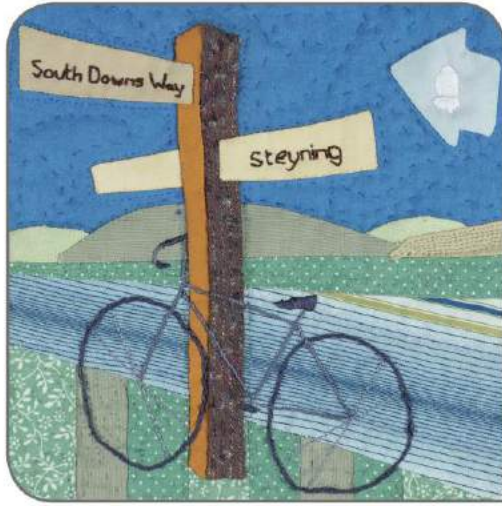




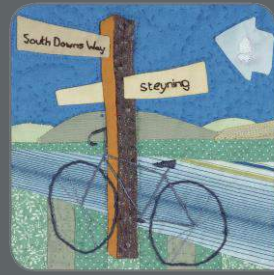
STEYNING COMMUNITY PLAN

A vision for the future

SITE PROMOTERS EVENT

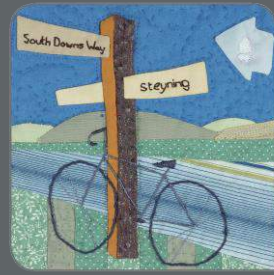
Held on Monday, 20TH May 2019 at The Steyning Centre

Tonight's format



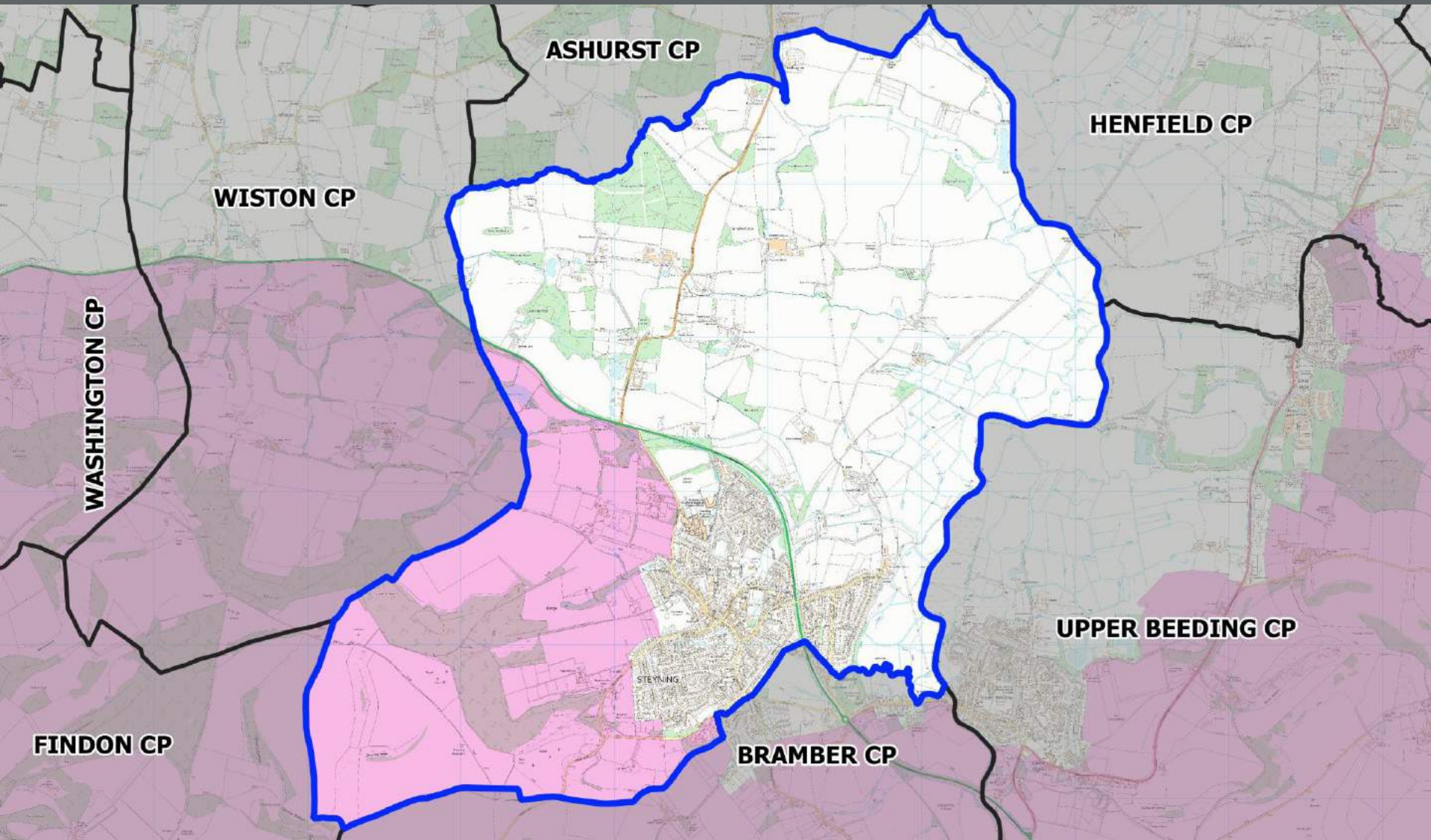
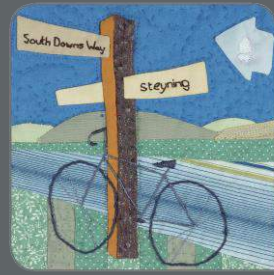
1. Welcome from Murray van der Poll, Vice Chair of the Neighbourhood Plan Steering Group
2. Overview from Squires Planning
 - a) Background to the plan & who is preparing it.
 - b) Neighbourhood Plan Vision
 - c) Housing Need
 - d) Call for Sites
3. Promoters Presentations & Q&A:
 - a) Land at Sweetland
 - b) Bayards Field
 - c) Land north of Kings Barn Lane

Background to the plan

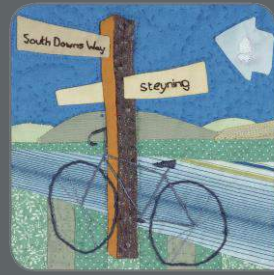


- Work on the Steyning, Bramber, Ashurst and Wiston Neighbourhood Plan (SWAB) ceased in October 2017.
- Work on a neighbourhood plan for Steyning started in Jan 2018. In May 2018 the parish was designated as a neighbourhood plan area. The plan being prepared is known as the Steyning Community Plan.
- Tonight may seem a repeat of previous work done for SWAB but this is a new plan which must follow due process.

Background to the plan

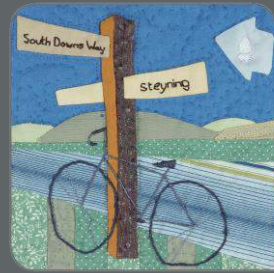


Who is preparing the plan?



- Lead by the Neighbourhood Plan Steering Group consists of 10 people from the local community including elected Councillors and residents.
- Steering Group leading work on a range of local issues, supported by volunteers:
 - Environmental Group
 - Character Assessment
 - Infrastructure
- If you would like to get involved and help please get in touch by emailing hello@steyningcommunityplan.co.uk

Neighbourhood Plan Vision



06 May 2019



STEYNING COMMUNITY PLAN

A vision for the future

FINAL VISION STATEMENT

The Steering Group have been working hard to confirm the community's vision for the future. The final vision statement is set out below and has been drawn from the parish survey and subsequent consultations on the draft vision:

Steyning Parish has an exceptional and picturesque rural setting on the edge of the South Downs National Park. Our historic market town provides the hub for our community.

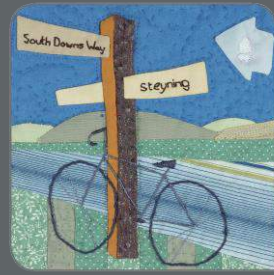
In 2031, Steyning Parish will:

- i. Treasure its heritage, having enhanced it where possible so that the Parish continues to be an attractive place to live, learn, work and visit.
- ii. Have a vibrant and prosperous High Street providing both everyday goods and services as well as offering a variety of shopping and dining outlets.
- iii. Have housing that meets the needs and aspirations of the local community, that is well designed, promotes environmental efficiency and takes account of the demand on infrastructure. There will be sufficient affordable housing, particularly for key workers.
- iv. Have a vibrant economy with innovative new employment opportunities complementing existing work opportunities and with fast and efficient internet connection for home and agile working. It will promote tourism to help support our local economy.
- v. Be a community that continues to encourage social interaction between everyone who lives, works and visits the town, particularly through art, culture, leisure and sport. Our venues will support a diverse range of community events and our open spaces will be safeguarded for their biodiversity and for all to enjoy.
- vi. Be a key gateway to the South Downs National Park and the Adur Valley.
- vii. Be better connected. It will have a network of well-maintained and safe roads supported by bridleways and footpaths suitable for all non-motorised users. The Parish will also benefit from improved transport links and more frequent and better-connected bus services will provide greater opportunities for contact with neighbouring towns and villages, both coastal and inland, and reduce reliance on cars.

Available at:

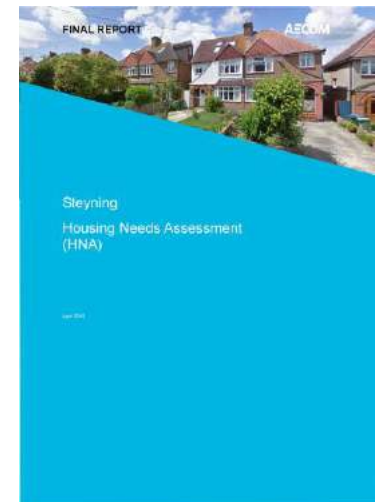
www.steyningcommunityplan.co.uk/documents

Housing Need

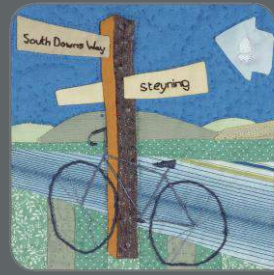


- Policy 15 of the Horsham District Planning Framework (2015) requires “the provision of at least 1,500 homes throughout the district in accordance with the Settlement Hierarchy, allocated through Neighbourhood Planning”.
- Independent report prepared by AECOM establishes what that fair share is. Available at: www.steyningcommunityplan.co.uk/documents

‘...14 dwellings (rounded) per annum, or 165 dwellings over the remainder of the Neighbourhood plan period, 2019-2031 (12 years).’

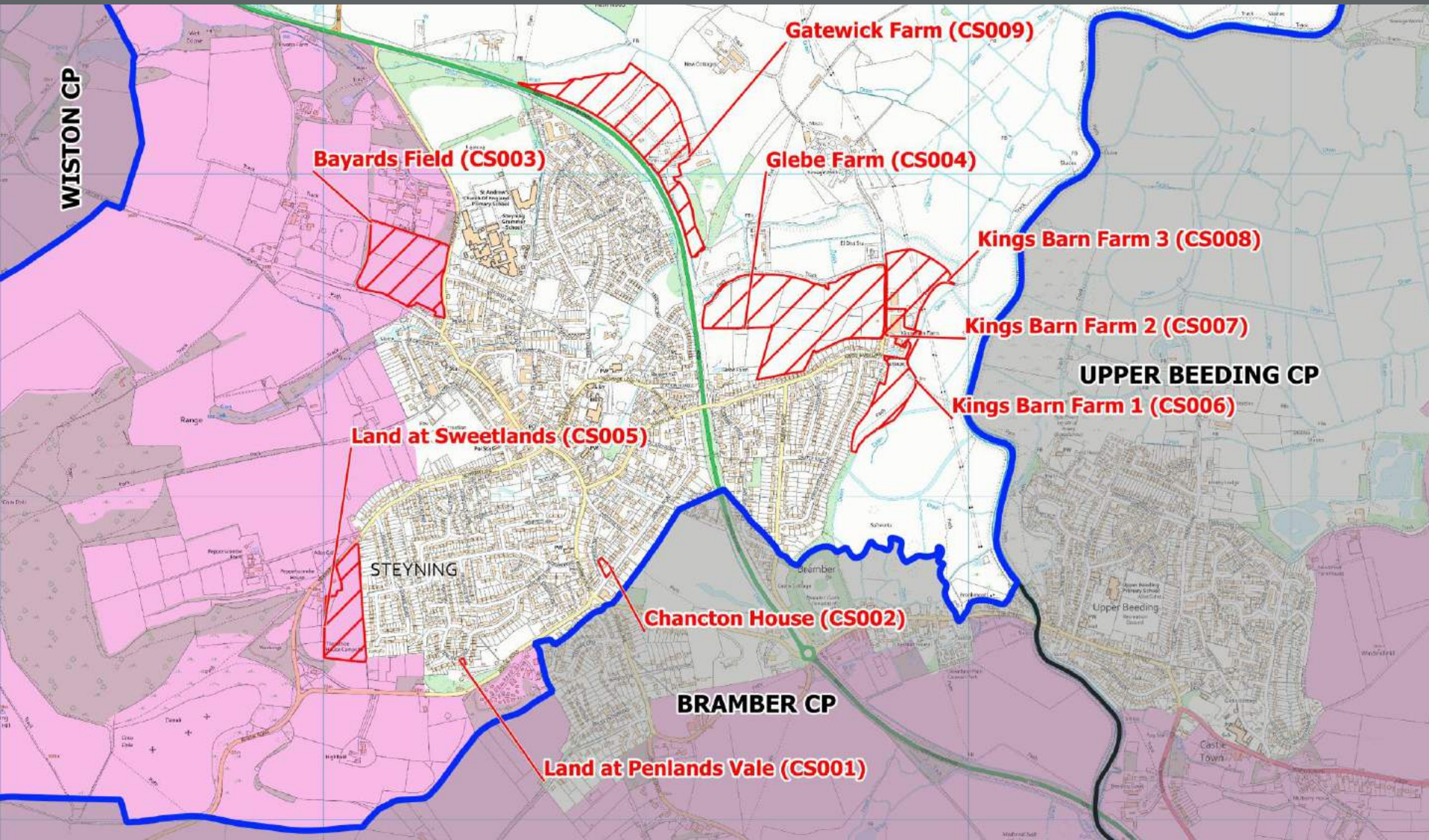
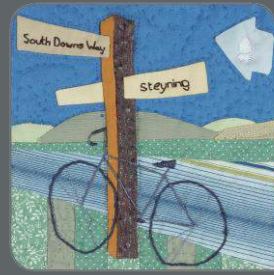


Call for Sites: Process

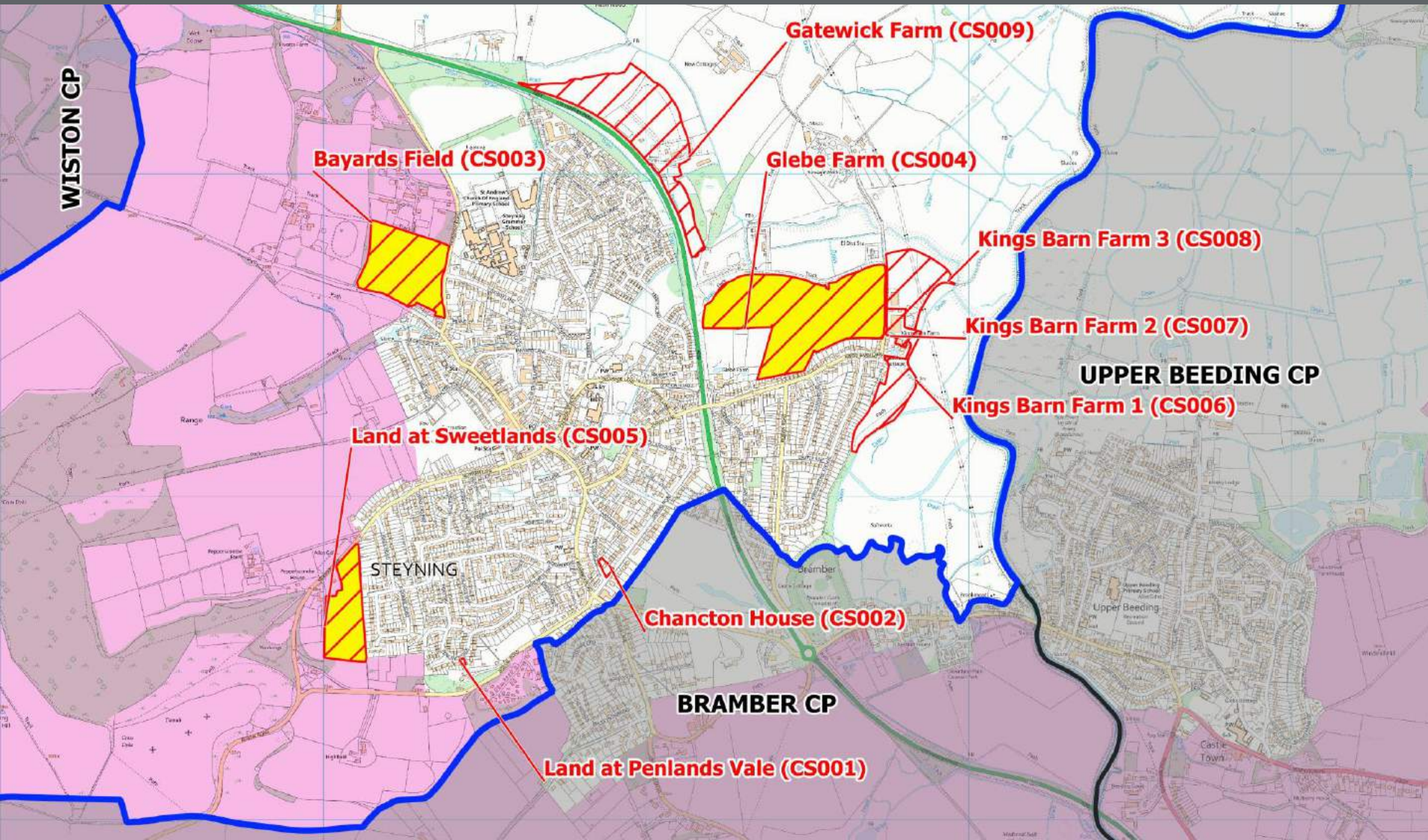
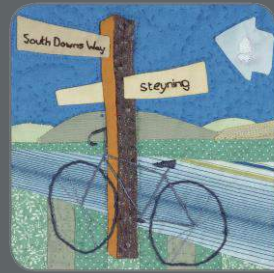


- In order to plan for our housing need, we invited landowners to let us know if land is available for development and provide some basic information by 1st May.
- Details of 9 land parcels were received. Some were not submitted previously to SWAB.
- Representatives for all land parcels all been invited to present their proposals to the Steering Group at tonight's event.
- Tonight is an opportunity for those promoting land to show the whole community how their site could positively contribute towards the plan's vision.

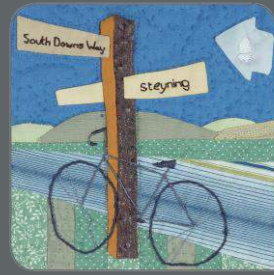
Call for Sites: Sites



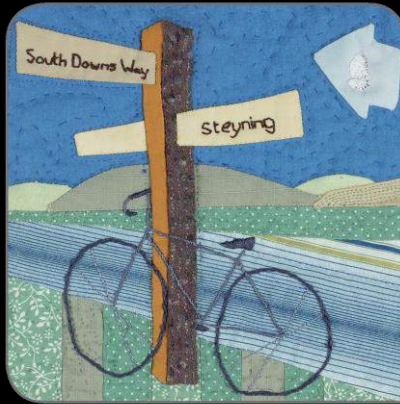
Call for Sites: Sites



Key points to remember



1. The 165 housing need figure is ‘policy off’. The number of homes proposed in the plan may differ once local constraints have been taken into account.
2. The information being presented tonight has not been seen by the Steering Group before.
3. Just because information is presented tonight does not mean it will be included in the plan. Tonight is an opportunity for those promoting sites to put their ideas to the Steering Group and wider community.
4. If you would like volunteer to help with the plan, please contact us at hello@steyningcommunityplan.co.uk



Next...

Land at Sweetland

Land at Sweetland, Newham Lane, Steyning

CALA Homes

20th May 2019

- Commitment to ensuring that the site is delivers a high quality development, which will benefit and meet the future needs of the community of Steyning;
- To deliver a range of houses, including affordable homes to support a range of groups within the Community;
- To provide wider benefits including new Public Open Space and support for local services;
- To engage with the Neighbourhood Plan Group and Local Community to design and deliver the new development;
- To meet the purposes of the National Park and Vision for Steyning;



History

CALA Homes, part of the CALA Group, is a leading provider of desirable new homes across the South East of England, the Midlands and Scotland.

CALA was founded in 1875 and had a long history in successful land management before beginning house building in the 1970s.

Today CALA employs more than 1,000 people across 10 offices and more than 70 developments.

Design Quality & Customer Service

CALA is passionate about creating vibrant and sustainable communities, ensuring its developments become part of the communities in which they are built. Our homes are characterised by exceptional design and sector-leading build quality, and we have a passion for providing our customers with a great home buying experience.



Sustainability

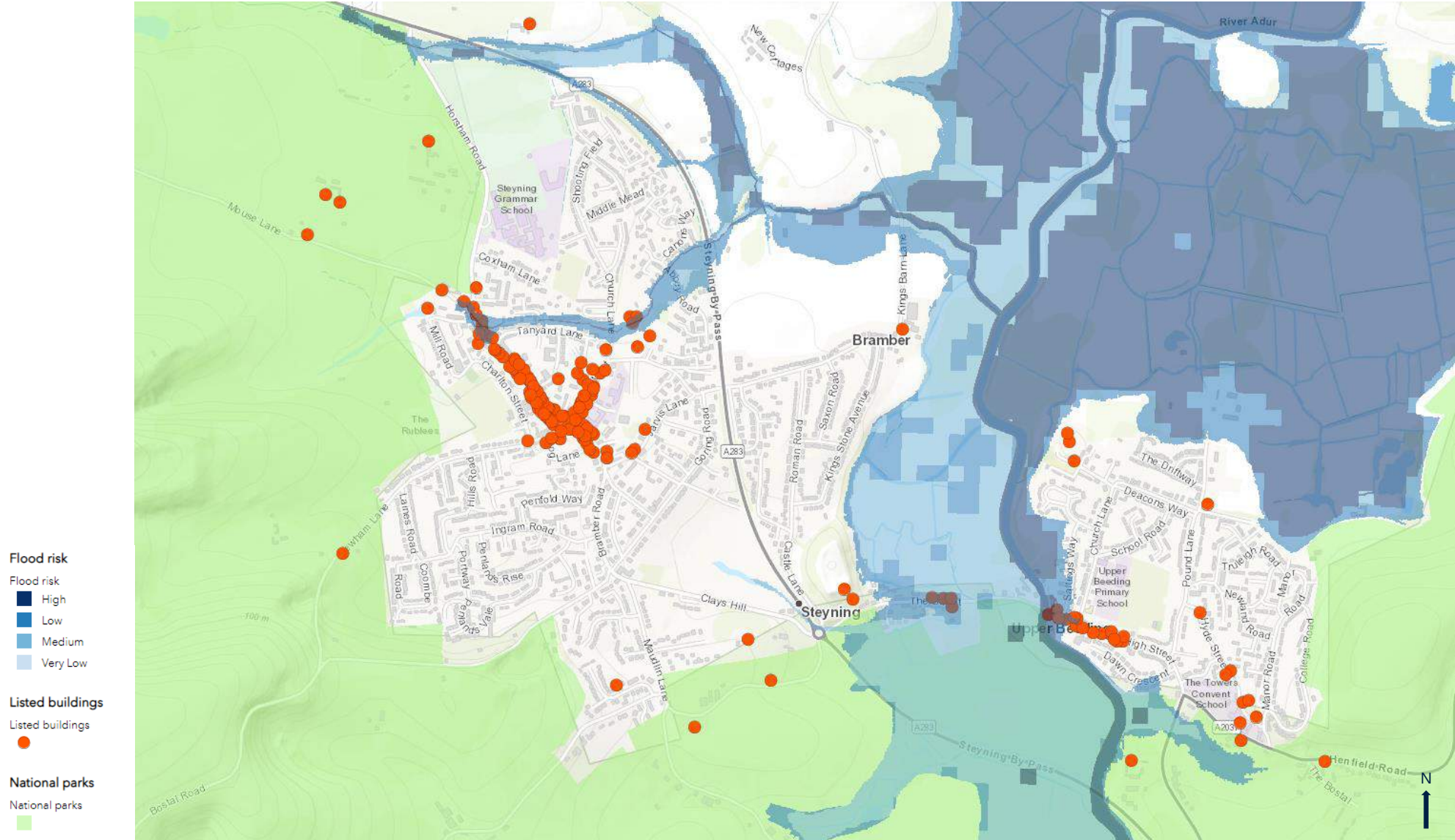
July 2017 to December 2018 – CALA contributed £38,687,070 to local community facilities and infrastructure under Section 106 and 75 agreements, not inclusive of the provision of affordable homes.

