

Final Steyning Parish Council {SPC} comments concerning Reserved Matters Planning Application:-

DC/25/1138 – Land north of Glebe Farm & Kings Barn Lane

Introduction

This document presents sequentially and itemised in relation to issues raised, first listed in black - SPC's comments to HDC submitted on the 22nd August 2025 and in consideration of the first request for Reserved Matters Application feedback.

Under each numbered issue/item there is then presented the SECNewgate/ Vistry response as per documented in their meeting notes/ minutes and subsequent actions following the 'Glebe Farm engagement meeting', which was convened with SPC reps, District Councillor Finnegan and HDC Planning Officer Matthew Porter, on the 14th October 2025.

Then at a Steyning Parish Council Steering Committee meeting on the 26th November 2025, final comments concerning the Reserved Matters Application were agreed by members and these are noted in red text, again within and concluding each itemised section.

Item 1. Building orientation and height adjacent Kings Barn Lane boundary

SPC First Comments

SPC appreciate there has been compromise which has helped deal with residents' concerns – and to ensure that these measures are adhered to. But also to say that there are still some outstanding negotiations with residents involving further compromise.

SPC require Vistry to consider lowering the profile of plot 121 and/or moving the building, or changing it to a single or 1.5 storey height.

SECNewgate/ Vistry response

Comment	Actions
Building orientation and height adjacent to Kings Barn Lane boundary	
- Plot 121 was moved further away from boundary to other side of carparking space as requested. - Share the new revised layout plans that reflects this from Connor with SPC and Cllrs. See extract enclosed	JL / JE

- Architects have said..." If we put double parking at the end, we'd have the turning head in that area due to the distance the refuse trucks would have to go to the end of the road... We are sitting over 20m away from the rear of the bungalow which is quite a bit more than the requested distance...

Fig showing plot 120 and 121 new layout.



CORRECTION - AMENDMENT: There was discussion re proximity of plot 121 to the boundary. Vistry confirmed plot 121 would move further away due to double car space remodelling (by approximately one car parking space), and Vistry would provide an illustration of the changes they had already planned soon after the meeting.

Final SPC Comments

Members appreciated the work done by Vistry to move buildings and amend plans to allow for a wider buffer zone as per figure above. This has eased the concerns from residents living adjacent this boundary and the final design was appreciated by members **without objection**.

Item 2. Kings Barn Lane Boundary planting and fence/wall construction

SPC First Comments

SPC appreciate there has been compromise, with Vistry now including wider gaps between boundary walls, including additional planting, and that trees would be part of the solution – and to ensure that these measures are adhered to. However, also to be aware of the following which has been discussed at many community engagement meetings since 13th March 25 – SPC request that Vistry ensure there is a planning condition attached to the reserved matters approval requiring commitment to consult with KBL residents (within a timescale agreed with the ward member) regarding details of the boundary treatments and advanced planning in this area (to include but not limited to 5m buffer, 1.8m fencing inside any of the existing substantial hedges, security, woodland structural planting and the maintenance thereof). Refer also to Condition 17 of the Planning Committee Report (26th September 2024) which requires “structural planting along buffer zones to be retained/enhanced” and Policy 30 and 33 of the HDPE.

SECNewgate/ Vistry response

Kings Barn Lane Boundary Planting and fence/ wall construction

- Instruct TOR & Co to prepare Landscape Briefing Note that sets out indicative design commitment to secure 5m buffer and boundary – Hedge > 6' Fence > Landscape planting/ trees along boundary. Details/ measurements and drawings attached.
- Share with Cllr Finnegan and SPC. This has been actioned, and work is due imminently
- Include information on advanced planting/ screening where possible refer to Greening Steyning planting note – see Site Trees/ Shrubs and Orchard.

CORRECTION – AMENDMENT:

Post meeting note: the illustration should form part of these minutes. One being at no 43 Kings Barn Lane pinch point.

