

**SURFACE WATER MANAGEMENT PLAN
GLEBE FARM
STEYNING
VISTRY GROUP
SWMP-21949AH-25-183
MAY 2025**

IDOM



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GLEBE FARM
STEYNING
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APRIL 2026

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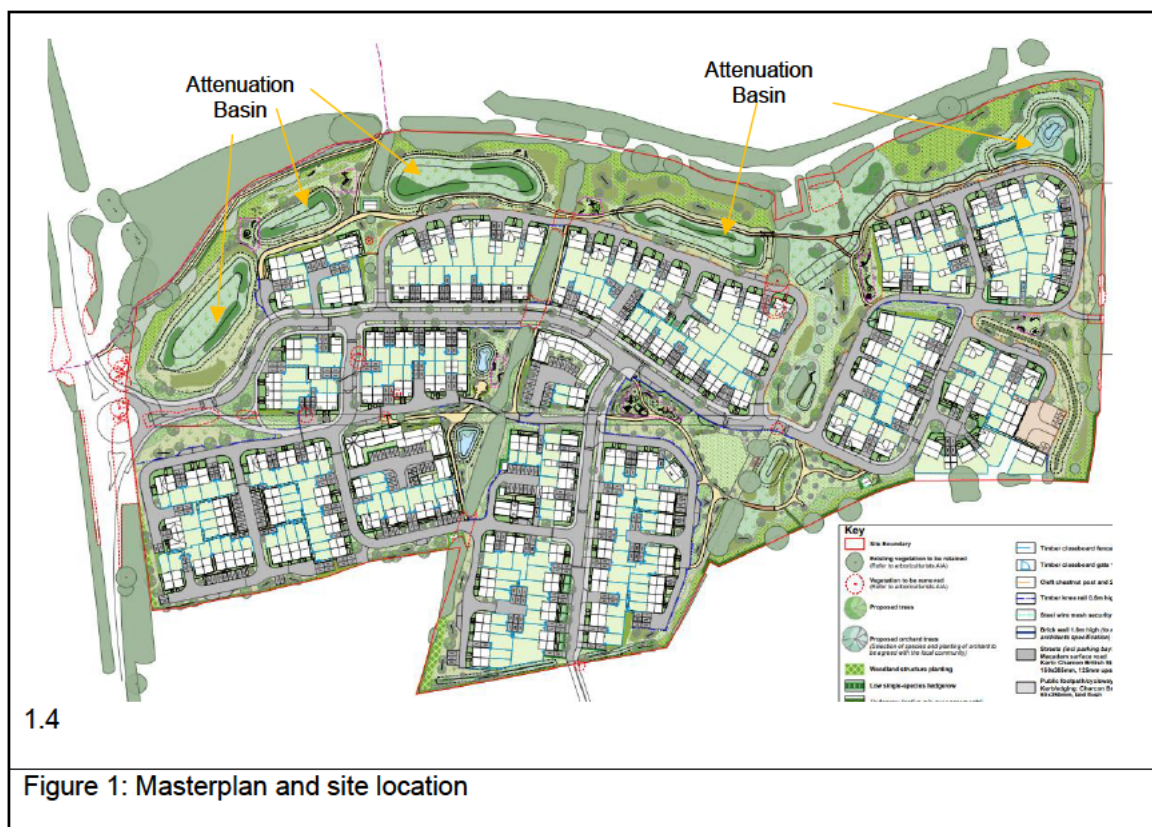
SECTION 1 INTRODUCTION

1.1 Merebrook Consulting Ltd (Merebrook) an IDOM Company has been commissioned by Vistry Group to provide guidance on the protection of adjacent and local watercourses, during the construction activities at Glebe Farm, Steyning.

1.2 The consented development as per Horsham District Council planning reference DC/21/2233 comprises:

"Outline application 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 by-pass, provision of public open space, community orchard, sustainable drainage and other ancillary and enabling works. All matters reserved except for vehicular access from A283".

1.3 The masterplan for the development is presented in the drawing extract below.



1.5 The consent includes a planning condition (13) requiring a construction phase Surface Water Management Plan as follows:

"Pre-commencement Condition 13: Construction shall not begin until a detailed construction phase surface water management plan for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be carried out in accordance with the approved details.

Reason: To ensure that the construction of the site does not result in any flooding both on and off site and that all Surface water Drainage features are adequately protected and to comply with Policy 38 of the Horsham District Planning Framework (2015)."

1.6 This document details:

- i.* The potential sources and pathways of silt / fine sediment within surface water; and
- ii.* Potential management solutions to reduce the production and effects of silt / fine sediment within local surface water features.

1.7 This report has been prepared for Vistry Group for the sole purpose described above and no extended duty of care to any third party is implied or offered. Third parties making reference to the report should consult Vistry Group and Merebrook as to the extent to which the findings may be appropriate for their use.

SECTION 2 SITE LOCATION AND SETTING

2.1 The site is known as Glebe Farm and is located off King's Barn Lane, Steyning, West Sussex as shown in Figure 1 above.

2.2 The site occupies an area of approximately 14 hectares located at National Grid Reference 518450, 111560.

2.3 The site is located to the north and west of King's Barn Lane, to the east of Steyning Bypass, to the south of an unnamed roadway and to the northeast by the village of Steyning.

2.4 Detailed site descriptions are provided in the existing reports which are part of the planning application for the consented scheme:

- i.* Desk Study Report: Land off King's Barn Lane, Steyning (ref: 288-20-087-11R1) by ASL dated September 2021; and
- ii.* Ground Investigation: Land off King's Barn Lane, Steyning (ref: 288-20-087-10R1) by ASL dated September 2021.

SECTION 3 GEO-ENVIRONMENTAL SITE SETTING

3.1 INTRODUCTION

3.1.1 This section summarises the geo-environmental setting of the site where it is relevant to surface water management.

3.2 SITE WALKOVER AND TOPOGRAPHY

3.2.1 Topography varies across the site. The high point of the site is in the southwest formed by a small rise surrounded by downward slopes with the steepest slopes extending to the north-western boundary where a stream / drain is present. The remainder of the site is undulating with various changes in elevation and sloping ground including a hollow located centrally in the east of the site.

