul>                                                            |
| 11 | Community Benefits  | <ul style="list-style-type: none"> <li>Contributions the site makes to the existing community</li> </ul>                                                    |
| 12 | Enlarged masterplan | <ul style="list-style-type: none"> <li>Another masterplan board</li> </ul>                                                                                  |

Attendees were encouraged to fill out a feedback form that they could return on the day, send back via Freepost, or fill out online via scanning a QR code or visiting the consultation website. Residents were also able to email the project team at [info@vistrysteyning.co.uk](mailto:info@vistrysteyning.co.uk). In total, 47 feedback forms were returned to the project team. 12 through the online form and 34 paper forms (See a copy of the feedback form in appendix 4).

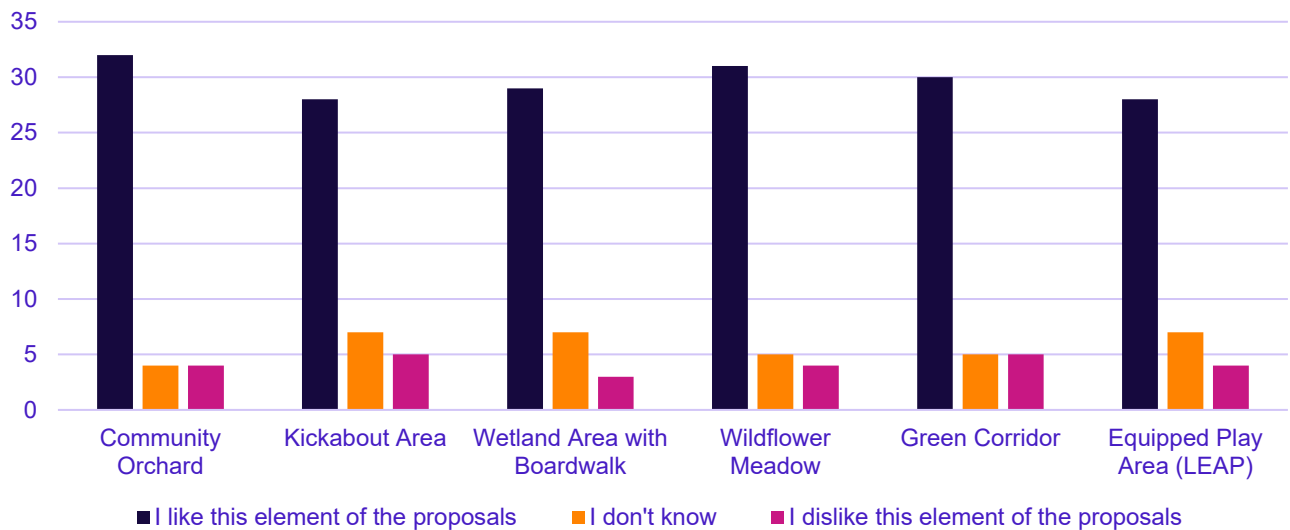
The website will remain the main point of contact with the community as the project progresses. The website has a document library where all the exhibition materials can be found for community members to refer to. The website will provide regular updates – an update on on-site investigative works was recently added.