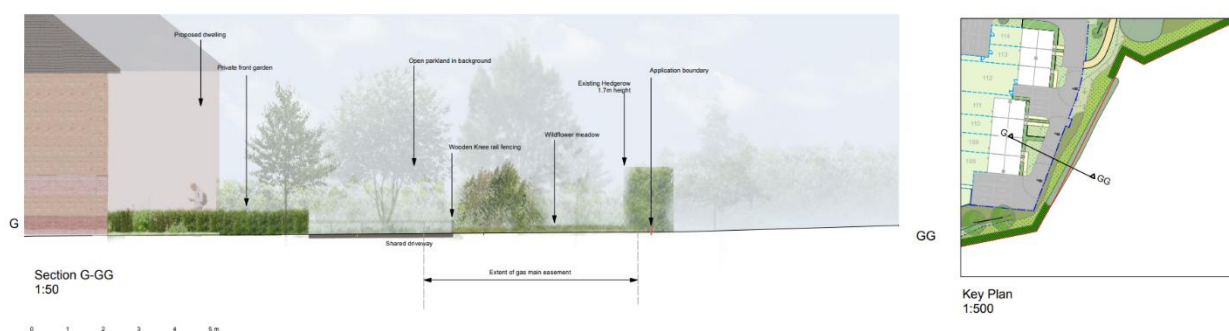
We agreed that the security gates at either end would not be required because it didn't need two lines of fencing due to the dense planting and that to illustrate this more accurately, at least 3 cross sections showing boundary design and planting would be provided.

John Longhorn will speak with Tom Fowler about this.

These details to be included in the reserved matters submission.-

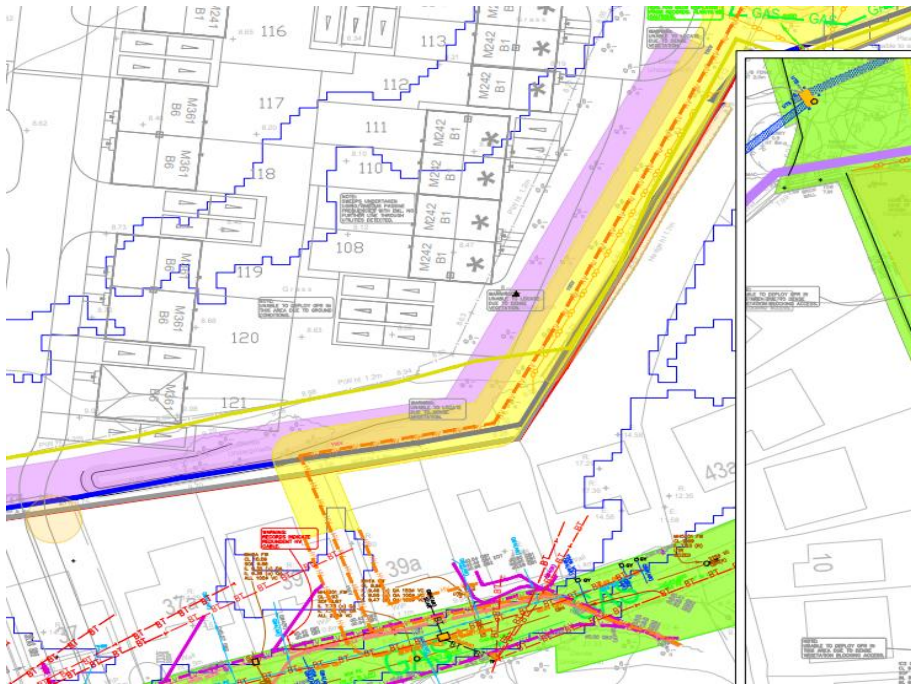
VISTRY: We have pressed the utilities statutory undertakers to respond to technical constraints for planting request and provide clarification on what is permissible for planting schedules on the easements and boundary. Once these have been provided our landscape and technical team will issue further detailed plans and illustrations of these cross sections, which will be fully addressed at condition discharge stage.

Indicative technical illustration of Number 43 boundary buffer.



Please appendix 1 for greater and more accurate details

Easement diagram of affected boundary section:



Red dotted line: High voltage electrical line.

Yellow: Easement – likely to limit planting to hedges, wildflower and grassland

Purple: No constraint

Final SPC Comments

Members appreciated the work done by Vistry to amend the plans and also in providing cross sectional representations of the design which includes measurements and planting/ structural installations as detailed in emails to Councillor Finnegan subsequent to the meeting dated 14th October and now attached to this document within Appendix 1. This has eased the concerns from residents living adjacent this boundary and the final design was appreciated by members **without objection.**

Item 3. Green Energy

SPC First Comments

SPC appreciate there has been compromise as stated within the ‘Energy Statement’ which ensures gas will not be used on site, and that each plot will have heat supplied by a mix of Air and Ground source heat pumps – and to ensure that these measures are adhered to, but to also include solar roof installations on any south facing (up to 30 degrees of south), predominantly on black slate roofs with PV tiles. The number of Plots involved may be above the levels of necessity of provision as per the ‘Energy Statement’ Carbon footprint calculations, but SPC consider they remain an essential element in consideration of energy sustainability, and in any case would likely promote house sales which would outweigh any additional construction costs. Clarification and identification on properties that will include solar is required please, including numbers.