3.2.2 A topographic survey is included in Appendix 1 with an extract as Figure 2 below.

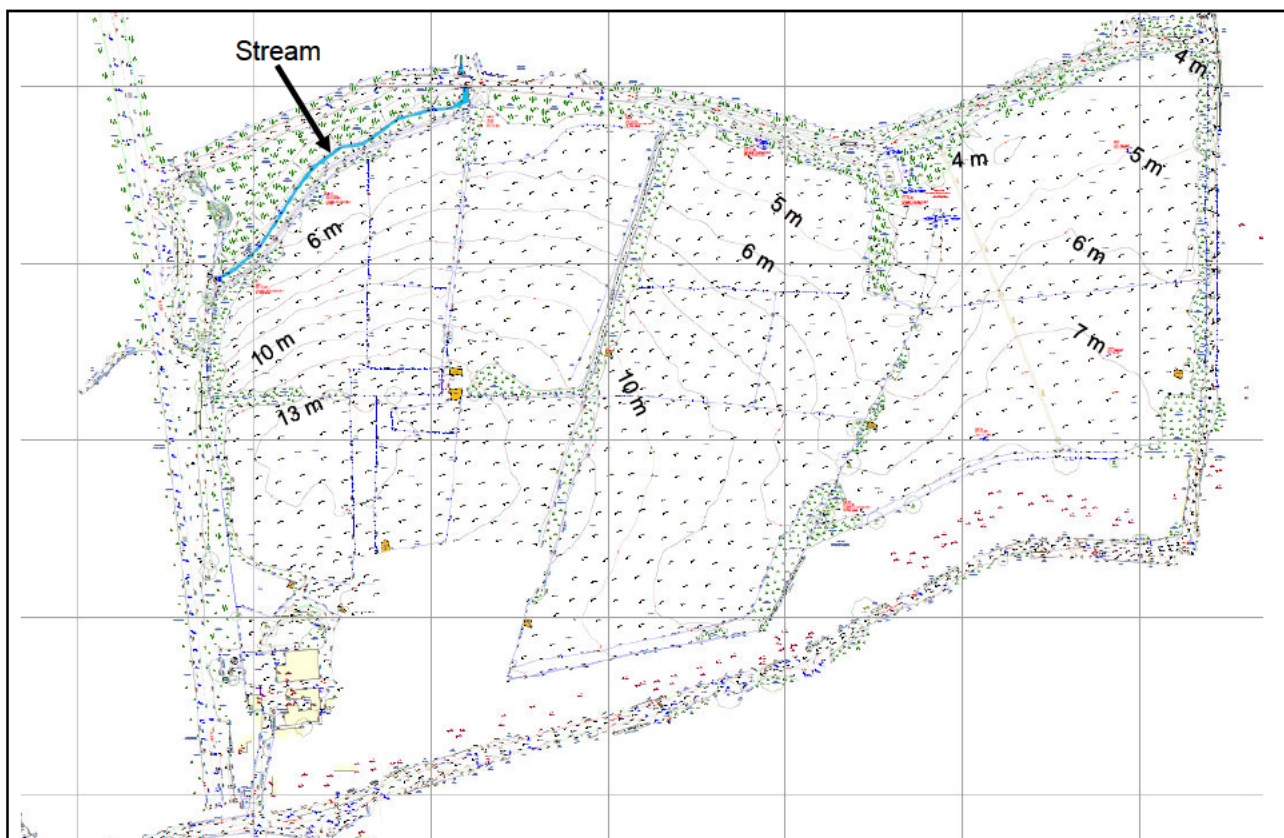


Figure 2: Extract from 2018 topographic survey (with selected contours labelled)

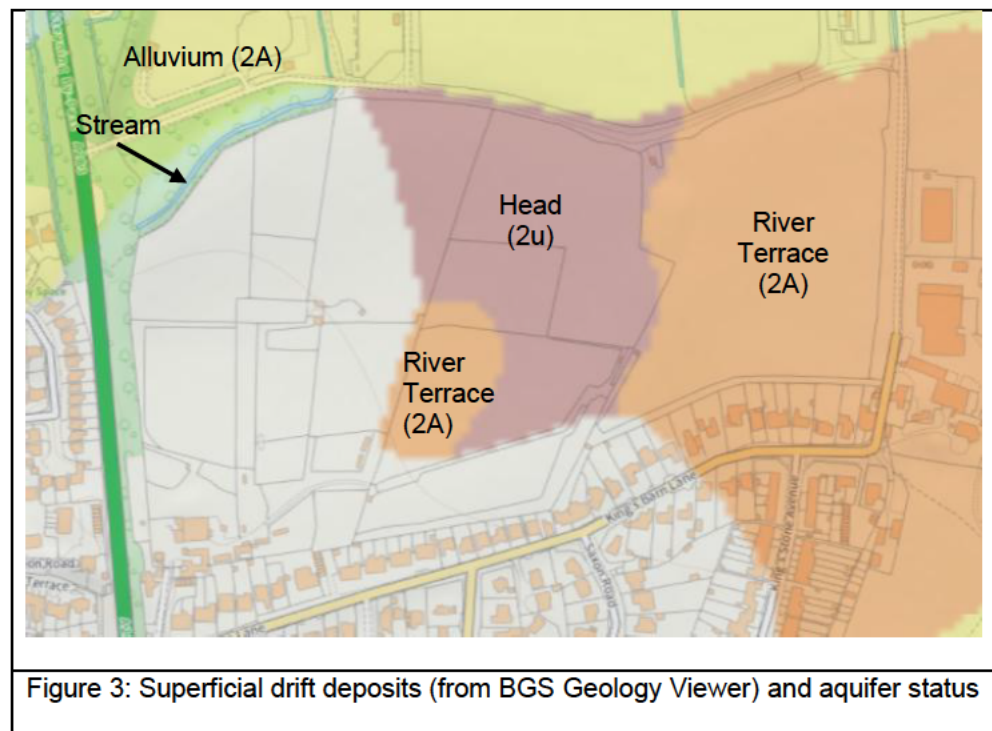
3.2.3 Merebrook attended the site on 14 May 2025 to assess the site for the surface water and silt mitigation strategy. The site is bounded by a gravel track to the north with open fields beyond, an electricity substation and wastewater pumping station are also located close to the northern boundary of the site. To the east, the site is

bounded by Kings Barn Lane with farm buildings, open fields and a battery storage site beyond. To the south, the site is bounded by residential properties and horse paddocks and farm buildings to the southwest. To the west the site is bounded by the A283 with residential properties beyond.

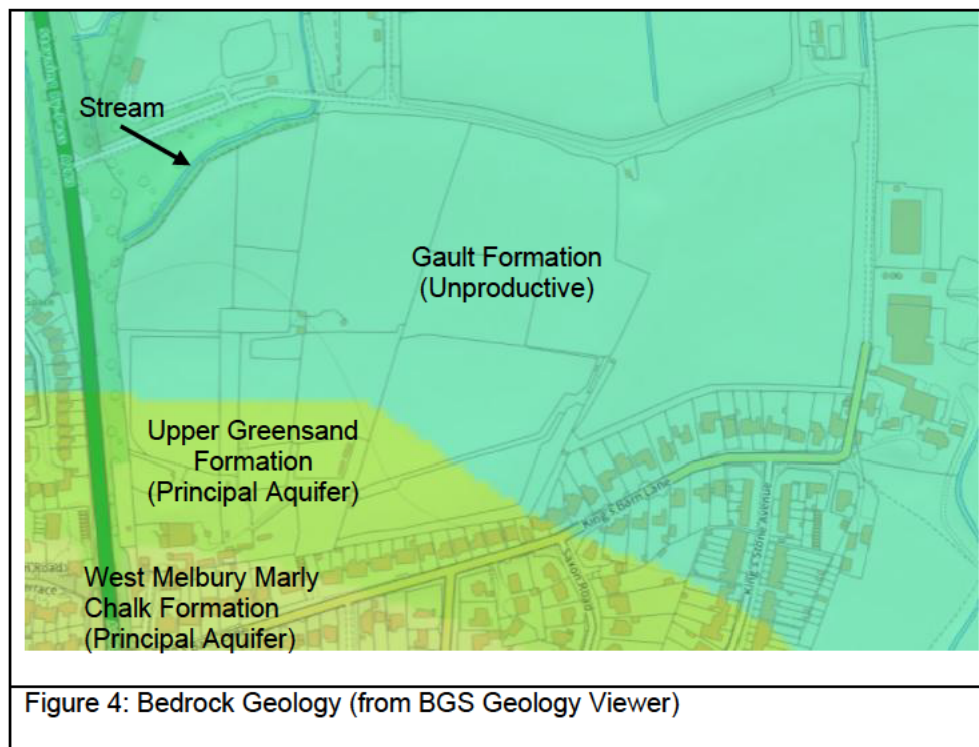
- 3.2.4 The site boundaries consisted of a mixture of hedgerows and trees with a barbed wire and wooden pole fence and occasional access points with metal gates. Sections of the northern boundary were relatively sparsely populated with vegetation and had gaps in the hedgerows. No drainage ditch runs along the northern boundary and there is a direct path for sediment laden water to run off the site into the northwestern stream, the gravel track that runs to the north of the site and the fields beyond.
- 3.2.5 The eastern boundary is thickly vegetated and is slightly raised creating a natural barrier to silt runoff, however there are gaps within the hedgerow where gravel access tracks have been created. These provide pathways for silt runoff from site to Kings Barn Lane.
- 3.2.6 The southern boundary is thickly vegetated and is generally higher than the rest of the site, so sediment runoff is unlikely across the southern boundary. However, there is a slight low point in the central southern boundary where sediment run off could potentially occur.
- 3.2.7 The western boundary slopes south to north and any sediment laden water is likely to follow the western boundary and funnel down to the low point in the northwest of site and ultimately find its way to the stream. The A283 is at a higher level to the site.
- 3.2.8 The stream is culverted beneath the Steyning Bypass (A283) to the west of the site and flows in a northeasterly direction. The stream runs close to the northwestern boundary of the site before turning north flowing away from site, underneath a bridge. The northern bank of the stream is steep and heavily vegetated. The southern bank is heavily vegetated but relatively flat with a footpath running along the bank before falling sharply away approximately 1m to the stream below. The water level in the stream was low (less than 10cm deep) and the water looked to be clear, with little suspended sediment. During the 2018 topographic survey, water levels in the stream varied from 4.44 m near to the western culvert upstream of the site to 3.37 m where the stream switches to a northerly direction and flows away from the site.

