

Steypning Neighbourhood Plan

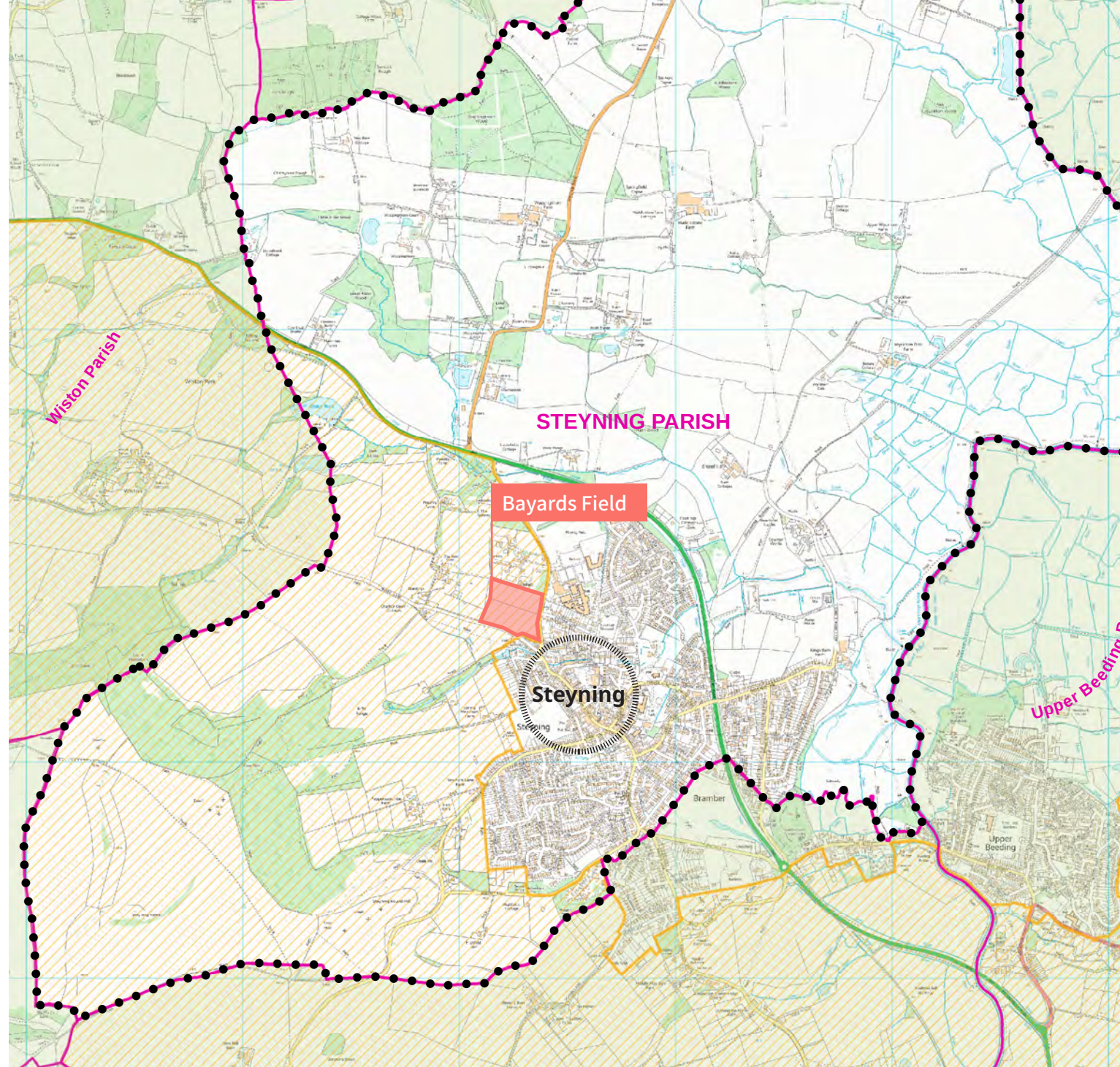
Bayards Field

Wiston Estate

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



Steyning



Bayards Site



Neighbourhood Plan Area



Parish Boundary



South Downs National Park

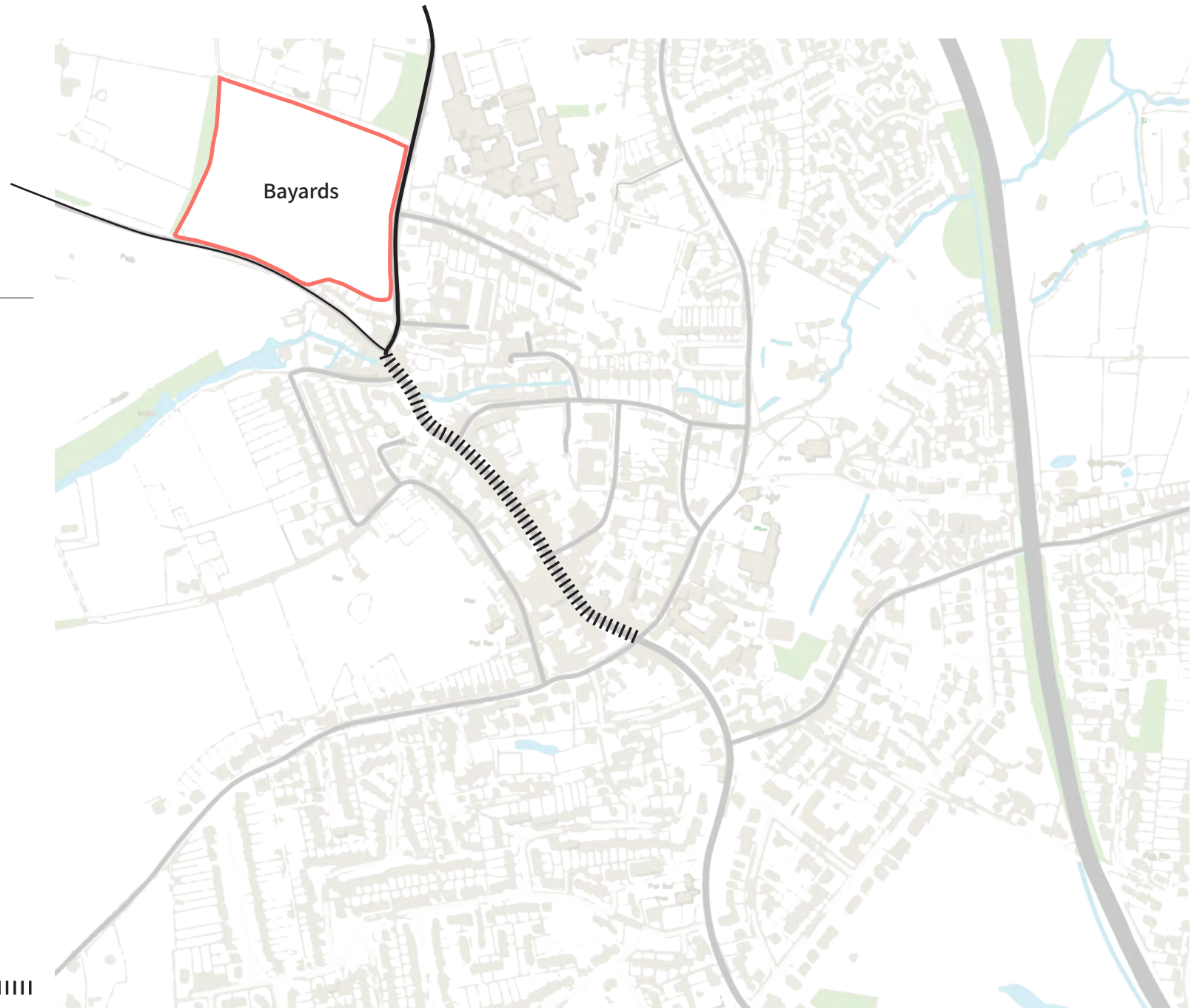
Steyning High Street



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

