

Steypning Grammar School

Statement of Community Involvement

36402

February 2026



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1 INTRODUCTION

1.1 REPORT PURPOSE

- 1.1.1 This Statement of Community Involvement ('SCI') has been prepared in support of a detailed application for full planning permission, submitted by BAM Construction Ltd on behalf of the Department for Education ('the Applicant').
- 1.1.2 The Statement of Community Involvement is intended to set out details of the pre-application engagement carried out prior to the submission of a planning application in relation to Steyning Grammar School, Shooting Field, Steyning
- 1.1.3 This application seeks detailed planning permission which can be described as follows:

"Part-demolition of existing teaching buildings, MUGAs and all-weather pitch. Construction of replacement 2-storey and 3-storey teaching buildings, flood-lit all-weather pitch and hard surfaced sports courts, with associated access, parking, landscaping and infrastructure"

- 1.1.4 The National Planning Policy Framework ('NPPF') encourages applicants to carry out pre-application consultation and community engagement prior to submitting planning applications to the Local Planning Authority ('LPA').
- 1.1.5 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 (paragraph 40, NPPF). The more issues that can be resolved at pre-application stage, including the need to deliver improvements to infrastructure, the greater the benefits (paragraph 41, NPPF).
- 1.1.6 The government's Planning Practice Guidance includes a section on 'Before Submitting an Application' which sets out the process and expectation for pre-application discussions.
- 1.1.7 Horsham District Council ('HDC') published the Statement of Community Involvement guidance in September 2020. This document sets out how HDC engages the community in planning policy development and planning applications.
- 1.1.8 In this case, the Applicant has engaged with the local community, HDC Officers and other stakeholders, resulting in a scheme which has sought to take into account the views of all parties as far as possible prior to the submission of a formal application.

1.2 STATEMENT STRUCTURE

- **Chapter 2** sets out details of the pre-application consultations with stakeholders.
- **Chapter 3** provides details of the public consultation carried out.

- **Chapter 4** sets out the feedback received from the public consultation.
- **Chapter 5** sets out the Applicant's response to issues raised.
- **Chapter 6** concludes the statement.

2 PRE-APPLICATION ENGAGEMENT

- 2.1.1 Prior to the submission of this application and to inform the scheme, a pre-application advice meeting was held with Officers at HDC which, in line with **paragraph 40** of the NPPF, was undertaken to improve the efficiency and effectiveness of the planning application process for all parties.
- 2.1.2 The key points from these discussions are outlined below and have been taken into account as part of the proposed development.

2.2 PRE-APPLICATION CONSULTATION WITH HORSHAM DISTRICT COUNCIL

- 2.2.1 Three pre-application meetings have been held with HDC. The first during the initial feasibility stage and the second and third which presented a more detailed design. At the time of submission, written advice from the third meeting is awaited, however verbal feedback was provided and meeting notes shared between the parties.
- 2.2.2 A summary of the advice received is set out below:
- The overall approach to the redevelopment of the Site would be supported, particularly the reduction in scale and height of buildings as you move north through the site;
 - Recommended engagement takes place with Steyning Parish Council and local Ward Councillors;
 - It was recommended that lux levels plans, identifying any impact from proposed external lighting are submitted with the application;
 - Noise produced from the re-location of the sports facilities will need to be reviewed as part of any Noise Assessment to accompany the application;
 - The northern elevation of building 13 was considered horizontal in emphasis and should be broken up by a change in material treatment;
 - It would be a key expectation that the school enters into a Community Use Agreement in respect of the sporting facilities;
 - The policies within the emerging Local Plan are given limited weight at this stage;
 - The on-site BNG approach was welcomed.

2.3 PRE-APPLICATION CONSULTATION WITH STEYNING PARISH COUNCIL

- 2.3.1 A series of meetings were held with Steyning Parish Council prior to submission of the application, where ward Councillors were also in attendance. The proposals were positively received and further discussions were held relating to the proposed access and active travel proposals.

- 2.3.2 These discussions have continued to inform the final proposals that form part of the application.

2.4 PRE-APPLICATION CONSULTATION WITH THE LLFA

- 2.4.1 Contact was made with the Lead Local Flood Authority (LLFA) for this site, which was the West Sussex County Council (WSCC) Flood Risk Management Team. Following a meeting on 16th December 2025, written advice was received on 7 January 2026. This confirmed support of the proposed drainage strategy and set out further guidance on the information required to support the application.

2.5 PRE-APPLICATION CONSULTATION WITH SPORT ENGLAND

- 2.5.1 Contact was made with Sport England, with written feedback provided on two occasions. It was advised that they would object to the proposals, which sought to change the surface of the all-weather pitch (AWP), as this would have meant that the AWP could no longer have been used for hockey. Concerns were also raised to the temporary loss of the AWP given the proposed phasing.
- 2.5.2 Sport England further objected to the previous version of the proposals as it would have resulted in a slight reduction in cricket facilities.

2.6 PRE-APPLICATION CONSULTATION WITH WSCC HIGHWAYS AUTHORITY

- 2.6.1 The West Sussex County Council Highways Authority was consulted in regard to the proposed development. Written feedback was received on 5 December 2025, following a site meeting held on the 2 December 2025.
- 2.6.2 Discussions focused on the information required to support the application, as well as the need for modelling, including nearby committed developments, and how best to represent the existing staff and pupil numbers within the trip generation calculations.

2.7 SUSSEX POLICE DESIGNING OUT CRIME

- 2.7.1 The Sussex Police Designing Out Crime Officer was contacted in order to discuss the proposals at Steyning Grammar School. Feedback was received on 3 December, 2025. The response received is outlined below:

As this is a DfE project I know that security will be paramount so have no concerns or additional requests to be made from a crime prevention perspective pre-application.

2.8 SOUTH DOWNS NATIONAL PARK (SDNP)

- 2.8.1 Contact was made with the SDNP Authority on 2 December 2026 to keep the authority informed of the proposals. No response was received. As the site lies outside of the SDNP and relates to the redevelopment of an existing school site, a formal pre-application meeting was not considered necessary.

3 PUBLIC ENGAGEMENT

3.1 OVERVIEW

- 3.1.1 From the outset, the project team's intention was to ensure as many people as practicable in the local area were made aware of the planning application prior to its submission to HDC.

3.2 PUBLIC CONSULTATION

Methodology

- 3.2.1 The public consultation event was held on site at Steyning Grammar School, Shooting Field, Steyning, BN44 3RX on 19 of January 2026.
- 3.2.2 The school was chosen as an obvious venue due to the nature and relevance of the proposed scheme. It offered a well-known venue with on-site parking facilities, as well as the necessary space to accommodate the exhibition and visitors. The venue also had ancillary facilities, such as toilets and disabled access, necessary for such an event.
- 3.2.3 As well as an in-person consultation, it was considered necessary to provide a consultation website that people could access, should they not be able to make the event in person and to maximise reach and accessibility of information.

Publicity

- 3.2.4 From the outset the intention was to ensure that as many people in the local area were made aware of the public consultation event.
- 3.2.5 Leaflets were delivered to homes in the surrounding area emails were also sent to local Borough and County Councillors, Steyning Parish Council and parents and carers of school pupils, providing details on the consultation event.
- 3.2.6 Overall, it is considered that the consultation was sufficiently advertised and accessible to those with or without internet access, illustrated by the very good levels of attendance.

Public Exhibition Details

- 3.2.7 The in-person public exhibition took place on 19 January 2026 and was attended by over 90 people. The event consisted of A1 mounted boards (Appendix 1) illustrating the background of the scheme and details of the proposals. This provided information on items such as the proposed siting, CGIs of the proposed development, and also covered the sports pitches, the design approach and the construction programme.
- 3.2.8 The event was fully staffed by representatives from DHA Planning & Transport, KSS Architects, the school, the DfE, Arcadis, and BAM.

- 3.2.9 A feedback form was produced (Appendix 2), which was designed to gauge the views of people attending the event and to gain information as to their concerns and thoughts. The forms were provided at the exhibition and a box provided upon leaving for the return of completed forms. Members of the public were also directed to the dedicated consultation website where they could leave their feedback or return their feedback via post or email.

Website

- 3.2.10 Alongside the in-person event, a public consultation website was made available for members of the public to view (see Figure 3.1 below). This provided a full overview of the proposals and included virtual copies of the exhibition boards. It also provided a virtual copy of the feedback form for visitors to submit.