3.3 GEOLOGY AND HYDROGEOLOGY

- 3.3.1 Geological mapping shows that the east and locally the central portion of the site is directly underlain by drift deposits of the 2nd River Terrace (Secondary A aquifer). The majority of the central portion of the site is indicated to be directly underlain by drift deposits comprising Head Deposits (Secondary undifferentiated aquifer). The remainder of the site in the west is indicated to be devoid of drift deposits. Further drift deposits comprising Alluvium (Secondary A aquifer) are indicated to be present at the surface directly to the north and north-west of the site and may locally encroach onto the site.



- 3.3.2 Solid geology comprising the Upper Greensand Formation (principal Aquifer) is indicated to locally subcrop beneath the River Terrace Deposits located centrally and outcrop at the surface in the south-west. The remaining drift deposits, the Upper Greensand Formation and the remainder of the site in the west are indicated to be underlain by solid geology comprising the Gault Formation (unproductive stratum).
- 3.3.3 Further solid geology comprising the West Melbury Marly Chalk Formation (Principal Aquifer) is indicated to be present overlying the Upper Greensand Formation to the south of the site and may locally encroach onto site.



3.3.4 It is noted that the surface geology closest to the off-site watercourse (along the northwestern boundary) will be the Gault Formation, which is typically cohesive and is classed as an unproductive stratum (non-aquifer).

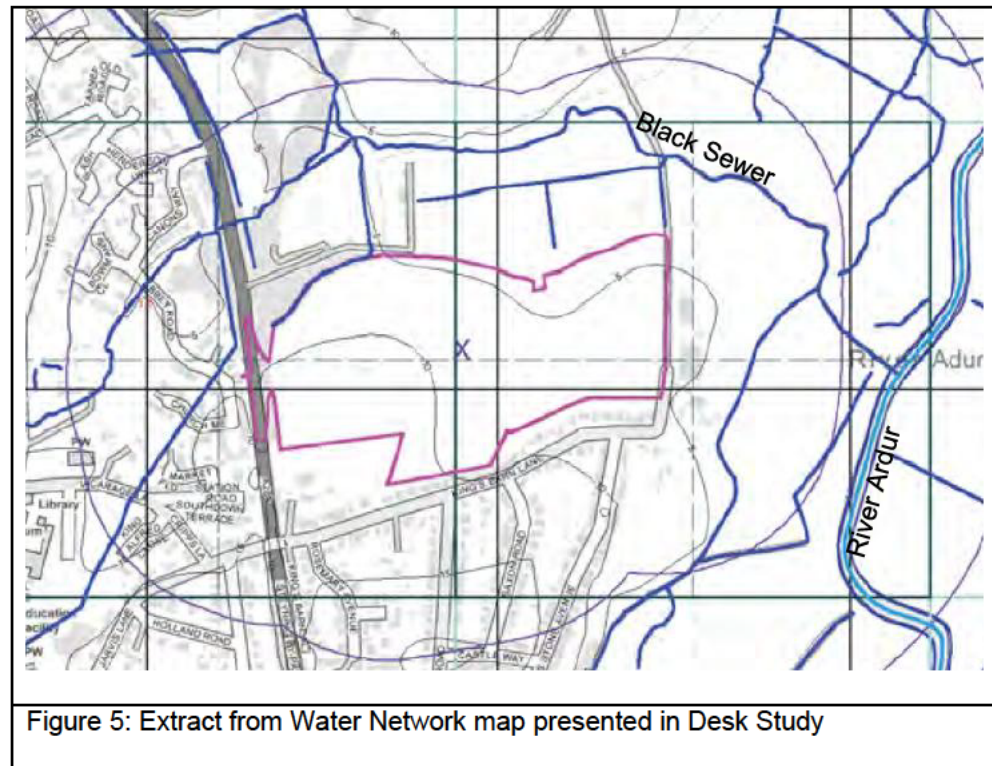
3.3.5 There are no abstractions from groundwater located within 1.0km of the site. The site is not within a groundwater Source Protection Zone (SPZ).

3.4 HYDROLOGY

3.4.1 The nearest surface water feature is the unnamed stream / drain located on the north-western site boundary labelled on Figures 2 – 4 above. It is understood that this stream / drain flows north into the Black Sewer located approximately 110m to the north.

3.4.2 The desk study confirms that the unnamed stream is not classified chemically or biologically by the EA in the vicinity of the site. Black Sewer is classified by the EA as a category B –good water course in the vicinity of the site.

3.4.3 Figure 5 below shows the location of watercourses in the area. These generally drain northwards and eastwards and eventually drain into the River Ardur.



- 3.4.4 Figure 6 below shows the surface water flood mapping in the vicinity of the site. Surface water flooding occurs as a result of extreme rainfall events when rainwater cannot drain away through normal drainage systems. The mapping is also useful to identify those areas of site where rainwater may preferentially collect during periods of high rainfall. These areas should be managed by silt management techniques described in Section 7.