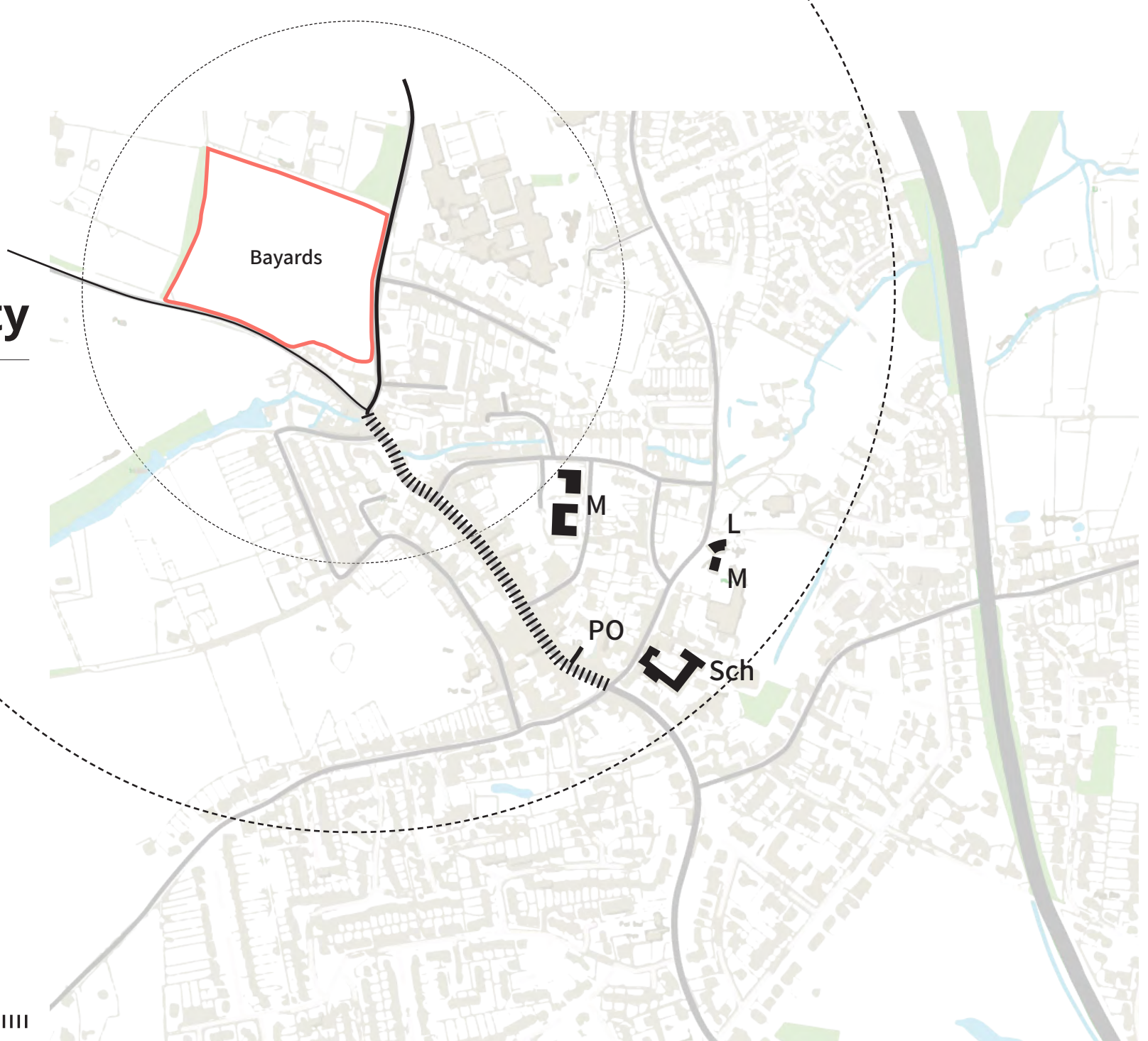


Steyping High Street Bayards Site Good Proximity

Local Amenities

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

High Street

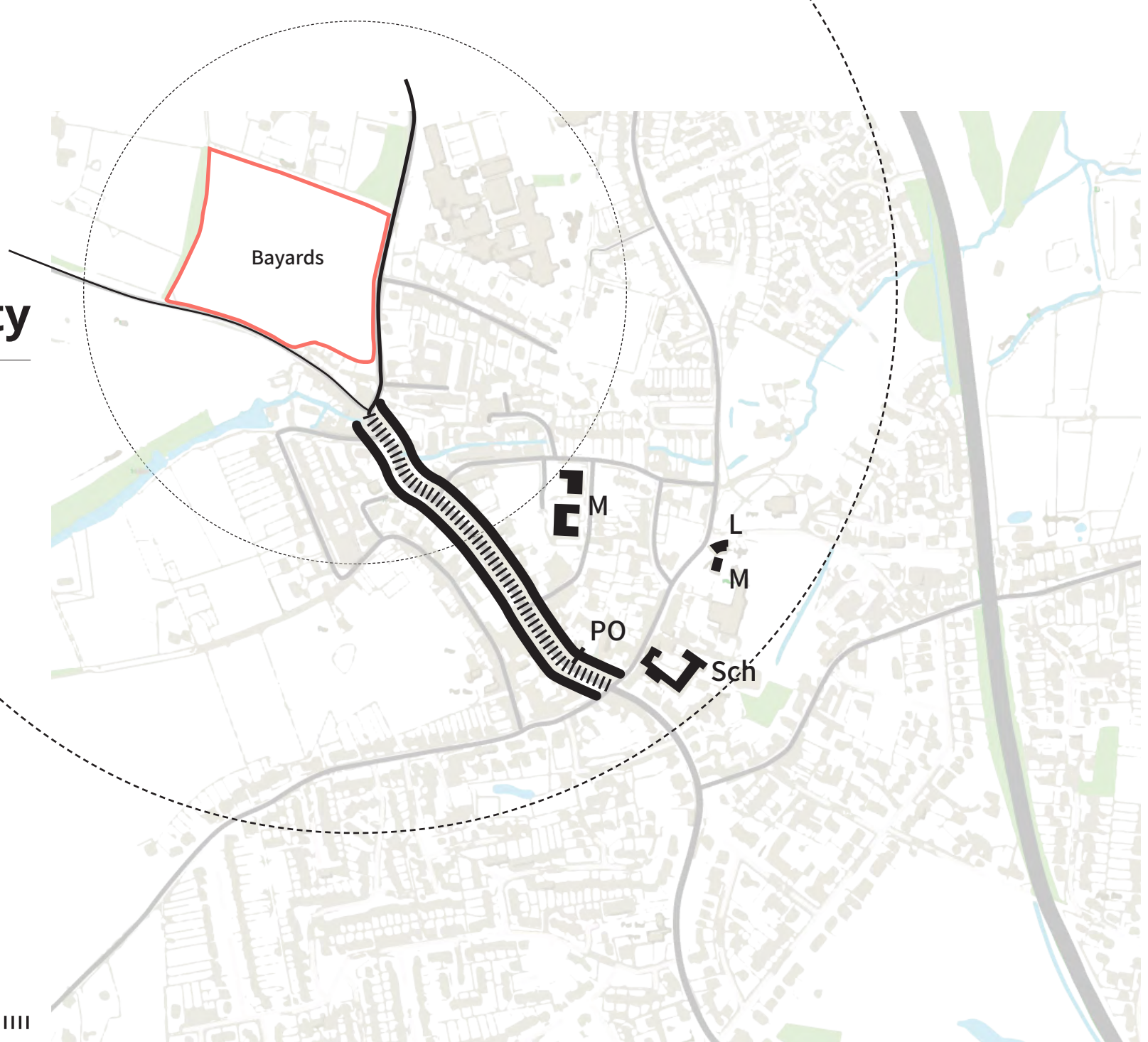


Steyping High Street Bayards Site Good Proximity

Local Amenities

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