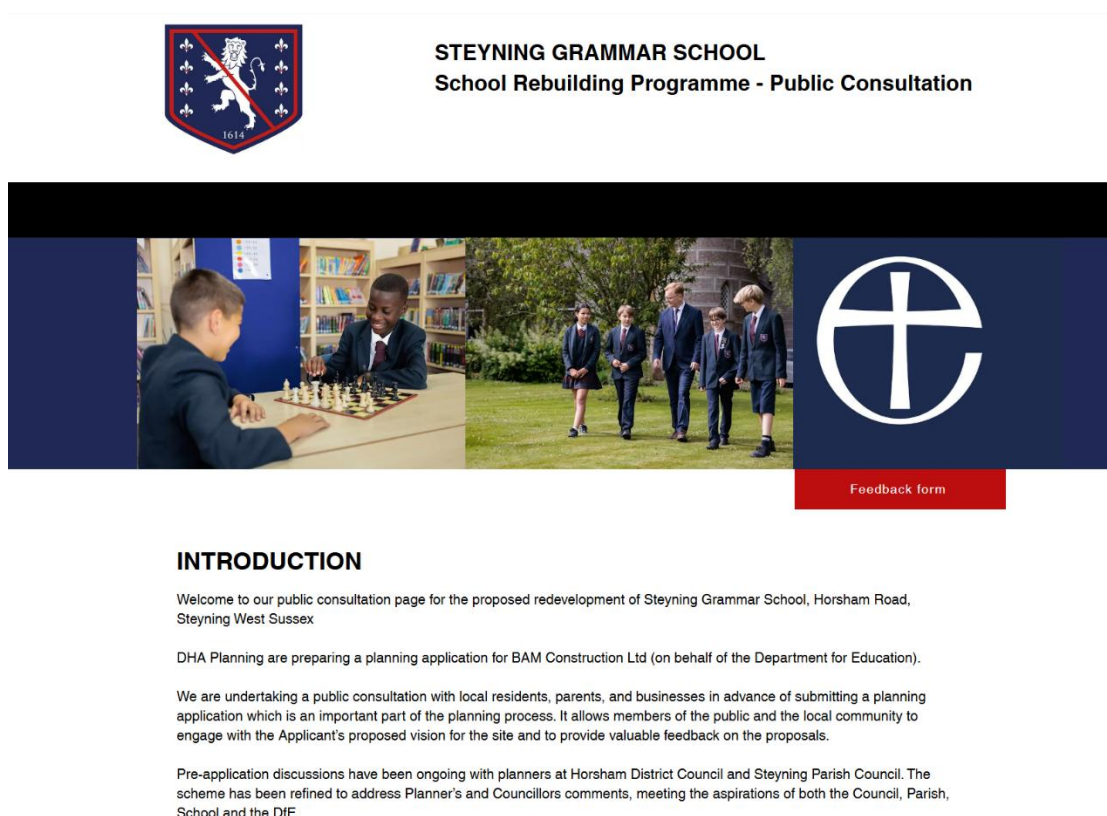


FIGURE 3.1: EXTRACT OF PUBLIC CONSULTATION WEBSITE

4 PUBLIC CONSULTATION FEEDBACK RESPONSE OVERVIEW

4.1 OVERVIEW

- 4.1.1 A variety of methods were provided for people to give feedback:
- (1) An in person public consultation event
 - (2) An online form on the consultation website
 - (3) By email, to SteyningGS.consultation@bam.com
 - (4) By post to DHA Planning, Astral Towers, Betts Way, Crawley, RH10 9XA.
- 4.1.2 81 members of the public completed the feedback forms, 20 of which were completed in person.
- 4.1.3 The feedback has been analysed to assess the level of overall support and any concerns regarding the proposed development.

4.2 FEEDBACK

INTRODUCTION QUESTION: RELATIONSHIP TO STEYNING GRAMMAR SCHOOL

- 4.2.1 There was a diverse range of respondents to the public consultation.
- 4.2.2 29% of the respondents were members of the local community, 24% of the respondents were neighbours, whereas 18% were Parents/Carers, 17% were community users of the school facilities, 7% were members of school staff, 3% were categorised as "other", and 2% were service providers to Steyning Grammar School.

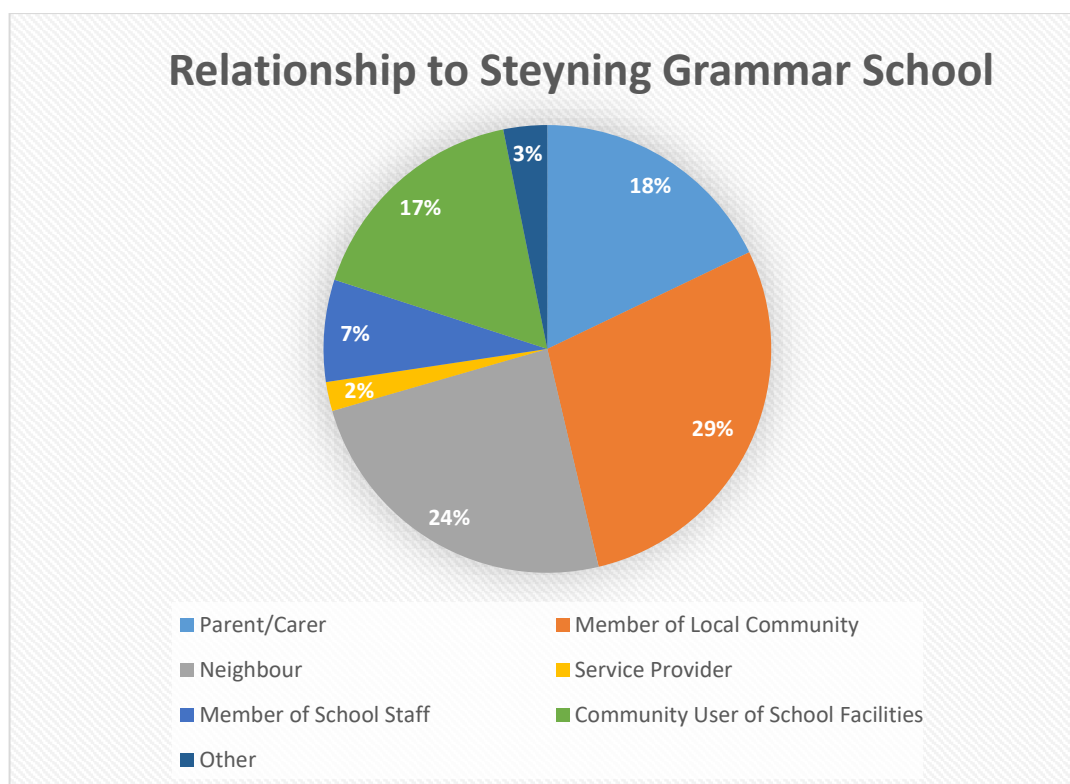


FIGURE 4.1: RESPONDENTS' RELATIONSHIP TO STEYNING GRAMMAR SCHOOL

QUESTION 1: I LIKE THE OVERALL APPEARANCE OF THE PROPOSED SCHEME [YES/NO]

4.2.3 86% of the respondents were supportive of the overall appearance of the scheme.

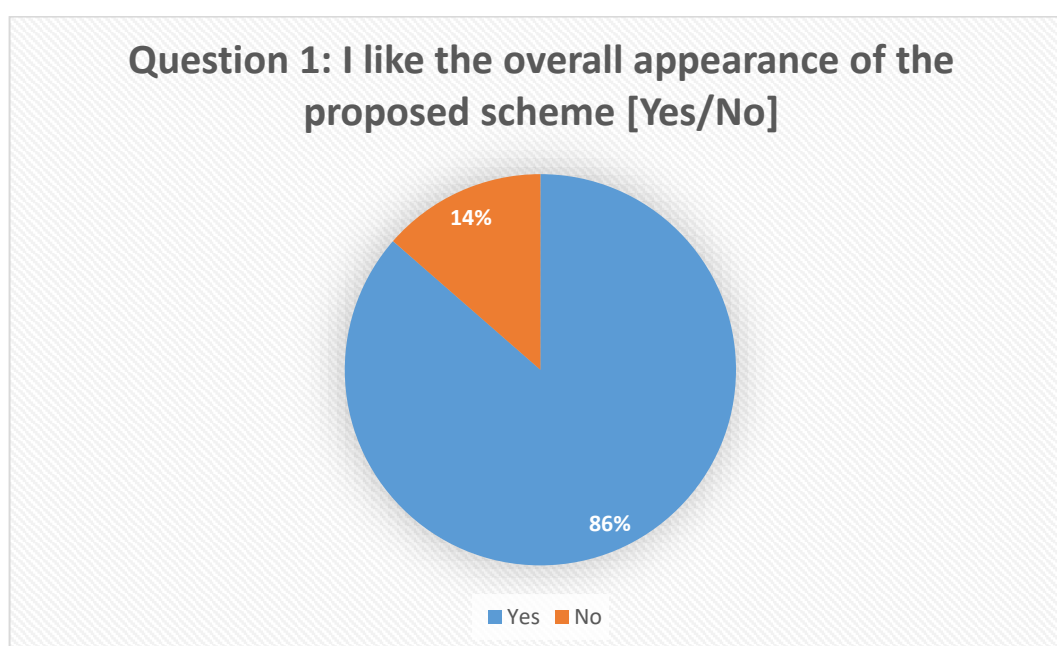
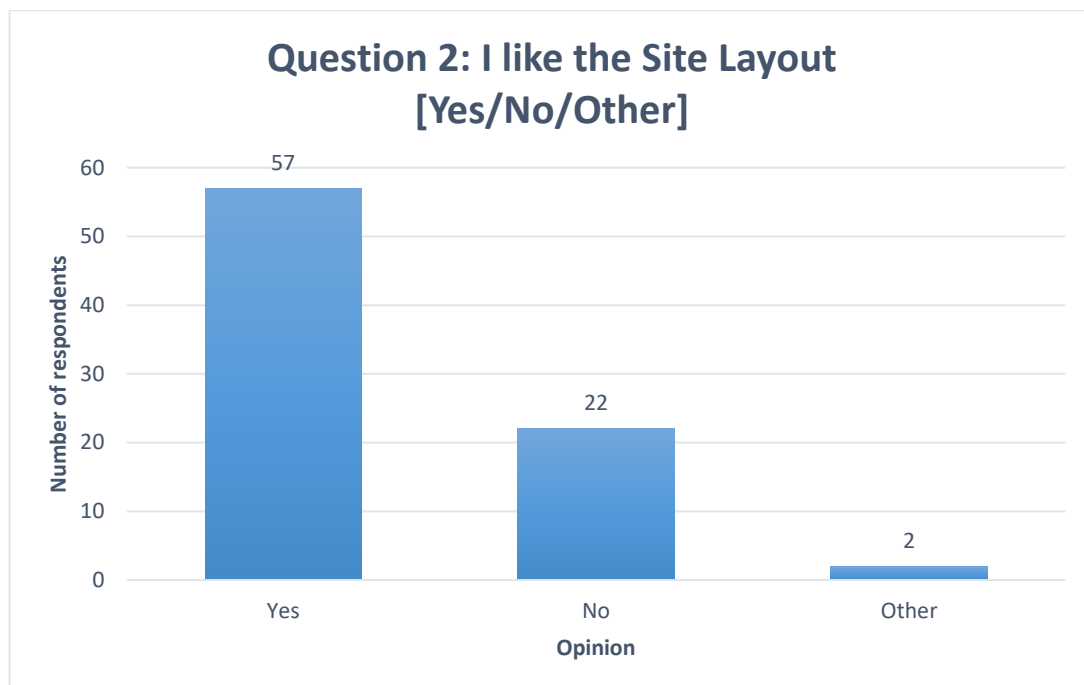


FIGURE 4.2: SUMMARY OF THE FEEDBACK RECEIVED FROM QUESTION 1

QUESTION 2: I LIKE THE SITE LAYOUT [YES/NO/OTHER]

- 4.2.4 68% of respondents were supportive of the proposed site layout. 2 respondents did not select yes or no, specifying that they were not sure or have observations on the proposed site layout.