SPC request a new condition - requiring PV roof installation on all south facing properties as per the community engagement feedback which determined the type required. To preserve street views any street facing, south facing, grey/black tiled roofs should be slate look PV tiles.

SPC require sight of the energy statements for individual properties as part of the full build management plan in advance, including details of the location of ground source and air source heat pumps.

SECNewgate/ Vistry response

Green / Energy

- Determine ASHP/ GSHP and PV mix
- Solar PV panels on all roofs? Or south facing? Request for written commitment from group (SPC/ Ward Cllrs) This will be a no gas, fossil fuel free site. PVs are normally installed in conjunction with gas because the gas boiler is only 85% efficient. By comparison ASHPs are 350% efficient and allied with oversized radiators makes for a very efficient clean solution. However, this will all be reviewed when the SAP calculations are prepared.
- Can Vistry demonstrate going further on environmental commitments?
- SPC request PV on at least all south facing roofs that are also low profile and blend with the roof tiles.
- SPC 'require' sight of the energy statements for individual properties as part of the full build management plan including locations of the GS/AS Heat pumps. Not required by HDC.
- SPC requested SAP/EPC Reports for 265 units in advance. This work will only commence post RM when an instruction to carry out the working drawings can be issued.

CORRECTION – AMENDMENT:

All expressed Vistry's commitment to energy and green options such as heat pumps, no gas, PV as a positive and potential flagship development. In line with community engagement presentation documents, Jonathan England and John Longhorn confirmed that all homes would have PV, except for those that have design constraints. But that nevertheless this would be close to all properties. Matthew Porter said that Vistry should provide the minimum number of dwellings with PV as a SAP for all 265 would not be available at this stage as requested by RB. If possible, natural looking solar roof tiles rather than panels installed.

CORRECTION - UPDATE: *Vistry able to commit to minimum 50% of all properties will have PVs. SAP calculations are under constant review and so likely every suitable property will have PV resulting in more than 50% of properties with PVs.*

Final SPC Comments

Members thanked John Longhorn, Vistry's Senior Planning Manager, for his confirmation that in an email to Cllr Finnegan on the 26th November that 'by our current reckoning, at least 50% of dwellings will have PVs'. Members wanted to again emphasise the parish's preference for 100% integrated PV coverage on all suitable properties and cross-referenced HDC conservation officers most recent advice which supports this. Members believed a project maximising sustainability requirements would enhance the saleability of properties, and provided these

commitments were honoured by Vistry members raised **no objection but would request further consideration of the parish preference for near 100% PV coverage**

Item 4.

Walking & Cycling east exit from site to connect with White Bridge/ Downs Link

SPC First Comments

SPC appreciate a link has been included within the scheme, but to suggest it is moved to the sites Southeastern corner to promote better likelihood of pedestrian and cycle usage and to avoid unsafe passage along unlit country lane. Including a Twitten to run down between new development and Kings Barn Lane boundary in the southeastern corner, following the community engagement consultation plans submitted in March 2025. – This scheme fits in with Boundary plans and would likely cost less than the proposed present exit / connection route.

SECNewgate/ Vistry response

Walking and cycling eastern exit.

- Discussed the previous twitten request, Matthew Porter able to disclose reasons not to support moving pedestrian access despite SPC request due to number of issues from consultants including; access to gas easements, security and boundary planting to existing KBL properties and residents - for limited benefit to community.
- Request from SPC to examine if we could extend path to existing gate ingress on east of site rather than have the path further up the road away from White Bridge Link.
- Concern from SPC that current planned exit on east of site is dangerous and request WSCC double check the vis-splay.
- Landscape architect - reexamine this new suggested path. This has been re-examined, and we decided to proceed based on the link running around the outside of the proposed landscaping bund (rather than breach it) which is required for Heritage purposes. The problem is that WSCC would require a Road Safety Audit and that would show that a minimum visibility splay of 43 m would be needed either side of the gate effectively removing long lengths of hedging. It is worth noting that the access would be opposite the BESS access and would also conflict with the LAP (see plan) - Extract showing line of fp/cycle link beyond bund but running through play area (forgive the wavy line!)



