

Ms Hazel Roxby
Deputy Clerk
Steypning Parish Council
The Steypning Centre
Fletcher's Croft
Steypning
West Sussex BN44 3XZ

Our ref:
Your ref:

Date: 2 May 2019

Dear Hazel,

Article 4 Direction for Steypning's Conservation Area

I refer to the above and more specifically to your letter of 19th March 2019 and attachments addressed to me, on the consultation /education exercise you recently undertook with all households in the Steypning Conservation Area concerning the possible introduction of an Article 4 Direction. This is further to the meeting that was held at Horsham District Council's (HDC) offices on 19th September 2018 between Council officers and Cllr Tim Lloyd and Gill Muncey, Steypning Parish Councillor on this issue and subsequent correspondence on the matter dated 7th November 2018 and 7th December 2018.

Thank you for your letter of 19th March 2019. I note the details of the exercise that you have carried out with residents in the Conservation Area, which sets out, in the Addendum Report, various examples of recent development that you consider have caused harm to the Steypning Conservation Area.

I have liaised with colleagues and point out that we have a number of concerns with the exercise that has been carried out. First, HDC officers advised, at the meeting of 19th September 2018, and again in our response of 7th December 2018 that local residents within the Steypning Conservation Area should be contacted to demonstrate that they supported the removal of their permitted development rights "for the greater good of the town". I note that you have written to the 640 households within the Conservation Area on the question of removing permitted development rights but you have only had 24 responses from those households. This means that 616 households have expressed no preference about whether they wish to have their permitted development rights removed or not. It is therefore not possible for you to conclude that "we feel this demonstrates that the vast majority of Conservation Area residents are willing to give up their permitted development rights for the greater good of preserving the heritage of the town", as you do not know what the opinion of the 616 other households in the Conservation Area on the matter actually is.

Second, we also raised the issue in our letter of 7 December 2018 of Steypning Parish Council asking local residents which rights they would be willing to surrender. This is on the basis that we pointed out to you that the current restrictions in Amberley through an Article 4 Direction were limited to painting; demolition of gates, fences, or walls; and the removal of external doors/windows. Likewise, at Slinfold, the Article 4 there solely restricts the removal of external windows. Your letter of 13th March 2019 implies that no such options were offered to Steypning residents and therefore no conclusions can be drawn as to whether Steypning residents were

in favour of a small number of restrictions in the Conservation Area or blanket restrictions. In addition, the wording of the Parish's Direction includes "Provisos", which are not taken from the General Permitted Development Order. It is questionable whether these are acceptable within the wording of an Article 4 Direction.

I must conclude that, at this stage, Horsham District Council , does not consider that Steyning Parish Council has demonstrated that the residents of Steyning Conservation Area are willing to give up their permitted development rights "for the greater good", and therefore HDC cannot support the introduction of an Article 4 Direction in Steyning. We remain convinced that the best way forward for Steyning Parish Council is to run an education campaign, perhaps with the use of leaflets, to try and persuade local residents within the Conservation Area of the benefits of carrying out development that is sympathetic to the character and appearance of the conservation area.

Yours sincerely

Mark McLaughlin
Principal Planner