High Street

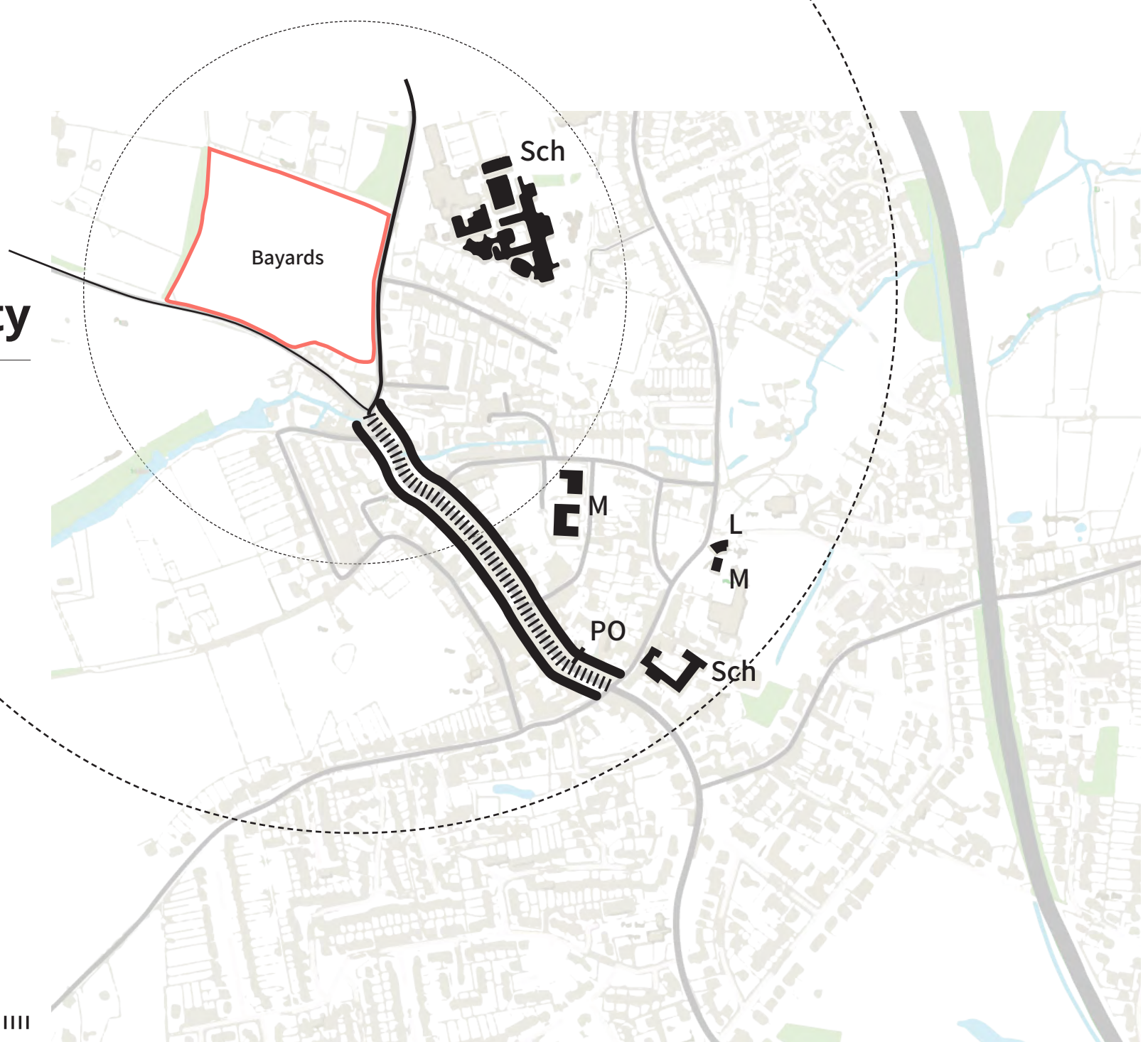


Steypning High Street Bayards Site Good Proximity

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

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

High Street

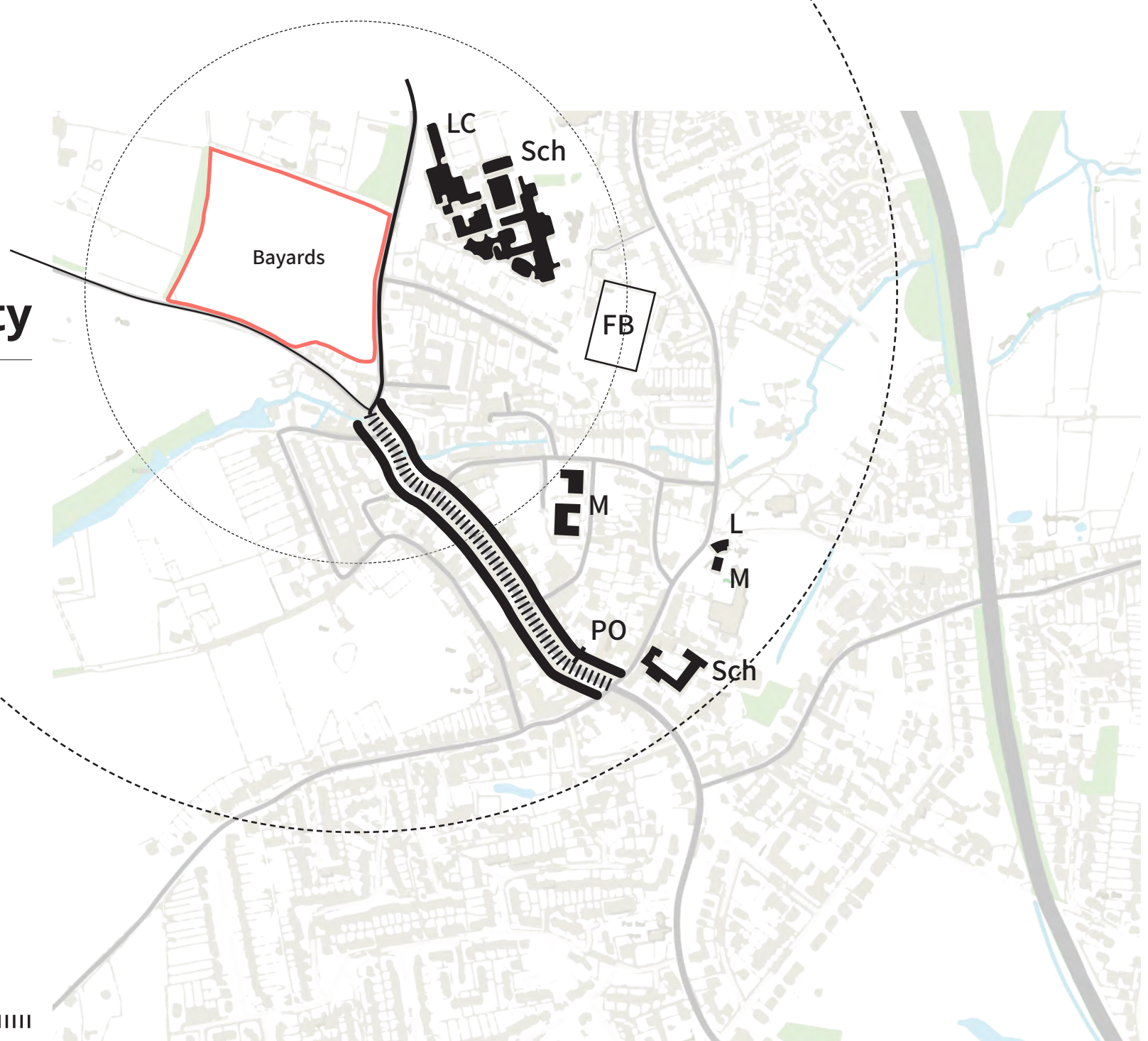


Steyning High Street Bayards Site Good Proximity

Local Amenities