4.2.5

Figure 4.3: Summary of the feedback received for Question 2

QUESTION 3: OVERALL, DO YOU SUPPORT THE PLANS AS SHOWN AT THIS PUBLIC CONSULTATION EVENT?

- 4.2.6 36% of the respondents selected "yes, I like the plans on display" and 49% of the respondents selected "yes, I generally like the plans on display but have some concerns". 11% chose "No, I don't like the plans", whilst 3% of the respondents selected "I don't know. Don't mind", and 1% did not respond.

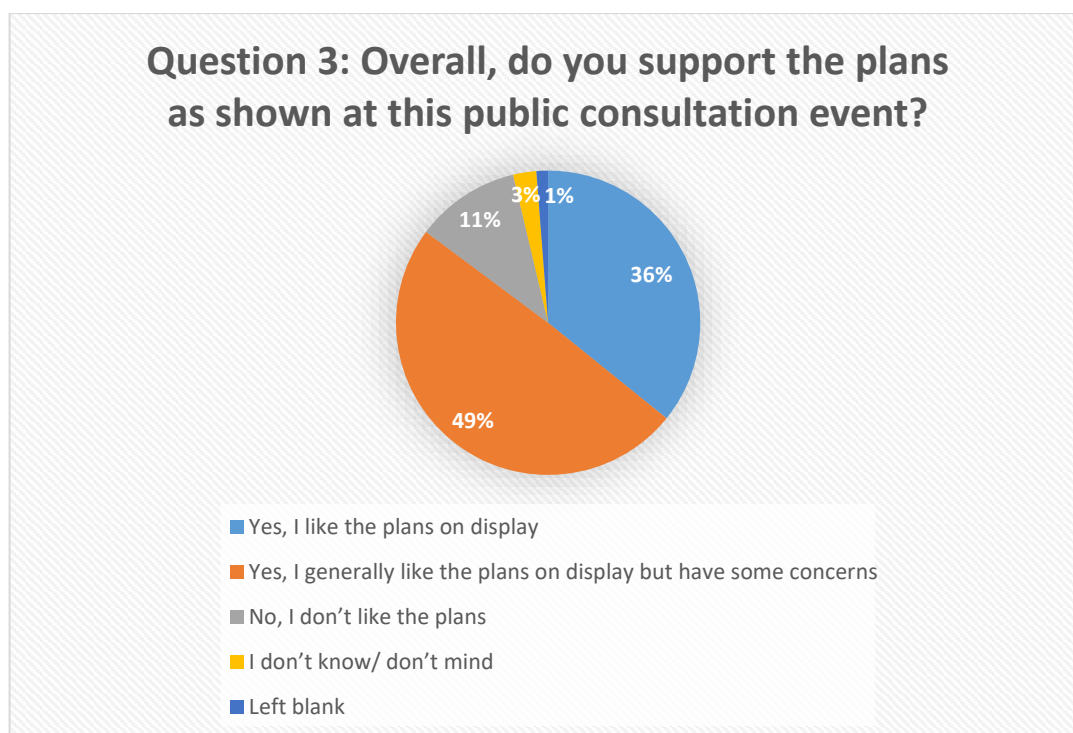


FIGURE 4.3: SUMMARY OF THE FEEDBACK RECEIVED FOR QUESTION 3

QUESTION 4: IF APPLICABLE, IS THERE ANYTHING YOU PARTICULARLY LIKE ABOUT THE PLANS?

4.2.7 The top five most commonly cited themes that were supported and liked refer to:

- (1) Accessibility across site and zones for different key stages and subjects
- (2) Good quality design of buildings, layout and phasing
- (3) Provision of good quality landscaping
- (4) Modernisation of building is needed and therefore proposal is positive
- (5) Provision of education on one campus

4.2.8 A detailed textual analysis to Question 4 is listen in Table 4.1 below.

IS THERE ANYTHING YOU PARTICULARLY LIKE ABOUT THE PLANS?	NO. OF RESPONDENTS:
Accessibility across site and zones for different key stages and subjects	16
Good quality design of buildings, layout and phasing	14
Positive renewal and modernisation of buildings	10
Provision of good quality landscaping	10
Provision of education on one campus	8
Improved entrance, access and parking into and on site	6
Environmental and sustainability improvements	4

Improved provision of education	3
Improved sports facilities	3
Improved Chapel assembly space (accommodation of larger numbers)	2
Playing fields and woodland areas remain largely unaffected	2
Incorporation of school's history and existing identity	1
Continuity from primary to secondary school	1
Regeneration will lead to pride in school	1

TABLE 4.1: SUMMARY OF THE COMMENTS RECEIVED FOR QUESTION 4

QUESTION 5: IS THERE ANYTHING YOU PARTICULARLY DISLIKE ABOUT OUR PLANS?

4.2.9 The top five most commonly cited themes in this regard refer to:

- (1) Concerns of site access for traffic and layout purposes
- (2) Lack of provision of hockey pitch for external hockey clubs
- (3) Light and noise pollution from car park and 3G pitch
- (4) Design of proposed buildings and layout
- (5) Safety and privacy concerns along perimeter (especially the site's southern boundary)

4.2.10 A summary of the comments received in terms of what was disliked most about the scheme is listed below:

WHAT DO YOU NOT LIKE ABOUT OUR PLANS?	NO. OF RESPONDENTS:
Concerns of site access for traffic and layout purposes	14
Proposed buildings design and layout	13
Lack of provision of hockey pitch for external hockey clubs	10
Light and Noise pollution from car park and 3G pitch	9
Safety and privacy concerns along perimeter (especially Coxham Lane)	6
Failure to promote sustainable modes of transport	5
Insufficient outdoor seating in the courtyard area	4
Insufficient parking on site, which will lead to parking offsite	4
Failure to fully engage with the community	3
The siting of the all-weather pitch and its proximity to neighbouring properties	3
Sports courts too close to classrooms	2
Safety concerns regarding pedestrians walking to site	2
Provision of religious spaces not needed	2
No public access through the site	2

Buildings should be no more than two-storey across the site	1
Limited opening windows could cause overheating of classrooms	1
Potential drainage issues	1
Effect on current pupils attending the school	1
Putting in planning application before public consultation (<i>note for clarification that the consultation event took place <u>before</u> submission of the application</i>)	1

TABLE 4.2: SUMMARY OF THE COMMENTS RECEIVED FOR QUESTION 5

QUESTION 6: ANY ADDITIONAL COMMENTS

4.2.11 The top three most commonly cited themes refer to:

- (1) More discussions around safe walking and cycling access
- (2) Reprovision of hockey pitches
- (3) Impact on amenity

4.2.12 A summary of the additional comments received have been listed below:

OTHER COMMENTS	NO. OF RESPONDENTS
More discussions around safe walking and cycling access along Horsham Road	10
Reprovision of hockey pitches	7
Development is positive and needed in Steyning	6
Fencing needed on boundary between Coxham Lane and School	5
Concerned of seagulls nesting on flat roofs	4
Improvement of the outdoor space needed	3
How disruptive will works be to students.	2
Sufficient provision of school amenities needed	2
Chaos of current school drop off and pick up	2
Concerned about parking for sixth formers	1
Site will need to be large enough to accommodate new housing in Steyning over next few years	1
Discussion around parking for football club during development needed, to avoid congestion through Shooting Field	1
Floodlighting so close to Coxham Road	1
Dedicated archive room is desirable, with school archives from when it was founded	1
Some neighbours on Coxham Lane were not invited to public consultation.	1

Noise implications of having 3G and 4G pitch so close to each other, with Steyning Football Ground so close by.	1
Staff room should be cited in central location, which can be easily accessed	1
Concerned about increased traffic	1
Losing custom in Steyning, as no longer need to go there	1

TABLE 4.3: SUMMARY OF THE COMMENTS RECEIVED FOR QUESTION 6

4.3 SUMMARY

- 4.3.1 There were 81 public responses in total, with largely positive feedback, from a diverse range of stakeholders. Only 11% of respondents stated that they did not support the proposals overall. Feedback was provided by parents/carers, members of the local community, neighbours, service providers, members of school staff, community users of the school facilities and additional local groups.
- 4.3.2 Positive comments were evidenced, especially in relation to the accessibility across the site, the zoning of the different key stages and subjects, the provision of good quality landscaping, the modernisation of the building and the provision of education on one campus.
- 4.3.3 Negative comments largely referred to the concerns of site access for traffic and layout purposes, the lack of provision of the hockey pitch for external hockey clubs, and the impact of light and noise pollution from the car park, MUGA and the all-weather pitch.

5 APPLICANT RESPONSE TO OVERALL CONCERNS

5.1 OVERVIEW

- 5.1.1 The applicant has taken on board the feedback received during the consultation and has reviewed the comments raised with the school, the DfE and the design team. The key concerns raised largely related to highways and parking arrangements, potential pollution from floodlighting and concerns of installing a 3G all-weather pitch.