Local Fundraising and Sponsorship including over £300,000 donated to over 300 community groups and charities by our Community Bursary initiative since 2016.

CALA is proud to be a Gold Patron of the Prince's Trust, our national charity partner since 2015. So far, CALA has raised circa £600,000 for the charity through corporate donations and employee fundraising.

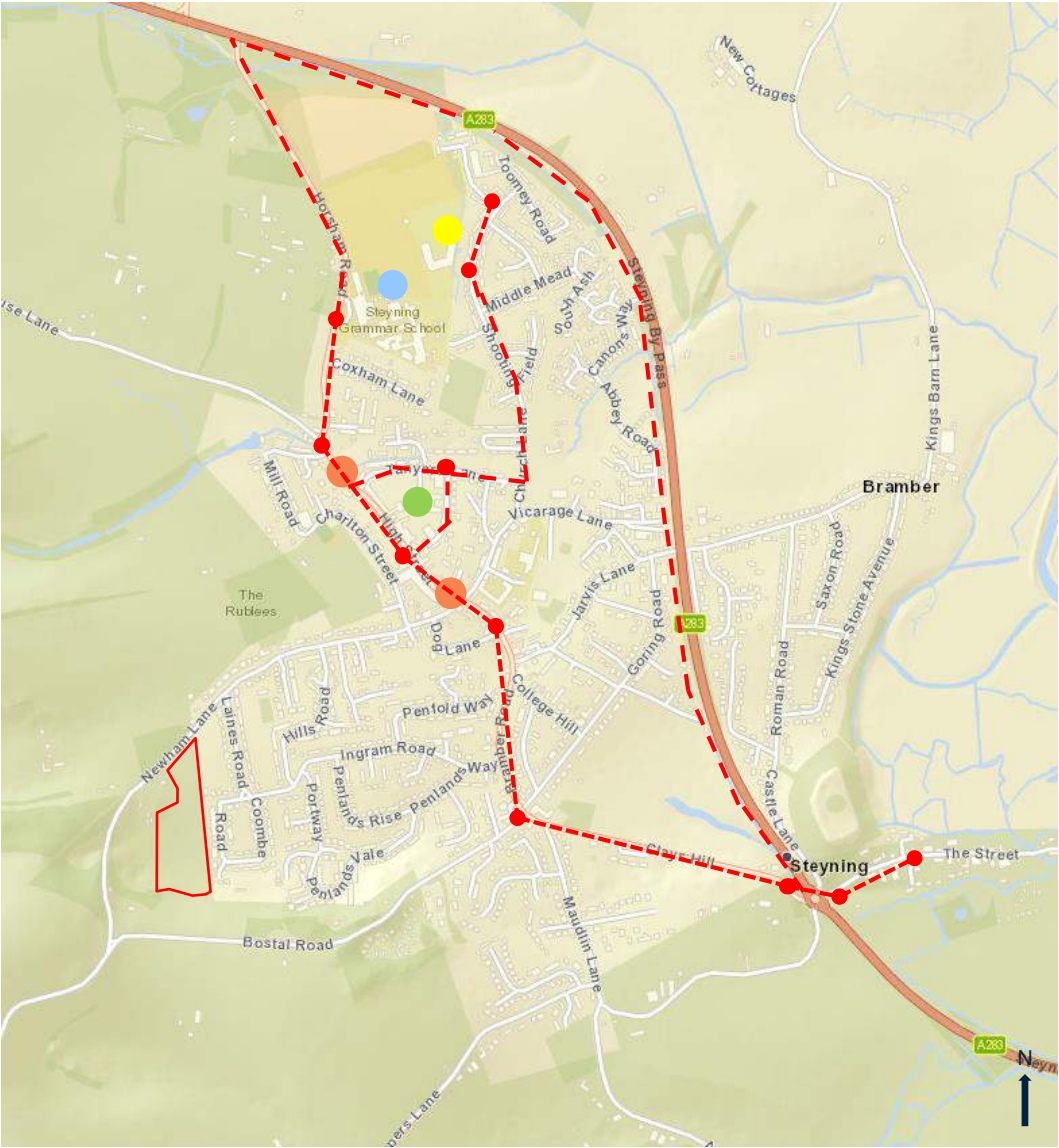


Steyning Context





- 3.3ha Site Area
- West of the settlement of Steyning
- South of Newham Lane
- Immediately adjacent to existing residential neighbourhood;



In close proximity to existing Services and Facilities in Steyning including:

	Local Services	Walking Distance
	Steyning Church of England Primary School	15 minutes
	Steyning Grammar School	12 minutes
	GP Practice	10 minutes
	High Street / Local Centre	8 minutes
	Local bus stops and routes	8 minutes

Site Constraints & Opportunities

- Within South Downs National Park;
- Outside but adjacent to current Steyning settlement boundary;
- Close to services and facilities;
- Well contained Site limiting wider impact;
- Provision of a high quality new homes and landscaping;
- Delivery of Affordable Housing;
- Support for Local Economy and Services;
- Potential improvements to:
 - Public Open Space;
 - Access to the National Park;
 - Joining up existing footpaths;
 - Newham Lane frontage and access;





The National Park purposes are:

1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the area;
2. To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public;

The National Park Authority also has a duty when carrying out the purposes:

- To seek to foster the economic and social well-being of the local communities within the National Park;

Emerging Local Plan

Housing Requirement: approximately 4,750 new homes over plan period (2014-2033)

Identifies Steyning as Gateway to the National Park which are defined as:

“Settlements around the South Downs with good bus, ferry or rail links to the wider region and beyond, and bus and cycle links into the National Park”

Identifies Neighbourhood Planning as a:

“powerful set of tools for local people to ensure that they get the right types of development for their community”



Horsham District Planning Framework 2015

Housing Requirement: at least 16,000 homes over plan period (2011-2031) equivalent to 800 homes per year.

Steyping identified as a larger settlement which:

“have a role to play and can support development in accordance with their size and role in the settlement hierarchy”

“these are settlements with a good range of services and facilities, strong community networks and local employment provision, together with reasonable rail and / or bus services. The settlements act as hubs for smaller villages to meet their daily needs, but also have some reliance on larger settlements / each other to meet some of their requirements.”

Local Plan Review

- First Regulation 18 consultation expected September 2019
- Expected updated Housing Figure: 974 homes per year (standard methodology)
- Expect all settlements to have a housing requirement

To deliver much needed local housing, unlocking community benefits and new open spaces. To deliver a development that respects the character and identity of Steyning and the special qualities of the National Park

- Mix of House Types and Sizes reflecting local need;
- Provision of Affordable Housing;
- High Quality Landscaping and Open Space;
- Dedicated and experienced Developer;
- Site is available for development now and can be brought forward in the short term if allocated in the Neighbourhood Plan;







Proposed Housing Mix:

Market Homes

- 9 x 4 bedroom properties
- 9 x 3 bedroom properties
- 11 x 2 bedroom properties
- Low net density: 29.5 dwellings per hectare

Affordable Homes

- 6 x 3 bedroom properties
- 10 x 2 bedroom properties
- 4 x 1 bedroom properties

Key Features:

- 49 new homes;
- 40% of which will be affordable housing
- A mix of 1, 2, 3 and 4 bedroom homes;
- A central public open space connecting to Coombe Road;
- Public open space in southern area of the site;
- Retention of existing boundary vegetation;



Example Designs & Materials

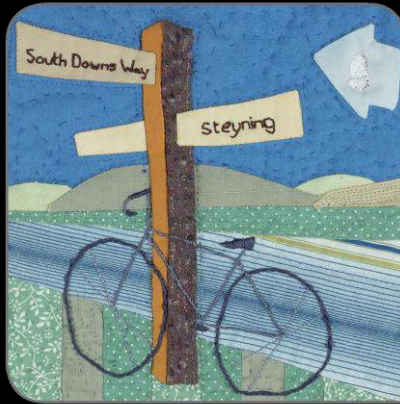


- Well contained site limiting its wider impact, creating a logical extension to the settlement;
- To be delivered by CALA Homes focused on achieving exceptional design and high quality build;
- Estimated CIL contribution of £587,000 of which £146,750 would be payable to the Parish if a Neighbourhood Plan is adopted;
- Logical extension to the settlement;
- Delivery of on-site Affordable Housing and a range of unit sizes;
- Delivery of on-site significant Public Open Space;
- Connection of existing footpaths and improved connectivity to National Park;
- Ecological and Biodiversity Enhancements;
- Increased Local Spending and Employment;

- i. **Treasure its heritage**, having enhanced it where possible so that the Parish continues to be an attractive place to live, learn, work and visit.
- ii. Have a **vibrant and prosperous High Street** providing both everyday goods and services as well as offering a variety of shopping and dining outlets.
- iii. Have **housing that meets the needs and aspirations of the local community**, that is well designed, promotes environmental efficiency and takes account of the demand on infrastructure. There will be **sufficient affordable housing**, particularly for key workers.
- iv. Have a **vibrant economy** with innovative new employment opportunities complementing existing work opportunities and with fast and efficient internet connection for home and agile working. It will promote tourism to help support our local economy.
- v. Be a community that continues to **encourage social interaction** between everyone who lives, works and visits the town, particularly through art, culture, leisure and sport. Our venues will support a diverse range of community events and our open spaces will be safeguarded for their biodiversity and for all to enjoy.
- vi. Be a **key gateway** to the South Downs National Park and the Adur Valley.
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Thank You

CALA Homes



Next...

Bayards Field

Steypning Neighbourhood Plan

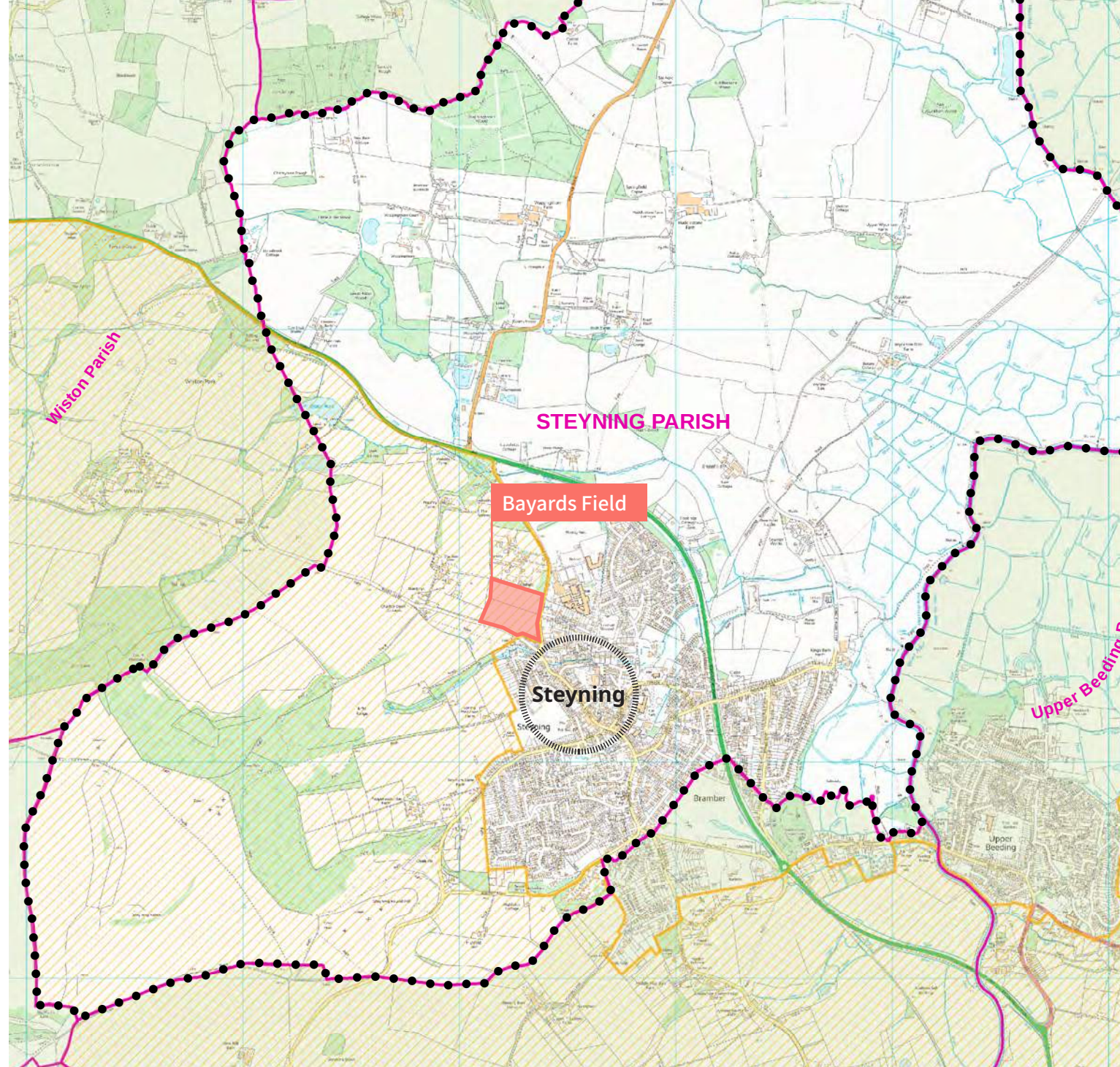
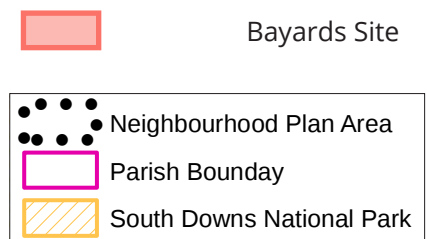
Bayards Field

Wiston Estate

- Wiston Estate
- Dowsett Mayhew Planning Partnership
- Livedin Custom Build



Steypning



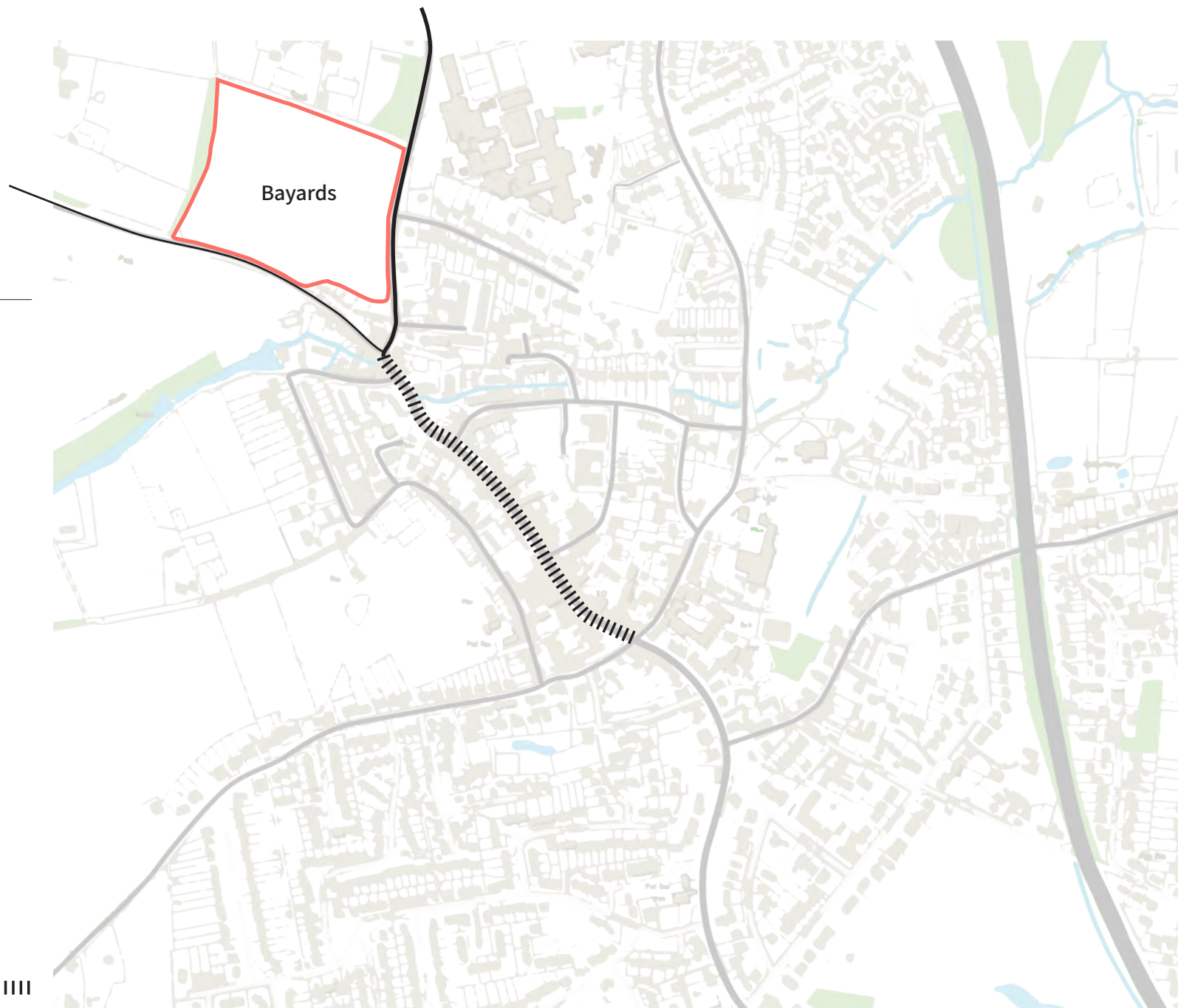
Steyning High Street



High Street



Steypning High Street Bayards Site



High Street



Steypning High Street Bayards Site **Good Proximity**



High Street



Steyning High Street Bayards Site Good Proximity

The majority of
Steyning High
Street is within
5-10 minutes
walk.



High Street



Steyning High Street Bayards Site Good Proximity

The majority of Steyning High Street is within 5-10 minutes walk.

Supporting a
Vibrant and
Proposerous
High Street



High Street



Local Amenities

- High Street



Steypning High Street Bayards Site Good Proximity

Local Amenities

- Library & Museum
- Middle School

High Street



Steypning High Street Bayards Site Good Proximity

Local Amenities

- Library & Museum
- Middle School
- Post Office

High Street

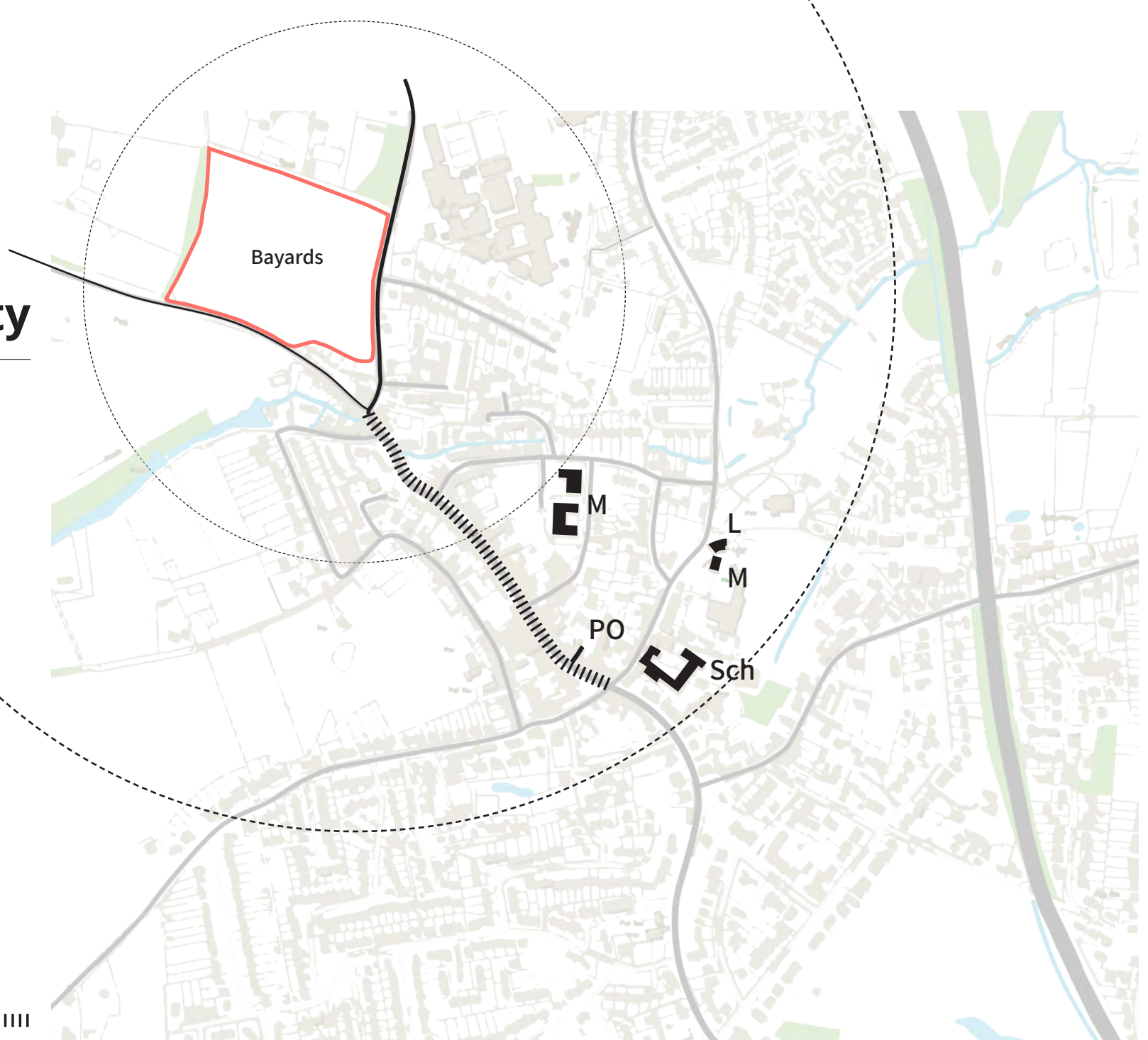


Steypning High Street Bayards Site Good Proximity

Local Amenities

- Library & Museum
- Middle School
- Post Office
- Medical Centre

High Street



Steypning High Street Bayards Site Good Proximity

Local Amenities

- Library & Museum
- Middle School
- Post Office
- Medical Centre
- High Street shops & food

High Street



Steypning High Street Bayards Site Good Proximity

Local Amenities

- Library & Museum
- Middle School
- Post Office
- Medical Centre
- High Street shops & food
- Steypning Grammar School

High Street



Steypning High Street Bayards Site Good Proximity

Local Amenities

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- Post Office
- Medical Centre
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- Steypning Grammar School
- Leisure Centre