## Feedback Analysis

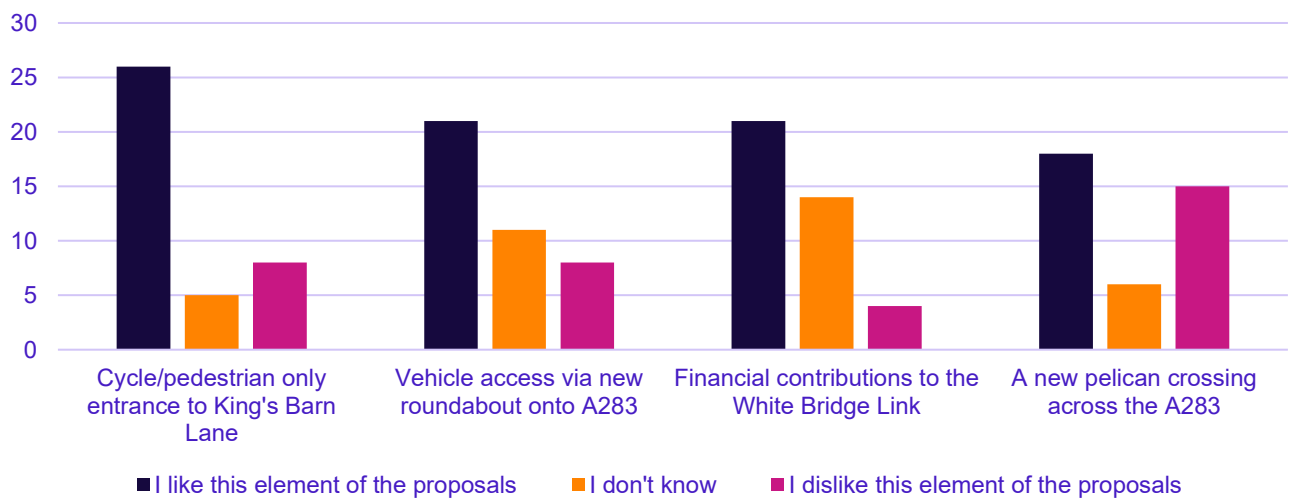
### Quantitative Overview

>

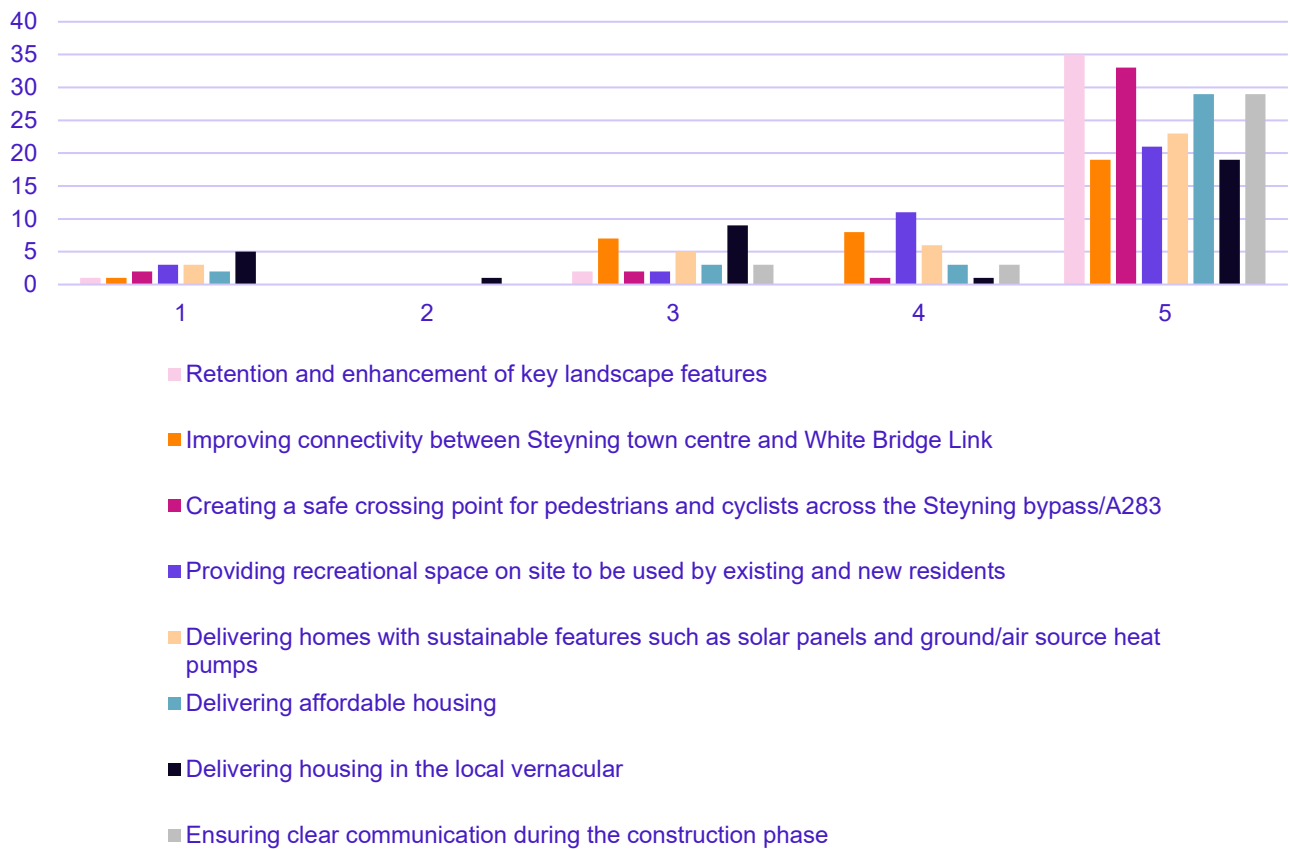
### What do you think about the different types of green space provided on site?



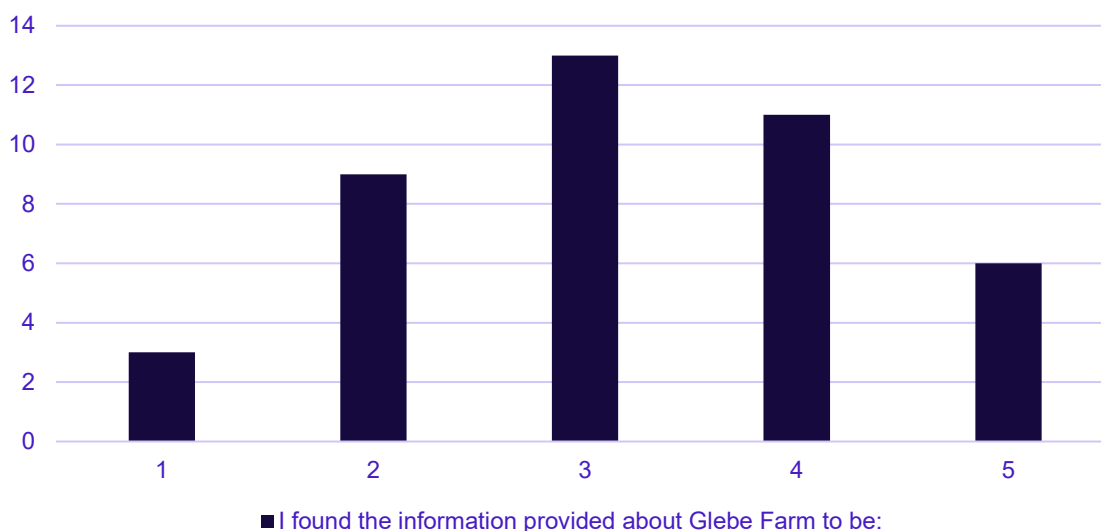
### What do you think about the connectivity of the site?



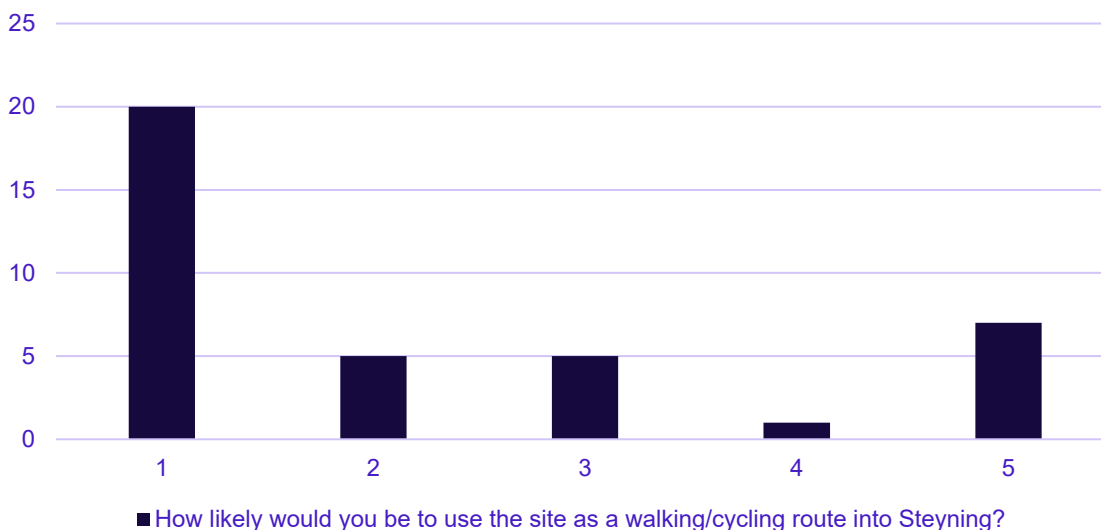
## When developing Land at Glebe Farm, how important do you consider the following?