Lighting Impact

- 5.1.2 During the Public Consultation event, immediate neighbours raised concerns regarding the proposed floodlighting from the pitches located to the southern part of the site. These were raised in response to concerns over residential amenity along the southern border.
- 5.1.3 In response to concerns, the southern multi-use games area (MUGA) closest to residential properties, will no longer be lit.
- 5.1.4 The northern MUGA and all-weather pitch will still remain lit as part of the proposals. The lighting for both pitches has been carefully developed, with column mounted fittings and external visor accessories installed to control and reduce any light spill. The proposed southern and northern car park areas are proposed to be lit, as well as internal campus area to maintain health and safety and security. All lighting, other than that deemed essential lighting will be turned off between the hours of 10pm – 7am (curfew hours). Floodlighting for the AWP and MUGA are switched off between these times and when not in use.
- 5.1.5 Accompanying the application is a detailed lighting strategy, including lux level plans, which indicate the light spill that will occur from the proposed lighting scheme both during pre and post curfew hours. These demonstrate that lighting spill significantly reduces at the school boundaries, such that light spill to neighbouring properties is minimal, with values of less than 3.3lux during the pre-curfew periods, reducing to less than 0.1lux for post curfew periods. This far surpasses guidance which limits 10lux pre curfew and 2lux post curfew.
- 5.1.6 The proposed lighting strategy has been updated in response to concerns raised and carefully considered to limit and mitigate impact on neighbouring occupiers.

All Weather Pitch Noise

- 5.1.7 Concerns were raised by some residents living at Shooting Field regarding the noise impacts that would arise from community use of the AWP out of school hours. Alongside the consultation, detailed noise assessment work based on baseline noise survey data for the site was undertaken. Whilst the results of this assessment show that noise from the facility could be deemed acceptable, in light of the feedback received and advice provided by the acousticians, a 2.7m high acoustic fence is now proposed along the eastern boundary of the AWP.

- 5.1.8 This mitigation will serve to limit noise emissions from the pitch to the nearest residents and the noise assessment shows that the resultant noise levels will remain within the applicable standards to avoid any nuisance or significant impacts on neighbouring amenity. The facility and lettings will be carefully managed by the school.

Loss of Hockey Provision

- 5.1.9 As part of this application, comments received by England Hockey and stakeholders from the public consultation event raised concerns over the loss of the 2G pitch, which would result in the loss of hockey provision.
- 5.1.10 The DfE and the School have carefully considered this loss as part of the proposals. However, the change from a 2G to 3G all-weather pitch will deliver significant benefits to the school, whose facility it is, where the primary demand is for football use. The primary purpose of the facility is for school use as their own facility and a 3G surface would allow for these games to be played year round, particularly when weather conditions prevent the use of the existing grass pitches.
- 5.1.11 A 3G surface would further offer far better utilisation for the school outside of the core school hours, with local sports (primarily football) teams able to use the 3G surface for formal matches, which the current 2G cannot facilitate. Support for the facility has also been confirmed by Steyning Town FC who have an unmet need for additional 3G provision.
- 5.1.12 Concerns have been raised also in relation to the proposed temporary loss of the AWP as a result of the proposed phasing. This has also been reviewed, however a deliverable option that would avoid temporary loss has not been identified given other planning requirements and constraints. Provision of an AWP further north on the site would not be deliverable in planning terms, introducing artificial lighting and associated landscape impacts deeper into the countryside with associated BNG impacts and difficulties for effective facility management and safeguarding. As such, the current phasing proposed is the appropriate option having regard to all relevant planning issues and the temporary loss is an unavoidable consequence of delivering the much needed replacement and improved school facilities.
- 5.1.13 For these reasons, and having given the matter further consideration in light of the feedback received, the proposals remain to upgrade the all-weather pitch to a 3G surface. The school will, however work with the existing hockey users to try and assist in finding an alternative hockey provision elsewhere and the detail of the final surface can in any event be secured by condition.
- 5.1.14 Site Access, Parking and Increase in Traffic
- 5.1.15 Some concerns were raised that the proposals do not provide sufficient parking. A total of 173 car parking spaces are provided as part of the proposals, an uplift of 35 spaces from the existing situation. These spaces will be for the use of staff, sixth form pupils and visitors during school hours and for community use during evenings and weekends.
- 5.1.16 The increase in parking spaces will manage the increase of demand, of students and staff that will be moving from the campuses. Additionally, the expansion of cycle storage and encouragement of active travel by students and staff will also alleviate parking pressures on site.

- 5.1.17 The proposed new entrances and exits to site will improve access for both pedestrians and vehicle users. The proposals include a dedicated coach parking facility, separating parking from the existing leisure centre as is the current arrangement. This provides the opportunity for a more efficient arrangement of site, easing the congestion currently experienced in this location.
- 5.1.18 The proposed access arrangements and layout will also direct the vast majority of vehicle movements to and from the site via Horsham Road to the west, significantly easing congestion and associated issues from Shooting Field to the east.
- 5.1.19 Regarding trip attraction and traffic to the Shooting Field site, the increase in pupil numbers will largely result from the relocation of pupils from the satellite sites rather than from new admissions. These pupils are therefore already travelling on the local highway network during both the network and school peak periods. The proposals would not therefore result in a severe impact on the highway network.
- 5.1.20 Whilst the concerns raised are therefore noted and have been reviewed in detail, this review has found the level of parking provision to be appropriate, supported by the Highways Authority in pre-application discussions, and aided further by significant improvements to site layout and access management. It is understandable that this concern has been raised given the existing situation on site and the proposals as submitted include measures to address this.

Safe Access for Pedestrians and Cyclists Along Horsham Road

- 5.1.21 Staff, pupils and visitors accessing the site on foot and by bike are encouraged to access via the Shooting Field entrance to the south east.
- 5.1.22 An additional pedestrian access is provided to the leisure centre via the school campus. This is accessible during hours of community use and the proposed site access arrangements will allow for pedestrian movement east to west through the site when open.
- 5.1.23 Since the consultation and having considered the feedback, further amendments to the proposed layout have been made to widen pedestrian footways in and around the car park and to provide a clearer dedicated pedestrian route separate from the access road.

Design and Layout

- 5.1.24 Concerns regarding design and layout were made as part of the consultation period, primarily in relation to the layout of the campus and limiting building heights to two storeys. The proposed design has been carefully balanced to provide all the necessary features of a modern school, creating a positive learning environment whilst remaining sensitive to the surrounding town of Steyning and nearby countryside and National park, all whilst limiting disruption to staff and pupils.
- 5.1.25 Comments received from HDC at the pre-application stage have further been addressed. It was requested design changes were to the northern elevation of building 13 (the far northern building adjacent to the playing fields) to break up the perceived length of this elevation. Changes made include incorporating a

recessed parapet and utilising a darker grey brick centrally to accentuate a break in the building.

- 5.1.26 Drawing from the detailed design evolution provided by the scheme's architects, the result is a development that has been designed to be in keeping with local context, by drawing inspiration from the surrounding landscape, materials, and cultural heritage. This approach ensures the school feels both grounded and welcoming, reflecting its role as a vital part of the community. Insight from the Council and internal and external stakeholders from discussions have guided design development, ensuring the architecture remains aligned with the school's values, educational goals, and community aspirations.

6 CONCLUSION

6.1 OVERVIEW

- 6.1.1 This statement set out details of the pre-application engagement carried out in respect of the planning application for the redevelopment of Steyning Grammar School, Shooting Field, Steyning.
- 6.1.2 The consultation process has included the following:
- Discussions with Horsham District Council;
 - Discussions with Sussex Police, WSCC Highways Authority, Sport England and the LLFA;
 - Public consultation with the local community at an in-person consultation event; and
 - Online consultation with the local community.
- 6.1.3 The comments and suggestions received throughout the consultation process have been taken into account and have been incorporated into the proposed scheme, where practical. This includes:
- Removal of proposed floodlighting to the southern MUGA;
 - Provision of acoustic fencing to the proposed AWP;
 - improvements to the pedestrian routes through the southern end of the car park;
- 6.1.4 The applicant and project team are grateful to the local residents and stakeholders for taking time to assist with and engage in the consultation process.

APPENDIX

1



Key Objectives

Welcome to our public consultation for the proposed rebuilding of Steyning Grammar School, Horsham Road, Steyning West Sussex.

DHA Planning are preparing a planning application for BAM Construction Ltd, who have been selected by the Department for Education (DfE) to deliver replacement teaching facilities at Steyning Grammar School.

Why are we here?

We are undertaking this public consultation with local residents, parents, and businesses in advance of submitting a planning application which is an important part of the planning process. It allows members of the public and the local community to engage with the Applicant's proposed vision for the Site and to provide valuable feedback on the proposals. Pre-application discussions have been ongoing with planners at Horsham District Council and Steyning Parish Council. The scheme has been refined to address Planner's and Councillors comments, meeting the aspirations of both the Council, Parish, School and the DfE.

Steyning Grammar School has been identified by the Department for Education (DfE) as one of the country's worst condition school sites in urgent need of replacement. As part of the DfE School Rebuilding Programme, government funding has been allocated for a rebuilding of the Site to provide new, modern and sustainable teaching buildings, outdoor play spaces and car parking facilities.

The proposed development seeks to consolidate the three school sites into one main campus, improving the efficiency of the school operations and continuity of education. The Shooting Field Site has been chosen as the most suitable site for this, due to its capacity to host the correct facilities for students, its connection to the local highway network and the presence of the existing school playing fields. The proposed new campus approach will have capacity equal to that of the existing three sites combined.

The new school buildings aim to provide:

- Buildings fit for purpose to deliver teaching in the 21st Century in a welcoming and inspirational environment.
- A variety of safe, secure and calming external spaces that cater for all students.
- A fully accessible building that will provide a suitable range of facilities to meet current needs and enable the school to provide educational excellence.

Leisure Centre

Steyning Leisure Centre is outside the scope of this project and will remain as a Horsham District Council run facility for public use.

School Sites

Towers Site will be returned to 'the Sisters of the Blessed Sacrament'.