High Street

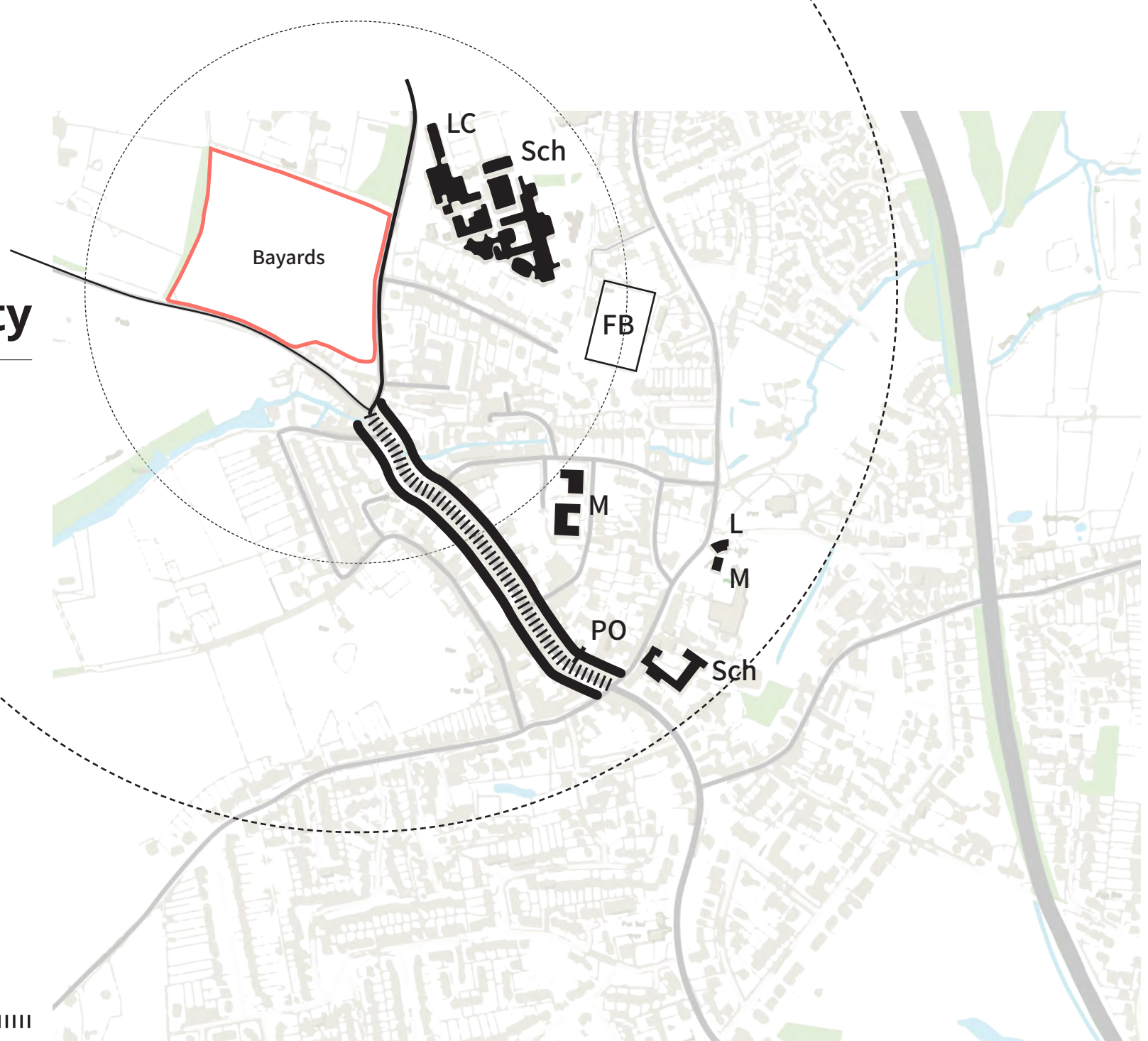


Steyning High Street Bayards Site Good Proximity

Local Amenities

- Library & Museum
- Middle School
- Post Office
- Medical Centre
- High Street shops & food
- Steyning Grammar School
- Leisure Centre
- Community Football Pitch

High Street

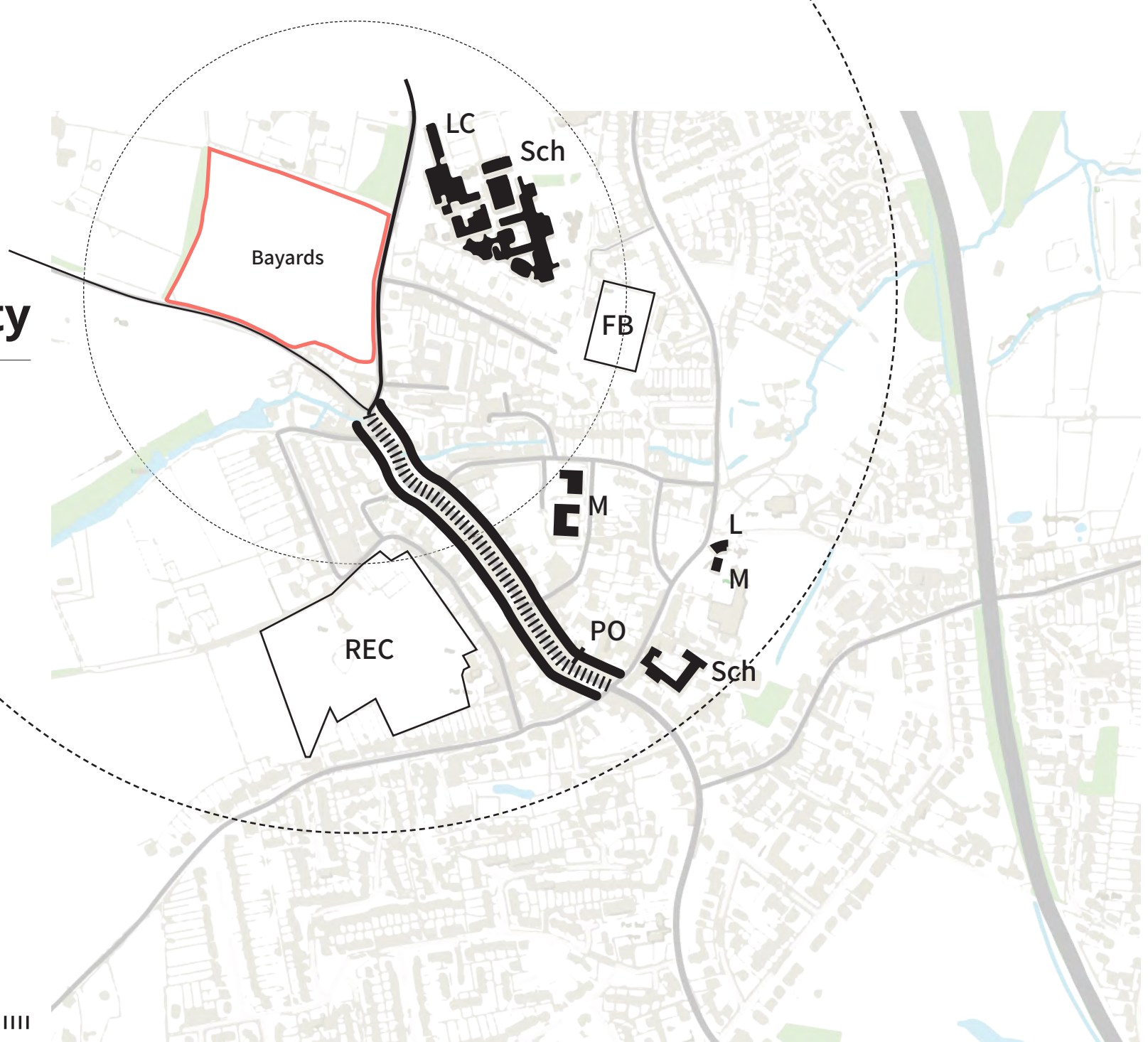


Steyning High Street Bayards Site Good Proximity

Local Amenities

- Library & Museum
- Middle School
- Post Office
- Medical Centre
- High Street shops & food
- Steyning Grammar School
- Leisure Centre
- Community Football Pitch
- Cricket, Bowling & Tennis

High Street

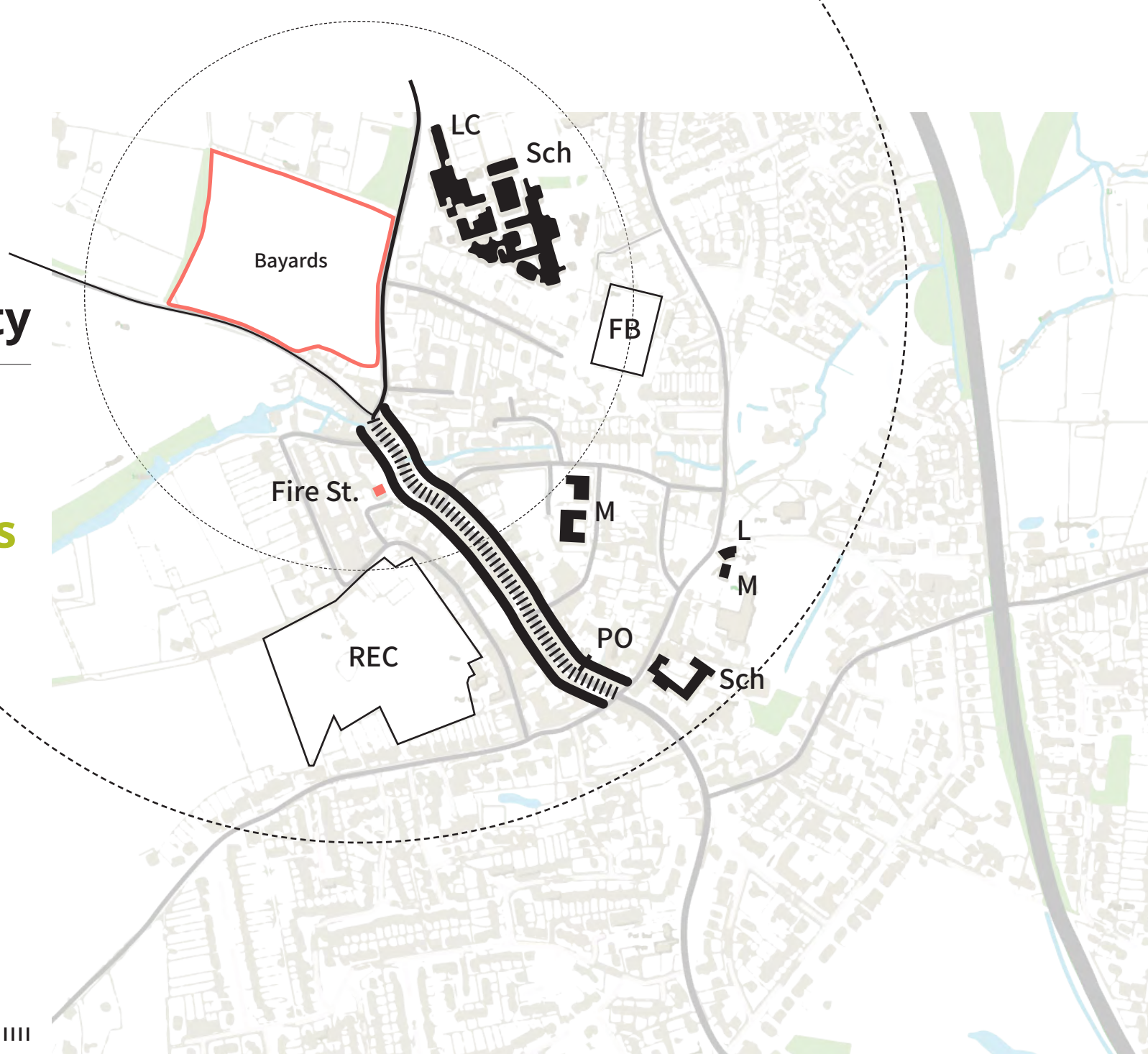


Steypning High Street Bayards Site Good Proximity

Local Amenities Public Services

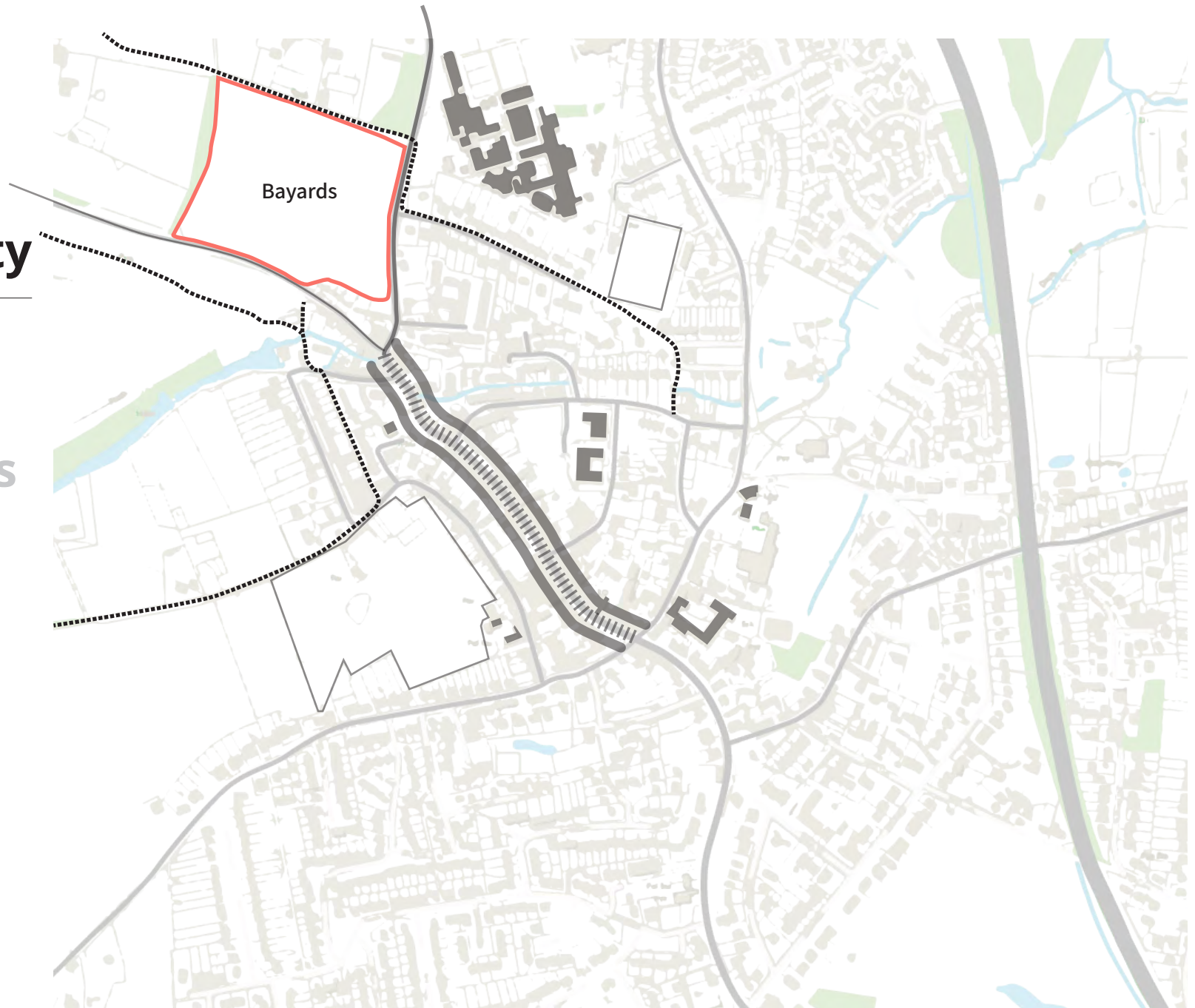
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- Middle School
- Post Office
- Medical Centre
- High Street shops & food
- Steypning Grammar School
- Leisure Centre
- Community Football Pitch
- Cricket, Bowling & Tennis
- Fire Station

High Street



Steyning
High Street
Bayards Site
Good Proximity

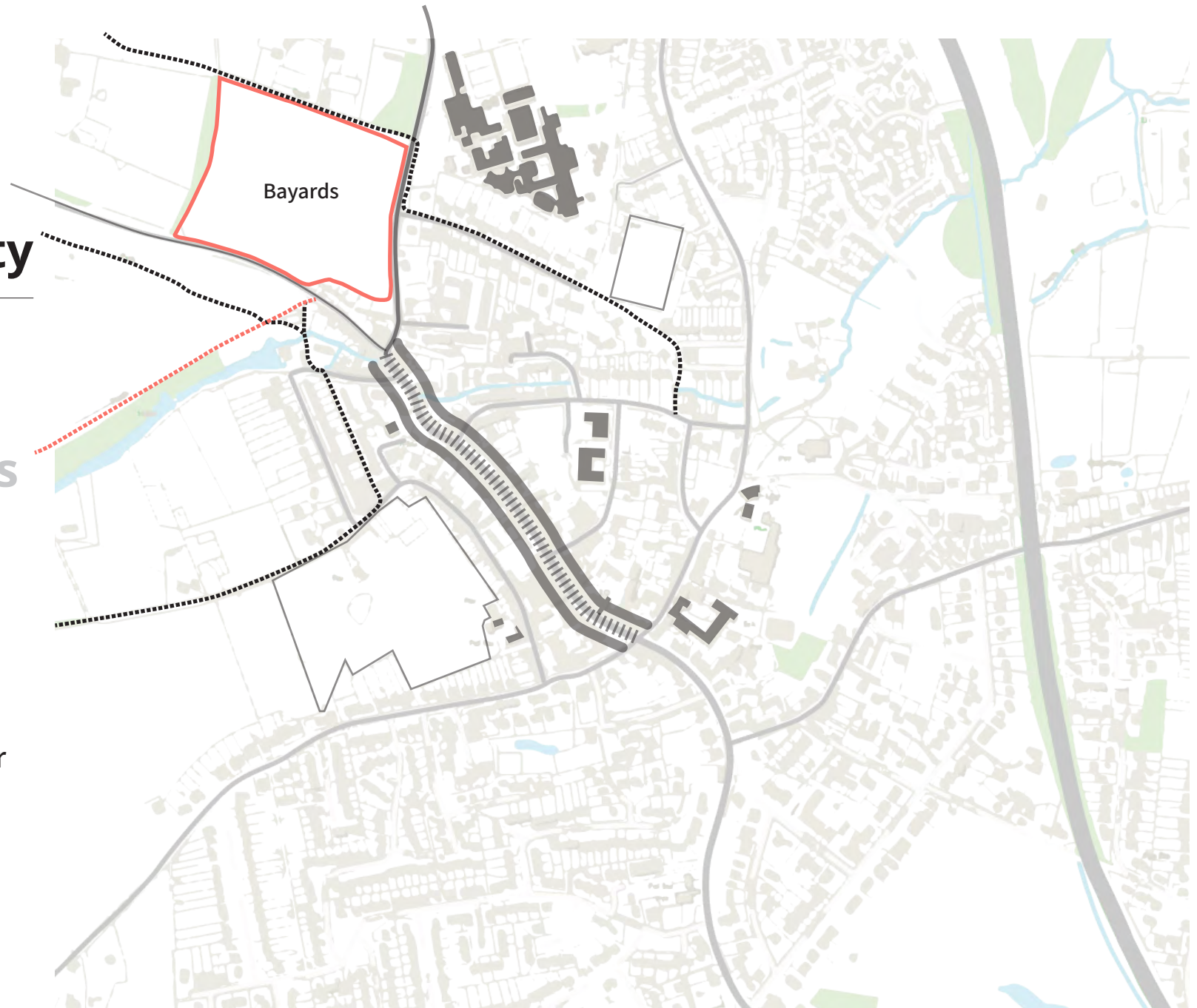
Local
Amenities
Public Services
Footpaths



Steypning High Street Bayards Site Good Proximity

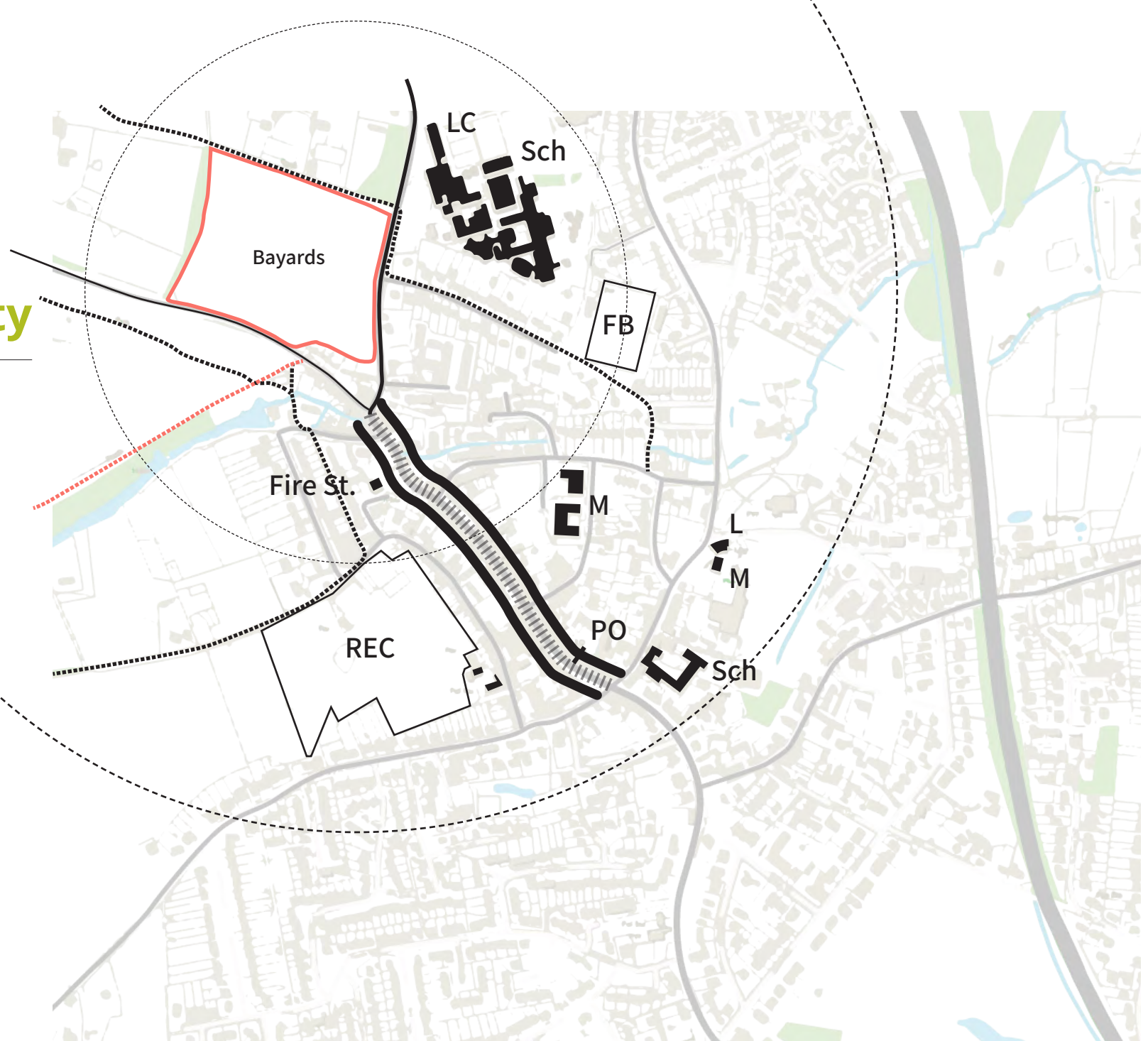
Local
Amenities
Public Services
Footpaths

Permitted footpath under
the Steypning Downland
Scheme.



