



Gleeson Land Limited  
Arena Business Centres  
Building B  
Riverside way  
Surrey

TO RETURN PLEASE CUT ALONG THIS LINE BEFORE POSTING

## The proposals

Gleeson Land is developing plans to explore how land at Charity Farm, Clanfield (edged red on the plan) could be best developed for new housing, and we are seeking your views on the current proposal.

A draft illustrative masterplan (see reverse side) has been prepared for comment, to demonstrate how the site could suitably provide up to 140 new homes and associated facilities and infrastructure. Vehicular access would be provided from Drift Road to the north. Key features of the scheme include the following:

- A mix of 1, 2, 3 and 4 bedroom homes to meet a wide range of housing needs, including provision of 40% affordable homes
- Public open space incorporating a new children's play area for the benefit of both existing and future occupiers of the area
- Additional landscape planting, in particular along boundaries to protect existing and future residential amenity, as well as maintaining key views
- Opportunities to enhance local facilities and infrastructure will be provided as part of the proposals (either within the site or via financial contributions) to benefit the wider community

A website has been set up so you can provide your feedback and learn more detail about the proposals.

[www.landatcharityfarm.co.uk](http://www.landatcharityfarm.co.uk)

It is expected that a planning application will be submitted in Autumn 2025.

Please respond by **SUNDAY 19TH OCTOBER 2025** to enable us to consider your comments before finalising the proposals.

# LAND AT CHARITY FARM, CLANFIELD

Proposed new homes and  
public open space



COMMUNITY CONSULTATION LEAFLET

September 2025





## ILLUSTRATIVE MASTERPLAN

- 1** Existing planting retained and enhanced with native planting
- 2** Children's Play Area
- 3** Drainage features
- 4** Combined vehicular / pedestrian access
- 5** Proposed new homes

## Feedback form

LAND AT CHARITY FARM, CLANFIELD

### Q1. Do you live or work in the local area?

LIVE ☐ WORK ☐ LIVE AND WORK ☐ NO ☐

### Q2. Do you support the provision of new homes including affordable homes in Clanfield?

YES ☐ NO ☐ YES WITH RESERVATIONS ☐

### Q3. What types of new homes do you feel that Clanfield and the surrounding area are most in need of?

- |   |  |
|---|--|
| <input type="checkbox"/> AFFORDABLE HOMES | <input type="checkbox"/> LOW CARBON / ECO HOMES  |
| <input type="checkbox"/> FAMILY HOMES     | <input type="checkbox"/> FIRST TIME BUYERS HOMES |
| <input type="checkbox"/> DOWNSIZING HOMES | <input type="checkbox"/> OTHER (PLEASE SPECIFY)  |

### Q4. Which of these design elements do you support?

- |   |  |
|---|--|
| <input type="checkbox"/> OPEN MARKET HOMES      | <input type="checkbox"/> CHILDREN'S PLAY AREAS |
| <input type="checkbox"/> AFFORDABLE HOMES       | <input type="checkbox"/> ALLOTMENTS            |
| <input type="checkbox"/> LOW CARBON / ECO HOMES | <input type="checkbox"/> COMMUNITY ORCHARDS    |
| <input type="checkbox"/> ECOLOGY IMPROVEMENTS   |  |

### Q5. Do you have any other comments?

Please write here

Please note, by providing your personal data you are consenting to our use and processing of it for our business needs. For more information on how we will process and protect your personal data, please see our Privacy Policy on our website: [https:// www.gleesonland.co.uk/](https://www.gleesonland.co.uk/)