Rock Road Site is Foundation land and will return to West Sussex County Council.

Church Street Site is under offer.



Existing Site Analysis

Location

Access to the school is via Shooting Field to the east. Steypning C of E Primary School is located on the eastern boundary of the Site and Steypning Leisure Centre is on the western side, accessed by Horsham Road. The Site is bounded to the north by the Steypning Bypass. Existing parking areas are located adjacent to the entrances and there is a school bus drop-off area on the Horsham Road entrance.

The areas to the south and east of the Site are predominantly residential in character, with Steypning Town Community Football Club grounds located to South-East of the Site. The Site lies outside of, but adjacent to, the South Downs National Park which lies immediately west of Horsham Road.

The Site comprises of a series of buildings, the vast majority of which are no longer fit for purpose and in an extremely poor state of repair, which provide a disjointed layout and poor learning environment. The Site also includes grass playing fields to the north, an artificial sports pitch and two hard surfaced sports courts areas.

Strengths

- Extensive outdoor space across the Site provides ample external sports ground.
- Dual access points from Horsham (East) and Shooting Field (West) help manage pupil flow, reducing congestion during peak times.
- Large reception and parking area at the Shooting Field entrance vehicular access, deliveries and visitor management.
- Leisure centre to the east provides screening, reducing overlooking from Horsham Road and improves privacy for students.

Weaknesses

- Existing leisure centre limits westwards expansion, reducing visibility and public facing frontage along Horsham Road.
- Development to North of the Site is constrained by planning policy and Sport England protections over playing fields.
- Current large areas of sealed ground surfaces reduce permeability and urban greening factor.
- Shared vehicle access with the leisure centre at peak times complicates traffic management.

Opportunities

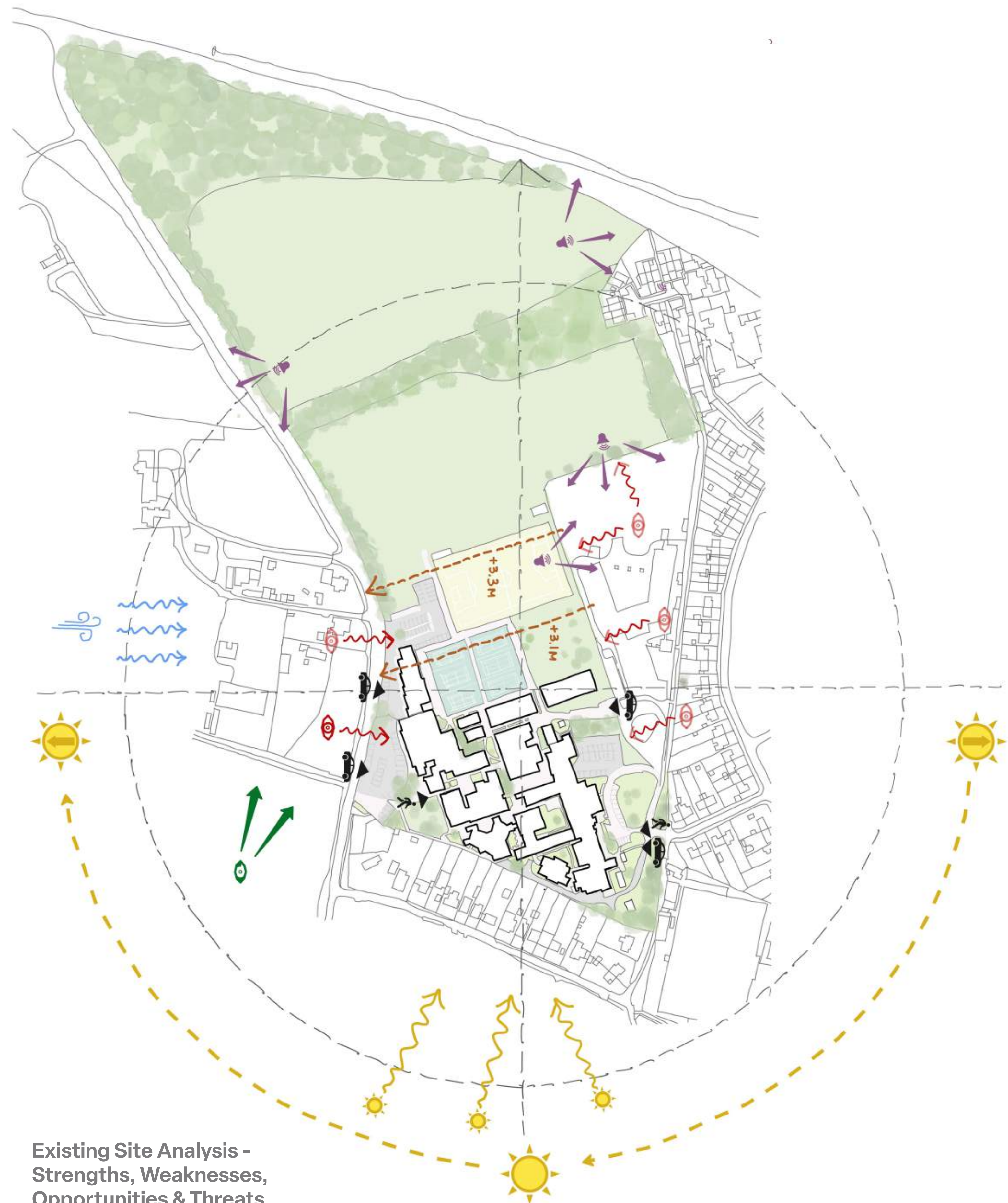
- The redevelopment opportunities of existing MUGA area offers ability for a phased new building construction while retaining current operations.
- Creation of a campus-inspired environment by consolidating massing and improving pedestrian routes between blocks.
- New external sports area could be created to meet growing pupil demand.
- Potential to introduce a dedicated bus stop at Shooting Field entrance, improving links between school area and town centre whilst also reducing reliance on cars.
- Off-site biodiversity enhancements on the northern playing fields or adjacent green space can offset on-site impacts and contribute to Biodiversity Net Gain targets.

Threats

- Proximity of proposed buildings to neighbouring Listed Buildings and the South Downs National Park.
- 3m level changes across the Site.
- Clusters of high-grade trees may restrict development.

Analysis

-  Prevailing Wind
-  Solar Gain
-  Change in Level
-  Views into Site
-  Long Range Views
-  Noise by Students
-  Entrance Points



Existing Site Analysis -
Strengths, Weaknesses,
Opportunities & Threats

Masterplan Proposal

The masterplan proposal for Steyning Grammar School presents a coordinated landscape and access strategy that supports the school's expansion while prioritising safety, functionality, biodiversity, and high-quality outdoor learning and sports provision. Developed through a series of Client Engagement Meetings with the School and the Department for Education, the scheme reflects detailed technical review and stakeholder input.

The proposal provides well-considered cycle storage within secure, CCTV monitored locations. Outdoor sports facilities are a major component of the masterplan, including two Multi-Use Games Areas (MUGA) accommodating three netball courts on each. The proposed 3G All Weather Pitch (AWP) to the South-East of the Site retains the functionality of a sports pitch suitable for sports across all seasons.

Landscape-led learning is embedded through dedicated STEM and horticulture gardens, offering flexible outdoor teaching spaces, canopies, planting, and opportunities for biodiversity enhancement. Overall, the landscape design enhances movement, safety, learning, sport, and ecological value across the campus, while remaining adaptable to future operational and parking requirements.

Existing Condition



Key:

- To Be Retained
- To Be Demolished

School remains operational in existing buildings.

Proposed Buildings 13, 14 & 16 constructed in Phase 1.

Construction Phase 1 (Anticipated Summer 2026 - Summer 2028)



School decanted from existing Shooting Fields & Towers Sites into completed buildings 13, 14 & 16.

Buildings 15 & games pitches constructed following demolition of existing school buildings.

Construction Phase 2 (Anticipated Summer 2028 - Summer 2030)



School decanted from existing Rock Road Site.



Landscape Masterplan

Architectural Proposal

The architectural proposal for Steypning Grammar School sets out a vision for a campus that is both navigable and nurturing, designed to support outstanding teaching and learning while offering spaces for reflection, personal growth, and spiritual development. The layout encourages pupils to move with ease through distinct zones tailored to their stage of education, while also providing moments of pause and connection throughout the day. The school's strong Christian ethos is expressed not only through the presence of the chapel, but also in the welcoming atmosphere cultivated by its staff, students and wider community.

Crucially, the design has been developed with a deep respect for the school's setting within the South Downs National Park. The proposal responds sensitively to the surrounding landscape, ensuring that building massing, materiality, and site layout harmonise with the natural environment. Planning considerations have been carefully addressed to balance educational ambition with environmental stewardship, preserving the character of the area.

Entrances and Community Access

- Main Student Entrance: A large canopy creates a clear focal point and sheltered space for arrivals and gatherings.
- Visitor Entrance: A distinctive brick portal provides a welcoming civic presence for parents, governors, and guests.
- Pupil South Access Point: A separate Southern entrance offers an arrival experience for sixth-form students and pupils arriving from the South. Access routes allow controlled community use of the hall and sports facilities while maintaining security.

Campus Layout

The school is arranged into clear zones for each Key Stage, giving every area its own identity while maintaining a consistent architectural style. Breaking the campus into smaller linked buildings improves wayfinding and reduces the visual impact in this semi-rural setting. Taller buildings are positioned deeper within the Site to protect views across the Downs.

Student Experience

The Site is designed around pupils' needs, with spacious routes, informal courtyards, and outdoor areas to ease movement and provide places to relax. Staff can maintain effective oversight while students enjoy freedom to choose different learning and social spaces.