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

High Street

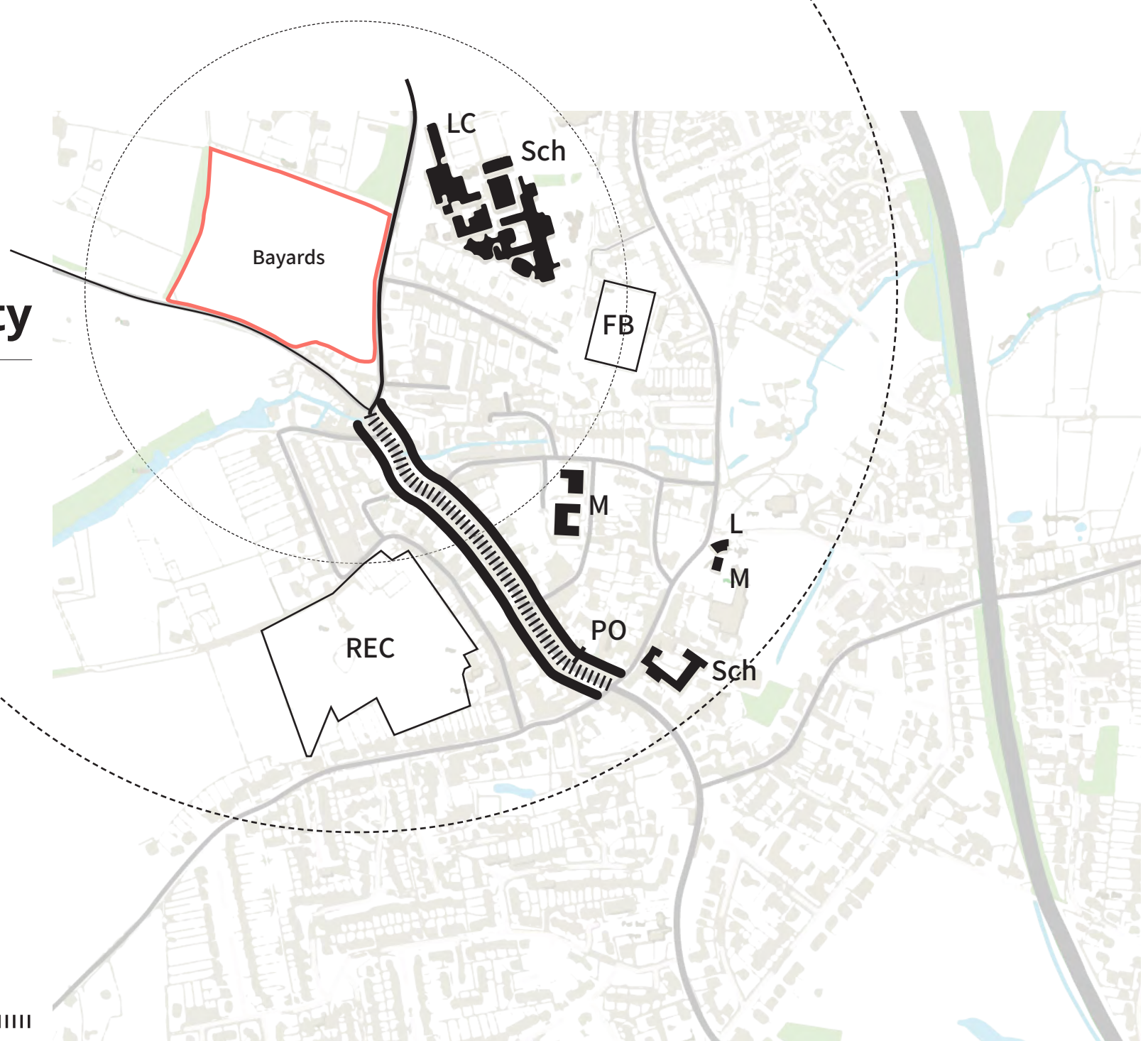


Steyning High Street Bayards Site Good Proximity

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

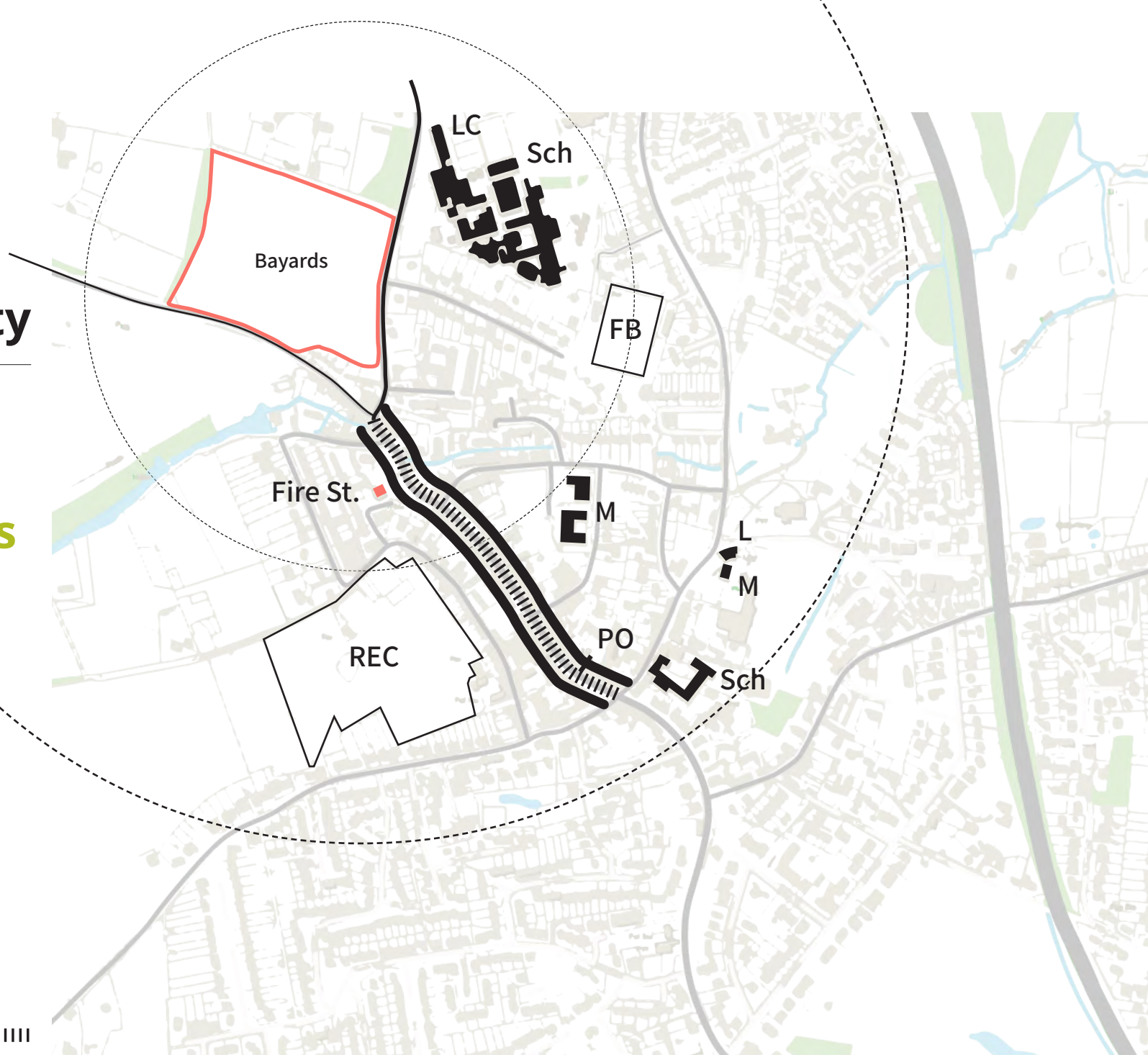


Steypning High Street Bayards Site Good Proximity

Local Amenities Public Services

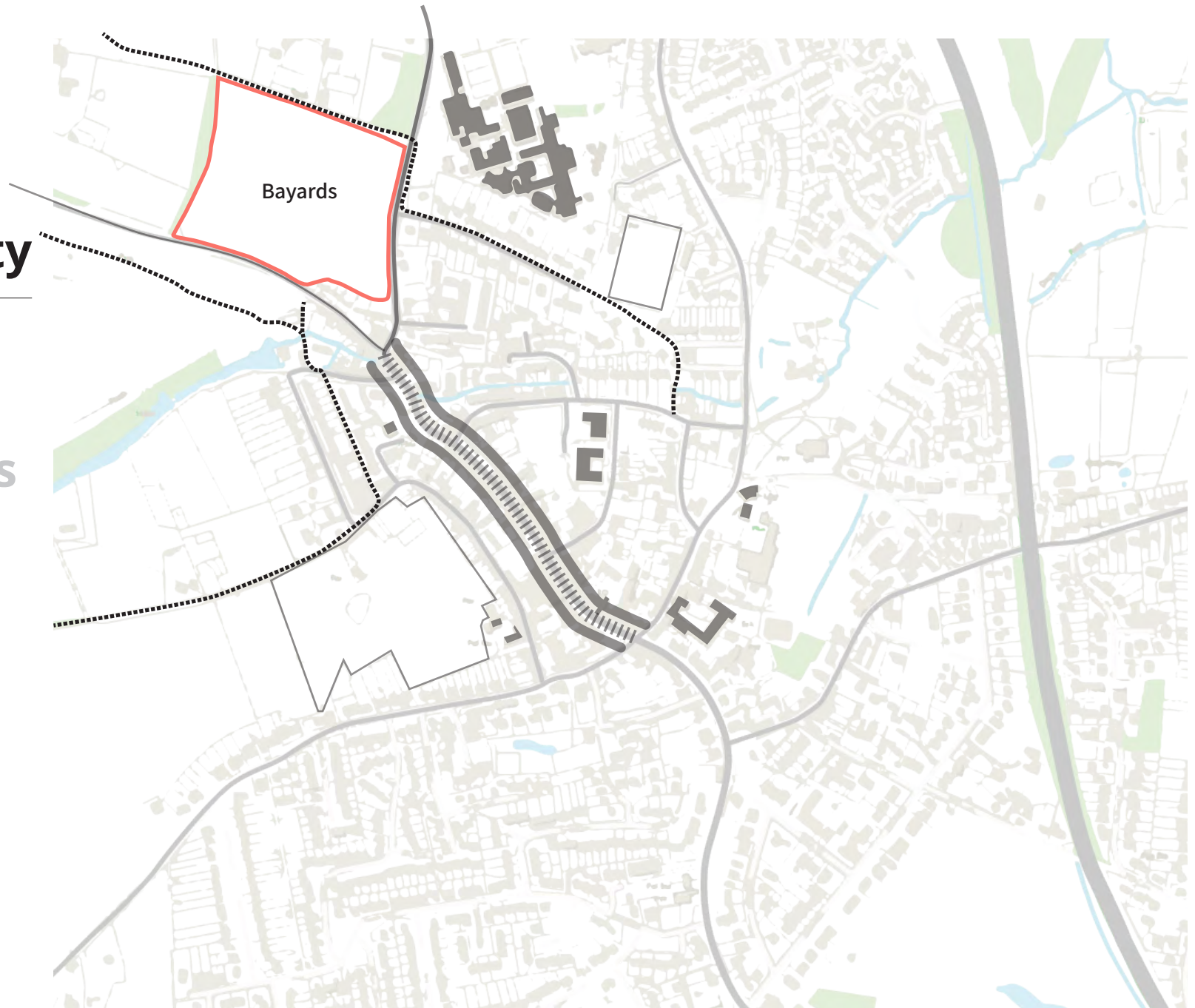