### I found the information provided about Glebe Farm to be:



### How likely would you be to use the site as a walking/cycling route into Steyning?



#### Detailed Feedback

- > Residents were asked to provide their own comments on ideas for green space provision, street names, walking and cycling provision, and their previous experiences of residential developments in the area. They were also invited to provide any additional comments about the application.
- > Comments frequently made are summarised below and grouped by topic.

## Green space and play area provision

| Themes                                                                          | Count | Quotes/details                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Larger green space buffer on southern edge adjoining Kings Barn Lane Properties | 4     | <ul style="list-style-type: none"> <li>&gt; "Good features to include but why build so close to existing properties on KBL - reverse the design."</li> <li>&gt; More than 5m buffer</li> <li>&gt; Higher hedgerows on KBL</li> </ul>                                                                                                                                  |
| No publicly accessible path on boundary                                         | 4     | <ul style="list-style-type: none"> <li>&gt; Access only for maintenance due to privacy and security concerns</li> <li>&gt; "The walkway buffer zone between existing houses on Kings Barn Lane and new houses (the old pig run) needs to not be turned into a public footpath or access route due to the existing houses having 3 or 4 foot fences."</li> </ul>       |
| More wildlife corridors                                                         | 4     | <ul style="list-style-type: none"> <li>&gt; "Where ever possible there should be wildlife corridors that link up isolated areas of existing habitats. Any remaining hedges should be gap-filled with a variety of native plant species that in turn will encourage biodiversity."</li> <li>&gt; "Help children learn about nature"</li> </ul>                         |
| Support                                                                         | 3     | "They seem great"                                                                                                                                                                                                                                                                                                                                                     |
| Playground                                                                      |       | <ul style="list-style-type: none"> <li>&gt; Fenced area to keep dogs out, toddlers in</li> <li>&gt; soft, all weather surfaces</li> <li>&gt; swings; roundabout; slide</li> <li>&gt; make it multigenerational with outdoor gym equipment (7)</li> <li>&gt; large enough for existing community to use</li> <li>&gt; keep children's areas away from water</li> </ul> |
| Skateboard park                                                                 | 7     |                                                                                                                                                                                                                                                                                                                                                                       |
| Query about who will maintain greenspace/playground                             | 4     |                                                                                                                                                                                                                                                                                                                                                                       |

|                         |   |                                                                                                                                                                                                                                                              |
|-------------------------|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Other uses              | 4 | <ul style="list-style-type: none"> <li>&gt; "Maybe a quiet walled garden type area with seating for elderly residents"</li> <li>&gt; Allotments</li> <li>&gt; Picnic area (2)</li> <li>&gt; "consult local groups to see what's needed"</li> </ul>           |
| Kick about area         | 2 | <ul style="list-style-type: none"> <li>&gt; Not big enough</li> <li>&gt; Need Multisport facilities</li> </ul>                                                                                                                                               |
| Green spaces not needed | 1 | "Steyping has many green spaces, "creating" new areas, within the centres of the "estate" is neither helpful nor necessary." "[play area equipment]None, as who will maintain it, pay for it, and/or police it. The play area is pointless and unnecessary." |

### Street name suggestions

| Themes       | Count | Quotes/details                                                                                                                                                                                                                                                                                                                                             |
|--------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Glebe Farm   | 3     | "The site is already being locally called The Glebe Farm Estate, so perhaps that could be its official name. Taking that into consideration, perhaps the following street names would suit:<br>The main thoroughfare could be called 'Glebe Farm The Street' and others such as Glebe Farm Road, Glebe Farm Lane, Glebe Farm Crescent, Glebe Farm Walk..." |
| Norman Names | 1     | "As the Normans built Steyping Church you could incorporate some Norman names into street names."                                                                                                                                                                                                                                                          |
| Medland Road | 1     | "The Rev Thomas Medland, Vicar 1840-1842, preserved our parish church from collapse and paid for our lovely Lynchgate. See the church tour on our website Friends of Steyping Parish Church."                                                                                                                                                              |
| South Downs  | 1     |                                                                                                                                                                                                                                                                                                                                                            |
| Horse Shoe   | 1     |                                                                                                                                                                                                                                                                                                                                                            |
| Weald        | 1     |                                                                                                                                                                                                                                                                                                                                                            |

|                         |   |                                                                                                                           |
|-------------------------|---|---------------------------------------------------------------------------------------------------------------------------|
| Charlton                | 1 |                                                                                                                           |
| River                   | 1 |                                                                                                                           |
| Cuthman's Mother        | 1 |                                                                                                                           |
| Reggie Street           | 1 |                                                                                                                           |
| Julia Donaldson         | 1 |                                                                                                                           |
| Talk to Steyning Museum | 1 |                                                                                                                           |
| Do not call it...       | 2 | Roman Road as delivery drivers will get it confused with the current road; Principal Road as it could be easily misspelt. |