Distinctive Spaces

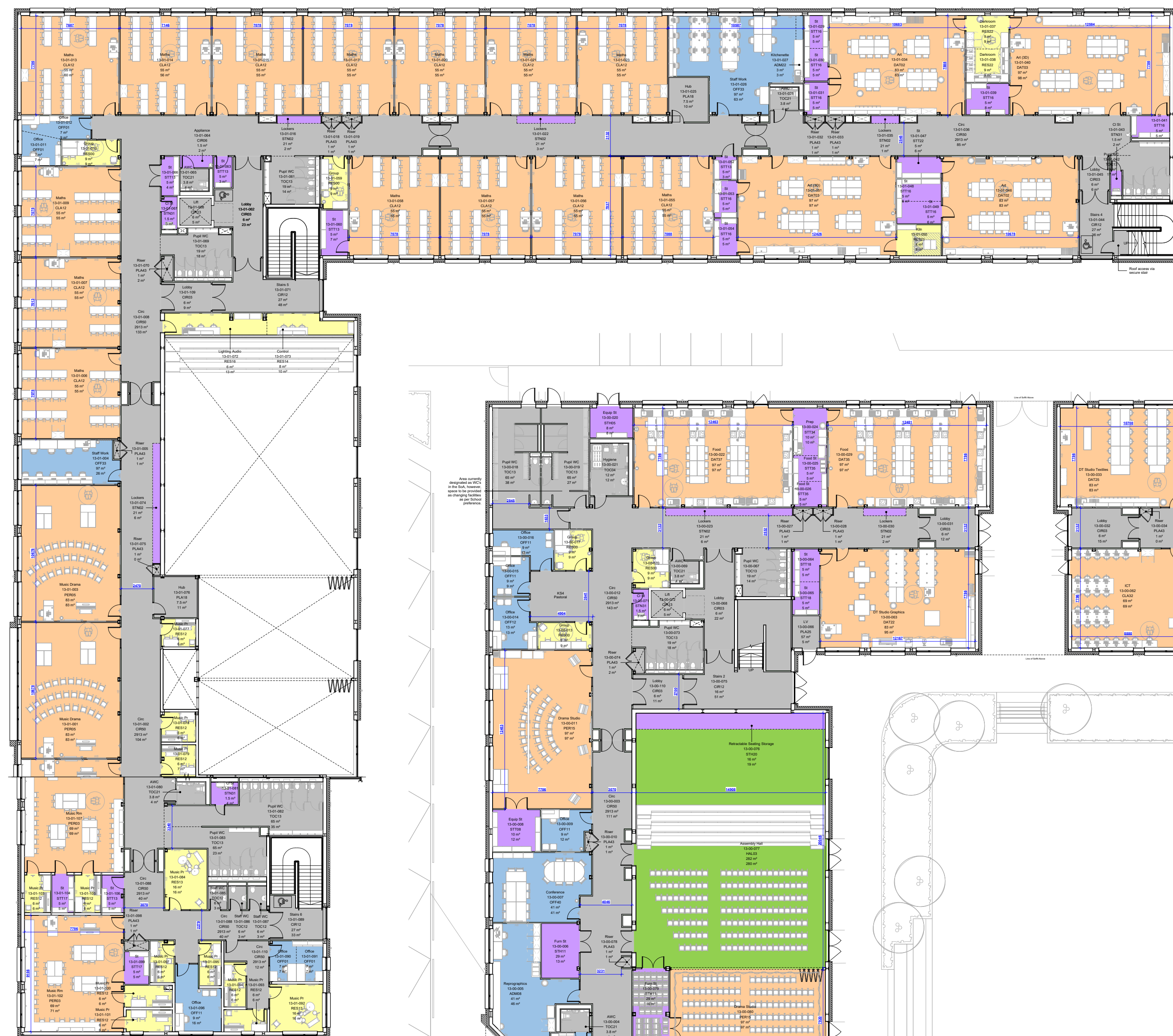
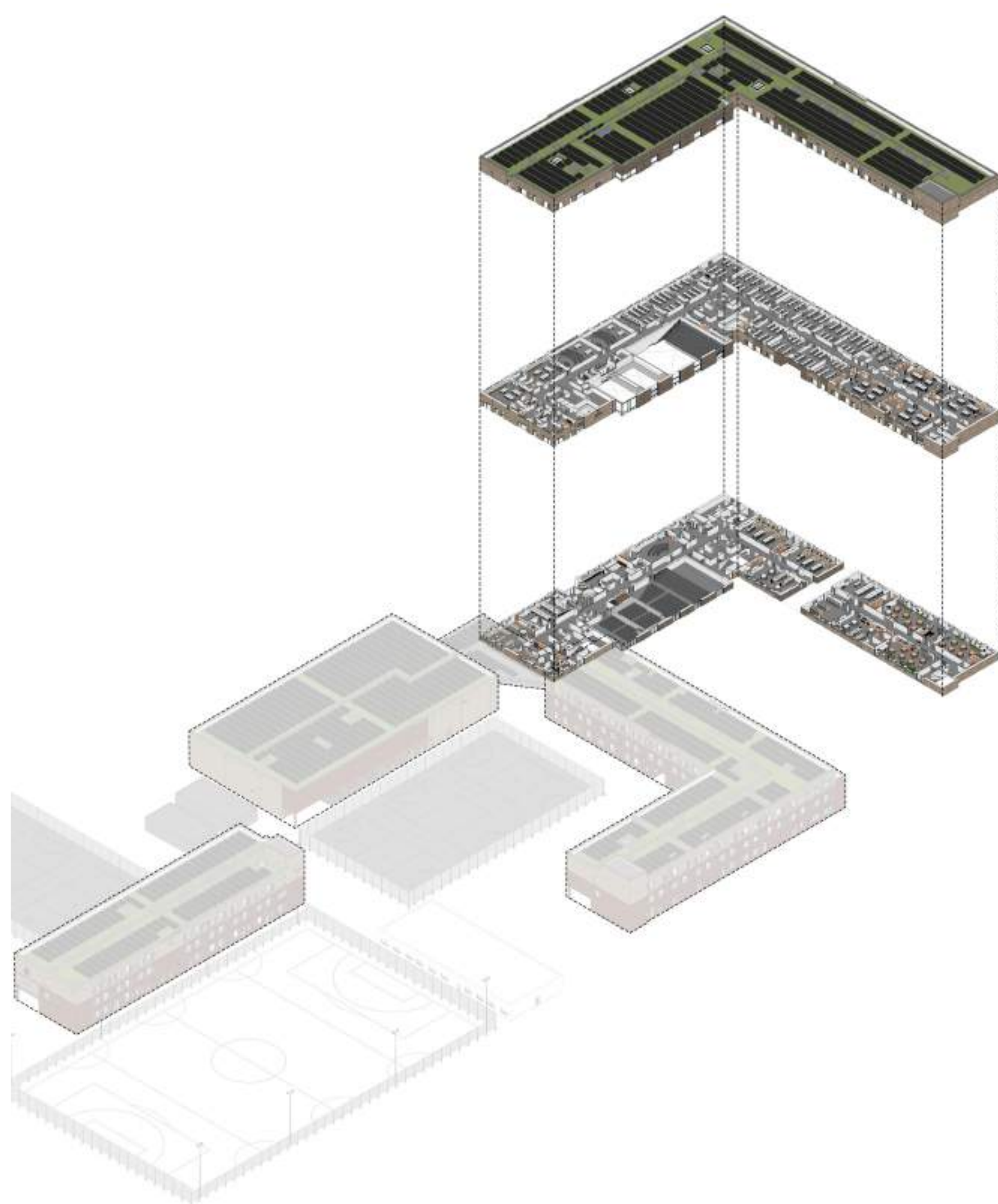
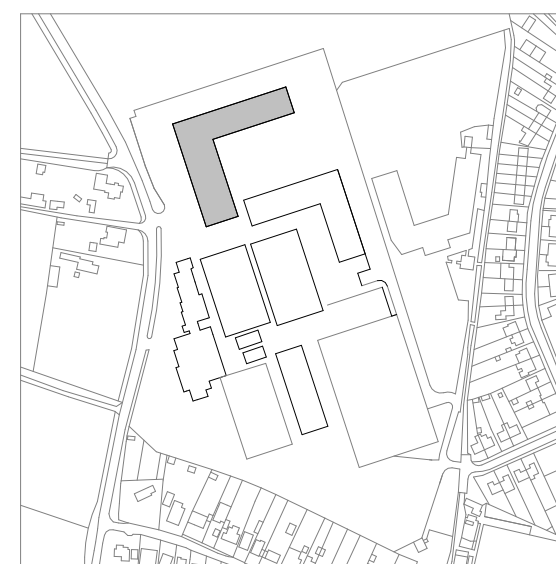
Each Key Stage has its own focal area. For example, Key Stage 4 features an amphitheatre linked to the Chapel, dining areas, STEM spaces, and direct access to playing fields. Buildings vary in height and façade treatment to create visual interest while maintaining harmony across the campus.

Sustainability

The proposed buildings aim to achieve net-zero operational carbon through their energy efficient design. The scheme will also provide on-site Biodiversity Net Gain by planting additional trees in the Northern Playing Field to offset those removed to fulfil the build.