CORRECTION - MINUTES: After further consideration from Matthew Porter and highways, it is understood that the alternative route will not be taken forward and we appreciate the efforts to look for alternative routes.

Final SPC Comments

Members appreciated the efforts of Vistry given HDC planning and WSCC Highways departments apparent intransigence against further considering alternative routes, and were not convinced by the reasons given by them, when presented with SPC's preferred option noted above, or Vistry's planned compromise, also noted above. Indeed members thought that the solution championed by WSCC and HDC if anything created more safety concerns for pedestrians and cyclists due to the lack of continuous pavement along Kings Barn Lane, seeking to connect between Upper Beeding and Steyning via the White Bridge link. Members wanted to ensure it was stated that when S106 and Cil monies became available they would seek to work with the WSCC Highways department on a safer solution at a later date and when the development was nearing completion to avoid missing the opportunity to create safer school and community routes.

Item 5. Market Housing & Affordable Housing

SPC First Comments

Note the following as per the Planning and Affordable housing Doc - 6.9.4. The mix for the market housing has been slightly amended since the overall mix indicated at Outline. To summarise, the proposals include no 1-bedroom dwellings (previously 16%) but include a higher percentage of 3-bedroom dwellings (43% vs 34%); the proposals include a lower percentage of 2-bedroom dwellings (11% vs 31%), a higher percentage of 4-bedroom dwellings (36% vs 18%) and now includes a small number of 5-bedroom dwellings (11% vs non at outline). **Whilst SPC appreciate that Vistry will further consult on market housing mix, we are seriously concerned about 4 and 5 bed houses being 47% of the mix and this was thought to be unreasonably high.**

SPC requires that the affordable housing needs reflect the needs of Steyning and should be amended as per 6.9.11 on the Planning and Affordable housing Doc -

6.9.11 At a late stage in the Pre-Application process, the Council's Housing Team raised concerns regarding the mix of affordable housing; they commented:

The Housing Register in Steyning currently has 155 households waiting for housing of which is broken down to 42 households (27%) in need of a 1-bedroom unit, 33 households (21%) in need of a 2-bedroom unit, 51 households (33%) in need of a 3-bedroom unit and 29 households (19%) in need of 4 or more bedrooms.

SECNewgate/ Vistry response

Market Housing and Affordable Housing

- John provided updates on the revised numbers – agreed with HDC. This was accepted by SPC and wider group.
- The development will comprise of 265 homes of which 106 will be affordable.

CORRECTION - ADDITIONAL DETAILS:

As per our Planning Statement, Vistry's work with RPs has confirmed that the market does not support such a high % or 1 bedroom accommodation and on the basis that the vast majority of the development is delivery housing, rather than flats, the provision of 17 (16%) 1 bedroom units is considered to be acceptable; Vistry have reached out to 16 RPs, of which 3 have so far shown expressions of interest.

In acknowledgement of the longest waiting list on the register being for 3 and 4 bedroom dwellings, the number of 3 bedroom properties has been increased from 20 (19%) up to 28 (26%) and where no provision of 4 bedroom dwellings had previously been made, the proposed mix now includes 5 (5%).

This provision should also be viewed in the context that the proposal is also over providing, 5% above the policy requirement and all properties are designed to be M4(2) compliant which exceeds current policy."

Rev AT House Type Summary

Affordable		
Bedrooms	Number	%
1	17	16%
2	56	53%
3	28	26%
4	5	5%
Total	106	100%

Affordable		
Bedrooms	Number	%
1	17	16%
2	69	65%
3	20	19%
4	0	0%
Total	106	100%

Final SPC Comments

Members noted that much discussion had taken place involving the HDC planning department who on the 17th November were still raising objections to the proposed mix of housing units. However, by the 19th November, HDC's housing officers concerns had been allayed by Vistry in that they had 'confirmed that they will be review and revise the affordable tenure for the two bedroom units. As a result, this issue is no longer a concern, and the proposed mix can be considered capable of better aligning with local need'. Comforted by this statement, members raised **no objection** to the new proposed mix of housing units.