Steyping
High Street
Bayards Site
Good Proximity
to High Street

encourages local
sustainable transport

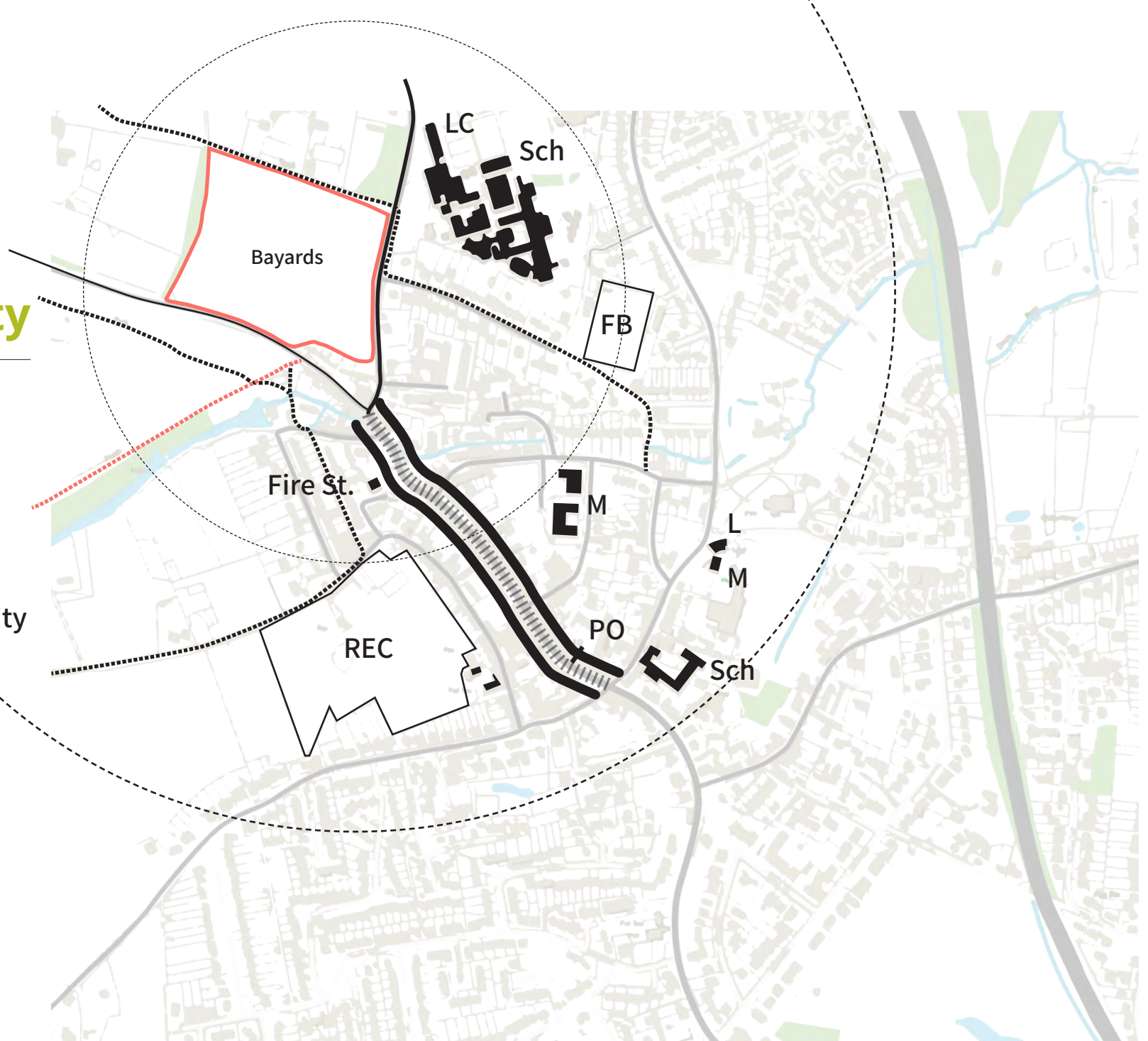


Steyning
High Street
Bayards Site
Good Proximity

to High Street

encourages local sustainable transport

good accessibility for residents with less mobility

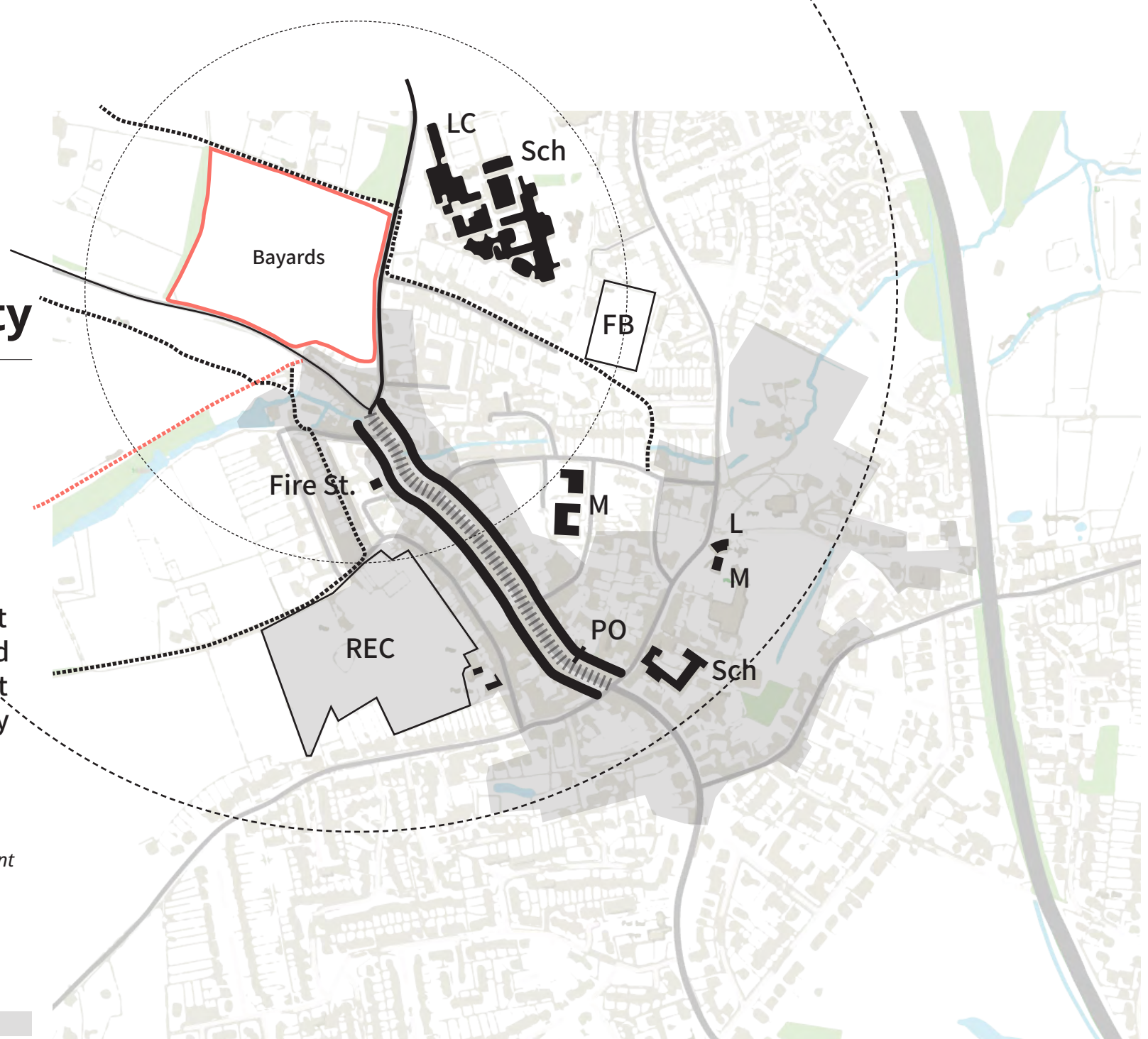


Steyning High Street Bayards Site Good Proximity to High Street

Outside of revised
Conservation Area.

“It is not considered that the views of Bayards Field from Steyning High Street warrant inclusion as a key view into and out of the Conservation Area.”

*Horsham District Council Cabinet
Member for Planning and Development*



Conservation Area

Steyning High Street Bayards Site **Good Proximity**

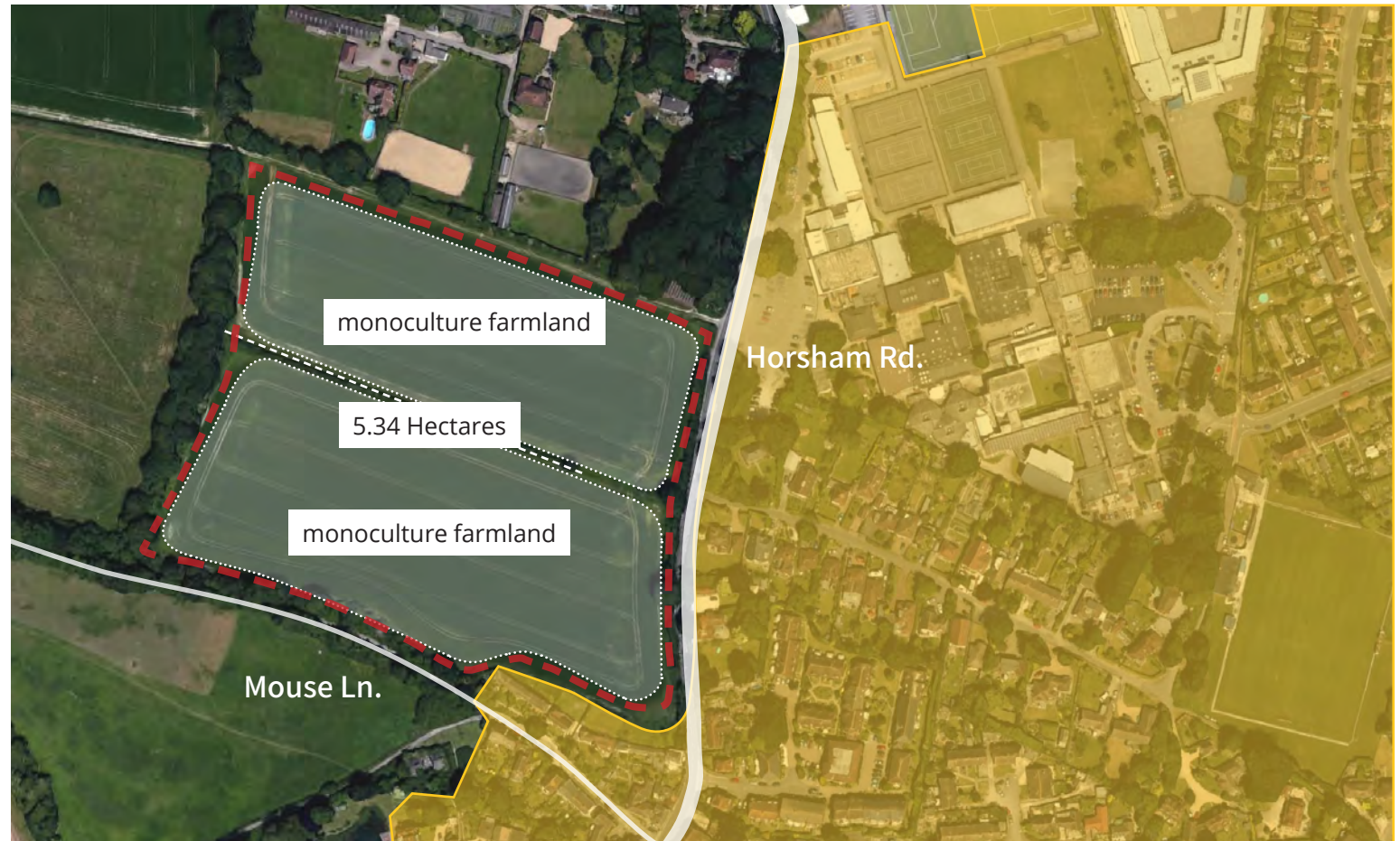
Supporting a Vibrant and Prosperous High Street



Steypning High Street Bayards Site Good Proximity

Opportunities & Constraints

- 5.34 Hectare Site (13.2 Acres) of mono-cultural farmland.
- Adjoining built-up area boundary



Built up Area Boundary



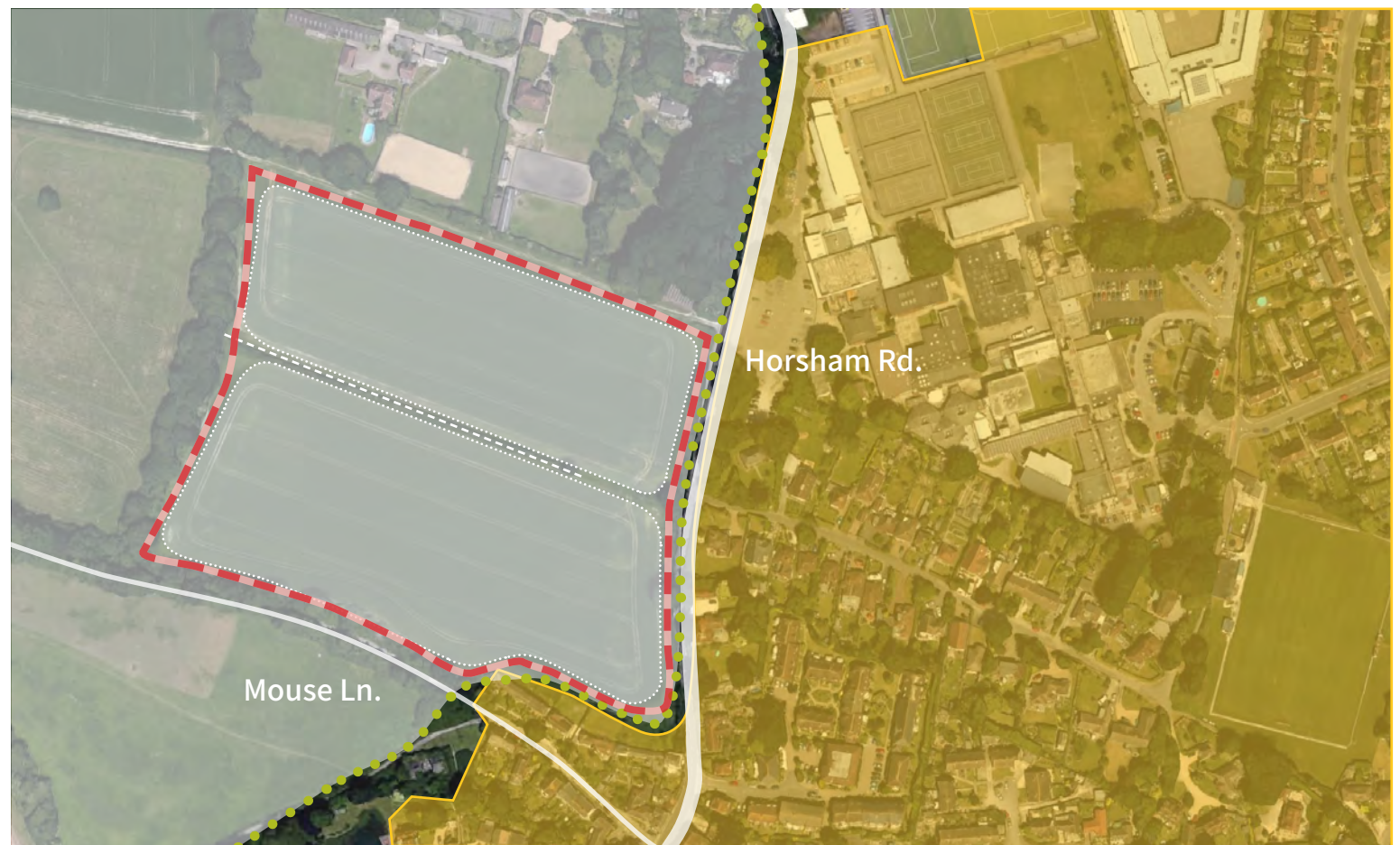
Steyping High Street Bayards Site Good Proximity

Opportunities & Constraints

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- Located within the South Downs National Park

SD National Park

Steyping Settlement

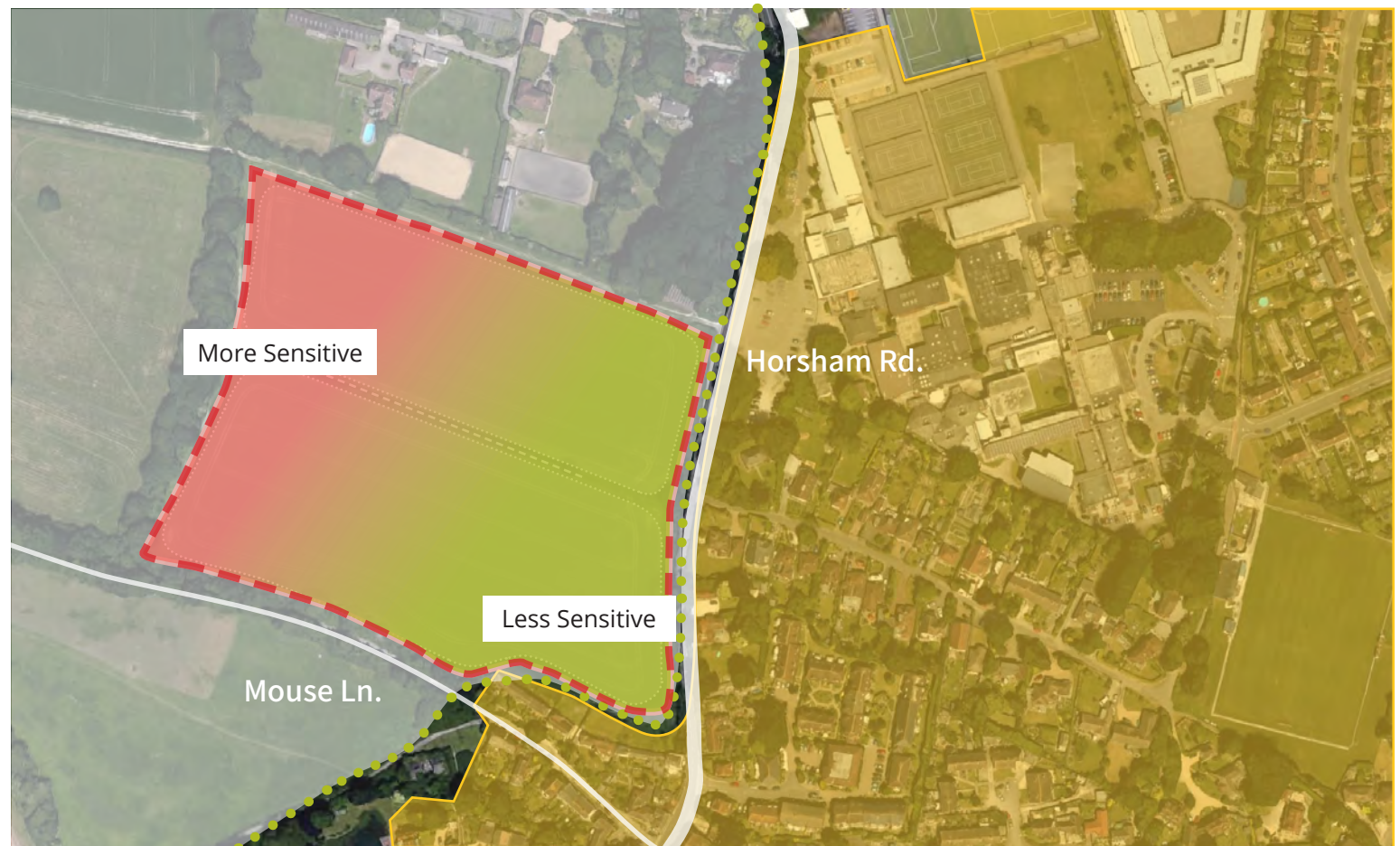


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- Located within the South Downs National Park
- Extent of Landscape Sensitivity to National Park varies across the site.

SD National Park
Steyping Settlement



Steyping High Street Bayards Site Good Proximity

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SD National Park
Steyping Settlement



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- Accessed from Horsham Road
- Enhance existing ecological corridors (perimeter foliage).

SD National Park



Steypning Settlement



Steypning High Street Bayards Site Good Proximity

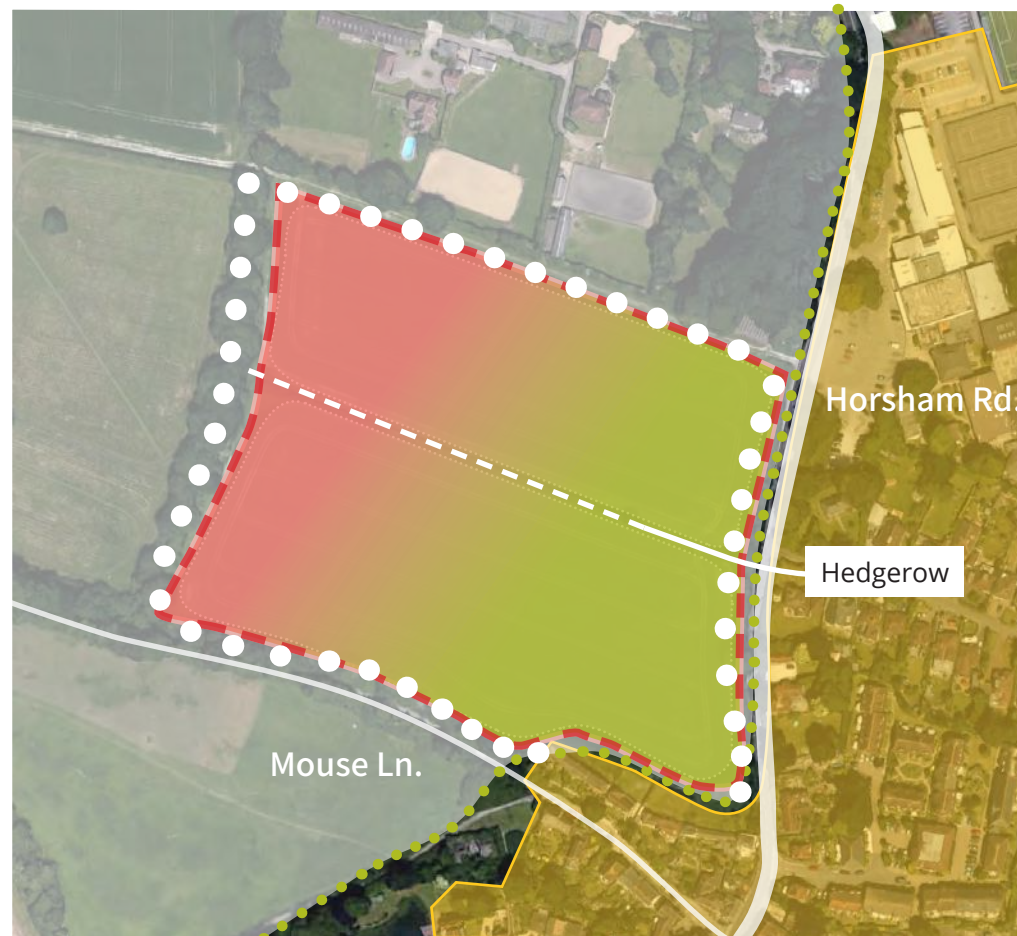
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SD National Park



Steypning Settlement



- Ancient hedgerow to be retained and enhanced.

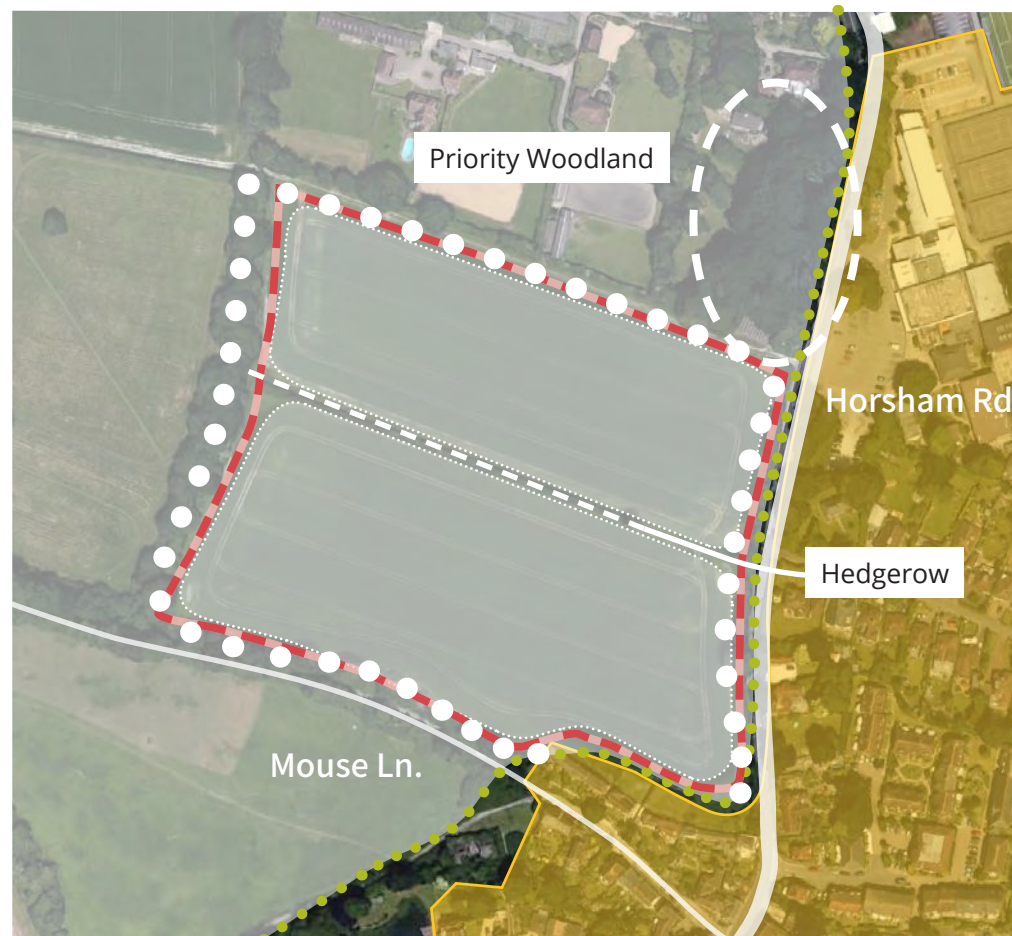
Steyping High Street Bayards Site Good Proximity

Opportunities & Constraints

- 5.34 Hectare Site (13.2 Acres) of monocultural farmland.
- Adjoining Built-up Area Boundary
- Located within the South Downs National Park
- Accessed from Horsham Road
- Enhance existing ecological corridors (perimeter trees and shrubs).