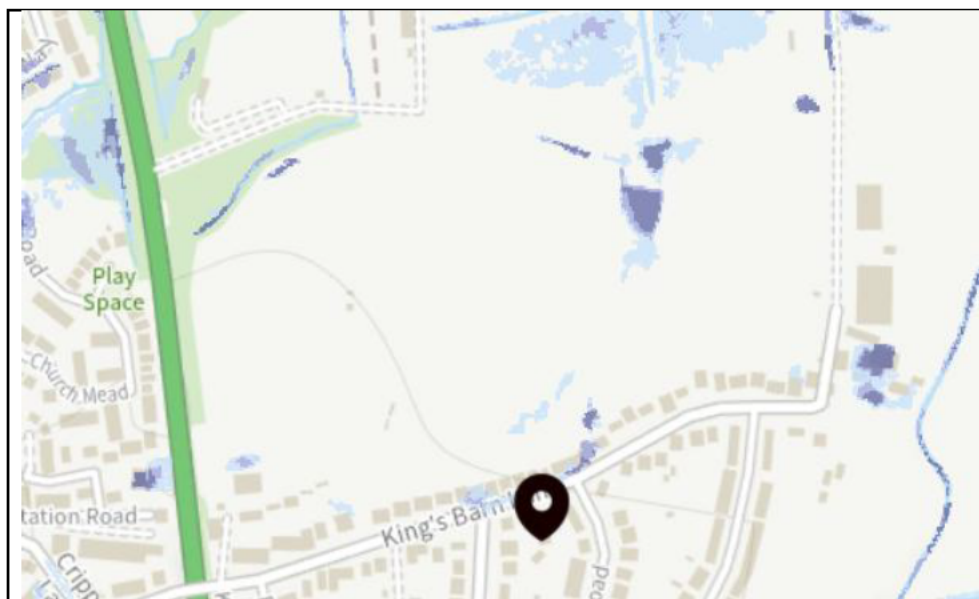


Figure 6: Surface water flood map (<https://check-long-term-flood-risk.service.gov.uk/risk>)

3.5 SITE HISTORY

- 3.5.1 According to the desk study, the site history dating back to 1876 has generally comprised undeveloped land initially separated into two fields. A stream appears to have run along the field boundary in the east between approximately 1911 and 1932 when it was filled. The site is separated into smaller fields a number of times between approximately 1911 and 2020. Small, assumed agricultural structures have been located centrally in the west since approximately 1932 and a residential dwelling has been located in the south since approximately 1932. The westernmost extent of the site was occupied by a railway line until approximately 1971. A roadway was constructed through this portion of the site by approximately 1981.

3.6 GROUND CONDITONS

- 3.2 The ground investigation report generally confirmed the published geology with drift deposits encountered across the majority of the central and eastern portions of the site. The drift deposits have been found to be typically cohesive in nature and are therefore considered to be more characteristic of Head deposits.
- 3.3 The remainder of the site (and the Head deposits) was found to be directly underlain by cohesive materials considered to represent solid geology of the Gault Formation.
- 3.4 Materials considered to represent solid geology of the Upper Greensand Formation were not encountered during the intrusive investigations.
- 3.5 In addition to the published geology, the current and previous intrusive investigations identified a limited thickness of Topsoil and Made Ground (Topsoil) at the surface across the site locally overlying subsoil type materials.

- 3.6 Infiltration and permeability testing confirmed that the site soils are relatively impermeable which is consistent with their cohesive nature. Infiltration drainage systems were considered unlikely to be feasible for the site.

3.1 CONTAMINATION STATUS

- 3.1.1 The ground investigation report confirms that a selection of soils were tested at the laboratory for a broad suite of potential contaminants. None were identified at concentrations in excess of residential screening levels. No significant risks to health or the environment were identified as a result of the contaminative status of the site and no remediation was required.
- 3.1.2 This report is therefore limited to consideration of the input of direct surface water run-off, together with any entrained fine particles, into nearby surface waters. It is not necessary to consider the contaminant concentrations within the silt itself and their impact on surface water systems.

3.2 OTHER SENSITIVE RECEPTORS

- 3.2.1 A Local Wildlife Site, River Adur Water Meadows and Eyckham Wood, exists immediately east of the site. This comprises floodplain woodland and grassland water meadow and is designated for species rich neutral grassland, botanically diverse ditch, pond and semi-natural woodland. The wetland habitat is of importance for birds and dragonflies.
- 3.2.2 The Ecological Assessment¹ that supports the planning application recommended precautionary methods of work during construction to protect these receptors. Measures included safe storage of any chemicals, methods to prevent silt laden run-off and reducing airborne dust.

SECTION 4 THE DEVELOPMENT PROPOSALS

- 4.1 The Flood Risk Assessment² that accompanied the planning application confirmed that use of SUDS (sustainable urban drainage system) is proposed with S104 public surface water sewers conveying flows through to a pair of open attenuation basins situated within the proposed area of public open space. Other basins are also to be provided for ecological enhancement.
- 4.2 The attenuation basins will be situated in the lower laying area of the site to the north of the developable area. These will be elevated from the existing watercourse to the northwest, providing an additional layer of protection.
- 4.3 Discharge of surface water drainage is proposed from the attenuation basins via a short section of swale leading to the existing ordinary watercourse on the northwestern boundary.
- 4.4 In the current pre-development situation, there is overland flow of surface water directly into the ordinary watercourse to the northwest. The phasing plan for the construction of the attenuation basins is not yet confirmed by Vistry, however it is recommended their construction should take place as early in the project as practically possible to interrupt this direct pathway for silt to the watercourse. Until the attenuation basins are in place, the ordinary watercourse will be vulnerable to sediment input via surface water run-off and precautionary measures will be required. See section 7.3.2 and 7.5 for the phasing plan relating to silt management around the northern site boundary, watercourses and attenuation basins.

SECTION 5 GUIDANCE AND LEGISLATION

- 5.1 The EU Water Framework Directive 2000/60/EC was introduced in December 2000 and became part of UK law in December 2003. This directive requires that potential issues relating to watercourses are identified and managed in order for the

¹ Ecological Assessment: Glebe Farm, Steyning (ref: 12345_R05a_RB_HM) by Tyler Grange dated 24 September 2021.

² Flood Risk Assessment: Land off Kings Barn Lane (ref: PJS20-11-FRA-01F) by PJS Land Development dated January 2022.

- 5.2 The Sediment Matters Handbook published by the Environment Agency in 2011 provides guidance for identifying the impacts of a change in sediment deposition, the sources of sediment and how to link these to effectively manage sediment deposition changes.
- 5.3 Sediment is defined by the Environment Agency Sediment Matters Handbook as “the mineral and organic material that is eroded, transported and deposited in catchments. Sediment has two components; fine material that can be transported by the water flow in suspension and coarser material that comprises the bedload”.