Item 6. Electric Hook Up

SPC First Comments

SPC appreciate there has been consideration of an electric hook up on the 'village green area' but there is a need to ensure water is also supplied to that position {To facilitate potential future Community Events}

SECNewgate/ Vistry response

Electric Hook Up

- Confirmed that electricity 'hook up' and water point will be provided.
- Place near the bandstand/ pavilion for community events. Design discussions ongoing with HDC.
- ECO Grid surface landscaping for vehicles to be parked.
- Vistry to provide details in Landscape Plan / Briefing Note. Referring to locations of the points near the bandstand. Share with SPC. To be issued when completed.

CORRECTION: Covered seating area for community events was appreciated by all.

Final SPC Comments

Members were very pleased with these augmented plans presented by Vistry and their further attempts to create a future community meeting/ events space, without restriction, and raised **no objections**.

Item 7. LEAP / LAP provision and street furniture choices

SPC First Comments

SPC appreciate the scope of this proposed multiple play-site provision as per stated within the *Design Access Statement* document, and to ensure that the look, quality, type and number of these installations and the 'Blue box checklist' is adhered to

There is a requirement for ongoing discussions with the parish council to ensure appropriate installation of LEAP / LAP equipment provision as has been previously agreed, as well as a requirement for ongoing discussions with the parish council to ensure appropriate installation of suitable street furniture choices.

SECNewgate/ Vistry response

LEAP/ LAP

- SPC very positive on current designs, plans and approach from Vistry on LEAPs/ LAPs. Re-engage with SPC on design discussions at later date ahead of their delivery.

Final SPC Comments

Members remained very appreciative of the planned installations and **no objections** were raised.

Item 8. Road Names

SPC First Comments

SPC appreciate that Vistry have acknowledged there should be further liaison with the Parish Council in order to come up with suitable road names and thereby to avoid duplication or confusion with existing Steyning Road names, plus to ensure an appropriate theme for the site is taken on board.

For example, there is a requirement for Roman Road not to be duplicated

SECNewgate/ Vistry response

Road Names

- Re-engage Steyning community and SPC at later date on the street names. Include in discussions. Agreed
- Confirmed 'Roman Road' will not be one of the names.

Described current process but willing to consult SPC.

Final SPC Comments

Members appreciated removal of 'Roman Road'. No further comments **nor objections** raised

Item 9. Boundary walls (noted as Brick)

SPC First Comments

There are a number of boundary walls due to be constructed in brick that are shown in the housing / site plan – SPC ask that the design includes flint infills to give them more of a Steyning / South Downs feel.

SECNewgate/ Vistry response

Boundary walls (Brick)

Request to include flint in designs has been accepted and worked in by FINC to new plans.

Final SPC Comments

Members wanted to thank the developer for agreeing to the prominent use of flint in boundary treatments and in the street scene, thereby enhancing local character and being in keeping with the emerging Design code for Steyning, which was further confirmed in a statement to Cllr Finnegan on the 26th November. Therefore, **no objections** raised.

Item 10. Rainwater Harvesting

SPC First Comments

SPC appreciate there has been much work been undertaken to include this important measure which will certainly assist with water neutrality calculations, but want to ensure that these measures, and the system as a whole and as stated within the specification document is installed please – *Stormwater Harvesting system*.

SECNewgate/ Vistry response

Rainwater Harvesting

Further information requested from SPC and Cllr Finnegan / shared reflecting the change in water neutrality policy calculations. We are still awaiting the formal response from Government due 1/11/25 and thereafter HDCs course of action. Therefore, we are as submitted moving forward

Final SPC Comments

Members remained very pleased with Vistry's green approach and the proposed installations despite lifting of water neutrality requirements and were therefore raising **no objections**

Item 11. Site Trees / Shrubs and Orchards

SPC First Comments

There has been a great deal of community engagement with notable key stakeholders in this field and SPC are pleased that their knowledge and expertise has so far been appreciated and has led to amendments to the planting programme. However given the latest plans SPC requires that these additional notes are adhered to please.

SPC's lead Orchard and Tree specialist volunteer has scrutinised the applicable docs and has stated the following:-

Structural Tree Planting

- *Multiple English Oaks (Quercus Robur) are listed. Consider including Sessile Oak (Quercus petraea), also native to the UK but less common locally.*
- *Instead of non-native Italian Alder (Alnus cordata), native Alder (Alnus glutinosa) could be used, though it requires damp soil.*
- *Black Poplar could be included, particularly in wetter areas. A current Sussex project led by the Western Rother Rivers Trust and Kew at Wakehurst is propagating saplings from a very limited population of mature trees in the county.*
- *Bird Cherry (Prunus padus): These are fast-growing, tall, and dense trees with limited ecological or aesthetic value beyond short-lived blossom. They create heavy shade, drop significant debris, and can become problematic as they mature.*
- *A large number of Common Hawthorn are proposed. For variety, some could be replaced with Midland Hawthorn (Crataegus laevigata), which is rarer, flowers earlier, and supports pollinators at a different time of year.*