SD National Park

Steyping Settlement



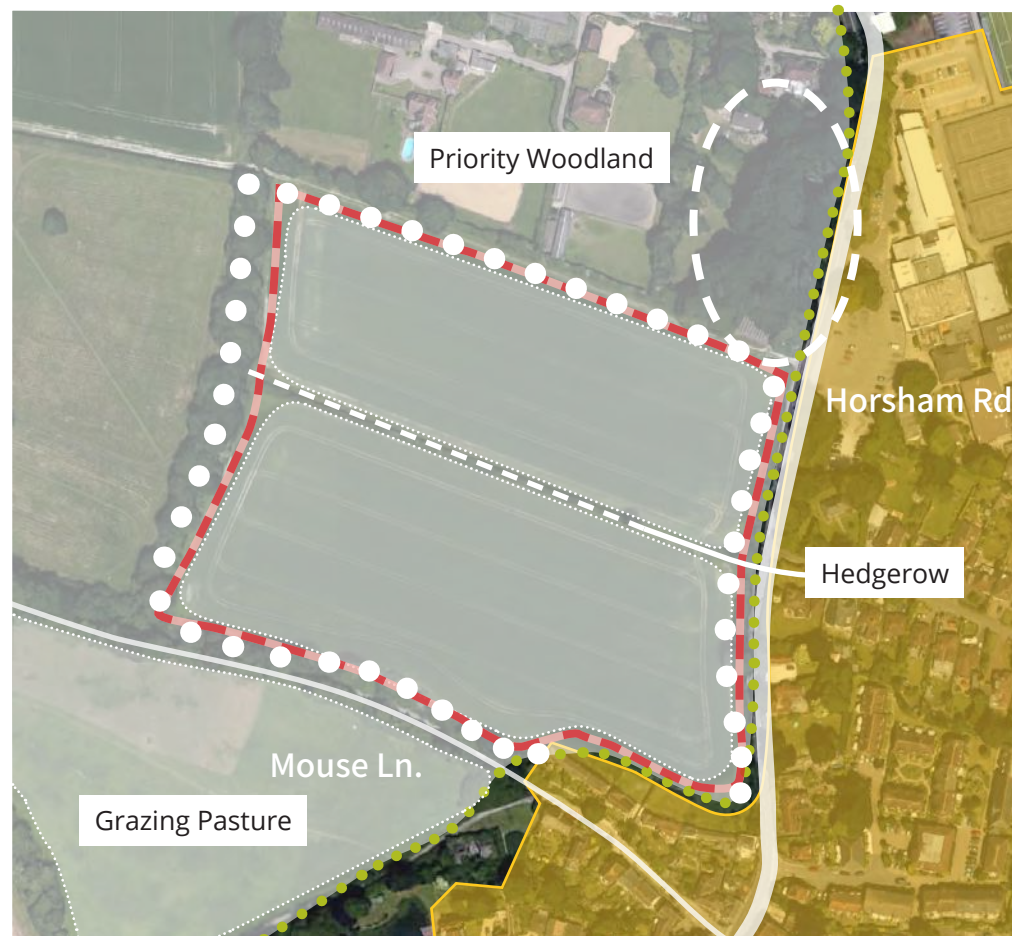
- Ancient hedgerow to be retained and enhanced.
- Priority Woodland North of Site

Steypning High Street Bayards Site Good Proximity

Opportunities & Constraints

- 5.34 Hectare Site (13.2 Acres) of monocultural farmland.
- Adjoining Built-up Area Boundary
- Located within the South Downs National Park
- Accessed from Horsham Road
- Enhance existing ecological corridors (perimeter trees and shrubs).

SD National Park
Steypning Settlement



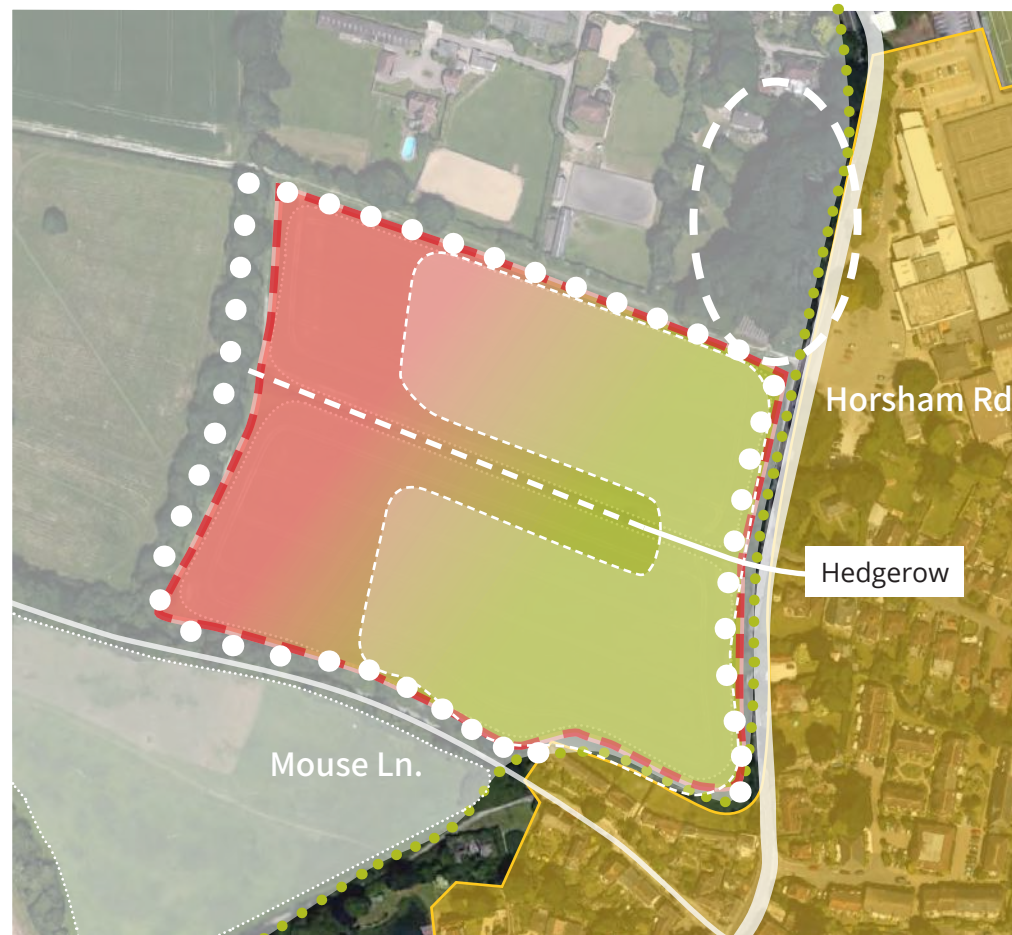
- Ancient hedgerow to be retained and enhanced.
- Priority Woodland North of Site
- Grazing Pasture South of Site

Steyping High Street Bayards Site Good Proximity

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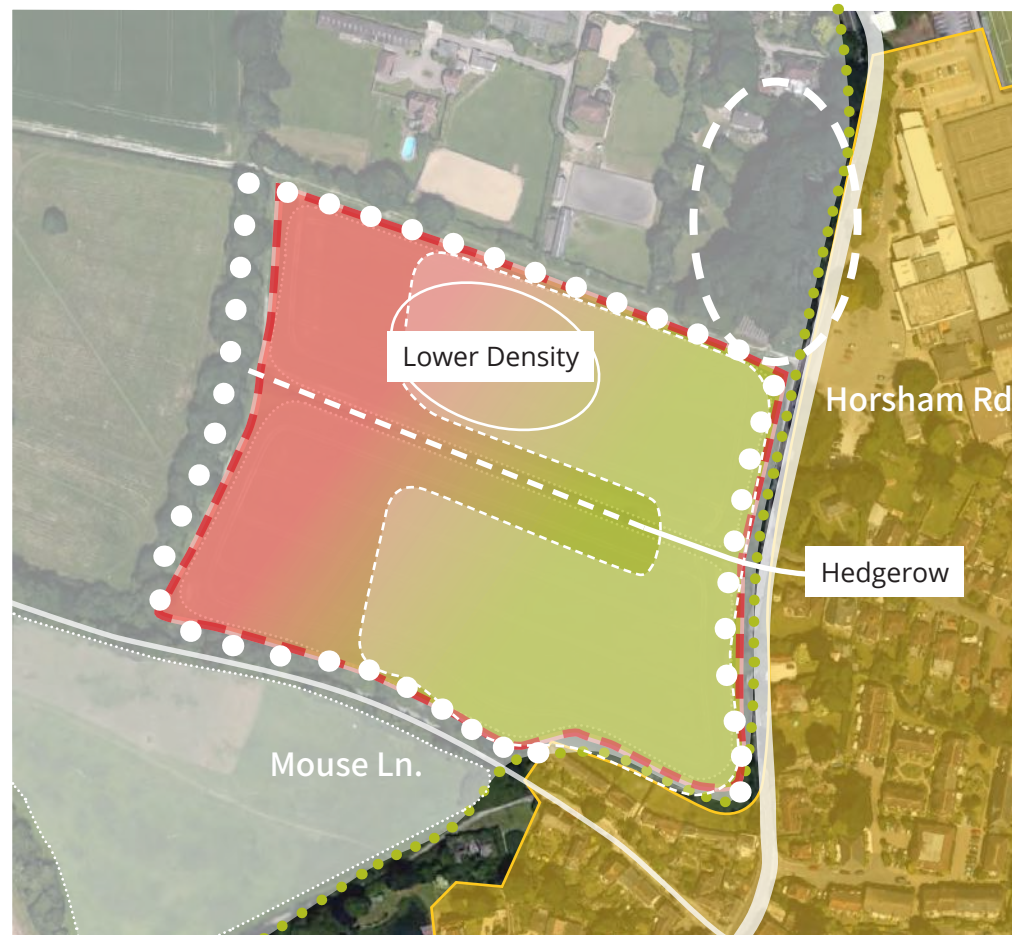
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Steypning High Street Bayards Site Good Proximity

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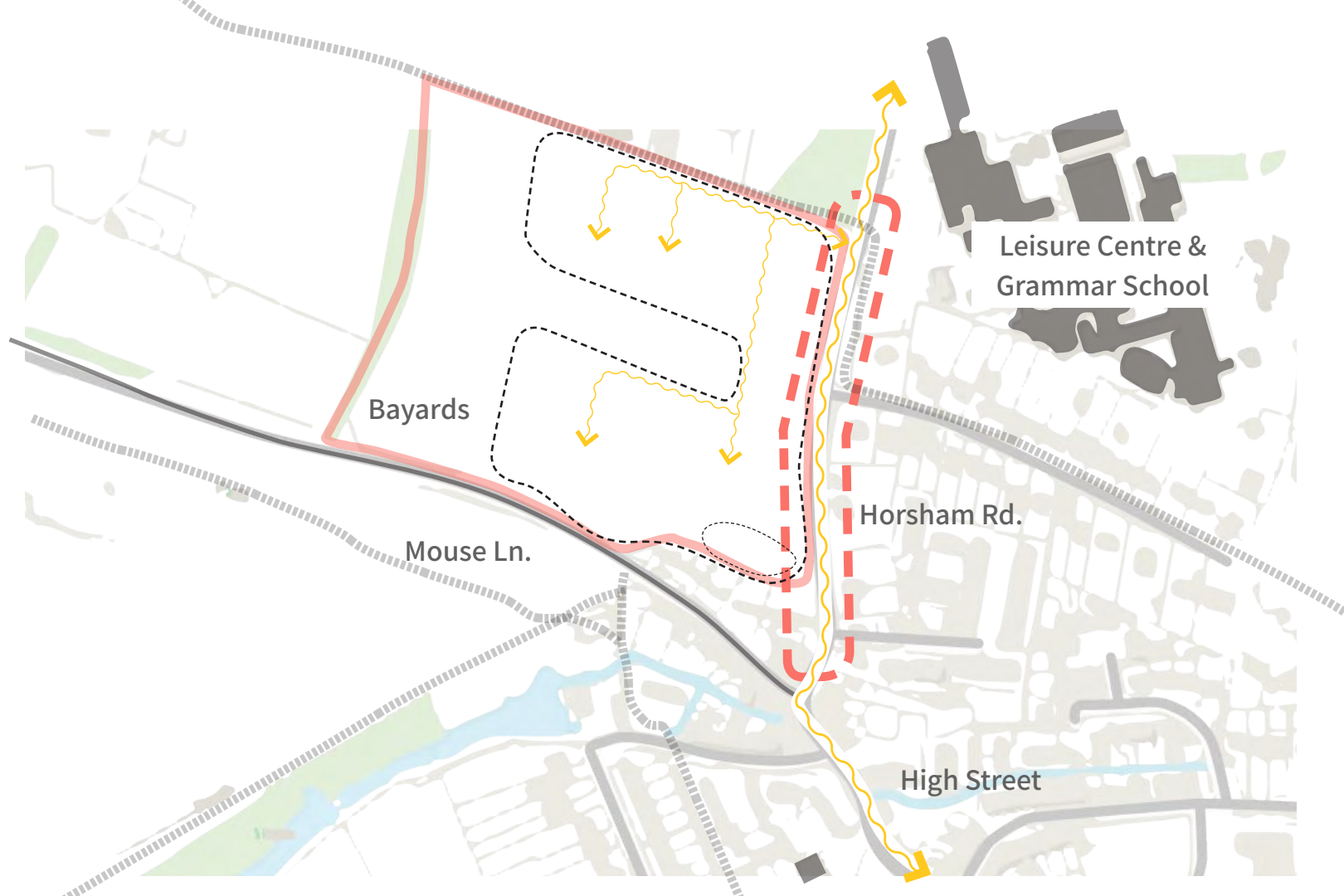
- Ancient hedgerow to be retained and enhanced.
- Priority Woodland North of Site
- Grazing Pasture South of Site
- Location of houses to be sensitive to landscape setting of National Park.
- Lower density and height of buildings to North West to minimise visual impact

Steyning High Street Bayards Site Good Proximity

Opportunities & Constraints Improved Pedestrian Safety

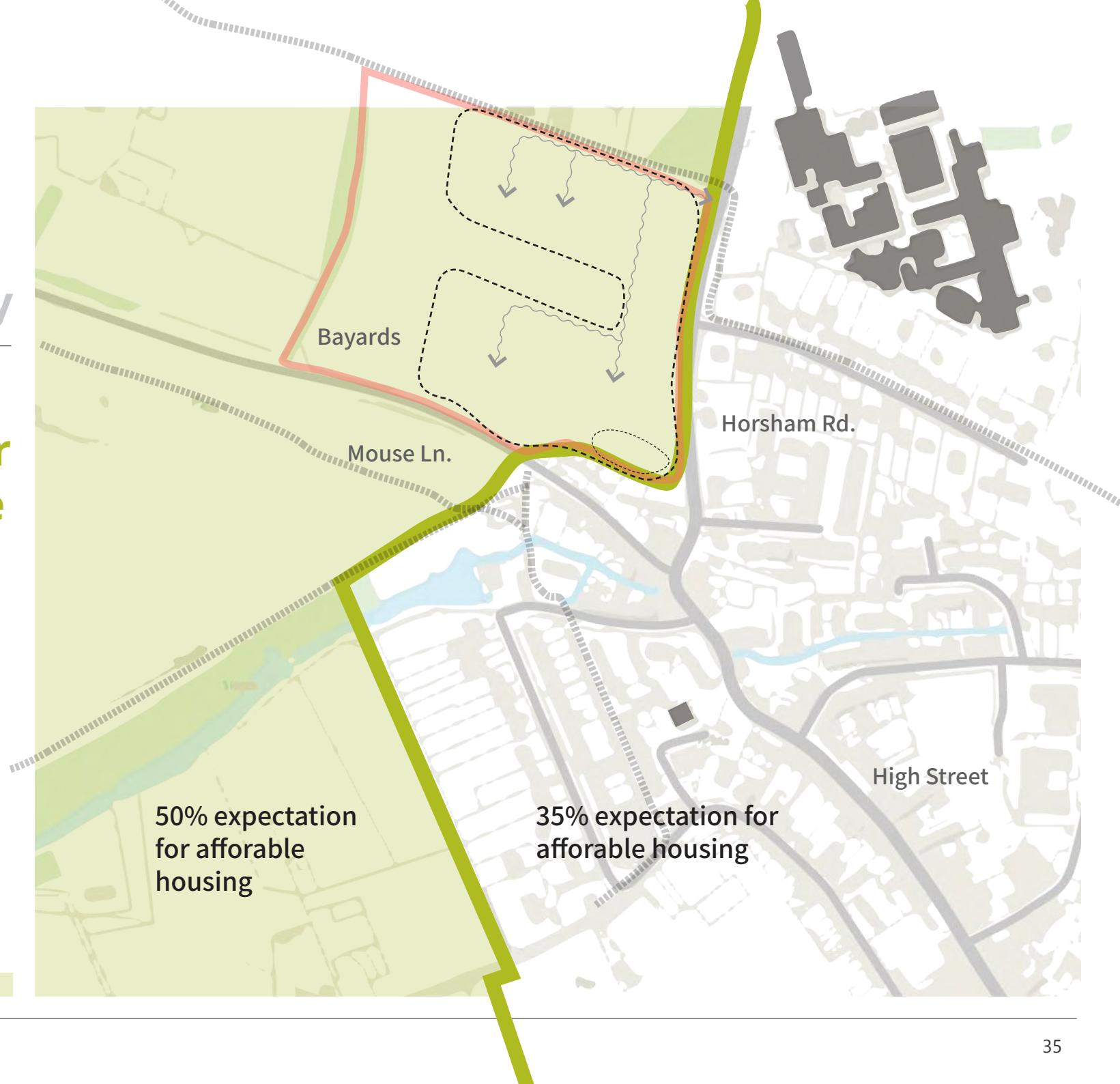
Significant opportunity
for traffic calming around
Leisure Centre and School

Slowing traffic coming into
town to give precedence to
pedestrians on High Street.



Steypning
High Street
Bayards Site
Good Proximity

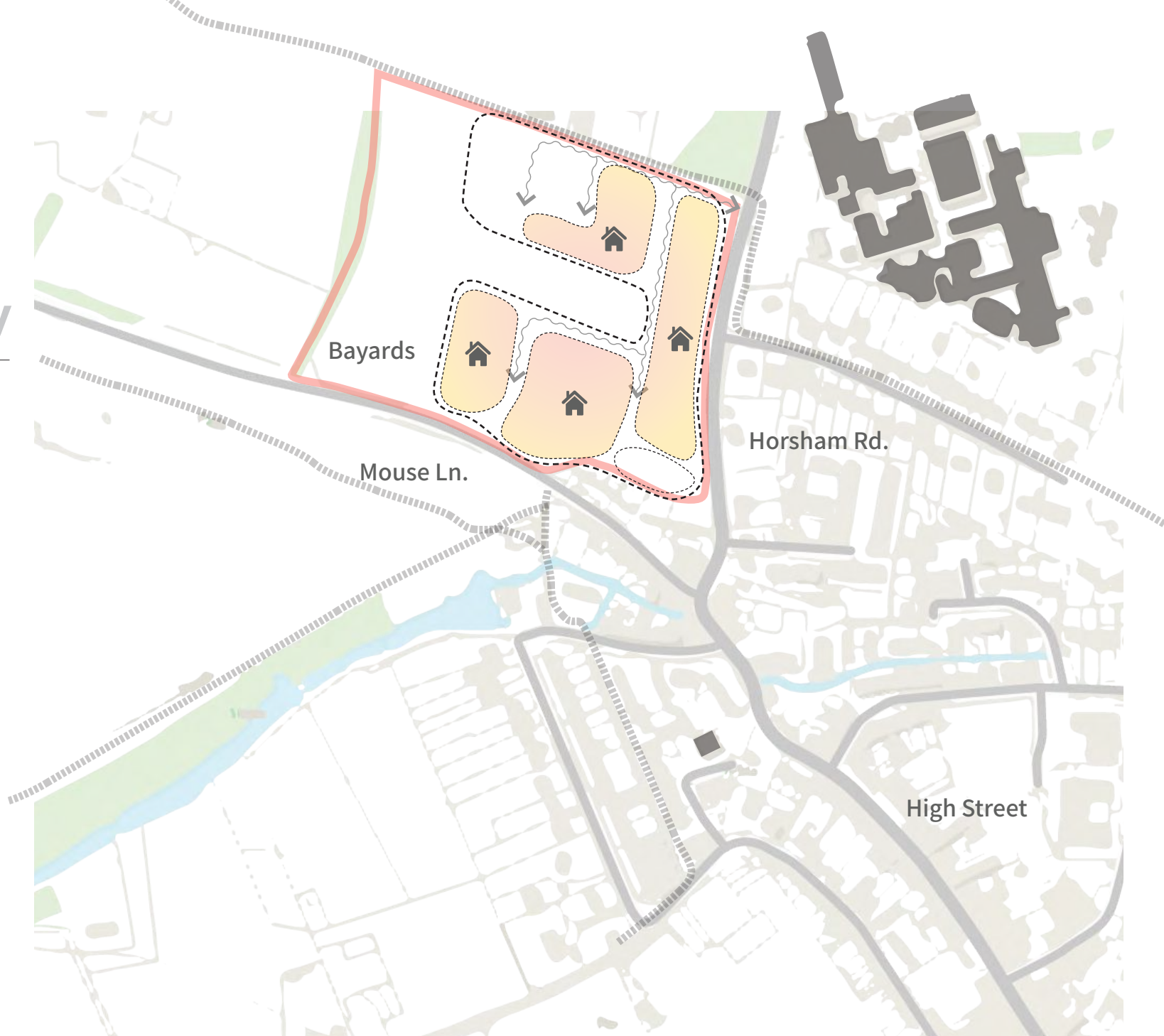
National Park
expectation for
50% affordable
housing.



National Park

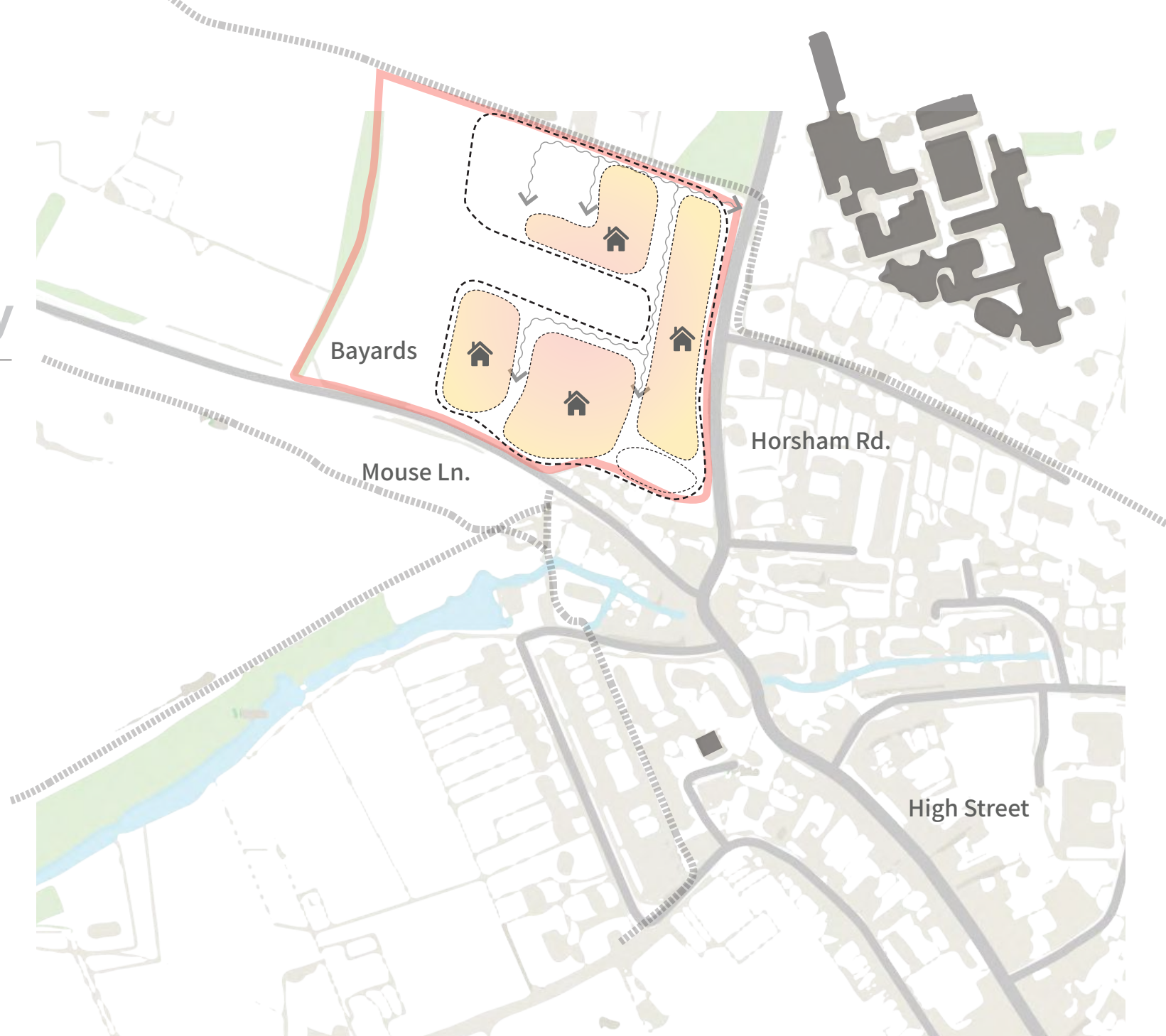
Steypning
High Street
Bayards Site
Good Proximity