### ***Experience of nearby development***

| <b>Themes</b>                                            | <b>Count</b> | <b>Quotes/details</b>                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------------------------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| There has not been much development in Steyning recently | 6            |                                                                                                                                                                                                                                                                                                                                                                    |
| Not enough affordable housing                            | 6            | <ul style="list-style-type: none"> <li>&gt; "There is a lack of affordable and good quality rented accommodation and the 40% you pledged in your exhibition in the Steyning Centre needs to be sustained"</li> <li>&gt; "Delivering affordable housing twice as important as anything else!"</li> <li>&gt; "Low quality accommodations and conversions"</li> </ul> |
| Drainage concerns                                        | 3            | <ul style="list-style-type: none"> <li>&gt; E.g. run off issues in Lancing</li> <li>&gt; Gatewick Park impact on chalk stream</li> </ul>                                                                                                                                                                                                                           |
| Roads                                                    | 3            | <ul style="list-style-type: none"> <li>&gt; Gatewick Park "bad layout, 'rat-run' but too narrow for safe use"</li> </ul>                                                                                                                                                                                                                                           |

- > Church Fields/Abbey School – “very good, nice houses/green space but poor parking and limited pavements”
- > “Development of Canan's Way estate (abutting Steyning bypass) has poor access on to bypass. Could this access be integrated with proposed roundabout serving Glebe Farm?”

|                           |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Design                    | 5 | <ul style="list-style-type: none"> <li>&gt; “Too many have one design stamped across the landscape, have multiple typologies”</li> <li>&gt; “Out of character: Near the north west end of Goring road, two three storey houses were built without any effort to mimic the old Victorian/Edwardian properties opposite. They lack front gardens, just paved over parking spaces - quite out of character with the area.”</li> <li>&gt; Support for local materials</li> <li>&gt; Support for imaginative architecture</li> </ul> |
| Support for infilling     | 3 | > “In filling good, failure to develop old school site bad, housing in town should be prioritised”                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Not enough infrastructure | 8 | > Not enough local schools, health care                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| BESS Safety concern       | 1 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

### Site Connectivity

| Themes                                                  | Count | Quotes/details                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Secure pedestrian and cycle only entrance from vehicles | 6     | > “please make pedestrian only entrance secure against people who will drive onto KBL.; keep emergency vehicles only”                                                                                                                                                                                                                                                                                                                             |
| Bypass                                                  |       | <ul style="list-style-type: none"> <li>&gt; Toucan crossing will cause traffic on bypass</li> <li>&gt; “The pedestrian/ cycle ramps are very seldom used elsewhere. Kids especially will find a way thorough or over the already very dangerous A283 not withstanding the crossings.”</li> <li>&gt; Need for bridge/tunnel over bypass</li> <li>&gt; Concern about traffic on bypass</li> <li>&gt; Roundabout should be off Canons Way</li> </ul> |

|                             |   |                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Kings Barn Lane             | 4 | > Deter parking on Kings Barn Lane                                                                                                                                                                                                                                                                                                            |
| White Bridge already funded | 3 |                                                                                                                                                                                                                                                                                                                                               |
| Cycle routes                | 3 | > Kings Barn Lane entrance should be pedestrian only, not for bicycles<br>> Path after toucan crossing into town centre too narrow for cyclists<br>> <i>"cycle ramp plans have changed from initial plans &amp; a more extensive scheme is now suggested. No indication of replanting of trees following the creation of the cycle ramp."</i> |
| Make provision for buses    | 2 | > <i>"e.g. a lay-by for a bus stop near the site entrance."</i>                                                                                                                                                                                                                                                                               |

## Design

| Themes                         | Count | Quotes/details                                                                                                                                                                                                                                                                                                                |
|--------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Bungalows                      | 6     | > More bungalows for older people to downsize to<br>> Move bungalows near Kings Barn Lane to blend in with existing dwellings and improve privacy for residents<br>> <i>"current planned bungalows only being sited in the far eastern corner which are more suitable for the elderly but in the most inaccessible place"</i> |
| Support for affordable housing | 5     | > <i>"40% is great"</i>                                                                                                                                                                                                                                                                                                       |
| Make design more sustainable   | 5     | > <i>Need roof solar</i><br>> <i>"Should all new build have solar panels on roof as standard? Are heat pumps intended for all properties or just some?"</i><br>> <i>"Batteries for solar power system should also be built in from the start"</i><br>> Support for air/ground source heat pump inclusion                      |
| Density                        | 3     | > <i>Too dense</i>                                                                                                                                                                                                                                                                                                            |

|              |   |                                                                                                                                                                                                                                                             |
|--------------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Architecture | 3 | > <i>"Buildings in Steyning have a variety of design and scale. The Conservation Area illustrates this well. Tall buildings, medium height etc, a wonderful mix of styles which gives it character and depth. This layout completely fails to do this."</i> |
| Heights      | 1 | > <i>"2 - 2.5 storey houses - this is against current skyline/views. Plenty applications refused because of this."</i>                                                                                                                                      |
| Boundary     | 1 | > <i>Proximity to 37A, 35, 39; light and privacy concerns</i>                                                                                                                                                                                               |

## Environment

| Themes   | Count | Quotes/details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Drainage | 10    | > View that Glebe Farm is a flood plane<br>> Issues with flooding of the Downlink and Kings Barn Lane flooding and Southern Water over capacity<br>> <i>"the current status of Southern Water's capacity for managing water. rivertrust.org - storm overflow SRN0826 + 0453 (64 times in 1 year) 2023. government limit is 10 (untreated water). How do you guarantee money directed straight to this problem?"</i><br>> Protect the chalk streams (especially Fletcher's Brook and the Tanyard Chal Stream) |
| Lighting | 2     | > <i>"Steyning is a 'dark sky' area. South Downs National Park. We don't want lots of extra lighting especially at night."</i>                                                                                                                                                                                                                                                                                                                                                                               |
| Trees    | 1     | > Maintain trees and hedging                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