Native Hedge Over Easements

- *The plan proposes a 50/50 mix of Hawthorn and Blackthorn. This is suitable for the NW hedge, where there is space for Blackthorn to spread.*
- *For the SE hedge, adjacent to the orchard, Hawthorn-only is recommended. Blackthorn spreads via underground suckers and may become invasive among fruit trees. Hawthorn offers blossom and berries without this issue.*

Orchard

- *The orchard plan has changed from c. 18 to c. 15 trees, now divided by hard-surfaced paths. An oval-shaped feature nearby (possibly a track) is noted, though not clearly explained in the submitted documents.*

- Orchard note indicates species/varieties are to be agreed with a local community group.

SECNewgate/ Vistry response

Site Trees / Shrubs and Orchards

- Send the Landscape Team (TOR) this list of suggested plants for site provided by Greening Steyning: Agreed

CORRECTION: Not provided by Greening Steyning, rather by Steyning Community Orchard

Structural Tree Planting

- Multiple English Oaks (*Quercus Robur*) are listed. Consider including Sessile Oak (*Quercus petraea*), also native to the UK but less common locally.
- Instead of non-native Italian Alder (*Alnus cordata*), native Alder (*Alnus glutinosa*) could be used, though it requires damp soil.
- Black Poplar could be included, particularly in wetter areas. A current Sussex project led by the Western Rother Rivers Trust and Kew at Wakehurst is propagating saplings from a very limited population of mature trees in the county.
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- For the SE hedge, adjacent to the orchard, Hawthorn-only is recommended. Blackthorn spreads via underground suckers and may become invasive among fruit trees. Hawthorn offers blossom and berries without this issue.

Orchard

- The orchard plan has changed from c.18 to c.15 trees, now divided by hard-surfaced paths. An oval-shaped feature nearby (possibly a track) is noted, though not clearly explained in the submitted documents.
- Orchard note indicates species/varieties are to be agreed with a local community group.

Final SPC Comments

Members appreciated Vistry taking on board the local groups advice and looked forward to their working collaboratively together on this project. **No Objection**

Item 12. Traffic Management Plan

SPC First Comments

There is currently no Traffic Management plan available for scrutiny – SPC wishes to be able to check and comment on this document when it becomes available.

SPC wanted to thank Vistry for their non-material amendment to application DC/21/2133 to allow for vehicular access direct from the A283 Steyning By-pass via approved access roundabout as first phase of the development in line with Condition 10 of the Outline Planning

Permission – as this would reduce the possibility of potentially huge problems from delivery drivers using inappropriate lanes within Steyning.

SECNewgate/ Vistry response

Traffic Management Plan

- Request from SPC and community for TMP and CMP as soon as is possible.
- JL informed group of likely s278 works and timelines with bypass and roundabout subject to approval. And all subject to likely committee date.
- No vehicles through town, or along KBL where possible, complaints already on some of trial works.
- JL to share highways and 'splays' reports with Cllr Finnegan.

CORRECTION - Missing from minutes: Commencement of roundabout works would not initiate CIL but would initiate S106. If all went to plan, earliest start date would be mid-January 2026.

Final SPC Comments

Members remained concerned that works on the bypass would lead to delays for traffic and a consequent increase in traffic passing through the town high street and that they had not seen TMP nor CMP, but no other comments were raised. Early sight of these documents would be beneficial for communication to the town residents.

Item 13. Dementia friendly town

SPC First Comments

SPC requires that Vistry reference all appropriate dementia friendly design checklist documents when completing this project – in line with SPC's wish for Steyning to be a Dementia friendly town.

For example, the approach to each road should have a distinct and recognisable look to aid memory and orientation.

SECNewgate/ Vistry response

Dementia Friendly Town

- Vistry accepted the request to work with SPC and consultants to produce mindful designs for entrances and signage on site for those with dementia and similar conditions.

Reconvene at appropriate time to develop designs/ continue discussions with SPC. Agreed. We have recently attended a seminar/CPD re Neurodiversity in Planning

Final SPC Comments

Members appreciated that there was a willingness to take on board Neurodiversity in planning and that Vistry continued to be willing to collaborate on these matters, therefore raising **no objections**.