**Good range of
affordability
for local
young people,
key workers,
families
& older
residents.**



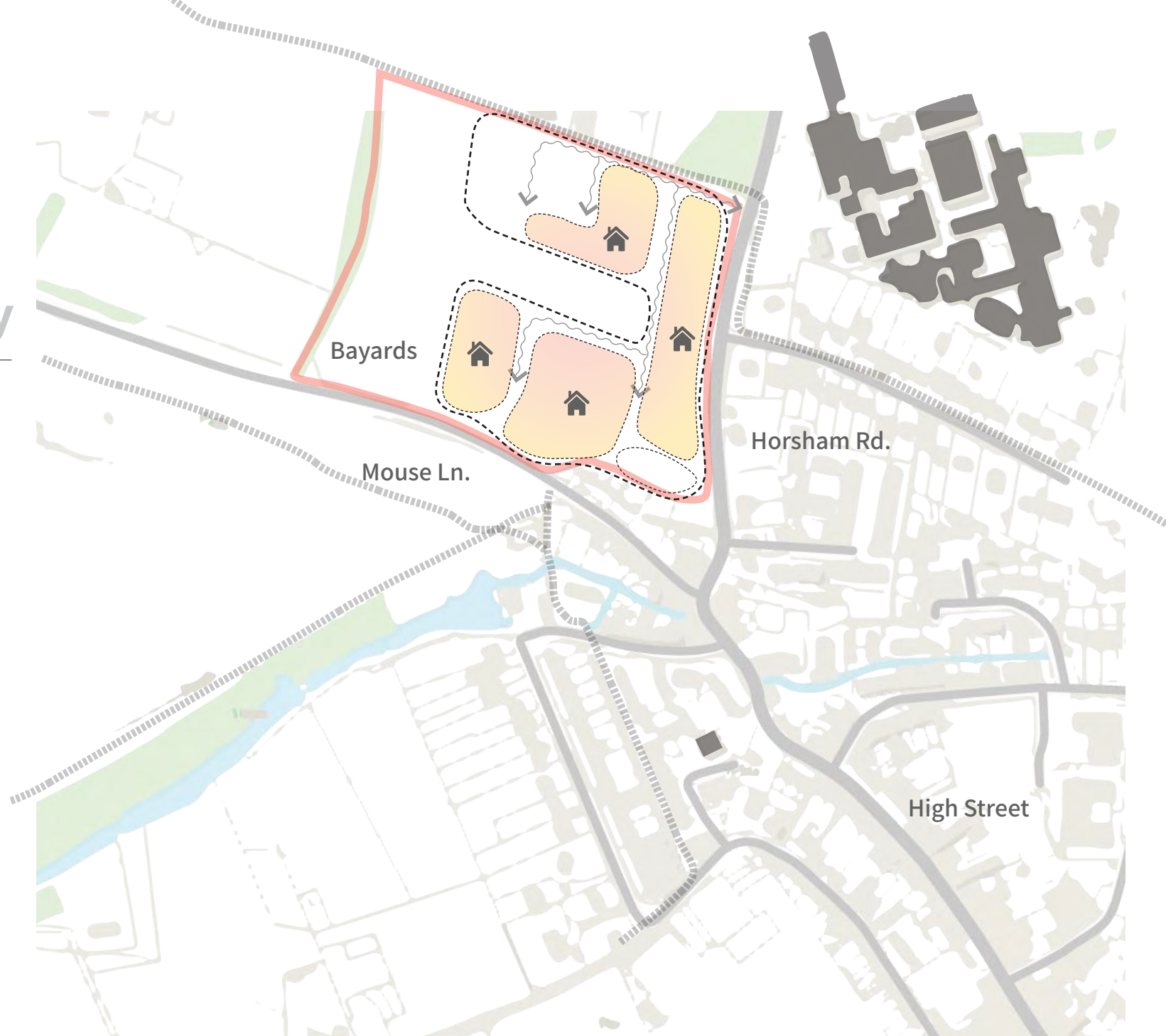
Steypning
High Street
Bayards Site
Good Proximity

Good range of
affordability
delivered
through a
custom build
model



Steypning
High Street
Bayards Site
Good Proximity

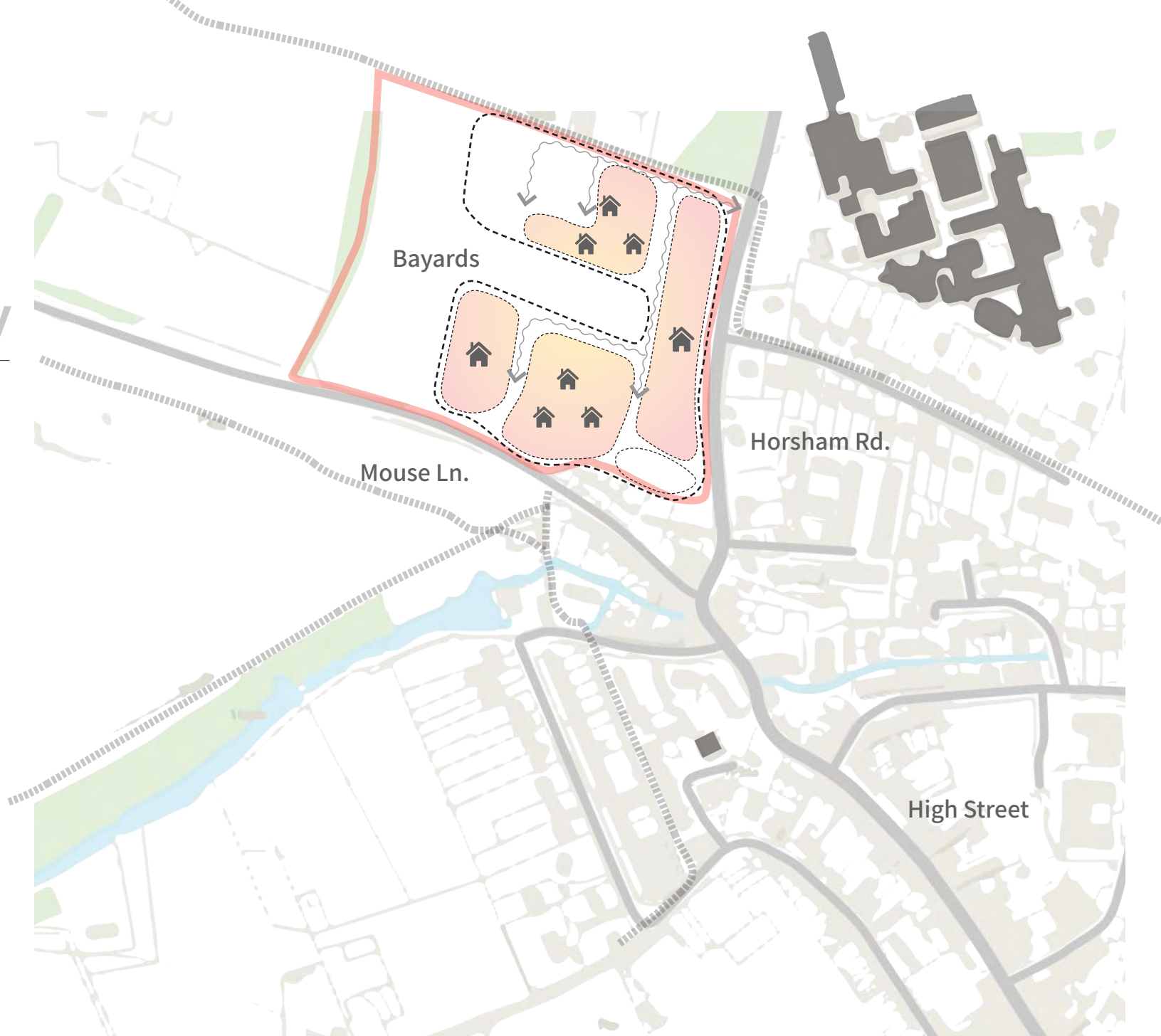
**Good range of
affordability
delivered
through a
custom build
model
that values
local
community &
involves the
end-users.**



Steypning High Street Bayards Site Good Proximity

**Good range of
affordability
to include
affordable
plots held by
Community
Land Trust**

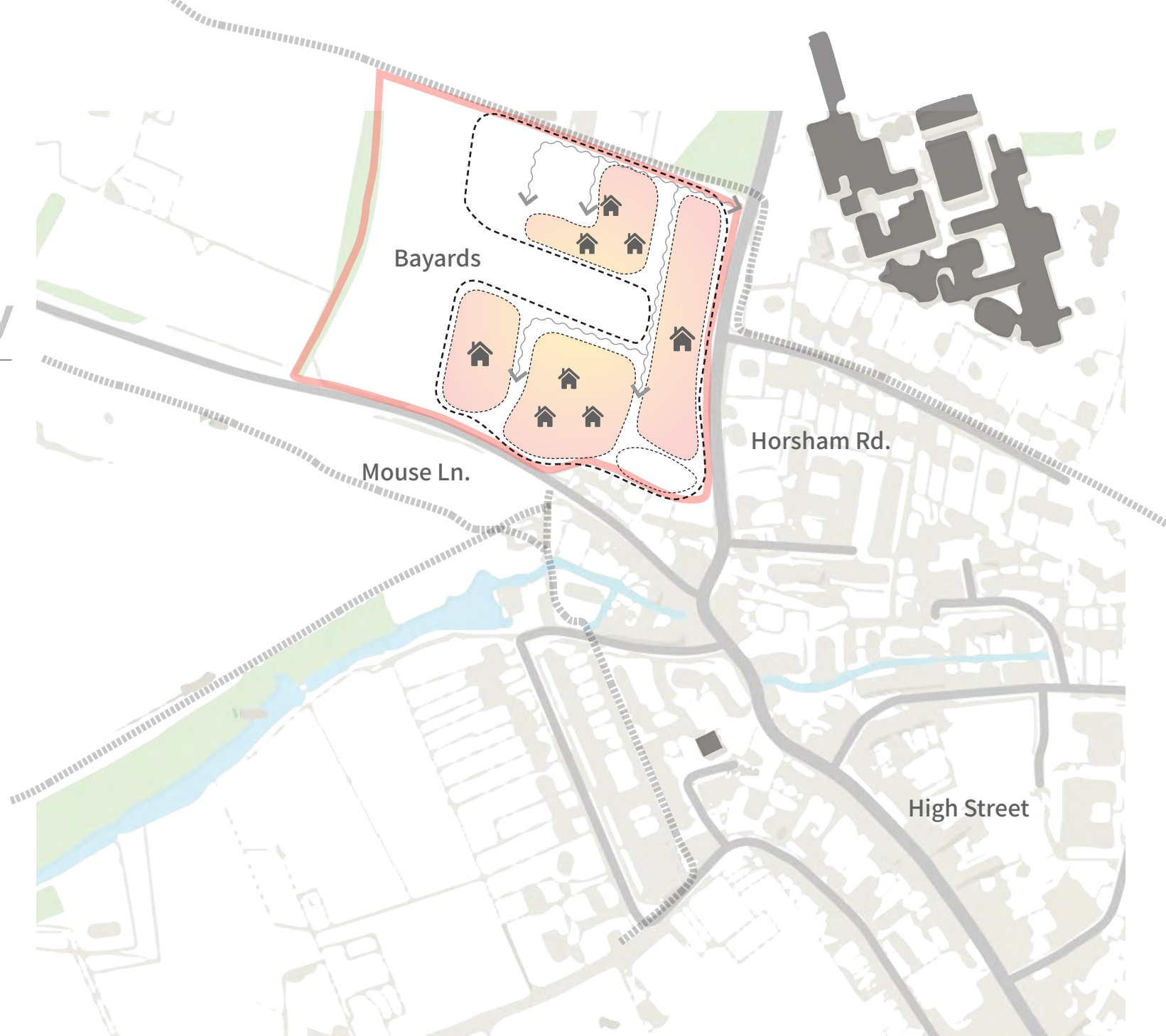
with local nomination
rights addressing local
need. Maintaining
affordability in perpetuity



Steypning High Street Bayards Site Good Proximity

**Good range of
affordability**
to include
affordable
plots held by
Community
Land Trust

60 - 70 houses depending
on affordable housing
structure

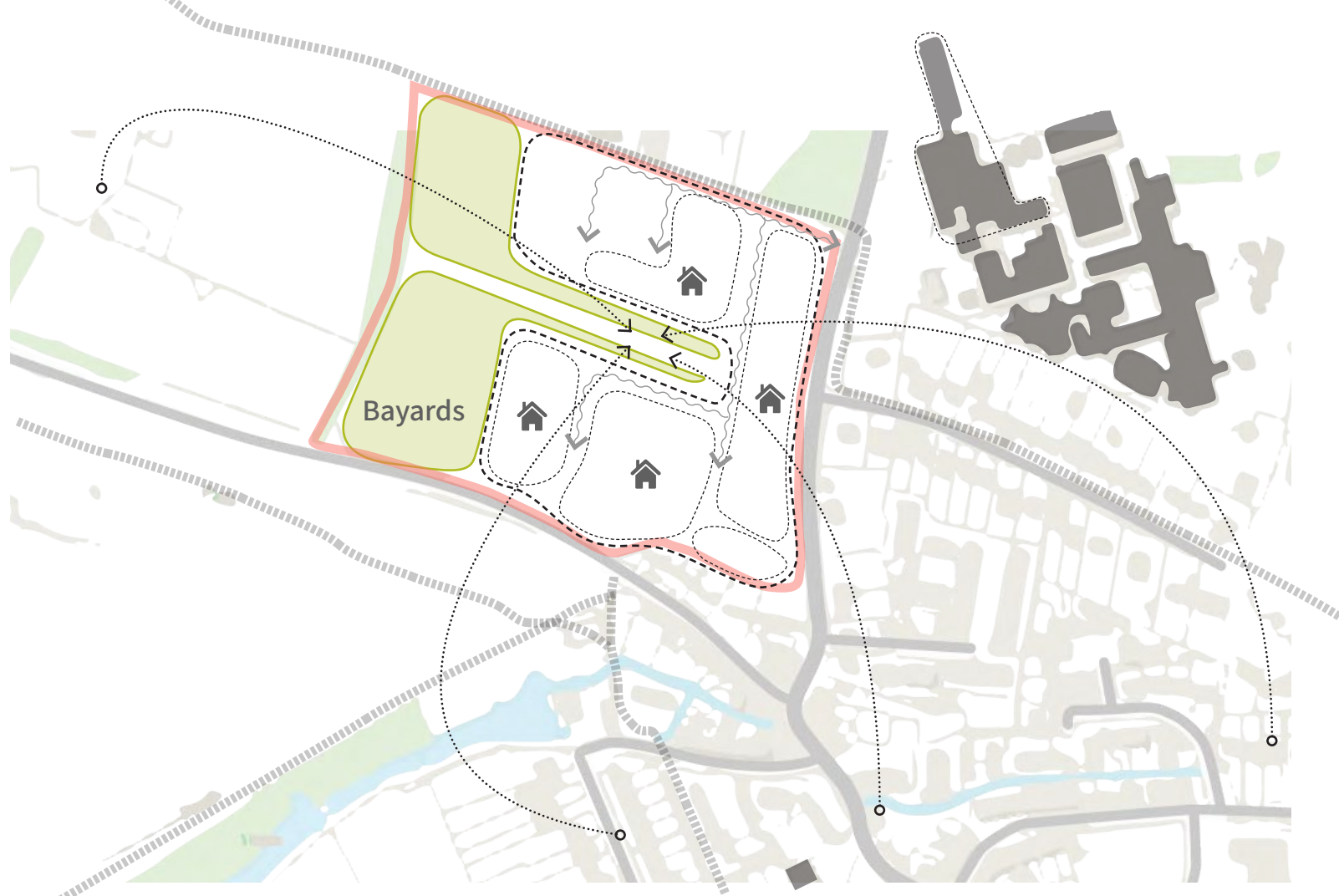


Steypning High Street Bayards Site Good Proximity

Drawing from local Distinctiveness

Using community land
trust as well as **self &
custom build** with good
design.

Community approved
Design code to respect
character and setting of the
site



Steypning High Street Bayards Site Good Proximity

Drawing from local Distinctiveness **Custom Build**

1. Landowners work with community and planners to craft new neighbourhood.

- Improved design & more choice
- Landowner seeks planning permission
- Design Code developed
- Landscaping & community facilities designed



Steypning High Street Bayards Site Good Proximity

Drawing from local Distinctiveness **Custom Build**

1. Landowners work with community and planners to craft new neighbourhood.

- Improved design & more choice
- Landowner seeks planning permission
- Design Code developed
- Landscaping & community facilities designed



2. Facilitated Construction to ease building process.

- Services and Infrastructure installed by Land owner
- Construction is geared towards Local Builders, Businesses and SMEs

Steypning High Street Bayards Site Good Proximity

Drawing from local Distinctiveness Custom Build

1. Landowners work with community and planners to craft new neighbourhood.

- Improved design & more choice
- Landowner seeks planning permission
- Design Code developed
- Landscaping & community facilities designed

Shared-long term interest
in a place



3. Home-buyers purchase plots directly from Landowner

- Buyers including community land trust or self builders.
- Shared savings invested in the land/ community and better homes.
- Build and customise your own home.

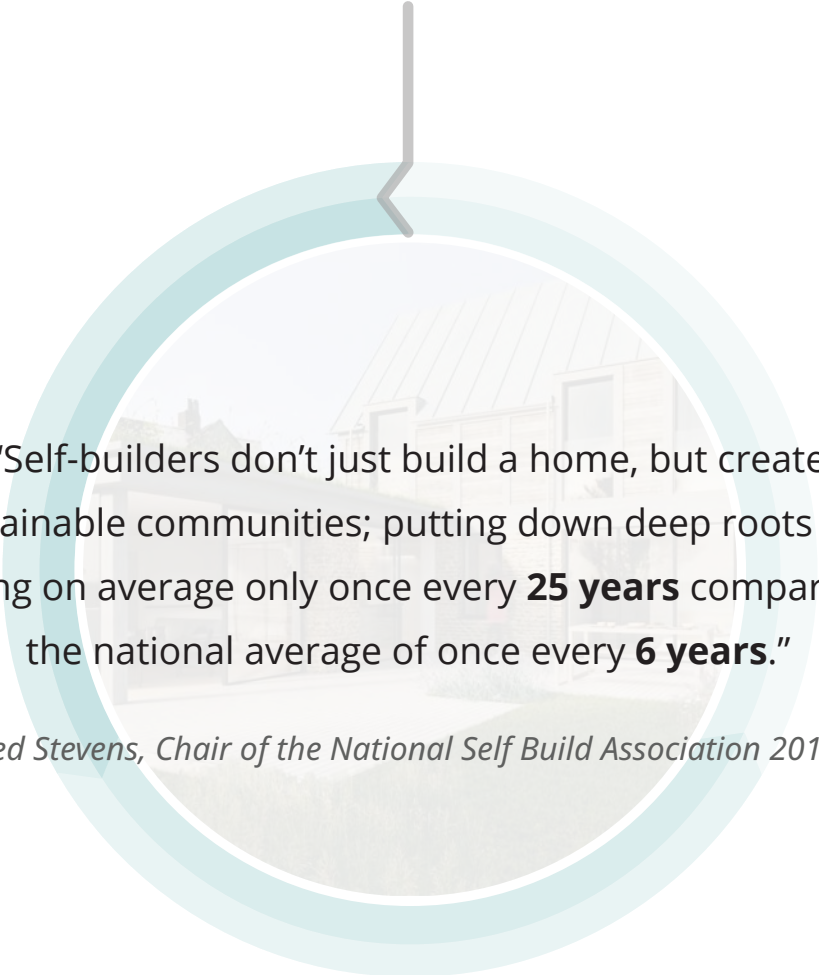
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Steypning
High Street
Bayards Site
Good Proximity

Drawing
from local
Distinctiveness
Custom Build

Shared-long term interest
in a place



"Self-builders don't just build a home, but create sustainable communities; putting down deep roots and moving on average only once every **25 years** compared to the national average of once every **6 years**."

Ted Stevens, Chair of the National Self Build Association 2013

Steypning High Street Bayards Site Good Proximity



Wiston Estate has a long - term, multigenerational interest in their land. They know and care about their land and local community.

Bayards Field

Opportunity for Regenerating & Supporting Biodiversity

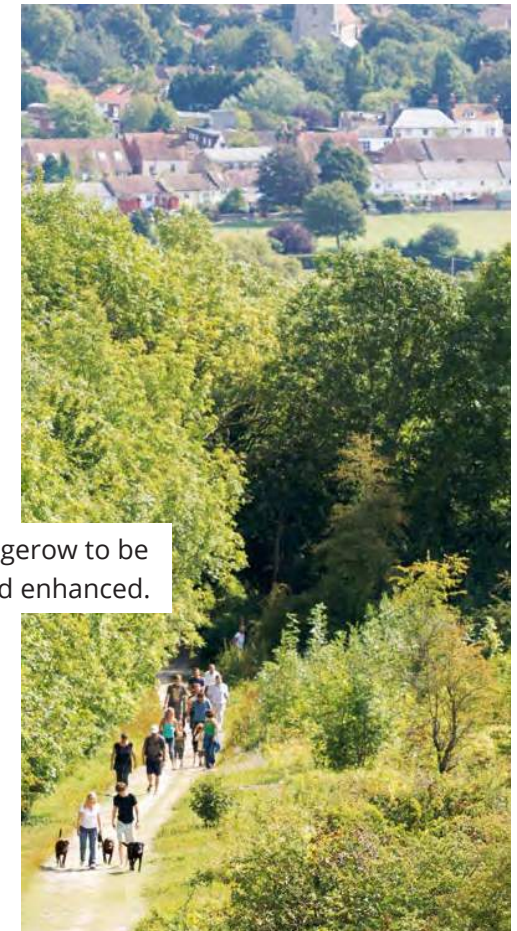


In response to the wider Wiston Estate regenerative
ecology strategies

& recent global report on Biodiversity degradation

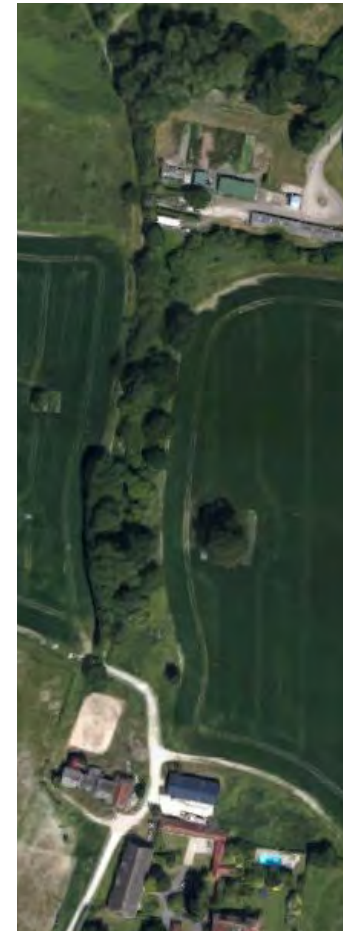
Regenerating & Supporting Biodiversity Bayards Site Proposed

enhanced hedgerow and habitat



Regenerating & Supporting Biodiversity Bayards Site **Proposed**

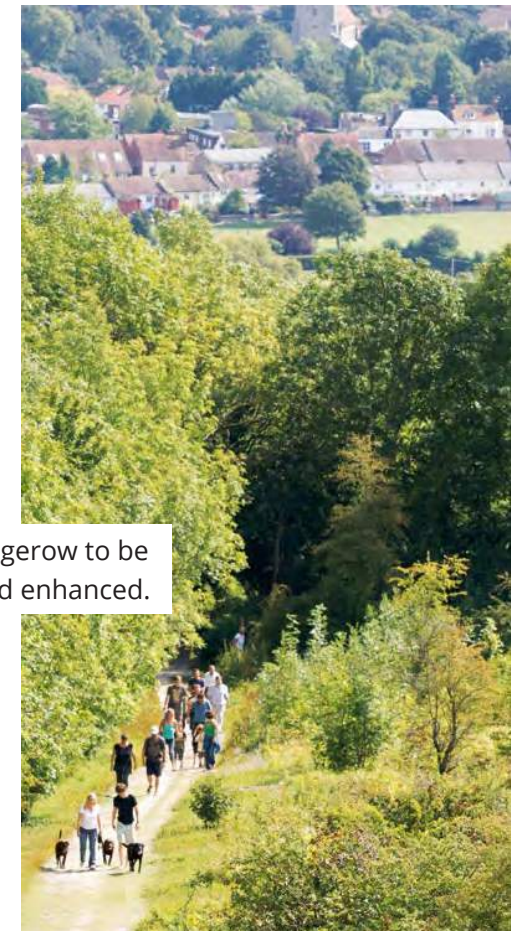
Common local landscape characteristics of **enhanced hedgerows**.