SECTION 6 SOURCES OF SILT AND FINE SEDIMENT

- 6.1 Exposed bare earth, combined with ongoing construction activities and associated vehicle movements, have the potential to generate clay, silt and fine-grained particles. Surface water runoff from these areas will pick up these particles and, if uncontrolled, may result in sedimentation when the water subsequently enters the watercourse.
- 6.2 The primary sediment sizes of concern include fine sediments such as particles of silt and clay that typically have a grain size between 0.00098 and 0.0625 mm. Sand grains (0.0625 to 2 mm) may also be considered where runoff has sufficient power to mobilise it.
- 6.3 Fine grained sandy and light silty soils could be produced through site activities such as:
- i.* Machinery and foot traffic leading to the breakdown of material to a finer grain size;
 - ii.* Removal of organic material which is binding soils and providing protection from the sun;
 - iii.* Continuous exposure of soils to heat and the sun leading to desiccation of the ground and increased production of fine-grained soils. If this is subsequently followed by periods of heavy rainfall, due to the topography, the silt is likely to become mobile; and
 - iv.* Introduction and placement of external soils for the formation of a development platform.
- 6.4 With a source of fine-grained material from the above activities, surface water receptors would be at risk from increased sediment deposition if a viable pathway to the waterbody is present or if a pathway is created. Pathways for sediment to reach the Local Wildlife Site to the east of the site should also be managed. Methods of sediment transport to the receptors could include:
- i.* Wind erosion leading to airborne dust that could settle in the watercourse or the off-site Local Wildlife Site;

- ii.* Compacted soils leading to a reduction of rainfall infiltration and an increase in surface water runoff that can carry fine grained material;
 - iii.* Slope instability along the receptor banks due to a steepened topography; and
 - iv.* Erosion of the natural bank adjacent to the receptor that could be newly exposed by on site activities.
- 6.5 It is unlikely that on site activities will generate coarse-grained soils (> 0.0625 mm) with a viable pathway to the watercourse or the adjacent Local Wildlife Site however this should still be considered. Should any material be stockpiled close to the banks of the watercourse or the boundary with the Local Wildlife Site, it would be at risk of collapsing or being washed into the watercourse.
- 6.6 Seasonal variation should also be considered. During warmer/drier periods (e.g. summer or periodic dry spells) heat and sunlight exposure will generate a greater amount of desiccated soils and increase the potential for fine sediment production on site.
- 6.7 Periods of rain, even light rain, will create water channels, that lead to steeper and smoother topography. A steeper and smoother topography will increase the effects of surface water runoff by reducing rainwater infiltration and increasing runoff velocities.

SECTION 7 SILT MANAGEMENT

7.1 INTRODUCTION

- 7.1.1 Following the Environment Agency Sediment Matters Handbook guidance, increased sediment deposition can be dealt with either at the source (erosion prevention) or as a reaction to activities which create fine sediment (reactive controls). Erosion prevention measures are generally more effective and less costly than reactive control measures.
- 7.1.2 Continuous management, upkeep and awareness of erosion prevention and reactive controls is necessary throughout the life span of a construction site's activities. Silt mitigation measures and their locations should be regularly reviewed and updated in line with the changing site conditions and layout, as the development progresses.

7.2 EROSION PREVENTION

- 7.2.1 Actions can be taken to prevent sediment production at the source. This includes:
 - i.* Management of stockpiles – stockpiles should be covered and kept at a reasonable size and height to reduce drying and wind erosion;
 - ii.* Covering road surfaces and trackways – using hard surface material (crush material) will help reduce the amount of abrasion on site soils;

- iii.* Planting of grasses on the banks of the attenuation basins, retaining topsoil for as long as practically possible and reseeding areas of bare soil as soon as possible – this will aid in preventing surface water runoff, stabilising the soil, protecting soil from sun exposure and trapping fine sediments; and
- iv.* Minimise the extent of disturbed areas on site – avoid disturbing ground, especially desiccated ground, unless necessary.

7.3 REACTIVE CONTROLS

7.3.1 Reactive controls allow the prevention of fine sediments reaching waterways or the adjacent Local Wildlife Site should the generation of fine sediment be unavoidable.

7.3.2 Reactive control management methods include:

- i.* Dust suppression - dampening down stockpiles, vehicle treads, pathways, and exposed areas will reduce airborne dust;
- ii.* Minimise the length and steepness of slopes - long steep slopes can be broken by benching, terracing or by constructing diversion structures through the use of straw bales or sediment fencing to keep runoff velocities (slope) and erosive energies low;
- iii.* Silt fencing – Silt fencing shall be constructed along the entirety of the northern site boundary curving round to partially cover the eastern and western boundaries (see Appendix 2 for recommended location). Once the attenuation basins are constructed, a silt fence should be added to cover the crests of the basins. The aim of this fencing is to prevent sediment from reaching surface water receptors. The silt fencing must be properly supported and shall be embedded into the underlying soil by a minimum of 100 mm to prevent the formation of gaps or weak spots. The silt fencing must be inspected weekly or following a period of heavy rainfall. Any trapped silt must be removed and managed to prevent the fences becoming overwhelmed. The fencing shall be maintained throughout the duration of the project and should be replaced if damaged. Silt fencing should be added to any areas of the site where sediment runoff across the site boundary is observed.
- iv.* Straw bales – placing straw bales along the crest of the stream and attenuation basins (once constructed) will catch fine sediment and deter foot and vehicle traffic.
- v.* Gully bags – Once drainage has been constructed, gully bags should be installed and checked weekly and replaced once full or damaged.
- vi.* Surface water flooding management - Any water collection on site (groundwater, surface water or precipitation) should not be pumped directly into the drainage network without prior attenuation and treatment. Silt busters or silt filters over discharge points should be considered. See Figure 6 and

into the drainage network without prior attenuation and treatment. Silt busters or silt filters over discharge points should be considered. See Figure 6 and Appendix 2 for areas that are susceptible to flooding that should be regularly checked for off site run off channels – management through straw bales, silt fencing, site reprofiling (redirecting water away from sensitive areas with gullies and grips) and pumping away excess water.

- vii.* Any headwalls (if constructed) should be equipped with hay bales, silt netting and/or coarse pebbles to slow down the velocity of water and allow for silt settlement. Headwalls should be checked during weekly inspections and cleared of silt build up, any silt management features should be replaced once significant silt build up is observed to be reducing their effectiveness.
- viii.* The site manager shall inspect silt mitigation measures weekly (and after periods of heavy or prolonged rain) and keep a written and photographic record of inspections, their maintenance and any sediment removal. This shall be presented as a monthly audit report, which will also include a precis of the prevailing weather conditions during the reporting period.

7.4 SILT MANAGEMENT PLAN

- 7.4.1 The site will require a combination of both prevention and reactive controls due to there being three main source areas:

- (1) Proposed construction areas;
- (2) The creation development platforms; and
- (3) Any stripping of soil layers.

- 7.4.2 Erosion prevention controls are deemed more appropriate for the construction areas silting source, to help reduce the amount of silt developing through appropriate management and material usage.

- 7.4.3 The placing of either silt netting/fencing/traps and/or straw bales in front of the watercourse in the northwest may be appropriate in the period prior to the formation of the attenuation basins. This method could also be considered at low points on the eastern boundary adjacent to the off-site Local Wildlife Site. This will slow the velocity of surface water runoff and hence reduce the silt load of surface water runoff.

- 7.4.4 Managed temporary siltation ponds could also be installed to reduce the amount of silt entering the watercourse. These should be lined and will require management through regular dredging. The contractor will design and implement the mitigation measures and carry out relevant inspections.

7.5 ATTENUATION BASIN PHASING PLAN

- 7.5.1 Prior to the construction of the attenuation basins, silt fencing should be placed along the northern boundary as shown in Appendix 2. Once the attenuation basins are

completed and are actively connected to the drainage network then silt fencing should be placed at the crest of the attenuation basins. It is understood the dates for the construction of the attenuation basins have not yet been confirmed. However, it is recommended they are constructed as early as possible within the project to provide extra protection to watercourse receptors.