Building 13 - Halls Block



Building 13 - First Floor Plan

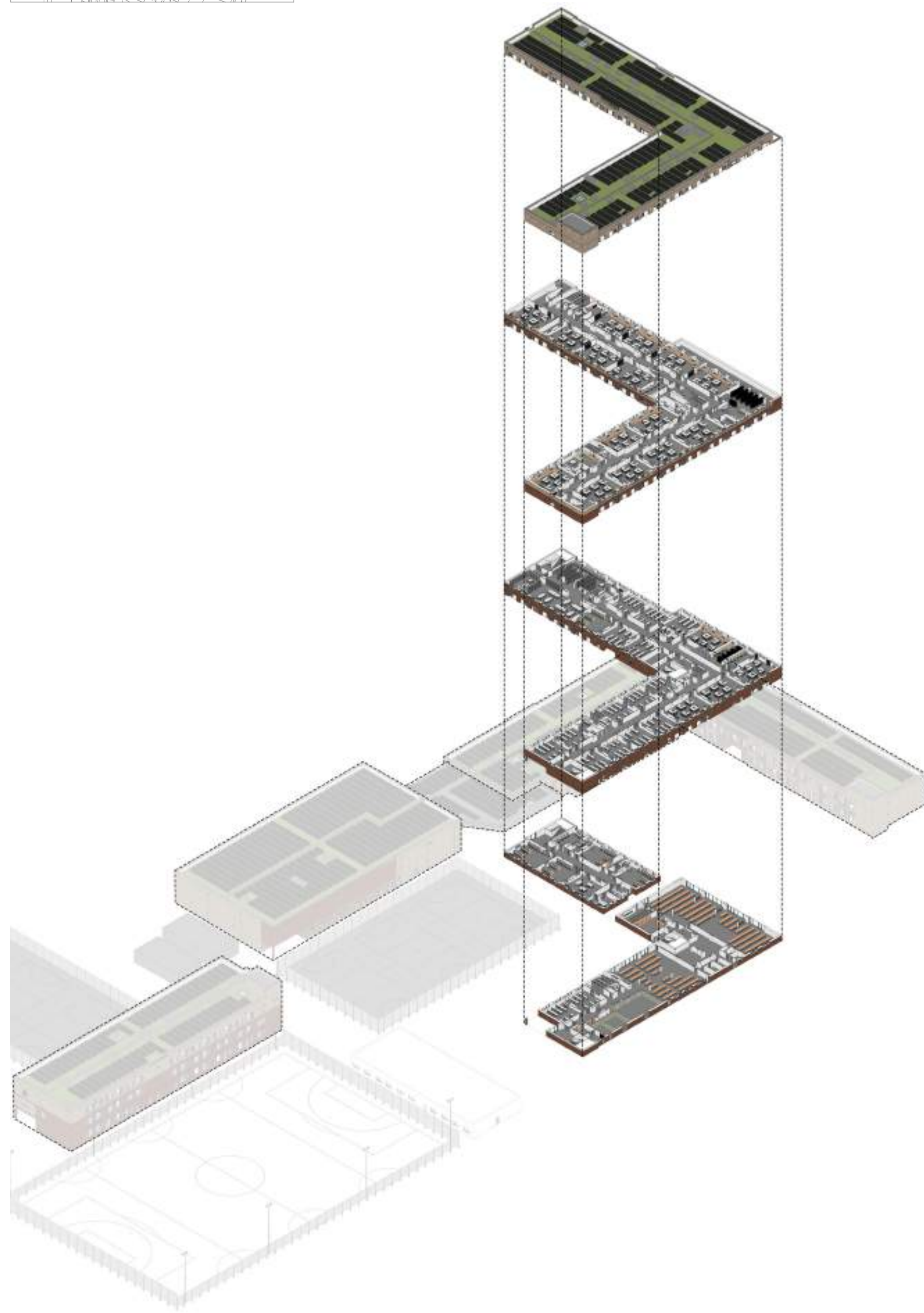
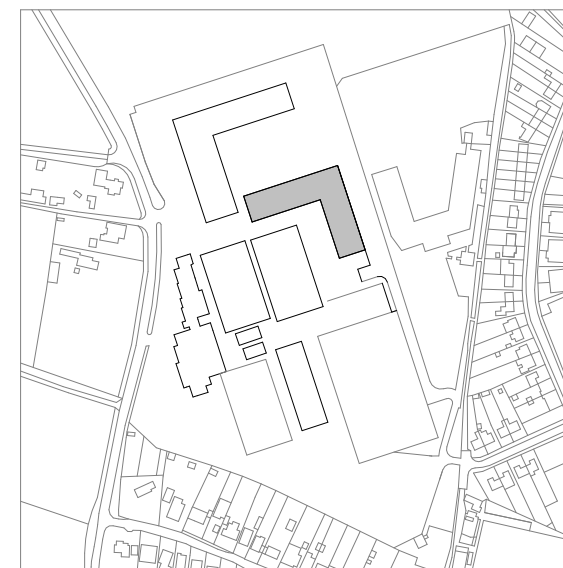


Building 13 - Ground Floor Plan

KEY

	Basic teaching		Staff and admin
	Halls and dining		Storage (non-teaching)
	Learning resources		Storage (teaching)
	Non-net		Void

Building 14 - Dining Block



Building 14 - Ground Floor Plan

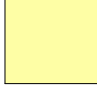


Building 14 - First Floor Plan

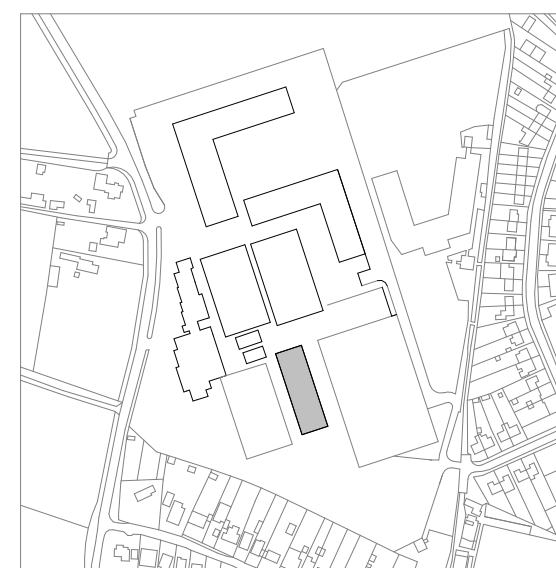


Building 14 - Second Floor Plan

KEY

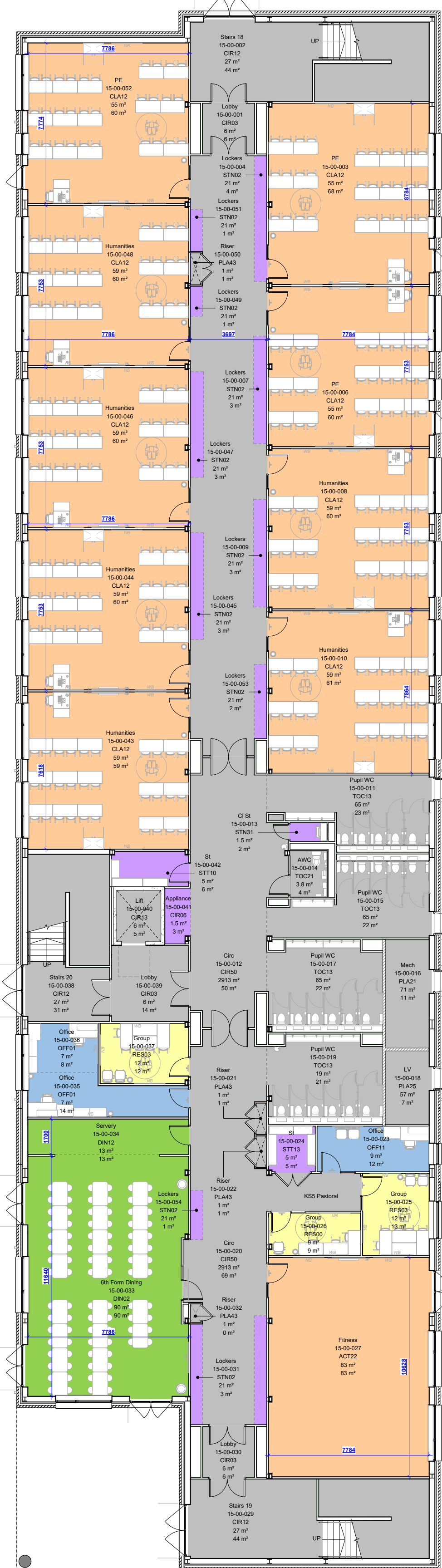
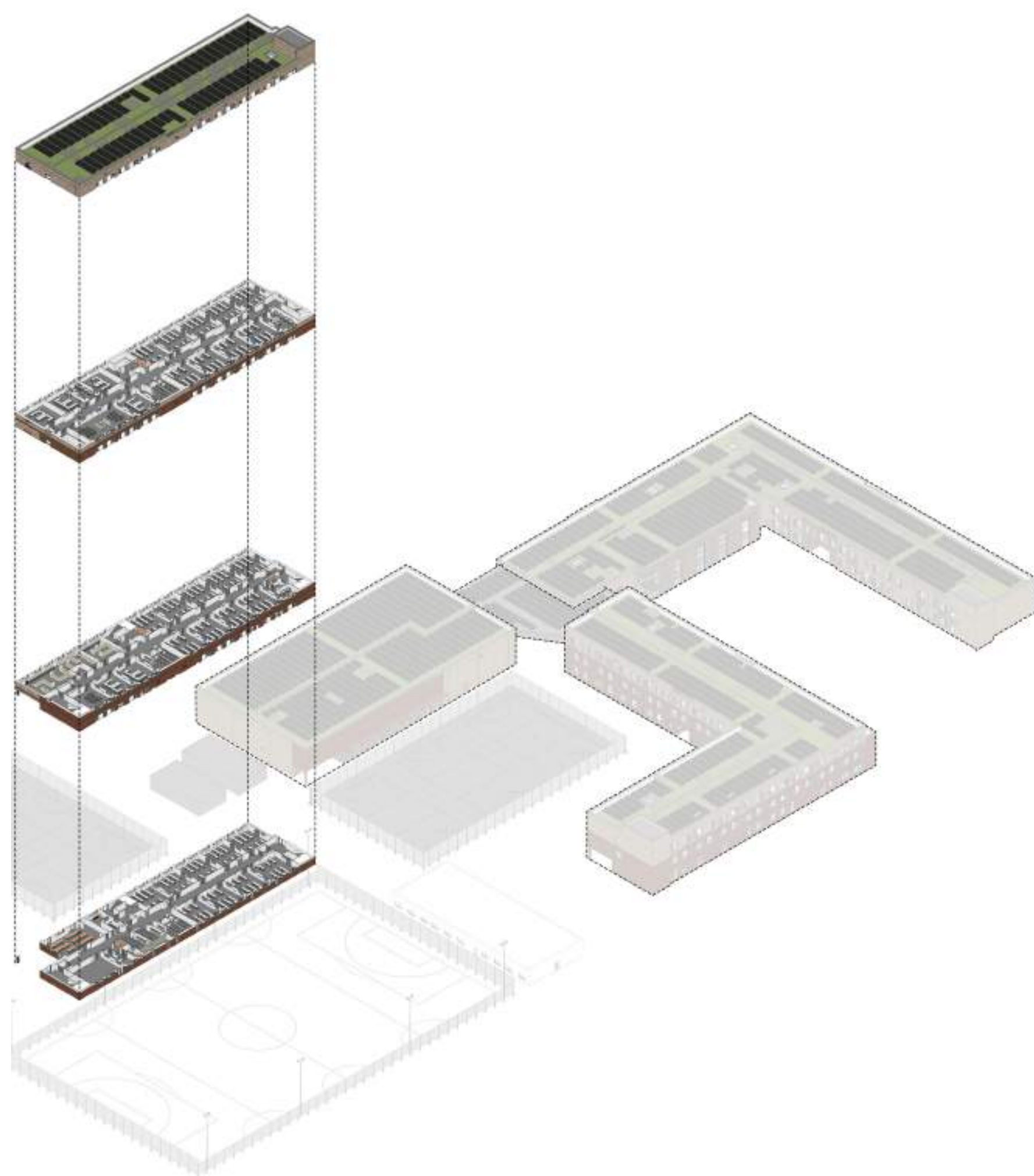
 Basic teaching	 Staff and admin
 Halls and dining	 Storage (non-teaching)
 Learning resources	 Storage (teaching)
 Non-net	 Void