Regenerating & Supporting Biodiversity Bayards Site Proposed

enhanced hedgerow and habitat

Perimeter foliage and trees to be retained and enhanced - with Community Orchard to western periphery



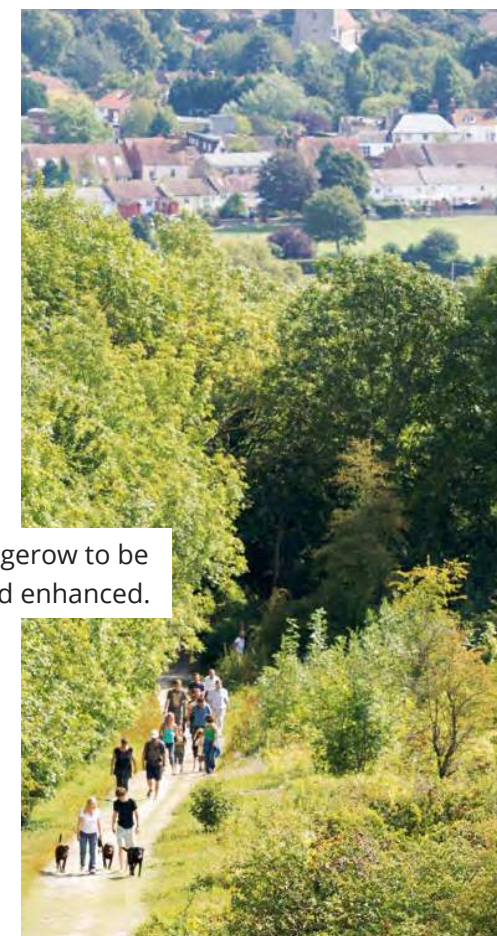
Regenerating & Supporting Biodiversity Bayards Site Proposed

enhanced hedgerow and habitat

Perimeter foliage and trees to be retained and enhanced.

Creation of new Public Open Space with improved grassland habitat in partnership with local graziers

Vehicle Access



ancient hedgerow to be retained and enhanced.

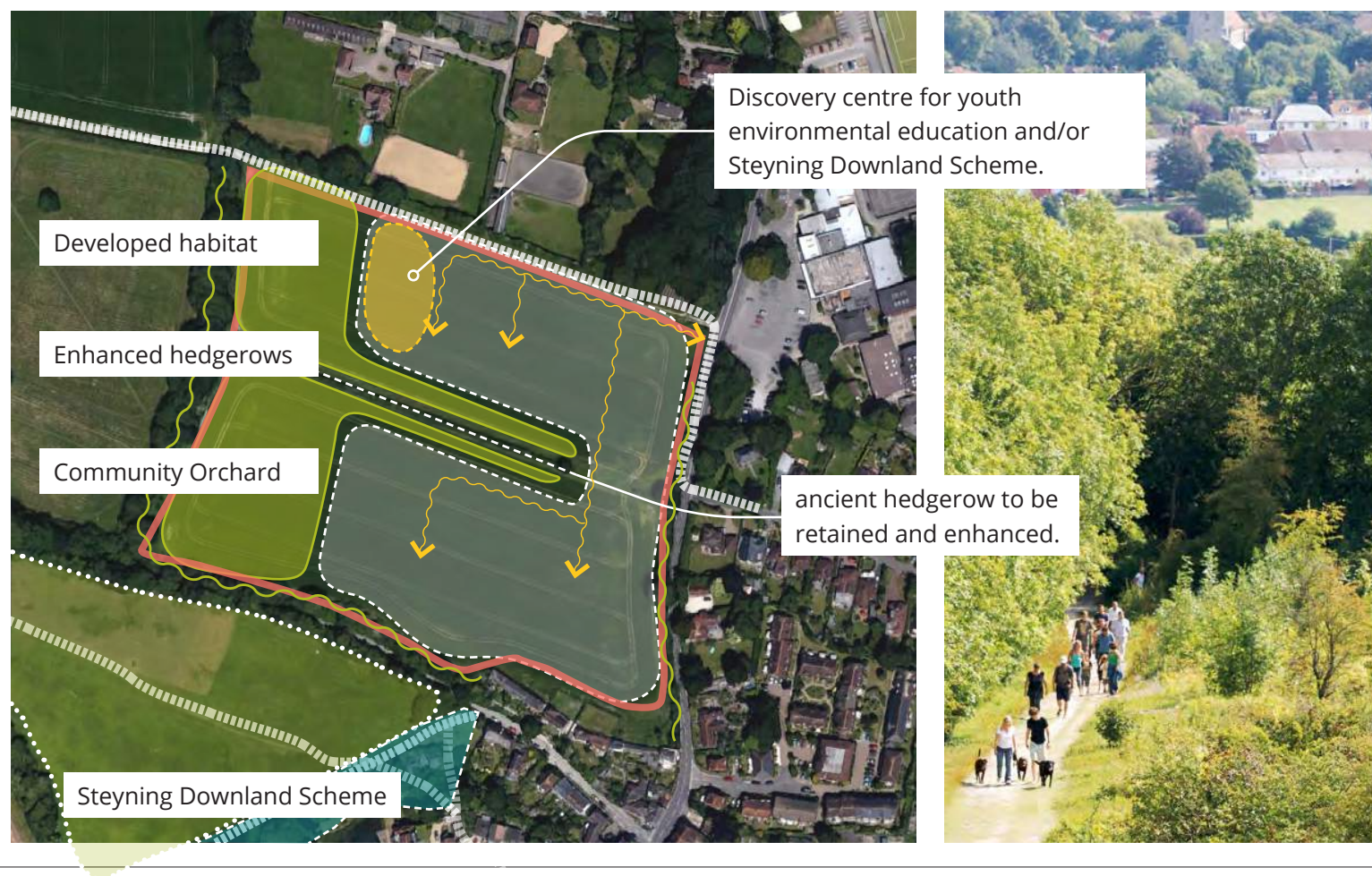
Regenerating & Supporting Biodiversity Bayards Site Proposed

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Perimeter foliage and trees to be retained and enhanced.

Creation of new Public Open Space with improved grassland habitat in partnership with local graziers

Improved access to green space with education links to Steyning Downland Scheme.

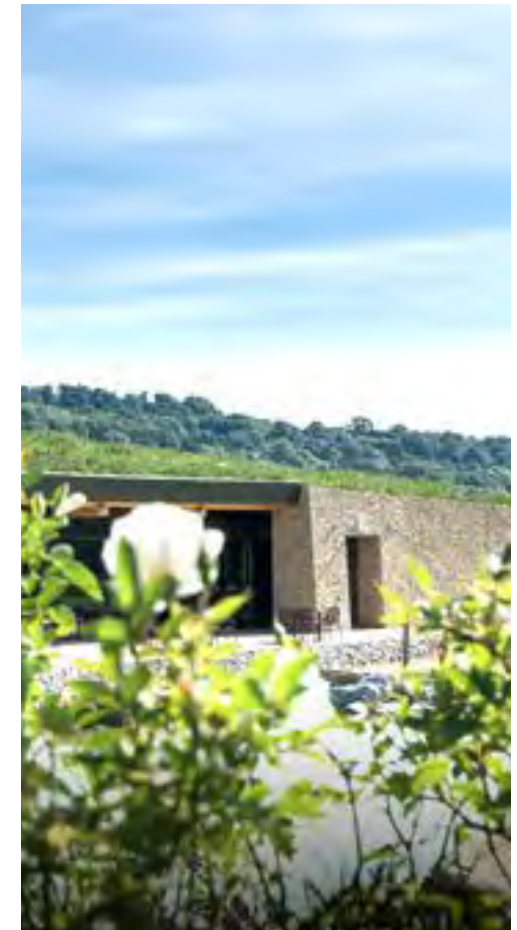


Regenerating & Supporting Biodiversity Bayards Site Proposed



enhanced
hedgerow and
habitat

Design to follow **Building
with Nature** principles to
regenerate soil, habitat and
develop biodiversity.



Regenerating & Supporting Biodiversity Bayards Site Proposed



“making places good for people and wildlife.” BWN

enhanced
hedgerow and
habitat

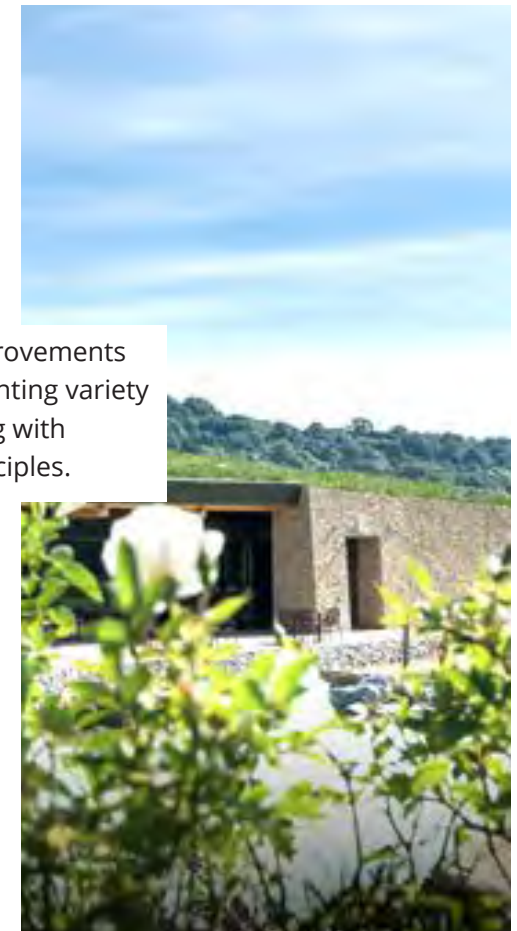
Design to follow **Building with Nature** principles to regenerate soil, habitat and develop biodiversity.

Principles established by
Gloucestershire Wildlife Trust.

Potential involvement with Sussex
Wildlife Trust



habitat improvements
through planting variety
and Building with
Nature principles.



Regenerating & Supporting Biodiversity Bayards Site Community

“making places good for people and wildlife.” BWN

Community facilities onsite
including access to green
space for local residents.



Discovery centre for youth
environmental education and/or
Steyning Downland Scheme.

Opportunity for community office
space and/or South Downs National
Park ranger.



Regenerating & Supporting Biodiversity

Bayards Site

Gateway to Steyning & National Park

Bayards Field will enable the wider holistic Estate land management to include:

National Park Boundary
Steyning Downland Scheme



Regenerating & Supporting Biodiversity

Bayards Site

Gateway to Steyning & National Park

Bayards Field will enable the wider holistic Estate land management to include:

Proposed Permissive Public Right of Way to establish cycle link from Steyning to Washington & North Farm (Approx 30-35min cycle).

National Park Boundary
Steyning Downland Scheme



Regenerating & Supporting Biodiversity

Bayards Site

Gateway to Steyning & National Park

Bayards Field will enable the wider holistic Estate land management to include:

- Proposed Permissive PROW
- Enhanced Grassland habitat

National Park Boundary



Steyning Downland Scheme



Regenerating & Supporting Biodiversity

Bayards Site

Gateway to Steyning & National Park

Bayards Field will enable the wider holistic Estate land management to include:

- Proposed Permissive PROW
- Enhanced Grassland habitat
- Support for Steyning Downland Scheme with education building.

National Park Boundary
Steyning Downland Scheme



Regenerating & Supporting Biodiversity

Bayards Site

Gateway to Steyning & National Park

Bayards Field will enable the wider holistic Estate land management to include:

- Proposed Permissive PROW
- Enhanced Grassland habitat
- Support for Steyning Downland Scheme with education building.
- Community Orchard
- Further Estate wide projects including expanding **Chalk Grassland project**.

National Park Boundary



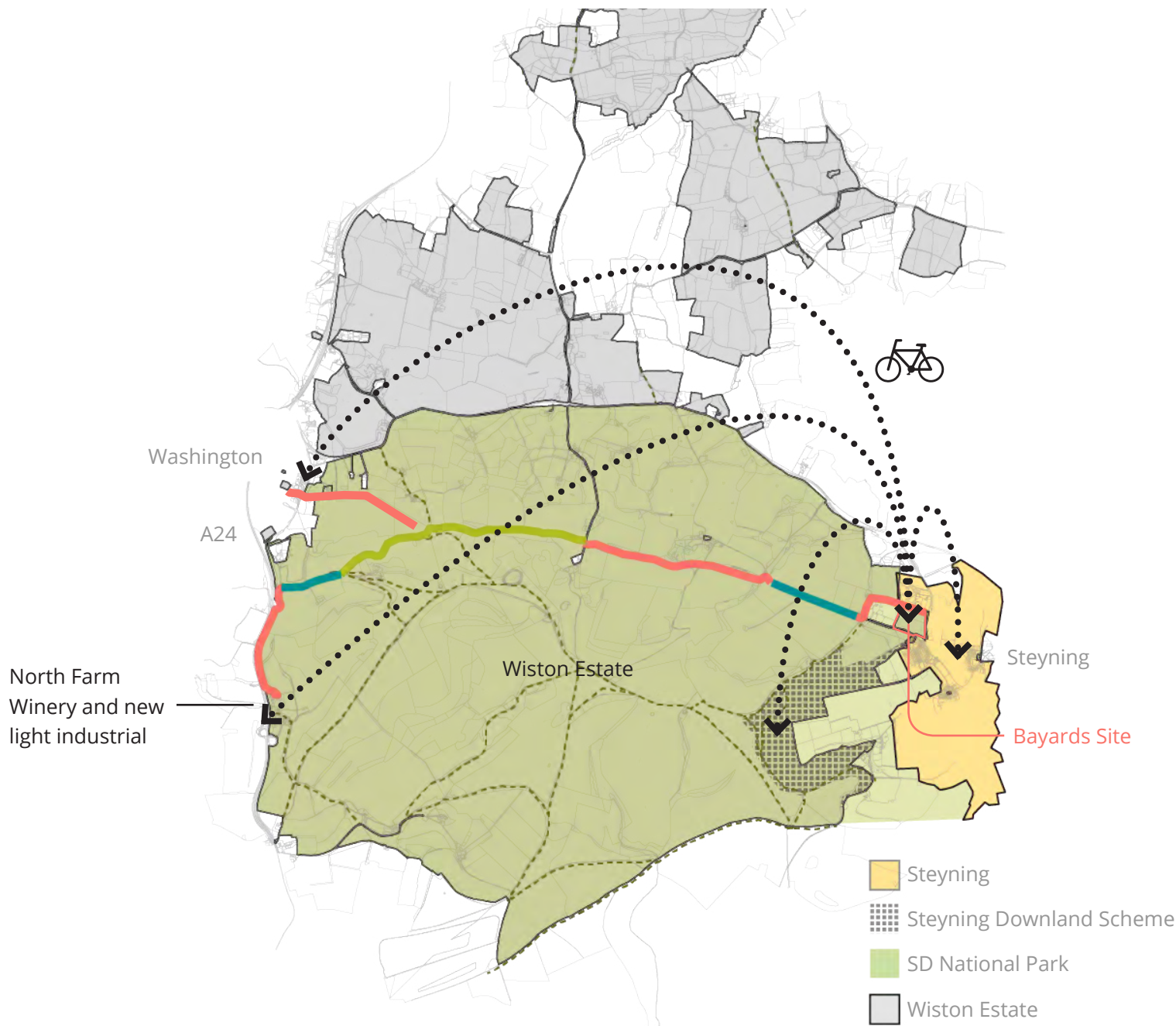
Steyning Downland Scheme



Bayards Site Good Proximity Biodiversity Gateway

Supporting local economy

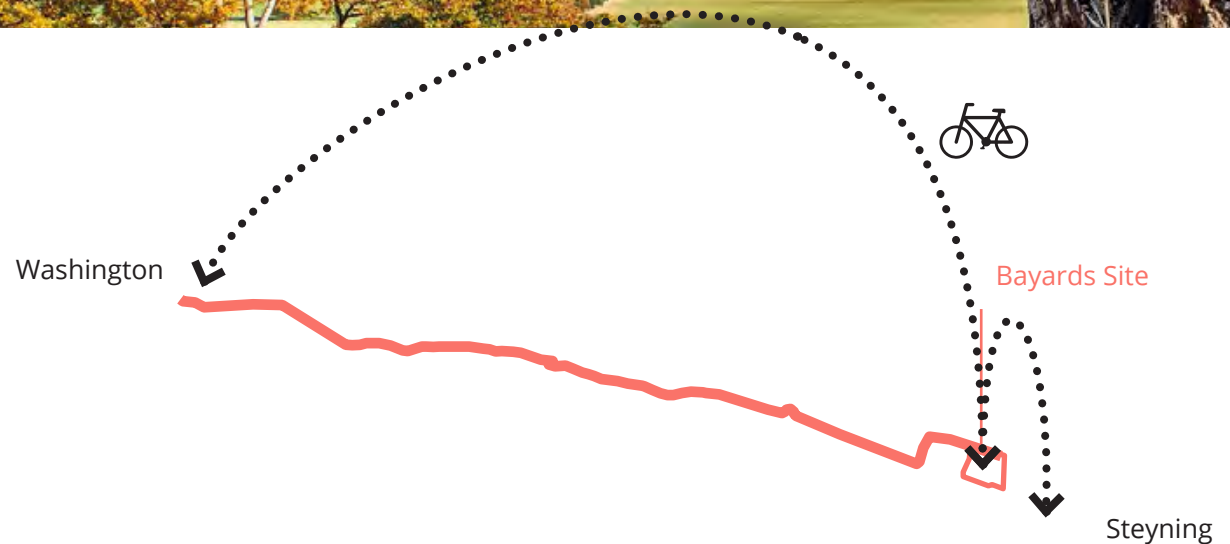
Money coming out of the site is being retained and invested locally on the estate rather than being removed from the area completely.



Bayards Site Good Proximity Biodiversity Gateway

Supporting local economy

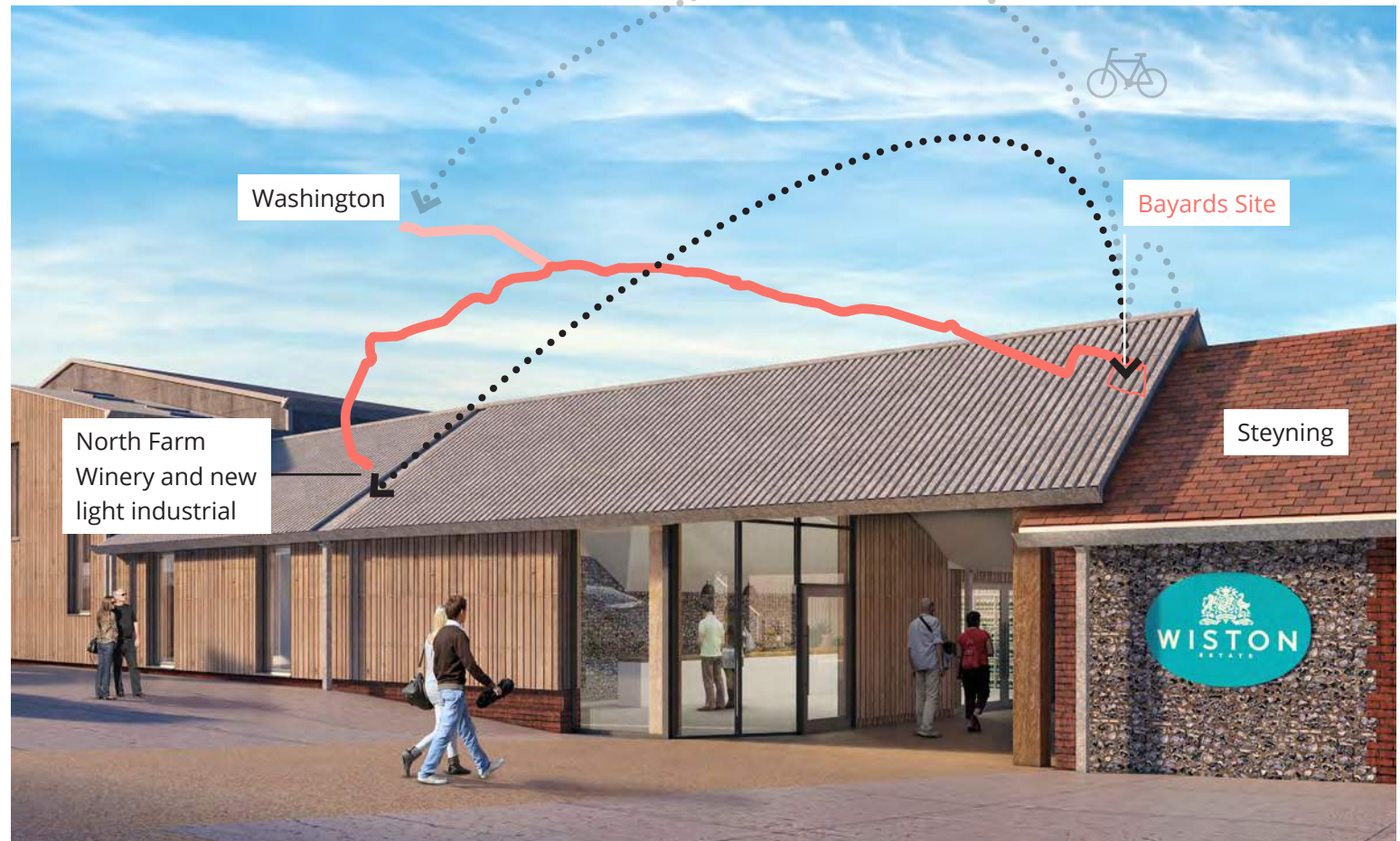
- Tourism /Jobs - Cycleway/bridleway link between Washington and Steyning



Bayards Site Good Proximity Biodiversity Gateway

Supporting local economy local tourism

- Tourism /Jobs - Cycleway/bridleway link between Washington and Steyning
- Tourism - Cycleway/Bridleway link to Wiston Estate Winery and business units and wider downland landscape.



Bayards Site Good Proximity Biodiversity Gateway



Supporting local economy local tourism local jobs

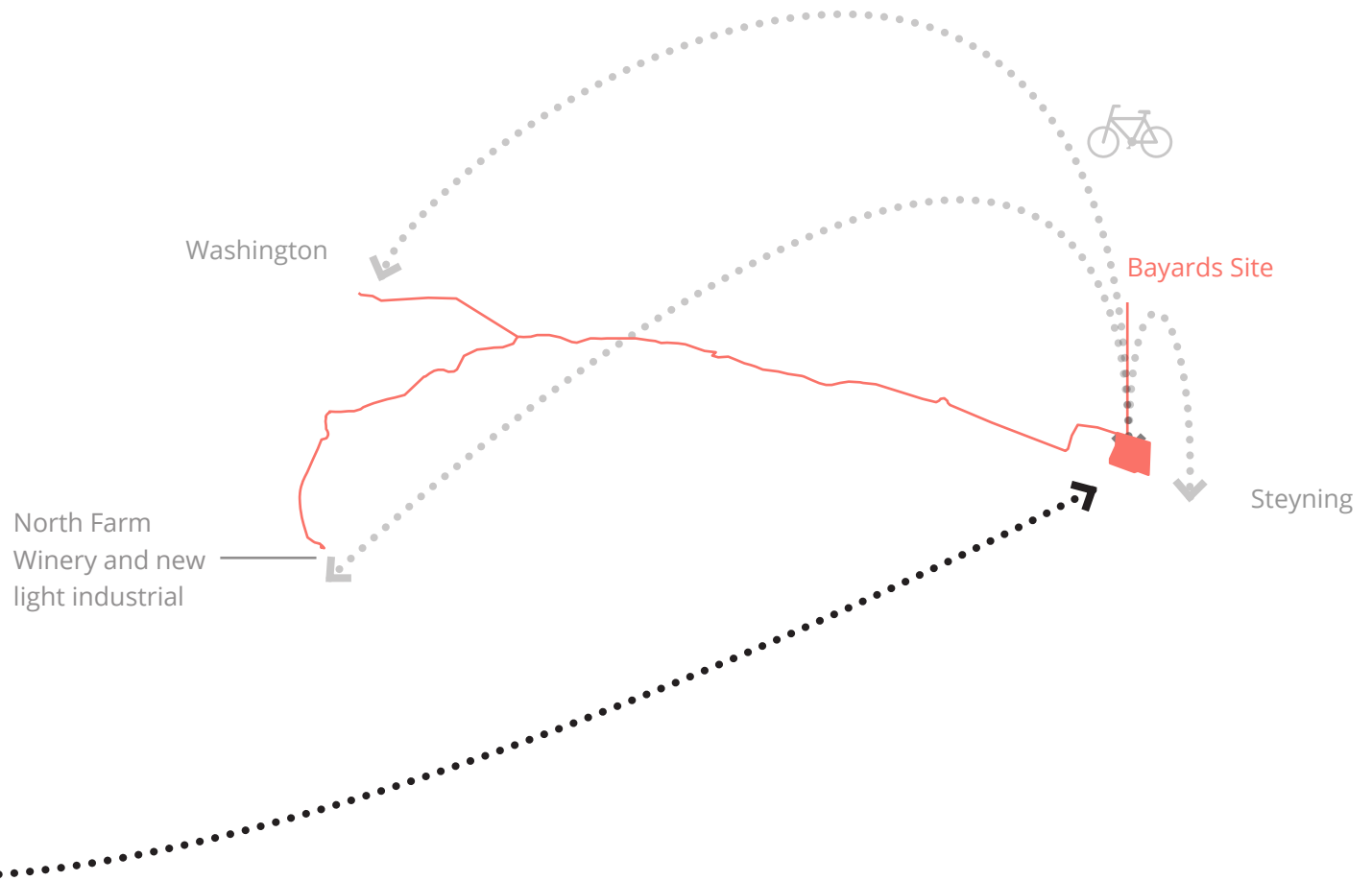
- Tourism/Jobs - Cycleway/bridleway link between Washington and Steyning
- Tourism - Cycleway/Bridleway link to Wiston Estate Winery and business units and wider downland landscape.
- Local Jobs - newly endorsed Wiston Winery and business units at North Farm



Bayards Site Good Proximity Biodiversity Gateway

Supporting
local economy
local tourism
local jobs

- Local Jobs - Custom build housing approach will use local builders, businesses and expertise.