7.6 SURFACE WATER SAMPLING

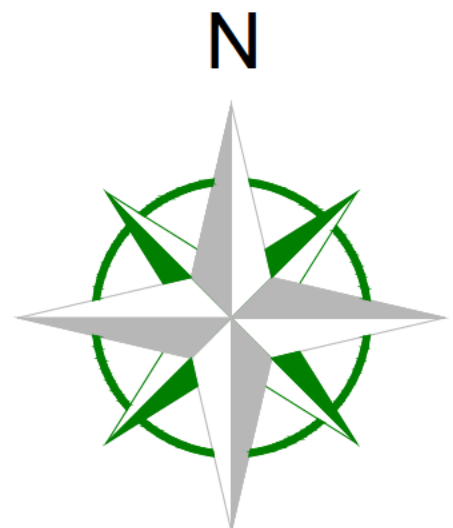
- 7.6.1 It is recommended to establish a baseline sediment level for the stream through testing for suspended solids or the use of a turbidity meter. Checks on the stream could be carried out weekly or monthly to check for variations above the measured baseline and whether silt mitigation measures need to be reviewed and altered to increase their effectiveness. Suggested sampling locations include upstream from the site, as the stream exits Steyning Bypass culvert and downstream from the site from the bridge to the north of site (see Appendix 2). Baseline sampling is recommended to be after a period of prolonged or heavy rain.

SECTION 8 CONCLUSIONS AND RECOMMENDATIONS

- 8.1 Merebrook has been commissioned by Vistry Group to provide advice on sediment deposition mitigation techniques that can be used at Glebe Farm to prevent increased deposition of fine-grained sediments into the adjacent watercourse during construction. Impacts on an off-site Local Wildlife Site located adjacent to the east have also been considered.
- 8.2 The construction activity will generate an increased amount of fine sediment that has the potential to travel to and impact the watercourse adjacent to the site and which may have further impacts downstream.
- 8.3 It is recommended that any strip work will be carried out per phase and a Surface Water and Silt Mitigation Strategy is implemented during each phase of the works.
- 8.4 It is recommended that erosion prevention methods and siltation controls are adopted in construction areas and reactive controls (silt netting/fencing/traps and/or straw bales) are adopted across the wider site.
- 8.5 It is recommended that once the development platform is complete that the bare earth is protected, and erosion prevention methods are implemented to reduce the production of silt from the platform.
- 8.6 Once installed, weekly checks will be necessary to ensure the mitigation measures are still in place and functioning correctly. This will be especially necessary after periods of rainfall to ensure that control measures remain effective and have not been damaged.
- 8.7 The contractor will design and implement the mitigation measures and carry out relevant inspections to ensure their effectiveness. Mitigation measures and their

during site activities should be reduced. Therefore, with the use of the management techniques suggested, the amount of sediment entering the watercourse should not be significantly different from that which already enters through natural processes.

- APPENDIX 1**
- Topographic Survey
 - Site Landscape General Arrangement Plan



Station	Easting (m)	Northing (m)	Level (m)
GH1	518207.5950	111358.0690	12.9310
GH2	518237.7800	111363.9290	12.3090
GH3	518200.7150	111301.8870	14.5140
GH4	518181.6510	111284.8780	15.8680
GH5	518243.4390	111295.8150	13.2860
GH6	518147.8210	111597.4550	9.7340
GH7	518140.8020	111655.0570	9.4790
GH8	518332.3549	111318.6793	11.5530
GH9	518424.5677	111351.3584	10.2945
GH10	518502.6413	111370.7224	9.8022
GH11	518571.8992	111412.7042	9.4295
GH12	518624.8984	111438.9052	8.6158
GH13	518676.1432	111436.6821	7.4167
GH14	518727.2431	111442.3387	5.2176
GH15	518734.3422	111482.7031	6.3289

OS Buildings Surveyed Buildings

This survey has been orientated to the Ordnance Survey
O.S) National Grid OSGB36(15) via Global Navigation Satellite

A true OSGB36 coordinate has been established near to the site centre via a transformation using the OSTN15GB & OSGM15GB transformation models.

No scale factor has been applied to the survey therefore the

[illegible]

2	01.12.2020	Manhole Update Survey	MR	GH914
1	8.10.2020	Add lonal Works	DR	GH872
Rev	Date	Description	Drawn	C. By



- Topographical Surveys
- Site Engineering
- Utility / CCTV Surveys
- Measured Building Surveys
- 3D Laser Scanning
- Revit & BIM Models

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**Richborough Estates
Ltd**

**Kings Barn Lane
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BN44 3YR**

**Topographical
Survey**

SCALE	DATE
A0@ 1: 1000	26\02\18

<i>DRAWN</i> JM	<i>QUALITY REF</i> GH2503
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Level datum	See note
Grid orientation	See note

Job number	29523
Drawing No.	

29523_T	2
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Comments
This plan should only be used for its original purpose. Greenhatch Group accepts no responsibility for this plan if supplied to any party other than the original client.

Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.

Notes:

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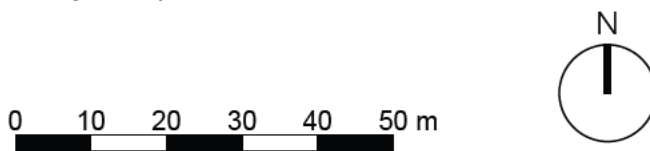


- Key**
- Site Boundary
 - Existing vegetation to be retained (Refer to arboriculturists AIA)
 - Vegetation to be removed (Refer to arboriculturists AIA)
 - Proposed trees
 - Proposed orchard trees (Selection of species and planting of orchard to be agreed with the local community)
 - Woodland structure planting
 - Low single-species hedgerow
 - Hedgerow (native mix over easements)
 - Native mixed hedgerow
 - Native shrub mix
 - Private ornamental planting
 - Communal ornamental planting
 - Rear gardens
 - Private front lawn
 - Amenity grass
 - Flowering Lawn
 - Long grass margins
 - Wildflower meadow (dry)
 - Wildflower meadow (wet)
 - Basin shrub planting
 - Permanent water
 - Marginal planting
 - Timber closeboard fence 1.8m high
 - Timber closeboard gate 1.8m high
 - Cleft chestnut post and 2 rails fence 1.2m high
 - Timber knee rail 0.6m high
 - Steel wire mesh security fence in green 1.8m high
 - Brick wall 1.8m high (to match architects specification)
 - Streets (incl parking bays and driveways):
Macadam surface road
Kerb: Charcon British Standard BN Kerb 150x305mm, 125mm upstand
 - Public footpath/cycleway: Macadam surface
Kerb/edging: Charcon British Standard Flat Top, 50x250mm, laid flush
 - Private footpaths: Charcon Stonemaster Flag, 450x450mm in sandy buff, stack bond
 - Public Footpath: Compacted hoggin, variable width
 - Parking court: Compacted gravel
 - Woodscape FSC Hardwood standard picnic bench with type 2 seats (or equal approved)
 - Timber 'A' field gate + 3m swing S bar with drop down latch
 - Hardwood bollard
 - Woodscape FSC Hardwood type 3 backrest seat (or equal approved)
 - Timber boardwalk
 - Timber sheltered seating
 - Woodscape FSC Hardwood LBS 112/220 Square Lockable litter bin (or equal approved)
 - Extent of equipped and natural play area (Indicative layout shown. To be designed by play specialist and coordinated with Horsham District Council through conditions)

Notes/Revisions

DRAFT

Glebe Farm, Steyning
Vistry Group



Landscape General Arrangement Plan

Status:		Drawn by: MP	Checked by: TF
Project Number: 168719	Scale @ A1: 1:1000		Date: 04/2025
Drawing Number: TOR-XX-XX-DR-L-P-001			Revision:

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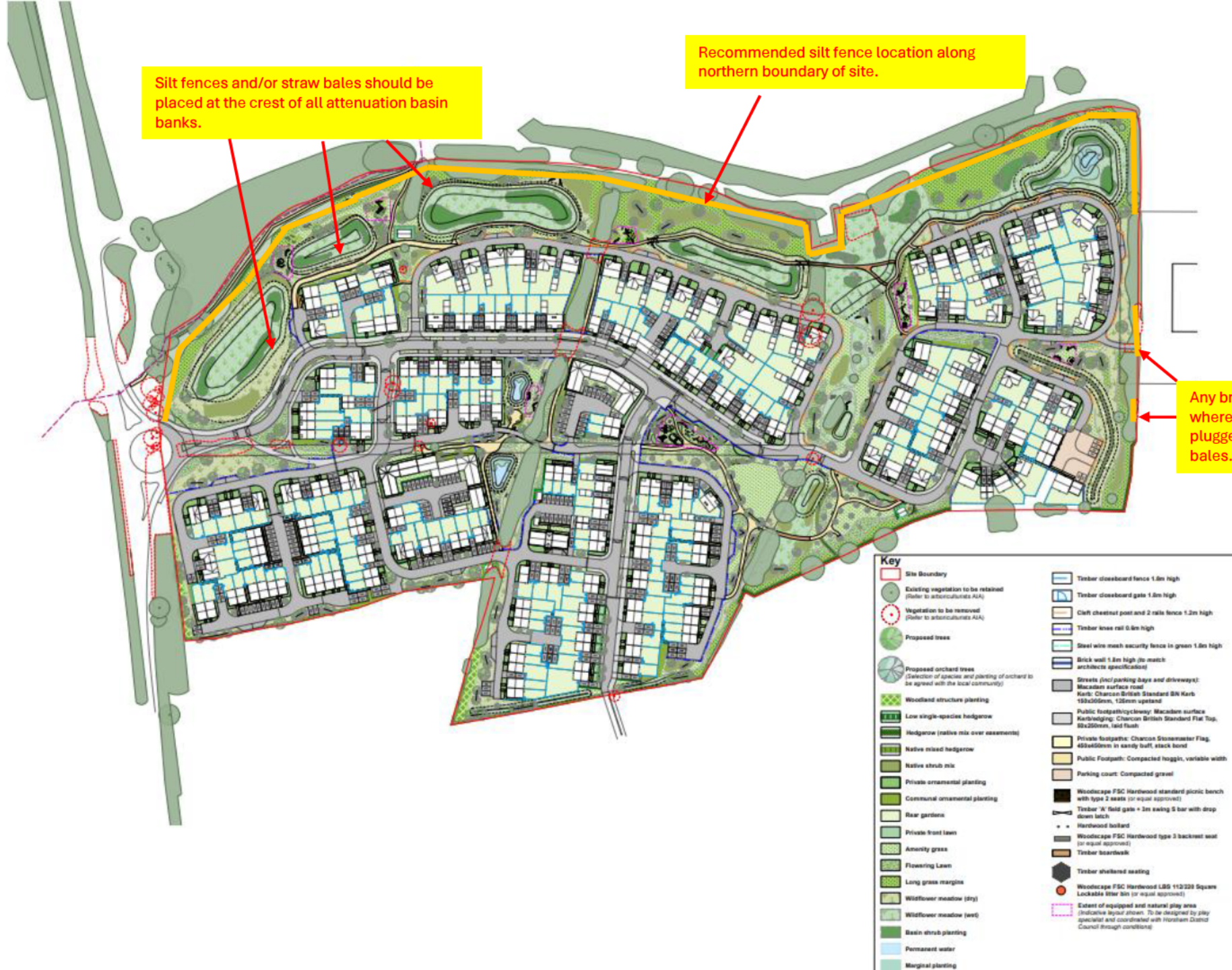
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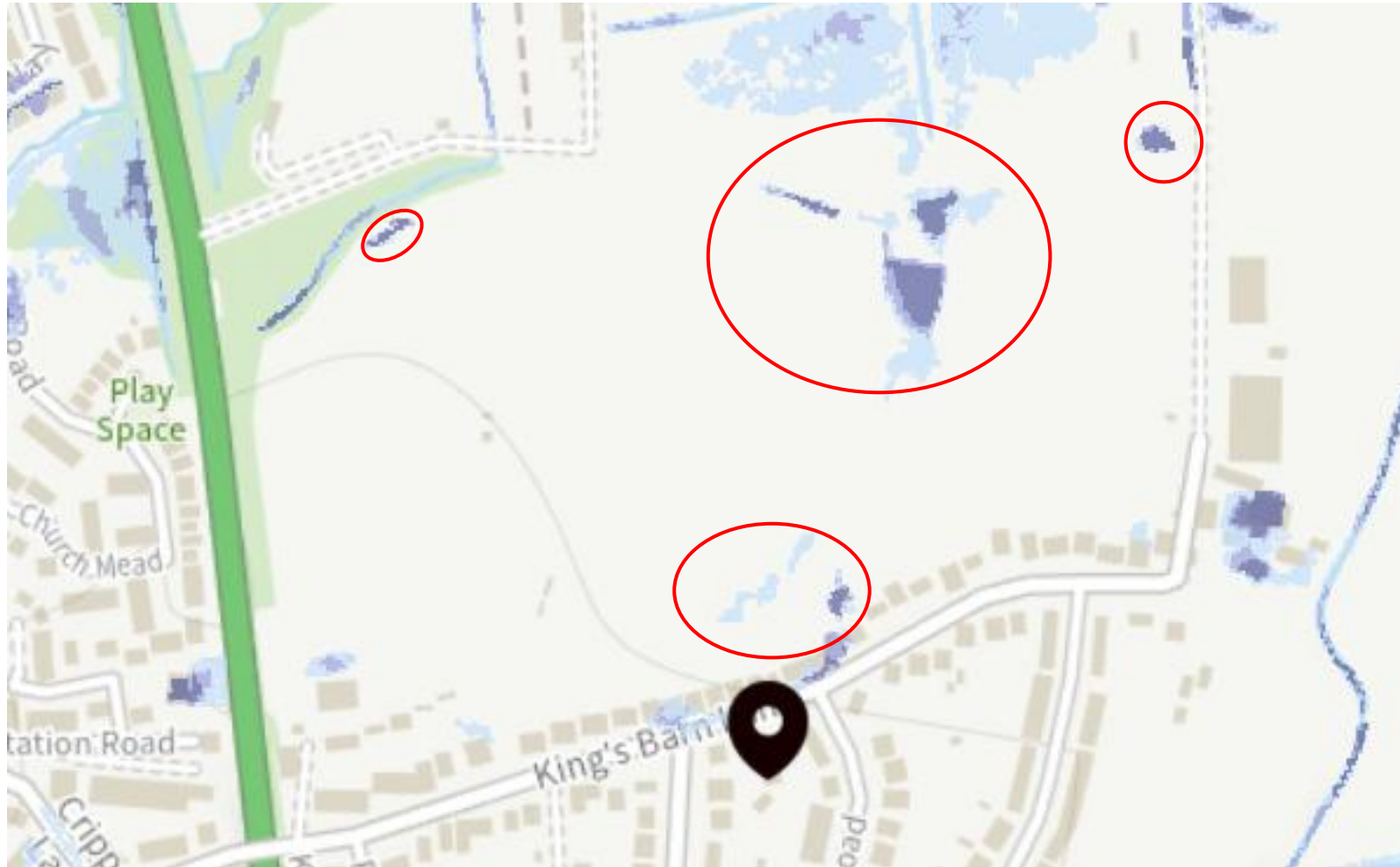
APPENDIX 2 ▪ Silt Measures Location Drawing

Silt fences and/or straw bales should be placed at the crest of all attenuation basin banks.