Building 15 - Sixth Form Block



KEY

 Basic teaching	 Staff and admin
 Halls and dining	 Storage (non-teaching)
 Learning resources	 Storage (teaching)
 Non-net	 Void



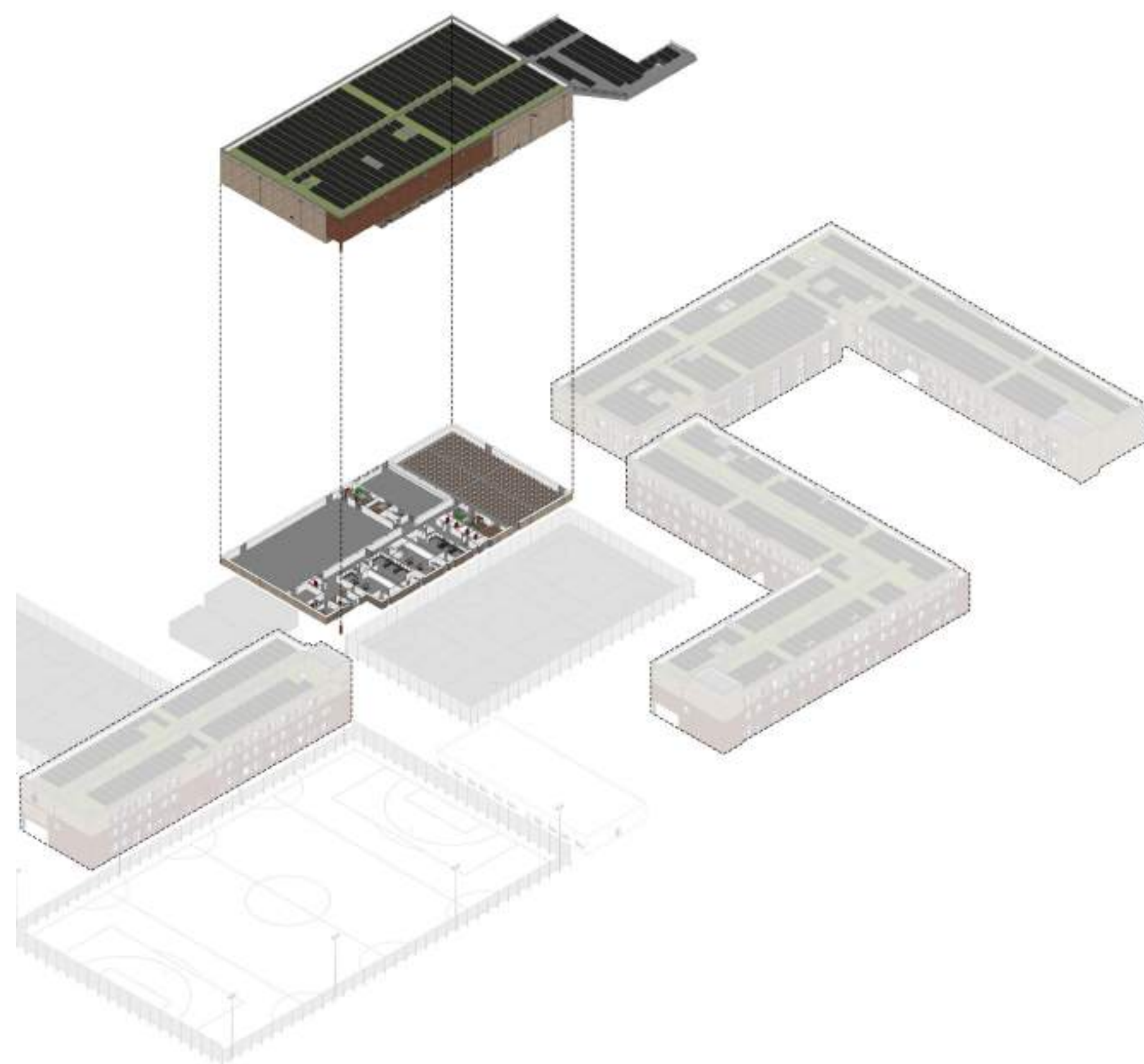
Building 15 - Ground Floor Plan



Building 15 - First Floor Plan

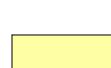
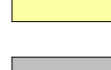


Building 15 - Second Floor Plan



Building 16 - Ground Floor Plan

KEY

	Basic teaching		Staff and admin
	Halls and dining		Storage (non-teaching)
	Learning resources		Storage (teaching)
	Non-net		Void

Transport, Parking & Site Access

Access, Parking & Highways

The proposed on-site parking network will be accessed via Horsham Road to the south of the development with an internal access road connecting to Shooting Field. The Shooting Field entrance will be predominantly used for deliveries, pedestrian and cycle access to the School Site. This will provide community use during evening and weekend use.

The existing wide vehicle crossover from Horsham Road, which currently serves as the school coach pick-up and drop-off facility will be amended to serve the relocated Leisure Centre car park containing 52 parking spaces, retaining the existing disabled bays opposite the entrance. The existing Leisure Centre access will be retained from Horsham Road to also serve this car park.

The provision of a dedicated single access to a new coach pick-up and drop-off facility will provide clearer separation between this area and the Leisure Centre car park; thereby facilitating its management by the school during drop-off and collection periods without impacting the Leisure Centre. This facility will be located to the North-West of the school buildings and will provide 10 coach spaces, as per the current arrangement. This dedicated coach and visitor parking entrance will be located in the position of the existing field gate.

Travel survey data has been collected from both pupils and staff to establish the existing mode shares for the school. This information has been used to quantify the anticipated uplift in vehicle trips associated with the proposed development.

It is important to note that many of the pupils that will attend the site currently travel to the satellite sites in and around Steypning, meaning that the associated vehicle movements already occur on the local highway network. As part of the technical work supporting the forthcoming planning application, a junction capacity assessment will be undertaken for the A283 Steypning By-Pass / Horsham Road junction to assess the potential impact of the proposals, as agreed with West Sussex County Council Highways.

With regard to the Local Walking and Cycling Plan, which has been prepared by Steypning, Bramber and Upper Beeding Parish Councils, the proposals include the provision of improved pick-up and drop-off coach facilities off Horsham Road, increased secure cycle parking and an emphasis on pedestrian and cycle access from Shooting Field. These have been the subject of engagement with the Parish Council.

Car Parking Provision:

- 173 car parking spaces (including 9 accessible bays) for staff and sixth form students during school hours and community use during evenings and weekends.
- 18 Electric Vehicle charging points and infrastructure for a further 35.
- 6 secure minibus spaces to the South of the new Leisure Centre car park.



Access & Security Strategy - Pedestrian Access Plan

Circulation Strategy - Ground Floor Plan

Site Wide Visual - North-East



Site Wide Visual - South-West





Landscape Masterplan



APPENDIX

2





Department
for Education

FEEDBACK FORM

Thank you for taking the time to look at our plans today. We hope that you now have a better idea about our proposals for the proposed redevelopment of Steyning Grammar School. We also hope that you have taken the opportunity to talk through the proposals with the Project team.

The aim of this Consultation Event is to find out your views on the development proposed. We would therefore be grateful if you could take a couple of minutes to fill in this feedback form with any comments you have.

About You (Please tick those that apply)

Parent/Carer ☐

Member of Local Community ☐

Neighbour ☐

Service Provider ☐

Member of School Staff ☐

Community User of School Facilities ☐

Local Resident Postcode:

Other (please specify)

1. I like the overall Appearance of the proposed scheme

Yes ☐

No ☐

2. I like the site layout

Yes ☐

No ☐

3. Overall, do you support the plans as shown at this public consultation event [please tick one of the boxes below]?

Yes, I like the plans on display

☐

Yes, I generally like the plans on display but have some concerns

☐

No, I don't like the plans

☐

I don't know /don't mind

☐

4. If applicable, is there anything you particularly like about our plans?

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5. Is there anything you particularly dislike about our plans?

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6. Please use the section below if you have any other comments to make:

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Thank you for taking the time to provide us with your comments