Item 14. Build Management Plan

SPC First Comments

There is currently no Build Management Plan available for scrutiny – SPC wishes to be able to

check and comment on this document when it becomes available. It was also noted that SPC had asked for the contractor's use and installation of Swift Boxes/Bricks when appropriate to do so.

SECNewgate/ Vistry response

Build Management Plan

- Request to provide BMP as soon as available
- Request to provide swift boxes/ bricks and hedgehog highways. JL accepted, disclosing Vistry policy - usually provided to every other house. As part of Ecological Mitigation Report, JL to share policy with Cllr Finnegan. Provided
- Request to have this in writing as per previous requests.
- Request for hoardings to be contained to phased build areas NOT surrounding entire site for several years. JL to consult. Technical colleagues have confirmed that we "hoard as we go" to ensure that only the areas under construction are contained in this manner.
- Lighting on site: JL continuing to consult on lighting including impact on bats. Lighting crosses several constraints, and information will be shared with SPC. The latest position is that we are taking a sensitive approach to this because although not located in a designated Dark Skies area, we feel that is the responsible approach. Therefore, we will not be utilising standard 5 or 6m columns but lower-level bollards for roads and parking areas

Final SPC Comments

Members appreciated that there was confirmation of the integrated system of swift bricks / hedgehog highways installations. **With No objections raised.**

SECNewgate/ Vistry General further response dated 14th October

AOB

Archaeological Findings – Steyning Museum. Vistry agreed to donate any findings of interest or note to the Steyning Museum (except valuable treasure or old 'white-good' appliances. Works and trenching trials have begun, comments on the traffic and routes to site for large construction vehicles were discussed. Agreed to avoid town centre and old narrow road routes, whilst being mindful of children and residents on KBL. Message shared with technical and construction teams.

Vis-splay at No. 37 and new east exit. – Brief discussion and update provided to SPC and attendees on consultants view of acceptable vis-splay at No.37 as within Vistry and WSCC land.

Water Neutrality will not change. – Rules and system set to change on 1st November - no plan to amend or update water neutrality work.

Substation rear of KBL. – Request from Cllr Finnegan to cover and 'obscure' the look and sound from the substation near KBL boundary properties. Provide similar landscape buffer design plan. Agreed. Meeting held this week with Matt Porter and EHO officer Kevin Beer, who is reviewing the latest submitted reports, but it is anticipated that there will be no issues.

CORRECTION - CLARIFICATION: *This was not part of the meeting, but a post meeting request.*

CORRECTION: Post meeting note: *Could the on-site nature measures / environmental policy be appended to the final minutes:*

Vistry Environment Policy: 'On-site Nature Measures' policy doc:

"Vistry has committed to the following on-site nature measures on every site from September 2024.

- A minimum of one integral nestbox (commonly known as a swift brick) per equivalent plot if deemed ecologically appropriate and installed in line with the British Standard (BS 42021); and hedgehog highways on all sites in line with ecological advice;*
- Further measures may be provided from the following list: bat roosts and boxes, insect bricks, hibernacular;*
- A 5 year programme commencing with all new planning applications from September 2024 through to 2030;*
- Under the scheme, location, number, distribution and type of measure will be decided on the basis of ecological advice, however integral nest boxes must be installed with reference to the guidance set out in BS 42021;*
- Nature friendly planting and nature friendly SUDs where appropriate;*
- A commitment to reporting installations annually via company annual report;*
- A commitment to support the financing and/or in kind support of ecological surveys and monitoring of the programme.*

We are also re-launching our Pollinate in Partnership Initiative which seeks to provide increased habitat for bumblebees and other pollinators."

ADDITIONAL AGREEMENT:

Gate at Number 43. – Vistry agree to the retention of the gate, and this will be highlighted at the landscape condition discharge stage

Final SPC Comments

Members appreciated Vistry seeking to identify, clarify and inform SPC regards these matters.

No objection raised.

Conclusion

Steyning Parish Council believes the developers commitments noted above are important, and looks forward to working with them where collaboration is necessary or requested and reiterates its highest aspirations for the Glebe Farm development (especially on aspects of PV installation and sustainability), albeit restating its disappointment over the pedestrian/cycle access. It still requests a robust construction traffic management and communication plan, and seeks to ensure final confirmation on all habitat/ecological and boundary treatment details.