Recommended silt fence location along northern boundary of site.

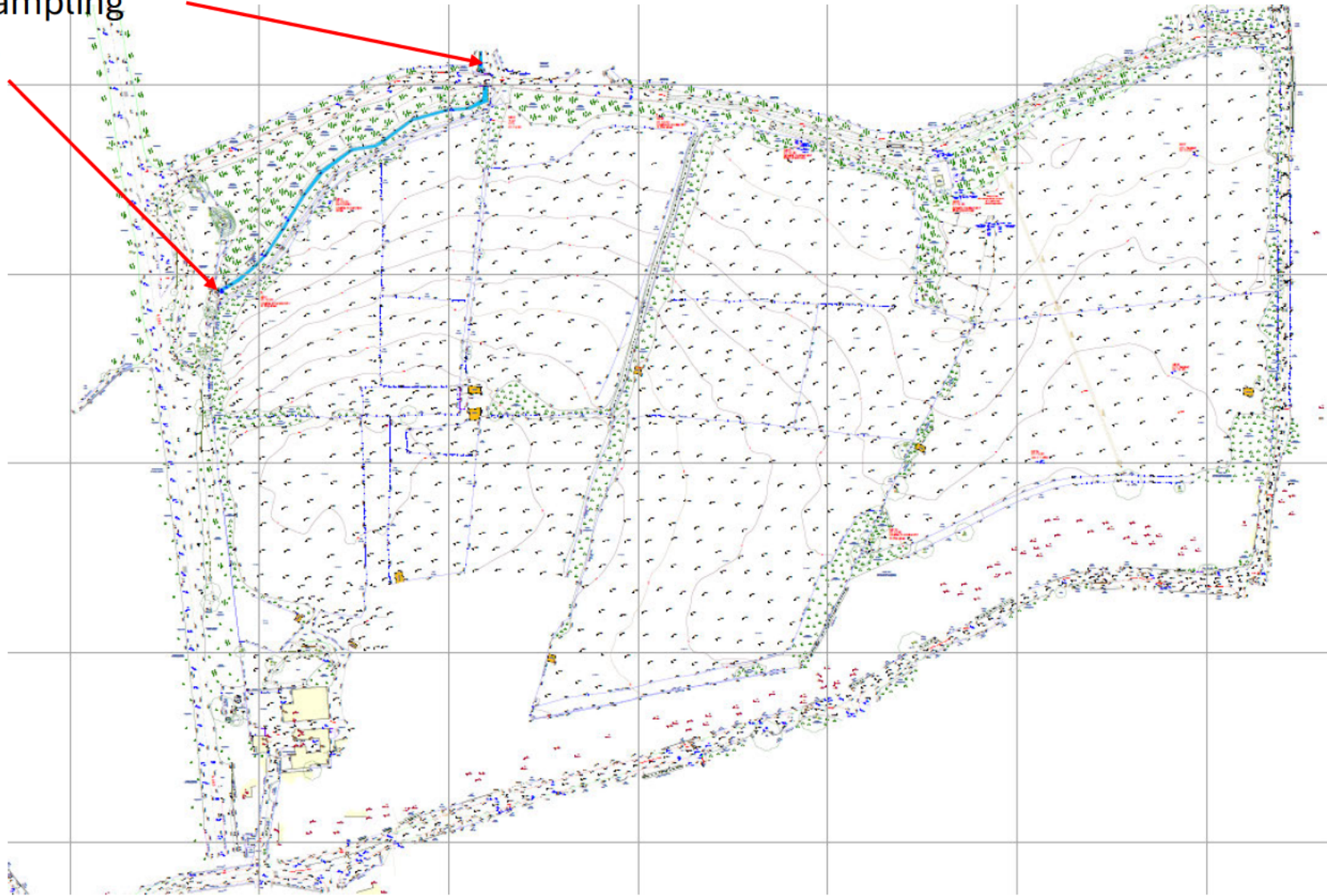
Any breaks in the eastern boundary where runoff could occur should be plugged by silt fencing and straw bales.





Areas of the site susceptible to surface water flooding should be regularly checked and managed to ensure runoff areas off site are not created. Silt fencing and straw bales can be utilised in these areas to prevent runoff. Re-profiling of the site surface to manage the water through the use of gulleys and grips or pumping of excess water can be used to redirect flood water away from sensitive areas.

Recommended
stream sampling
locations



APPENDIX 3 ▪ Photographs



Plate 1: Exit point of northwestern stream from Steyning Bypass (A283) culvert. A potential sampling location.

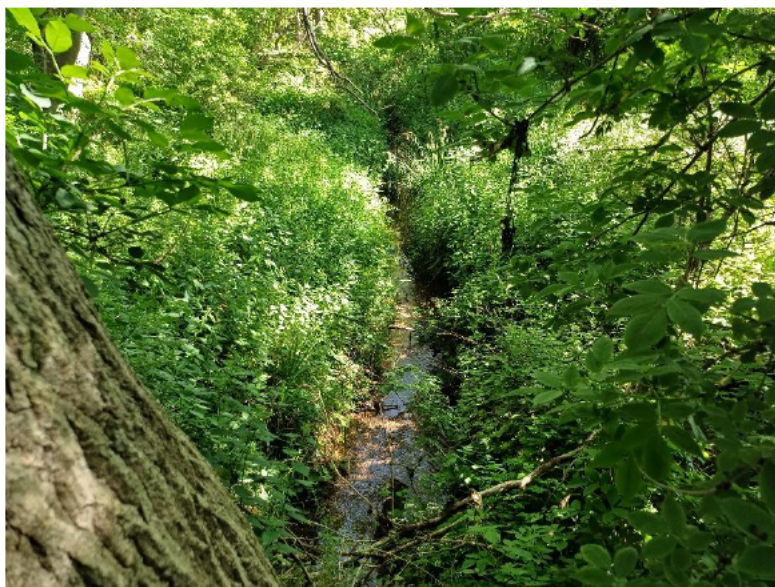


Plate 2: View of stream looking east from above the culvert.



Plate 3: View of stream from southern bank.



Plate 4: View looking northeast from the southern bank of the stream to the northern bank.



Plate 5: View looking from the northern bank of the stream towards the site in the south.



Plate 6: View looking east along footpath between the northern site boundary and the stream.



Plate 7: View looking north from the bridge, where the stream changes direction to flow north of the site.



Plate 7: View looking south from the northern boundary of the site – potential silt runoff area, silt fence required.



Plate 7: View looking south towards site from the northern boundary – lack of natural barriers to prevent silt runoff, silt fence required.



Plate 7: Looking west towards the eastern boundary of site – potential run off area. Silt mitigation measures recommended.



Plate 7: Eastern boundary of site is slightly raised creating a natural barrier to silt runoff.



Plate 7: Looking west towards the eastern boundary of site – potential run off area. Silt mitigation measures recommended.

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