- Library & Museum
- Middle School
- Post Office
- Medical Centre
- High Street shops & food
- Steypning Grammar School
- Leisure Centre
- Community Football Pitch
- Cricket, Bowling & Tennis
- Fire Station

High Street



Steypning
High Street
Bayards Site
Good Proximity

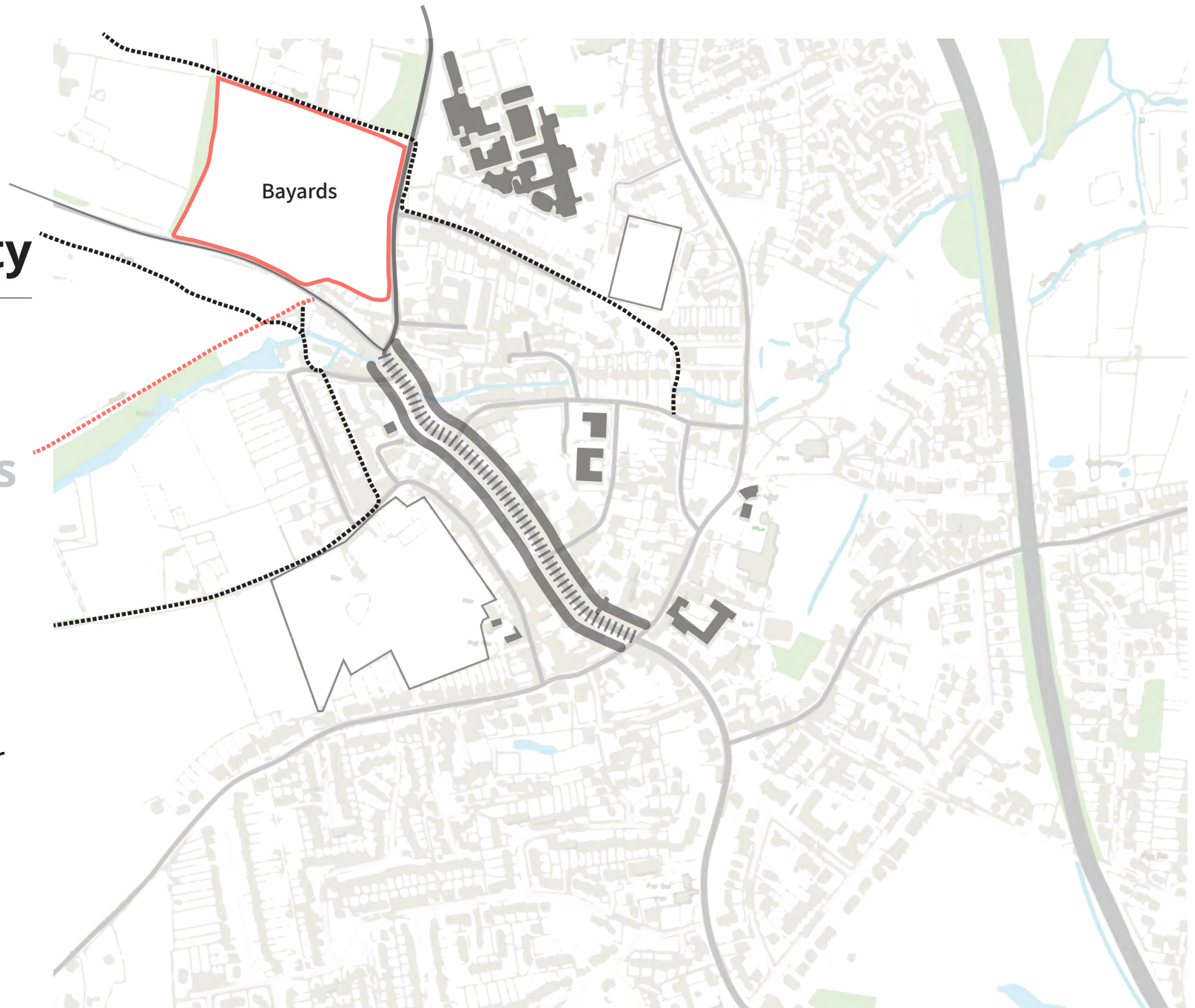
Local
Amenities
Public Services
Footpaths