Bayards Site

Good Proximity

Biodiversity

Gateway

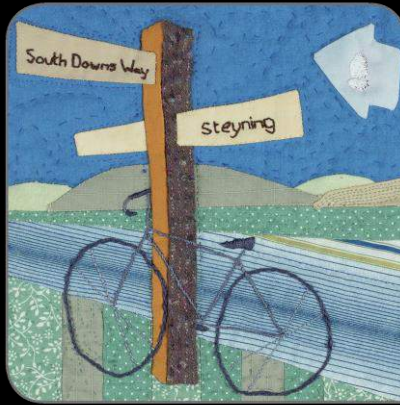
Final Thoughts

Wiston Estate has a long - term, multigenerational interest in their land and local community

- Bayards Field is a sustainable site with great proximity to support Steyning and for new housing.
- High proportion of local and appropriate affordability with local nomination rights.
- A custom build delivery supporting local distinctiveness and local jobs/builders and establishing stronger community ties.
- Proceeds from the site are reinvested locally rather than being lost in developer profit.
- Range of community benefits including access to green space, support for the Steyning Downlands Scheme with further habitat and biodiversity enhancements on the estate.

We would encourage residents to

- sign on to local self build register,
- contribute to Neighbourhood plan
- contribute to potential future design code for new housing



Next...

Land north of Kings Barn Lane

LAND NORTH OF KINGS BARN LANE

STEYNING

SUPPORTING THE VISION FOR STEYNING COMMUNITY PLAN

PRESENTATION TO NEIGHBOURHOOD PLAN STEERING GROUP
MONDAY 20TH MAY 2019



Richborough Estates

- Developer
- In-house planning and design expertise
- Large housebuilders and smaller regional builders

Sites

- Range of projects of 50 - 1,500 dwellings
- Located nationally
- Established consultant team

Neighbourhood Planning experience

- Local Connections Policy
- Experience in working with Neighbourhood Plan Groups and cooperation with many other local communities
- Sites supported and allocated in Made Neighbourhood Plans
- Includes front runners such as Winsford, Cheshire Local Neighbourhood Plan

Engagement with key stakeholders and local community**Design Codes and development briefs**

- Locks down outline design and provides sound basis for Reserved Matters



Eccleshall Neighbourhood Plan



Winsford Neighbourhood Plan

About the site

Greenfield site

- 28.93 Acres

Agricultural and pasture land

- Situated to rear of Glebe Farm

Additional land in ownership

- Located immediately to the south - 5.74 Acres

Situated rear of Glebe Farm

- Located outside Built Up Area

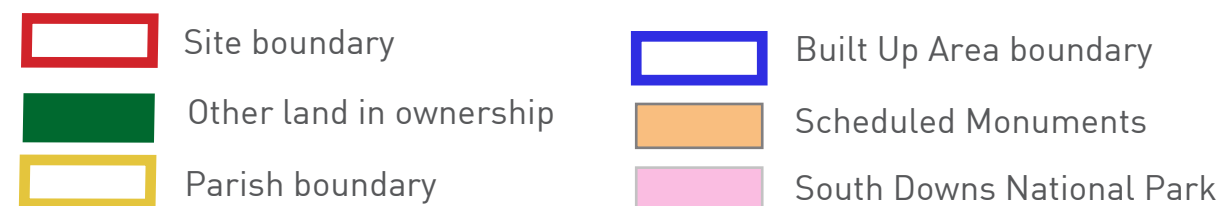
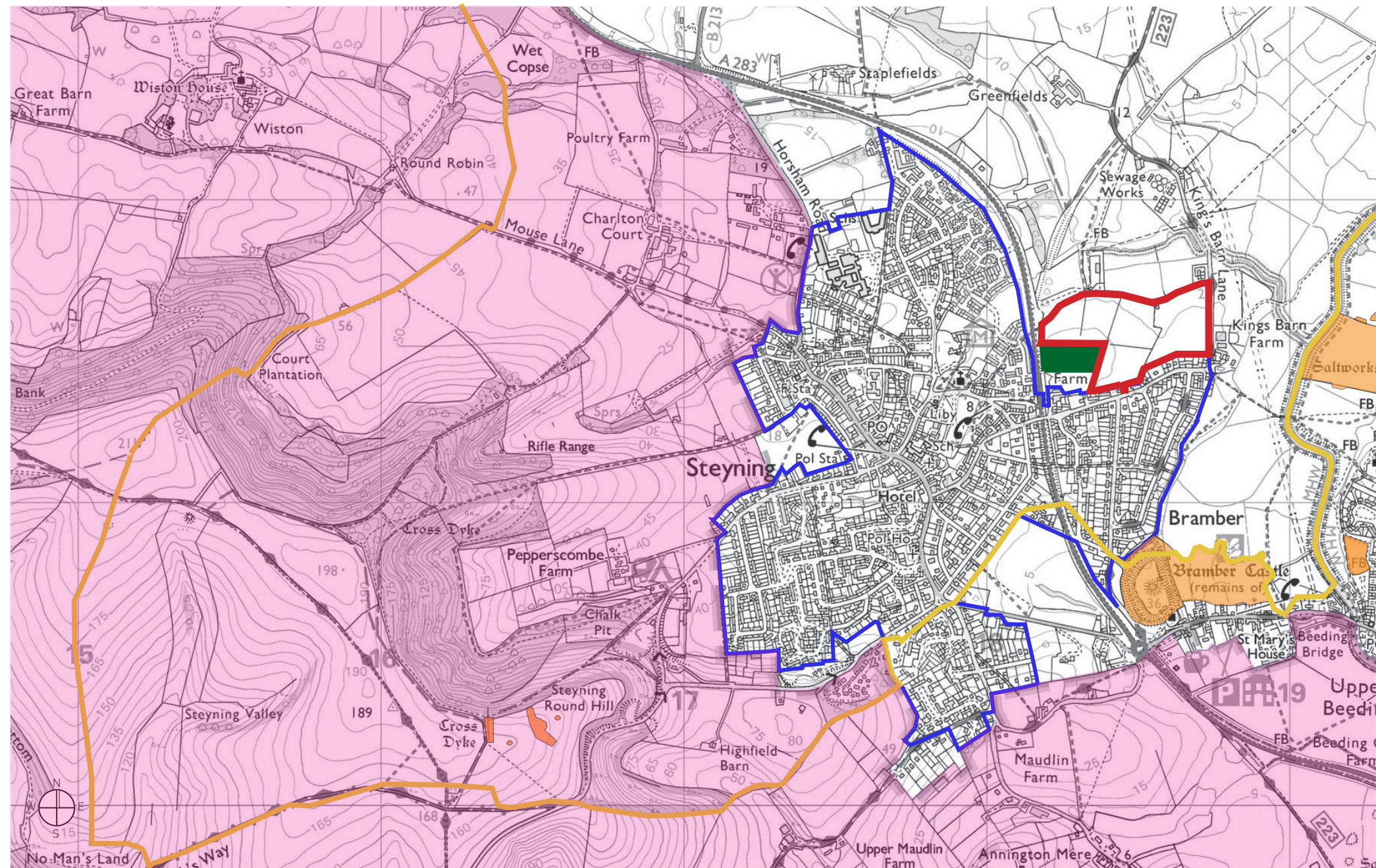
Situated adjacent to built up (residential) edge of Kings Barn Lane

- Existing dwellings 1 and 2 storeys
- Low density residential area

Situated outside the South Downs National Park

Steyping Bypass borders to the west

Access to existing footways and wider public footpath network to the north, south and west



600m - approx. 7 minute walk

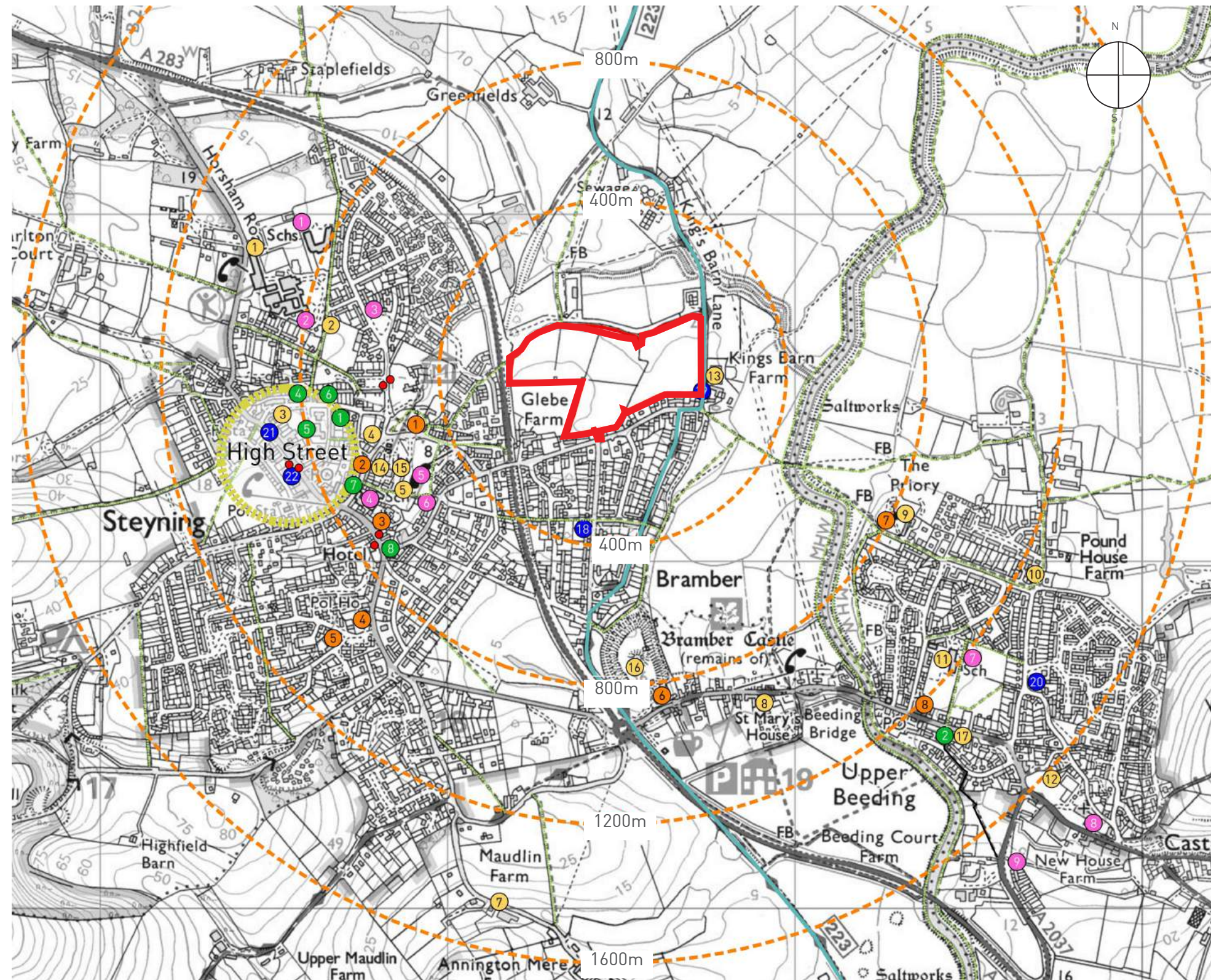
- Recreation area and children's play
- Steyning Grammar School
- Nursery and Pre-School
- The Steyning Centre, Library and Museum
- Access to wider countryside via public right of way network
- St. Andrew and St. Cuthman's Church

800m - approx. 10 minute walk

- High Street - local shops and convenience store/ supermarket
- Health Centres
- Dental Clinics
- Churches
- Tea rooms

Linkages

- Bus stops
- Footways
- Public footpath network - west and north
- National Cycle Route 223/ Downs Link - east



Preliminary considerations

Topography

- High and low points
- Flood Zone 1 - very low risk
- Situated outside River Adur Flood Zone
- Sustainable drainage location - north

Views

- Visual amenity - existing dwellings/ public footpaths
- Glimpse views to St. Andrew & St. Cuthman's Church
- Surrounding views - including local landmarks such as Steyning Round Hill

Built Heritage

- Not within Conservation Area
- No designated/ non-designated heritage assets within site
- Adjacent listed building
- Historic field pattern

Landscape and ecology

- Existing hedgerows and trees
- Potential for landscape reinstatement
- Woodland edges- including TPO's
- Landscape character

Utilities

- Public foul sewers - with capacity for diversion
- Adjacent foul pumping station
- Sewage treatment works - north



05

Views

Site and contextual views

1. Eastern boundary - rear of Kings Barn Lane
2. Kings Barn Lane
3. Steyning Bypass
4. Roman Road



06 Vision



Preserve & enhance heritage

- Respect setting of Listed Buildings
- Proportionately round the existing settlement edge
- Retain and integrate views and local landmarks into new streets and open spaces
- Retain and safeguard historic field patterns into public open space
- Open up the site to public access



Support local facilities & services

- Improve existing links to local facilities; such as the footpath crossing Steyning Bypass
- Provide new and promote existing sustainable modes of travel
- Potential improvements to existing bus service via S106 financial contributions
- Financial contributions to upgrade existing schools and health facilities
- Other potential opportunities to support facilities via Steyning Neighbourhood Plan



High quality housing which meets local needs and aspirations

- A place with a choice of homes
- Local connections policy for new affordable homes
- Locally inspired architecture which complements existing character
- Dwellings which facilitate working from home
- An attractive place with unique and lasting appeal
- A sustainable place to enjoy and be proud of
- A place to live in nature



Supporting local economy

- Additional new jobs (both direct and indirect)
- Increased economic output over build period
- Annual uplift in retail and leisure expenditure by new community
- Potential upgrade to existing services such as broadband/ internet connections



Encourage social interaction

- New publicly accessible streets and open spaces for new and existing communities
- Safe, attractive & convenient places to stop and meet
- Community orchard
- Educational wildlife trail & connected new green spaces
- Children's equipped and natural play
- Landscape buffers and building offsets that respect privacy of existing homes

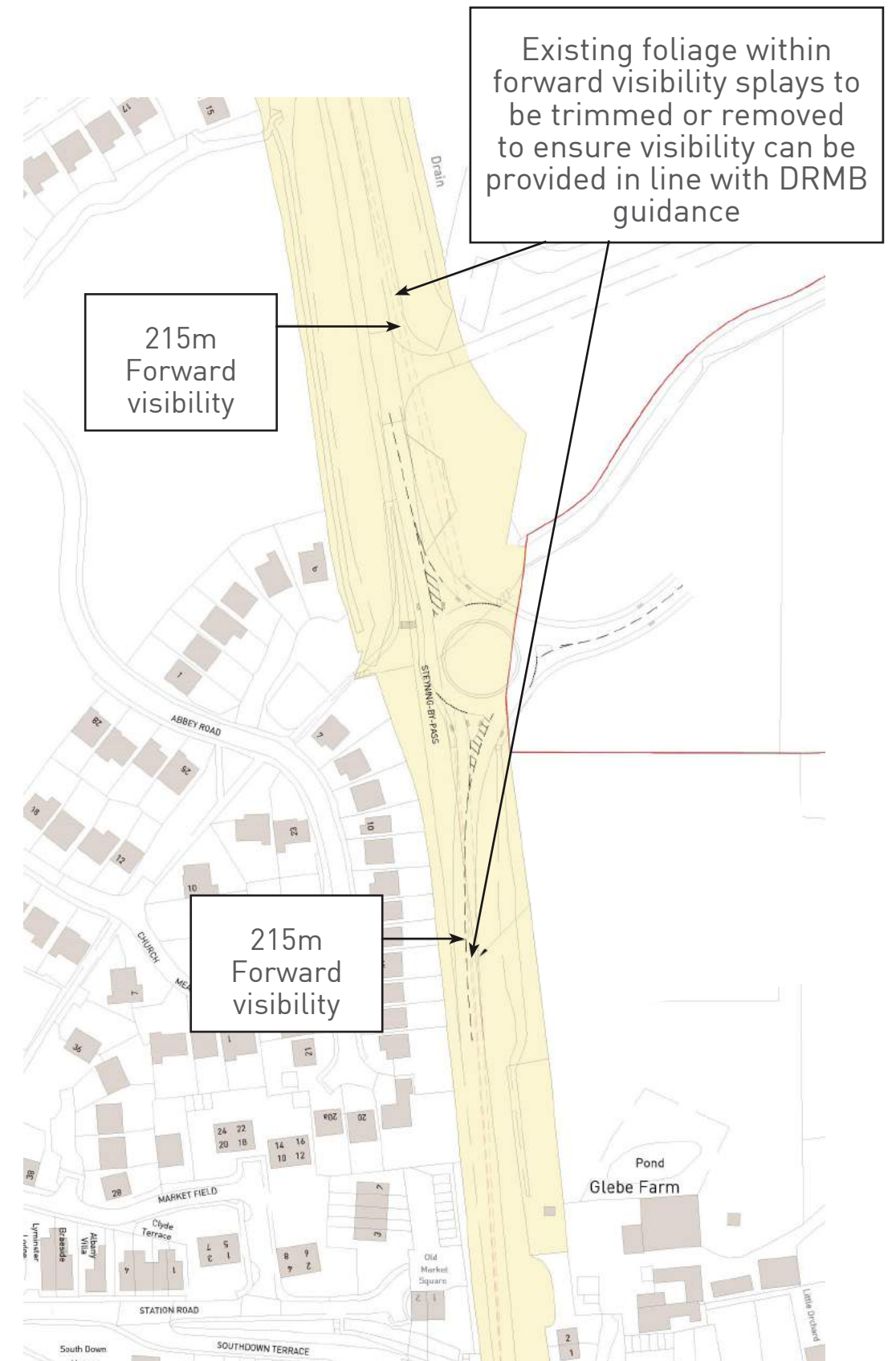
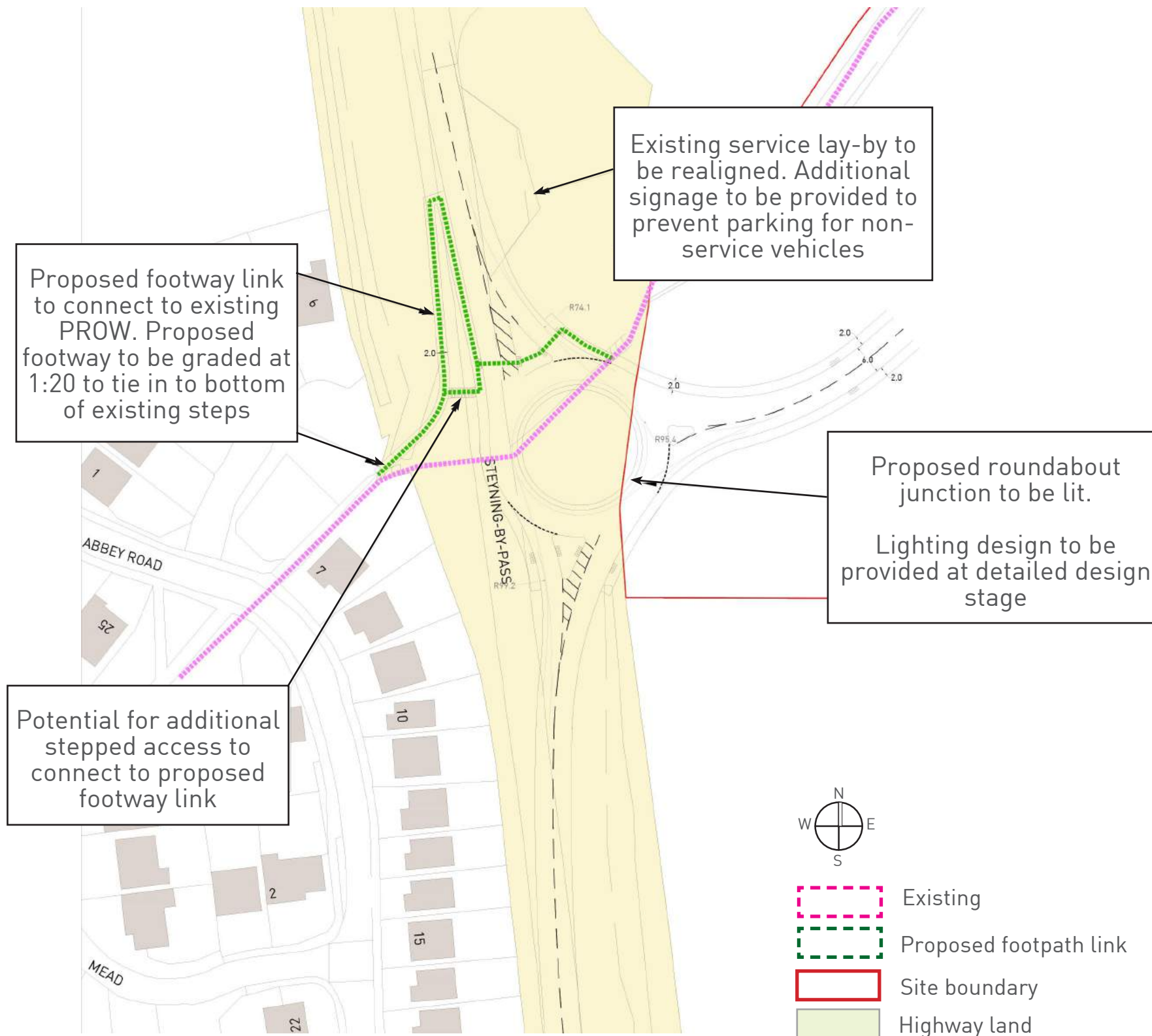


Improve and enhance connections

- Hierarchy of characterful streets and places helping movement from one place to another
- A network of circular walking routes which promote wider footpath network and connections to local facilities
- Potential improvements to existing bus service via S106 financial contributions



Access



Emerging proposals - illustrative masterplan

Quantum

- Approximately 195 dwellings
- Potential capacity for circa 50 additional dwellings

Housing type and mix

- 1- 5 bedroom dwellings
- Biased towards 2 and 3 bedroom houses
- 35% affordable housing provision, including starter homes

Density

- Average net density of 33 dwellings per hectare

Building heights

- Maximum of 2 storeys



Movement strategy



Principal access

- New roundabout - Steyning Bypass
- Currently being progressed with Local Highways Authority

Other access

- Emergency vehicles access
- Via Kings Barn Lane with the removal of an existing dwelling

Street hierarchy

- Central street inspired by historic forms of Steyning
- Secondary streets including shared surfaces
- Narrower lanes to create 'rural edges'
- Identity focal/ meeting spaces and landmark buildings- wayfinding



Pedestrian connections

- Via Kings Barn Lane
- Joins with the existing public footpath and cycle route
- Improved safety and crossing facilities across Steyning Bypass
- Existing footpath regraded for increased accessibility



Green infrastructure strategy

Linked public open space

- Retains and safeguards existing hedgerows and trees
- Provides opportunity to bolster existing landscape features
- Retains views of Church
- Addresses residential amenity
- Incorporates existing services
- Softens the new roofscape
- Addresses existing / potential ecology and biodiversity



Equipped play



Natural play



Community Orchard



Wildlife corridor & sustainable drainage

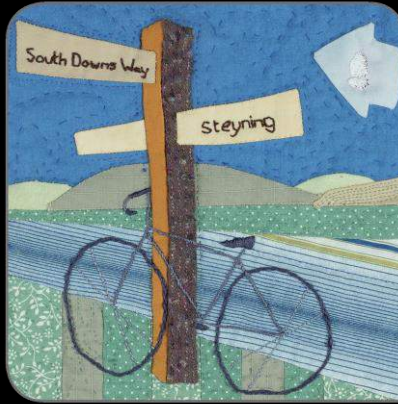


Green buffers and extended new garden spaces



Thank you
&
Questions





Thank you for coming!

If you would like volunteer to help with the plan, please contact us at
hello@steyningcommunityplan.co.uk