## Response to Feedback

| Feedback                | Changes made                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Security / Privacy      | Fencing and planting. We received many requests to protect the privacy and security of the homes along the site boundary on Kings Barn Lane. We have committed to securing the site as well as provide quality, robust fencing and planting to provide security and privacy buffers for those properties. Dialogue has begun around specific plants/ trees to use and whether small parcels of land could be returned to the community or sold near the boundaries to neighbouring properties affected.         |
| Pedestrian Access       | Pedestrian/ Toucan crossing changes. It was felt that the corner near the roundabout and entrance to the site may present a danger to pedestrians crossing the busy bypass towards or from Steyning Town Centre. Metal protective barrier railings were suggested. This was accepted and the pedestrian/ design plan amended to include barriers up to the Toucan crossing.                                                                                                                                     |
| Site Layout             | Homes moved further away from the southern boundary. This also involved reordering the site layout, so car parking provides buffer/ gap between Kings Barn Lane residences and the plots closest to the lane, meaning in some cases homes have been moved beyond 8m further from existing properties. (See the changed masterplan below).                                                                                                                                                                       |
| Emergency Access        | Pedestrian access to Kings Barn Lane. Residents wanted a range of fence/ gate/ bollard options considered – Vistry is looking at a combination solution to offer disabled access, emergency access whilst preventing cars/ eBikes/eScooters entering.                                                                                                                                                                                                                                                           |
| Walking/ Cycling routes | Entrance to site near White Bridge – additional access/egress on the eastern perimeter and potentially along northern border of site to allow greater pedestrian access whilst tying the existing White Bridge pathway into the new community. Many community groups and residents noted that the improvements to the White Bridge have already been paid for. The Applicant is looking into how the money ringfenced for the White Bridge in the outline permission can be redirected to other local projects. |

Community  
Communications

Willingness to work with community groups, parish council, and ward councillors going forwards. Continued open dialogue and communication between the ward councillors and parish council. This included returning several times for individual meetings with residents that are affected.

### Changes to masterplan



*Reserved Matters plans for the southern perimeter of the site shown at consultation*



*Amended masterplan of southern perimeter of the site following resident feedback. Plots 108 and 109 have been moved further from the site boundary.*

## Conclusion

In line with local and national guidance, the Applicant has undertaken a programme of consultation to engage with local residents and elected representatives in respect of proposals for reserved matters applications for Land at Glebe Farm, Steyning.

SEC Newgate, on behalf of the Applicant, undertook engagement with the local community prior to the planning application being submitted. Local stakeholders have had the opportunity to engage with representatives of the project team, as well as direct engagement via email and phone during the formal public consultation process.

The Applicant has demonstrated a willingness and desire to meet and engage with a wide range of stakeholders, and to continue this dialogue post submission, and will make every effort to incorporate comments received from the consultation where possible in the final plans.

## Appendix 1 – Public Consultation Event Publicity

### Publicity of the engagements

Posts on the Steyning & Ashurst  
– Horsham District Councillors  
Facebook Page

[19 February](#)

[28 February](#)

[March 14](#)


**Steyning & Ashurst - Horsham District Councillors**  
 February 19 · 🌐

Dear Steyning Residents

Last year I received much correspondence from you regarding the Glebe Farm application. As you know the application was approved (with many details to come later in reserved matters). Subsequently, many have contacted me with questions about the development.

When will they start?  
 When will #37 Kings Barn Lane be demolished?  
 How will workmen access the site?  
 What will the houses look like?  
 Will the new houses be energy efficient?

I have not been able to help with all the answers. However, I now have an update for you. Richborough Estates have now sold the 'Land North of Glebe Farm' to Vistry Group. Vistry Group are now looking to engage with the local community as they bring the reserved matters forward. Vistry Group are aware of the strong feelings about this site and the sensitivity of a large development in Steyning.

SEC Newgate are a company that work with Vistry Group in their local engagement. I am working with the Parish Council to ensure that you have a good opportunity to raise all your questions, concerns, and ideas with Vistry Group and SEC Newgate.

In the next few days I hope to be able to share with you a link to a specific SEC Newgate website dedicated to this development. Moving forward this can be your go-to for answers.

I will also soon be able to share community engagement dates for your diary in March. These will be sessions at the Steyning Center. There will be a particular focus for those who live on Kings Barn Lane and some relevant Steyning groups.

Thanks  
 Victoria  
 victoria.finnegan@horsham.gov.uk

Call now

 2
 7 comments

**Steyning & Ashurst - Horsham District Councillors**  
 February 28 · 🌐

My post on 19 Feb explained that the Vistry Group has purchased the 'land north of Glebe Farm' from Richborough Estates. The Vistry Group are aware of the strong feelings about this site and the sensitivity of a large development in Steyning. SEC Newgate are a company that work with Vistry Group in their local community engagement. I can now share with you the website that will be your go-to for answers. It is currently set up to book your place on public consultation on Saturday 15 March, from 10:00 – 16:00 at The Steyning Centre, Fletchers Croft, Steyning, BN44 3XZ.

At the event, you will be able to find out more information about the proposals and ask questions to the project team. All exhibition content will be made available on their website following the event.

Given the anticipated level of interest, you are asked to sign up to attend at specific time slots during the day. To sign up for a time slot please use the link below and select your preferred time.

👉👉👉👉 <https://vistrysteyning.co.uk/>

In addition to this open public consultation there will be separate smaller group meetings for relevant Steyning groups (e.g., for Kings Barn Lane residents). If you are invited as part of a group, you need not duplicate and sign up as an individual.

Victoria  
 07742100254  
[Victoria.finnegan@horsham.gov.uk](mailto:Victoria.finnegan@horsham.gov.uk)

**Steyning & Ashurst - Horsham District Councillors**  
 March 14 at 9:12 PM · 🌐

**Reminder**  
**Tomorrow Vistry Group will be at the**  
**Steyning Centre answering your questions**  
**about**  
**Glebe Farm**

Public exhibition to be held over plans for 265 new homes in West Sussex town

[Sussex World](#)

4 March

People

## Public exhibition to be held over plans for 265 new homes in West Sussex town

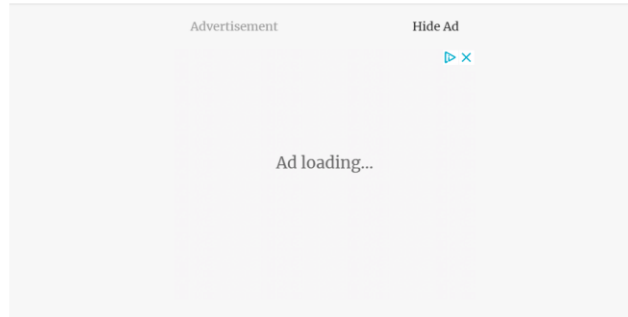
By Sarah Page  
 Chief Reporter



Published 4th Mar 2025, 16:10 BST

Horsham District Council granted planning approval last year for the housing on land north of Glebe Farm in Kings Barn Lane, Steyning.