Steypning High Street Bayards Site Good Proximity

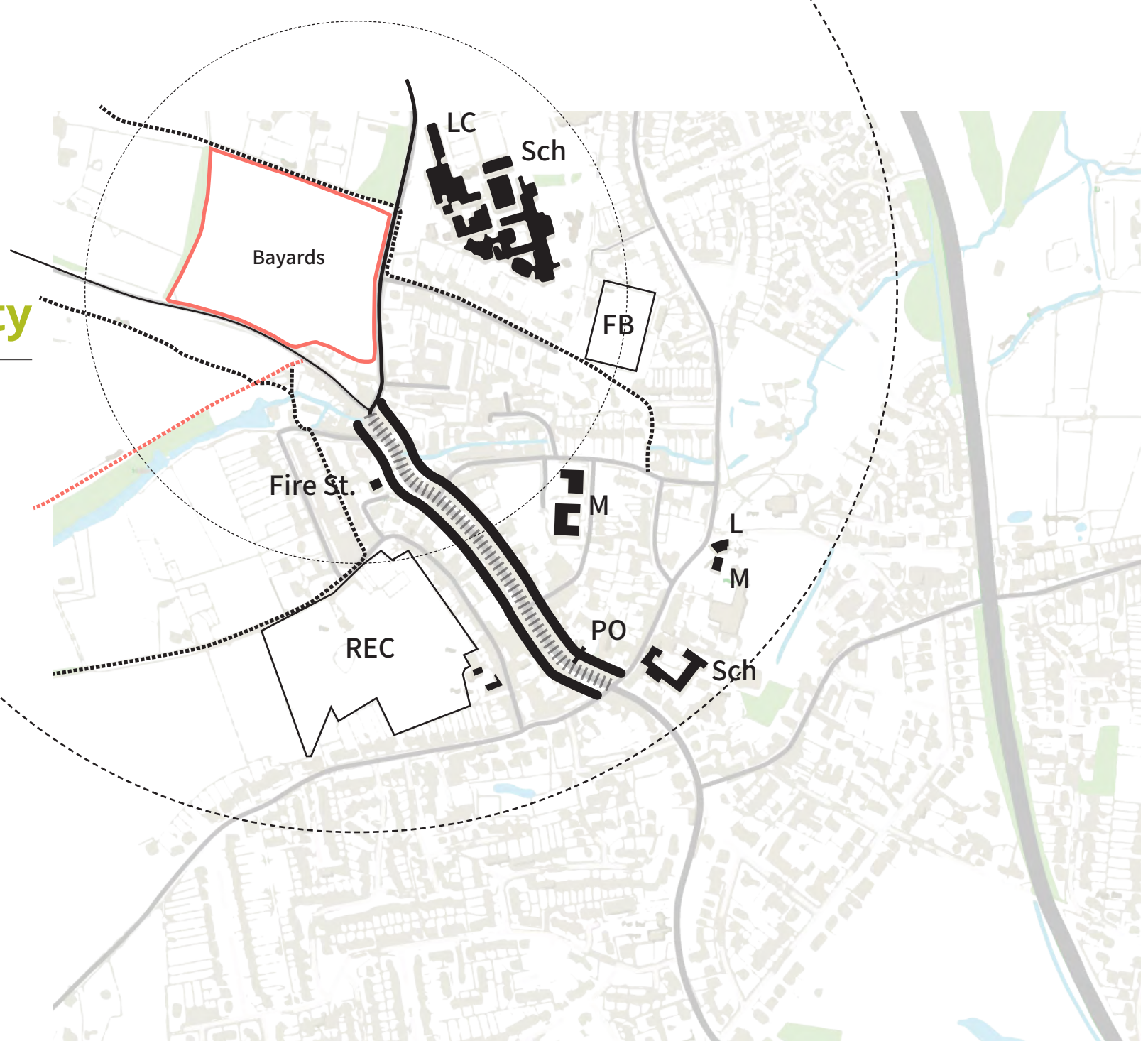
Local
Amenities
Public Services
Footpaths

Permitted footpath under
the Steypning Downland
Scheme.



Steypning
High Street
Bayards Site
Good Proximity
to High Street

encourages local
sustainable transport



Steypning 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**

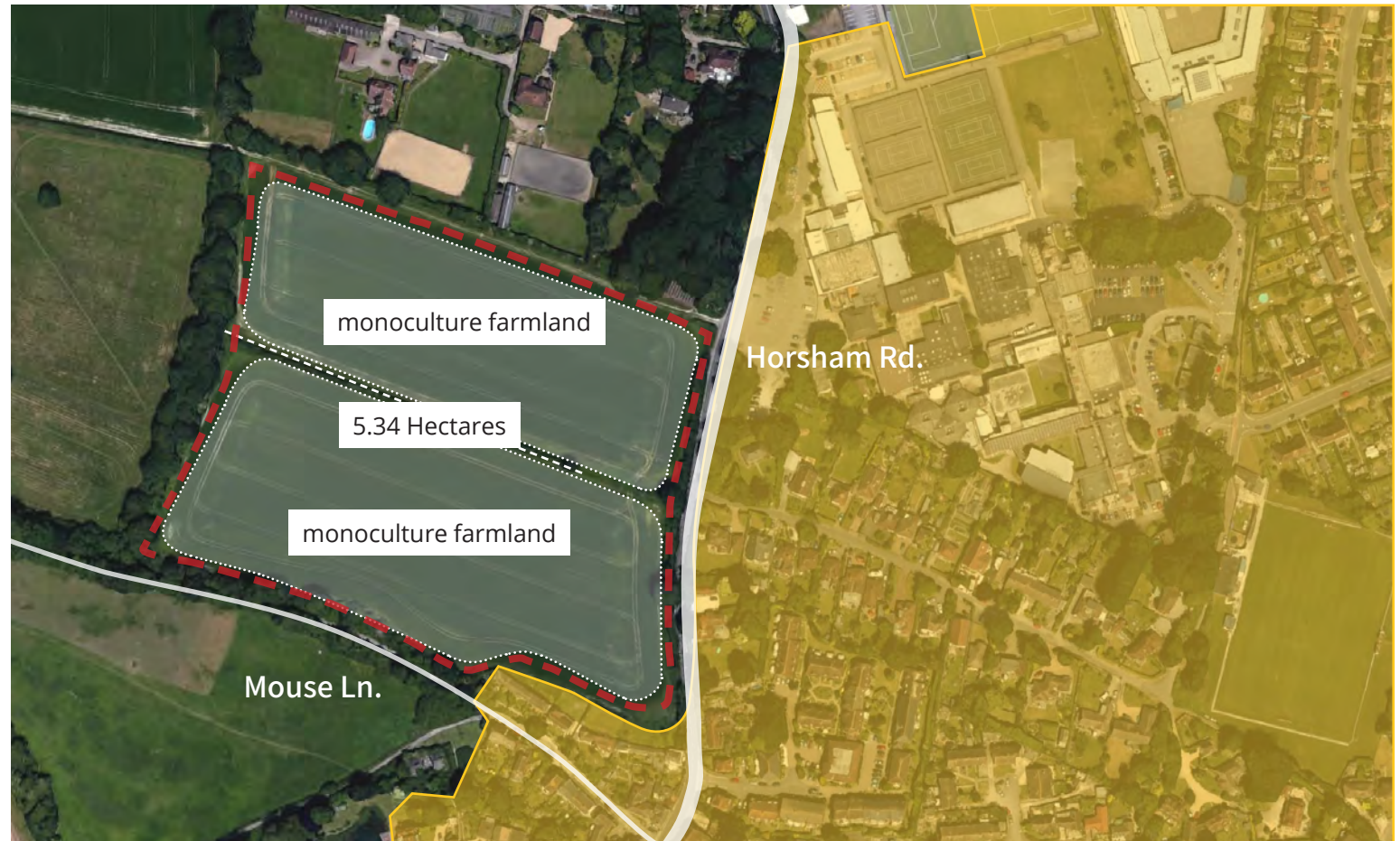
Supporting a Vibrant and Prosperous High Street