Now the developers plan to submit an application for approval of 'reserved matters' – the design and layout of the new homes.



Meanwhile, development company Vistry Homes is to hold a public consultation and exhibition of the proposals at The Steyning Centre on March 15.

Eventbrite page where attendees were invited to sign up for a particular timeslot

[Eventbrite](#)

Saturday, 15 March

## Community Consultation with Vistry re. Glebe Farm

Vistry are holding a community consultation to share the proposed plans and hear views of local residents ahead of the full submission.

### Date and time

 Sat, 15 Mar 2025 10:00 - 16:00 GMT

### Location

 **The Steyning Centre**  
 Fletchers Croft Steyning BN44 3XZ  
[Show map](#) 

### About this event

Vistry are holding a public exhibition to share the proposed plans with the community and hear views of local residents ahead of the full submission at Glebe Farm site near Kings Barns Lane. This is an opportunity to learn more about the possible design and building works as well as share your concerns. There are 30 minute timeslots for people to sign up to throughout the day in which you can drop in to see the plans and ask any questions. There will be opportunity for some private one-to-one discussions, particularly if you live on the nearby Kings Barns Lane during the drop in slots. Please indicate or email ahead of the day if you would like to speak directly with one of the Vistry team.

## Appendix 2 - Invitation to Kings Barn Lane residents

Vistry Group

26 March 2025

Dear Neighbour,

I am writing to you on behalf of Vistry Group in relation to Land at Glebe Farm.

Vistry Group purchased the site in February 2025 from Richborough Estates with outline planning consent for 265 new homes and consent for a new roundabout on the A238 Steyning By-Pass.

Vistry is now bringing forward the detailed plans for the site (a Reserved Matters application), which can be viewed online at [www.vistrysteyning.co.uk](http://www.vistrysteyning.co.uk).

You may have noticed some activity on site this week. There are currently archaeological works taking place on the site. This is part of the pre-commencement conditions agreed in the outline planning consent; other development works will not commence until the Reserved Matters application is approved by Horsham District Council. More information on this work can be found at [www.vistrysteyning.co.uk](http://www.vistrysteyning.co.uk).

On Saturday 15th March we held a public exhibition to outline plans for the site, to which around 140 members of the community attended. Meetings were also held with representatives of local groups including Steyning Parish Council, Steyning Local Walking and Cycling, Greening Steyning, The Steyning Society, Steyning Community Orchard, Steyning Business Chamber, and Steyning District Partnership.

We also met with several residents of Kings Barn Lane, who raised specific concerns relating to the proposals, which our team are now looking to see if they can resolve.

During our meeting with Kings Barn Lane residents, it was brought to our attention that the event on 15th March was not widely known about. As a result, we have agreed to hold further meetings with neighbours to discuss the plans further.

We have booked space at the Steyning Centre on the 3<sup>rd</sup> April between 12-5pm to hold further meetings with neighbours. Should you like to meet with the team, please visit [www.vistrysteyning.co.uk](http://www.vistrysteyning.co.uk) to book a time.

If you are unable to make it during this time or cannot access the website, please dial us on 0800 099 6176 and we would be happy to arrange a call.

John Longhorn  
Senior Planning Manager

## Appendix 3 - Exhibition Boards

Land at Glebe Farm, Steyning
Vistry Group

### Welcome

Welcome to Vistry Homes public consultation event in relation to the site at Glebe Farm, Steyning.

Vistry Homes is bringing forward a reserved matters application for 265 homes at Land North of Glebe Farm, Kings Barn Lane, Steyning.

This event is an opportunity for the community to provide feedback on the proposals design and layout of the new homes, as well as including the delivery of the community orchard and, open space and cycle routes. Around the room are members of the project team who will be happy to answer any questions you may have about the site.

### Project Team

  
 Developer

  
 Architect

  
 Landscape Architect

  
 Planning Consultant

  
 Engineer

  
 Public Engagement

### Project Timeline

Today

●

Exhibition

March

●

Feedback to be received

April

●

Vistry considers feedback, potential amendments made

April / May

●

Planning application submitted to Horsham District Council

September / October

●

Determination of planning application

Land at Glebe Farm, Steyning
Vistry Group

### About Vistry Homes

We are a young and dynamic business, with a Partnerships-led approach, and an exciting manufacturing operation called Vistry Works. The Group was formed in 2020 and the integration of Countryside Partnerships into the Vistry family in November 2022, has made us a key player in the drive to tackle the country's housing crisis.

Delivering thousands of homes every year for the affordable and open marketplaces, the Vistry Group has an unmatched portfolio of brands, each with a rich history and strong reputation, and includes Linden Homes, Bovis Homes and Countryside Homes.

Our purpose as a responsible developer is to work in partnership to deliver sustainable homes, communities and social value, leaving a lasting legacy of places people love. The Group has been awarded the 5 Star Rating by the Home Builders Federation following the latest home building industry's Customer Satisfaction Survey.




Site entrance to Land at Glebe Farm from A283

## Masterplan

Vistry Group

- 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



## Land at Glebe Farm, Steyning

Vistry Group

### Character Areas

The proposed materials for the site reinforce the variation in character across the development. Materials and detailing have been designed to take a traditional approach and to be reflective of the local vernacular.

There are four primary 'themes' to the design as you move through the development beginning with Railway Suburbs meeting Springline Village at Principal Street. The Principal Street design will tie the Springline Village aesthetic at the northern periphery of the site, to the Roman Road character area that reconnects it with the existing residential areas.

The proposals are to use differing bricks that alternate as feature bricks to create variety and differentiation between character areas, as well as the use of tile hanging, white and black timber boarding to create interest to focal buildings. Flint detailing will also feature. The following imagery sets out some of the key features proposed within the architectural elevations.



#### 1 SPRINGLINE VILLAGE

Detached forms in space with barn-like aesthetic.

#### 2 RAILWAY SUBURB

Mainly brick terrace with gables and gablets, some linked buildings for continuous frontage.

#### 3 PRINCIPLE STREET

Higher density area, linked continuous buildings ranging from 2-2.5 storey, variety of materials including brick, weatherboard, tile hanging.

#### 4 ROMAN ROAD

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

## Land at Glebe Farm, Steyning

## Vistry Group

### Access

The primary access for the site is from the A283, Steyning Bypass, leading from a newly constructed roundabout on the bypass.

As you enter the site you will pass a carefully landscaped wetland area comprising of new ponds and walking routes that will meander through the site, revealing the houses beyond.

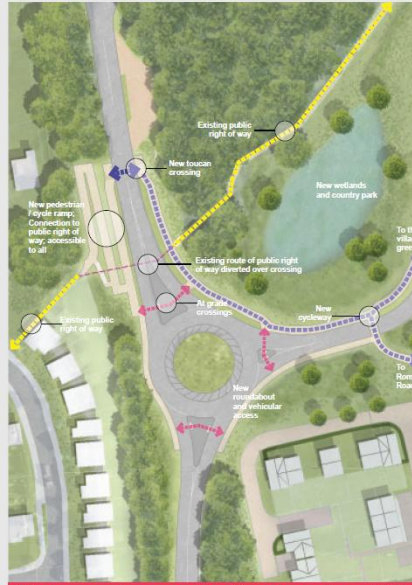
The spine road will be designed to sit alongside the natural spaces, footpaths, leisure areas and orchard and will provide interesting variations as you travel through the site.

Alongside pedestrian and cycling crossing point near the site entrance, further pedestrian only access will be provided via a cut-through to Kings Barn Lane. This cut-through will also serve as an emergency access, however there will be no routine vehicular access onto Kings Barn Lane.

The addition of a roundabout at the site entrance will have the effect of reducing speed at this point of the bypass. We are committed to working with the Parish and local community groups to ensure that this crossing facilitates safe walking and cycling routes into Steyning.



Pedestrian and cycle access via Kings Barn Lane (Roman Road)



Primary access via new roundabout from Steyning bypass (A283)

## Land at Glebe Farm, Steyning

## Vistry Group

### Sustainability

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 summer.



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



Air/ground source heat pumps.

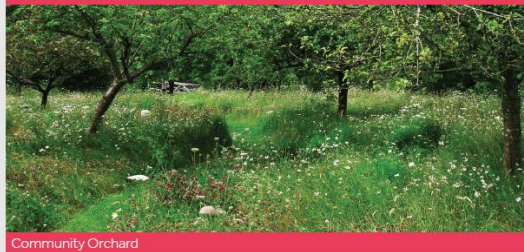


## Land at Glebe Farm, Steyning

## Vistry Group



Green Corridor



Community Orchard

### Landscape Design

Due to the sensitive nature of the site Vistry has placed a strong emphasis on taking a landscape-led approach to the plans. Homes are to be integrated into the natural landscape of the site, retaining and building upon existing topological and environmental features.

- The existing right of way across the site has been retained connecting the site to the wider landscape (see masterplan board).
- A new, equipped children's play will be located adjacent to the right of way incorporating natural features such as winding paths, grassy play mounds, new trees and areas of planting.
- Retained and additional tree planting around the site will soften the built form. Existing ponds will create an attractive focal point and the potential for additional ecological enhancements.
- Sensitive landscaping will tie each character area together – each working towards the community orchard and encouraging the repeated use of pathways and wetland meadows.
- Circular walking and cycling routes that take advantage of existing landscape features provide opportunities for travel across the site as well as links to footpaths and cycle routes beyond.

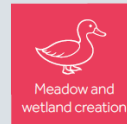
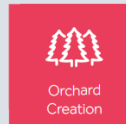
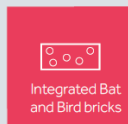
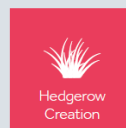
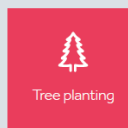
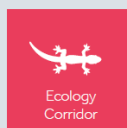
## Land at Glebe Farm, Steyning

## Vistry Group

### 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:



## Land at Glebe Farm, Steyning

## Vistry Group

### Affordable homes

Vistry's proposals for Glebe Farm, Steyning, contains 40% (105 homes) affordable homes. The waiting list for affordable homes in West Sussex has increased every year for the past three years. The provision of affordable housing in the application will be 30% homes of shared ownership and 70% homes with affordable rent.

### What does affordable housing mean?

Affordable housing is designed for those with an income at or below the median as rated by a housing affordability index.

Houses marketed as 'affordable' must be 20% below market value.

These homes are provided via schemes such as shared ownership, social rent or affordable rent. This will be delivered by an affordable housing partner.



## Land at Glebe Farm, Steyning

## Vistry Group

### 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 £3 million



Shared cycleway/footpaths  
Toucan Crossing on A283



## Appendix 4 - Feedback Form

## Feedback Form

Thank you for attending today's engagement event. We would be grateful to receive your feedback by 30 March 2025.

You can respond by:

- Filling in this feedback form today and putting it in the box
- Taking a feedback form away and returning it to: FREEPOST SEC NEWGATE LOCAL (no stamp required)
- Emailing [sophie.richardson@secnewgate.co.uk](mailto:sophie.richardson@secnewgate.co.uk)
- Go online to [www.vistrysteyning.co.uk](http://www.vistrysteyning.co.uk)

I found the information provided about Glebe Farm to be:

Very uninformative    1   2   3   4   5    Very informative

### Green Spaces

What do you think about the different types of green spaces provided on site?