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



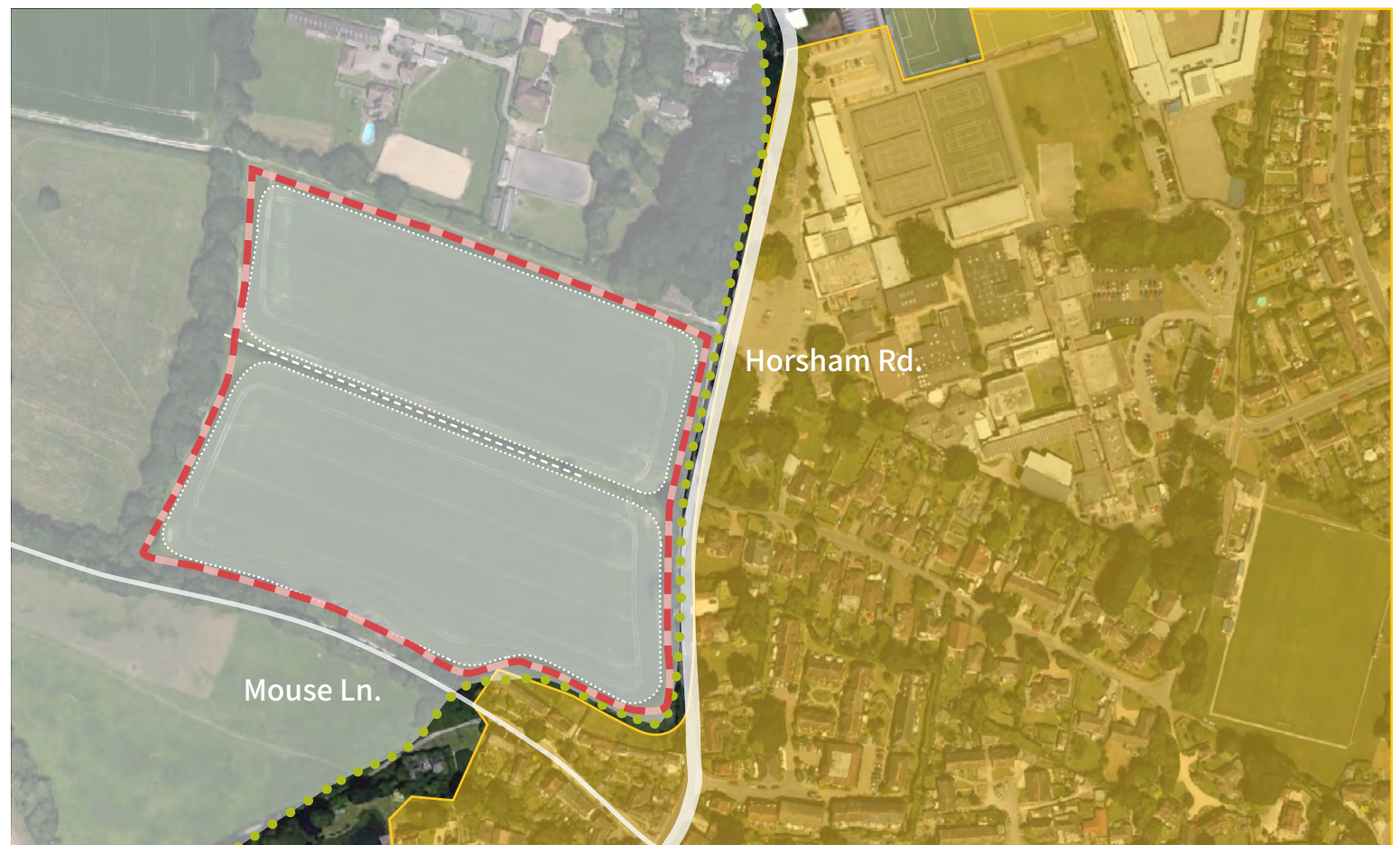
Steyping High Street Bayards Site Good Proximity

Opportunities & Constraints

- 5.34 Hectare Site (13.2 Acres) of monocultural farmland.
- Adjoining Built-up Area Boundary
- Located within the South Downs National Park

SD National Park

Steyping Settlement



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
- Extent of Landscape Sensitivity to National Park varies across the site.

SD National Park
Steyping Settlement



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
- Extent of Landscape Sensitivity to National Park varies across the site.
- Accessed from Horsham Road

SD National Park

Steyping Settlement



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
- Extent of Landscape Sensitivity to National Park varies across the site.
- Accessed from Horsham Road
- Enhance existing ecological corridors (perimeter foliage).

SD National Park



Steyping Settlement



Steypning High Street Bayards Site Good Proximity

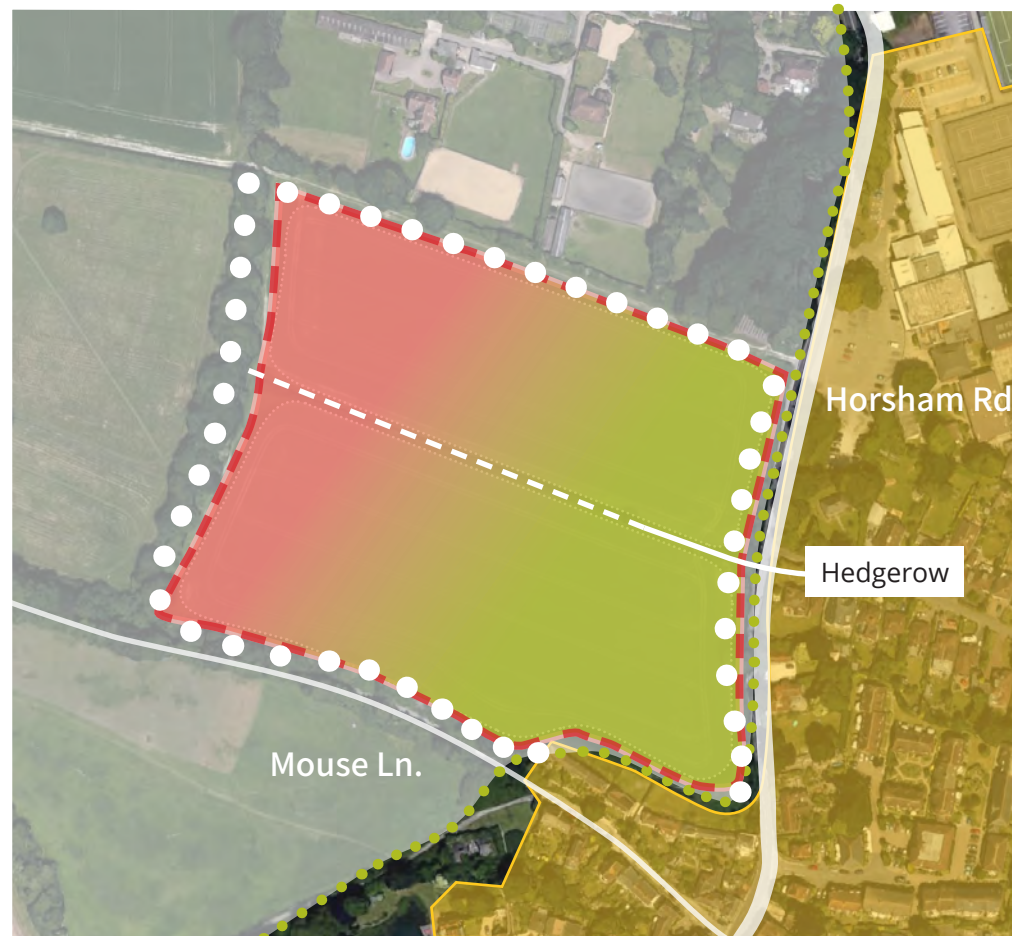
Opportunities & Constraints

- 5.34 Hectare Site (13.2 Acres) of monocultural farmland.
- Adjoining Built-up Area Boundary
- Located within the South Downs National Park
- Extent of Landscape Sensitivity to National Park varies across the site.
- Accessed from Horsham Road
- Enhance existing ecological corridors (perimeter foliage).