I like this element of the proposals    😊   I don't know    😐   I dislike this element of the proposals    ☹️

|                                                                                                                    |   |   |   |
|--------------------------------------------------------------------------------------------------------------------|---|---|---|
| Community Orchard                                                                                                  | 😊 | 😊 | 😊 |
| Kickabout area                                                                                                     | 😊 | 😊 | 😊 |
| Wetland area with boardwalk                                                                                        | 😊 | 😊 | 😊 |
| Wildflower Meadow                                                                                                  | 😊 | 😊 | 😊 |
| Green corridor with walking routes, doorstep play areas, and seating areas overlooking new ponds and green spaces. | 😊 | 😊 | 😊 |
| Equipped Play area (LEAP)                                                                                          | 😊 | 😊 | 😊 |

## Land at Glebe Farm, Steyning

## Vistry Group

What other suggestions about the different types of green space provision do you have?

What equipment would you like to see in the new play area?



### Transport and Connectivity

Where do you currently walk and cycle in the local area?

How do you currently travel to Steyning town centre?

- |                                                      |                                                      |                                             |
|------------------------------------------------------|------------------------------------------------------|---------------------------------------------|
| <input type="checkbox"/> Walking                     | <input type="checkbox"/> Mobility scooter/wheelchair | <input type="checkbox"/> Taxi or other cab  |
| <input type="checkbox"/> Walking with pram/pushchair | <input type="checkbox"/> Motorcycle/moped            | <input type="checkbox"/> Car (driver)       |
| <input type="checkbox"/> Jogging/running             | <input type="checkbox"/> Bus                         | <input type="checkbox"/> Commercial vehicle |
| <input type="checkbox"/> Cycling                     | <input type="checkbox"/> Car (passenger)             | <input type="checkbox"/> Scooter            |

## Land at Glebe Farm, Steyning

## Vistry Group

What do you think about the connectivity elements of the proposals?

| I like this element of the proposals                            | 😊 | I don't know | 😐 | I dislike this element of the proposals | 😞 |
|-----------------------------------------------------------------|---|--------------|---|-----------------------------------------|---|
| Cycle and pedestrian only entrance onto King's Barn Lane        | 😊 | 😊            | 😊 |                                         |   |
| Vehicle access via new roundabout onto the Steyning bypass/A283 | 😊 | 😊            | 😊 |                                         |   |
| Financial contributions to the White Bridge Link                | 😊 | 😊            | 😊 |                                         |   |
| A new pelican crossing across the Steyning bypass/A283          | 😊 | 😊            | 😊 |                                         |   |

How likely would you be to use the site as a walking/cycling routes into Steyning?

Not likely      1   2   3   4   5      Very likely

Street names can be a way for a new site to connect with the heritage of the local area. Do you have any suggestions for street names that link to Steyning's history?

## Land at Glebe Farm, Steyning

## Vistry Group



When developing Land at Glebe Farm, how important do you consider the following?

Retention and enhancement of key landscape features

Not Important 1 2 3 4 5 Very Important

Improving connectivity between Steyning town centre and White Bridge Link

Not Important 1 2 3 4 5 Very Important

Creating a safe crossing point for pedestrians and cyclists across the Steyning bypass/A283

Not Important 1 2 3 4 5 Very Important

Providing recreational space on site to be used by existing and new residents

Not Important 1 2 3 4 5 Very Important

Delivering homes with sustainable features such as solar panels and ground/air source heat pumps

Not Important 1 2 3 4 5 Very Important

Delivering affordable housing

Not Important 1 2 3 4 5 Very Important

Delivering housing in the local vernacular

Not Important 1 2 3 4 5 Very Important

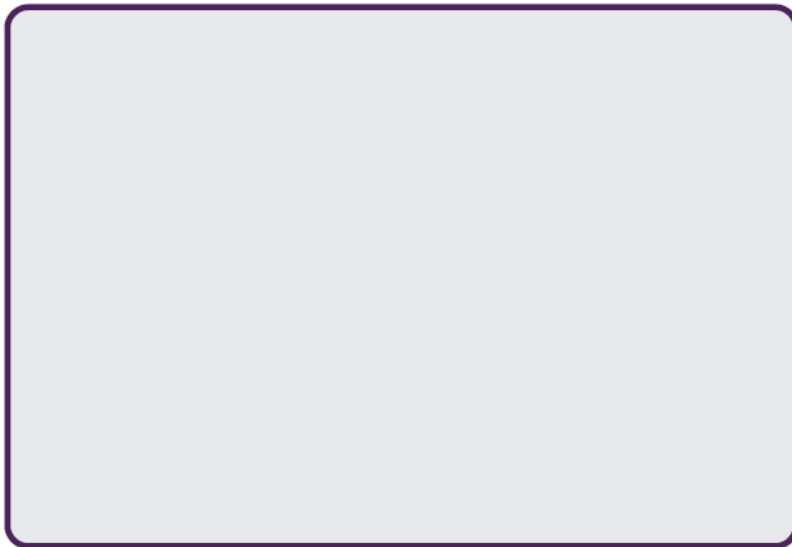
Ensuring clear communication during the construction phase

Not Important 1 2 3 4 5 Very Important

What has been your experience of recent residential developments in the area? What are some things that have been done well and what are some things that haven't been done well?



Please provide any further comments about the reserved matters proposals for Glebe Farm that you have seen today:



## Land at Glebe Farm, Steyning

## Vistry Group



### Tell us more about you

1. What is your home postcode?

2. What is your connection to the area?

☐

I live in the area

☐

I study in the area

☐

I am a visitor to this area

☐

I work in the area

☐

I have a business in the area

3. What is your age group?

☐

Under 15

☐

35 - 44

☐

65 - 74

☐

16 - 24

☐

45 - 54

☐

75 - 84

☐

25 - 34

☐

55 - 64

☐

85 or over

☐

Prefer not to say



### Keep in touch

Please write your name and email below to be kept up to date about the site:

Email:

Name:



### How we will use your information:

This feedback will be used anonymously to provide public feedback on the community's views of the proposals. Any comments received will be analysed by Vistry and any of its appointed agents. We will request that any personal details are not placed on public record and will be held securely by Vistry and its agents in accordance with data protection law and will be used solely in connection with the consultation process and subsequent planning applications and, except as noted above, will not be passed to third parties. Further information on the privacy policy can be found on the Vistry website: <https://www.vistrygroup.co.uk/privacy>



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