SD National Park



Steypning Settlement



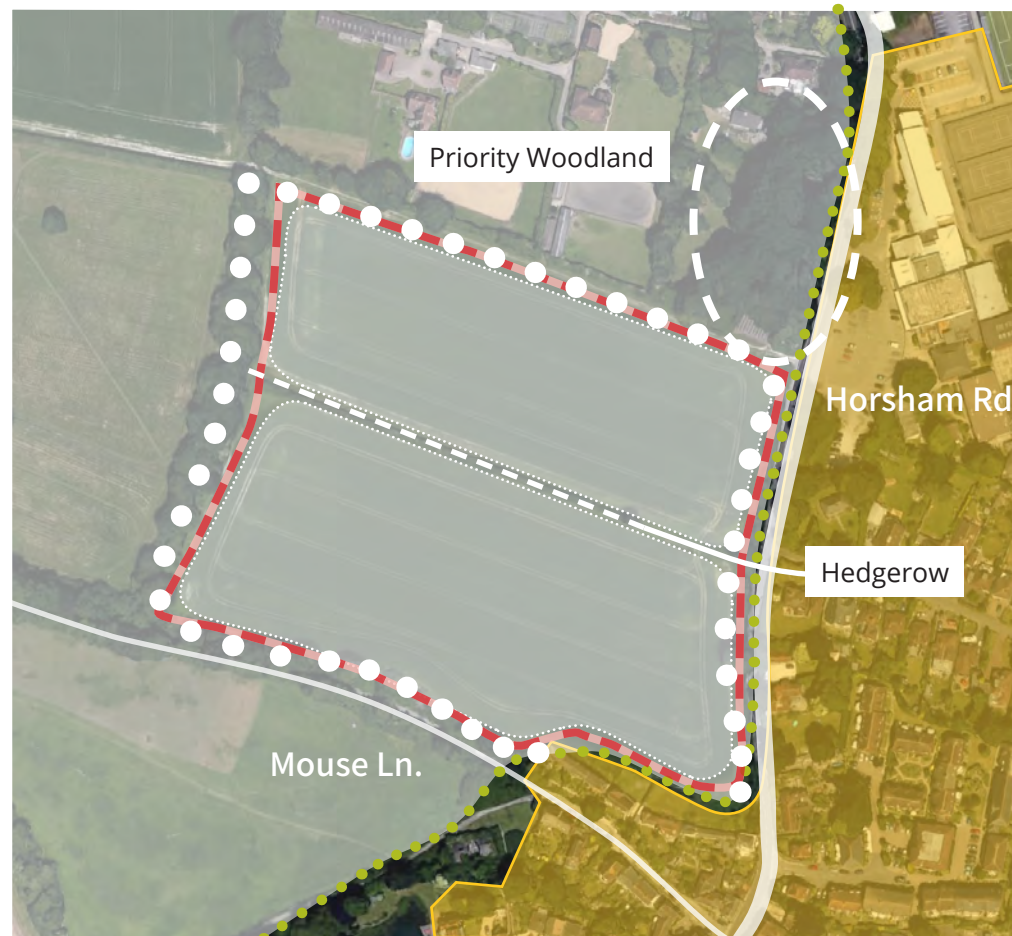
- Ancient hedgerow to be retained and enhanced.

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



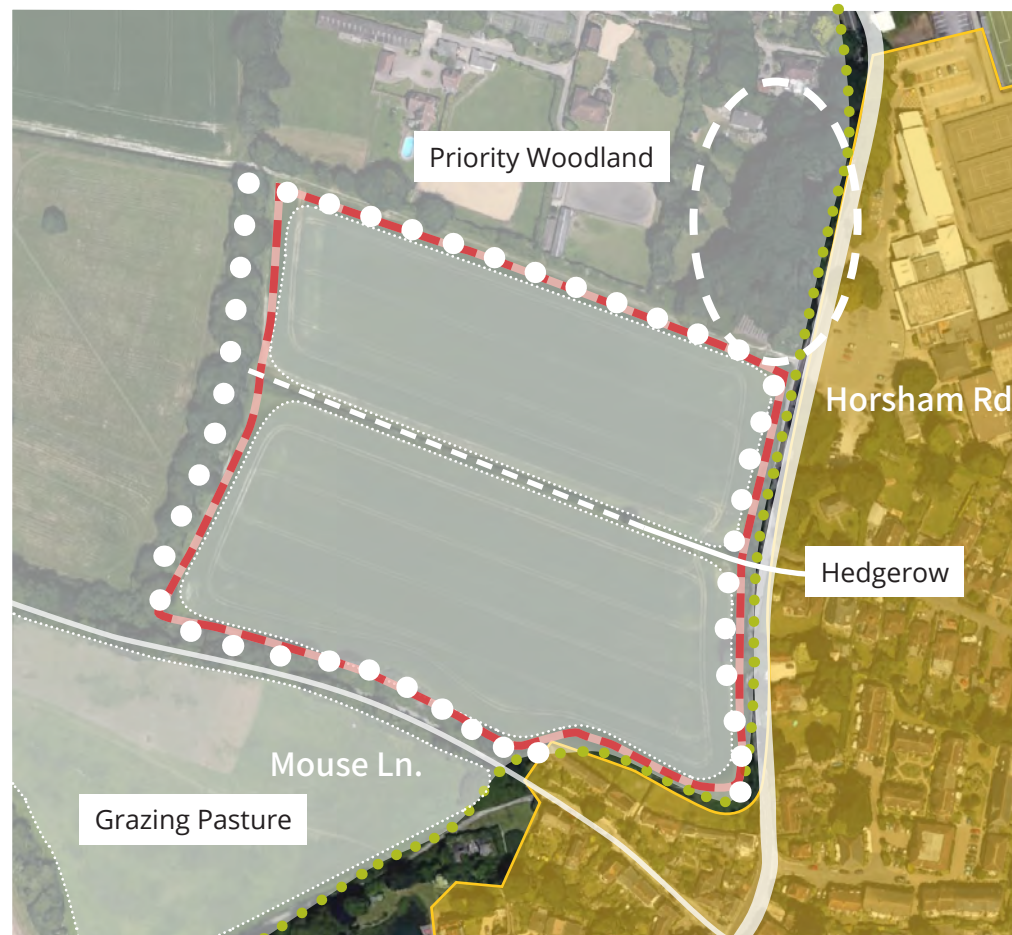
- Ancient hedgerow to be retained and enhanced.
- Priority Woodland North of Site

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



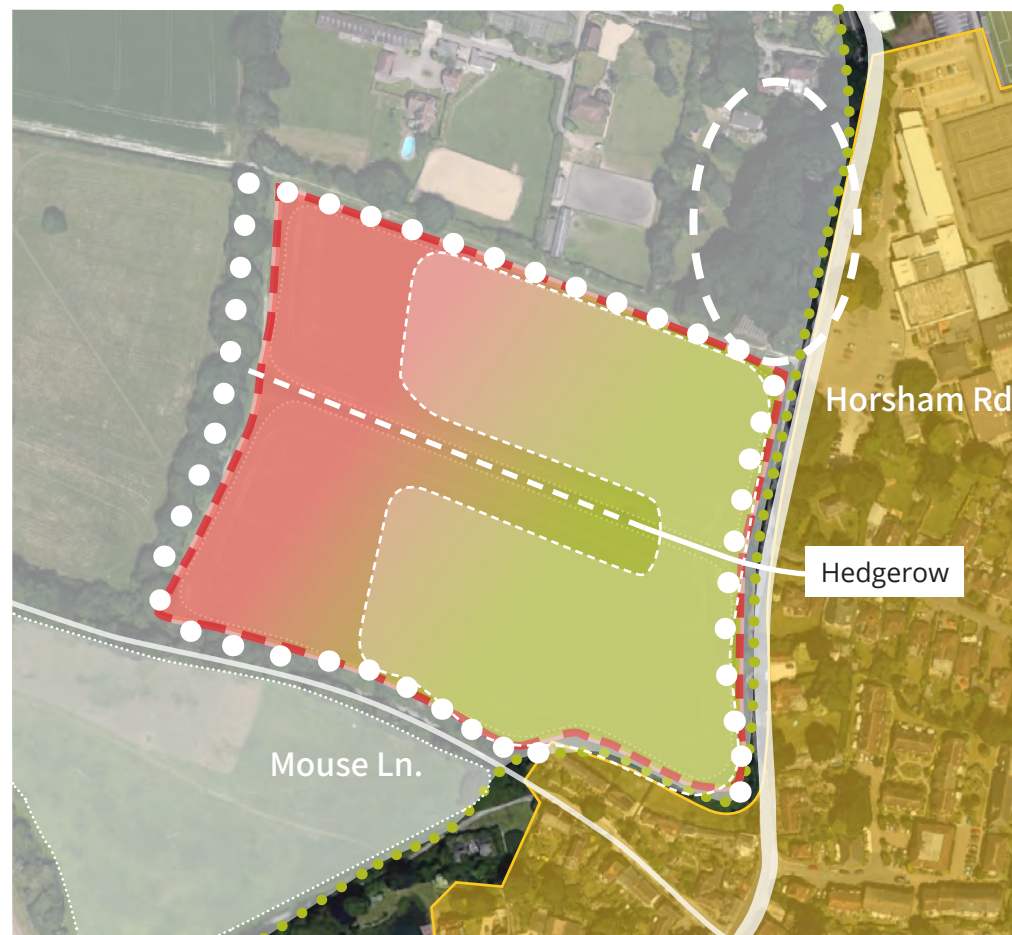
- Ancient hedgerow to be retained and enhanced.
- Priority Woodland North of Site
- Grazing Pasture South of Site

Steyping High Street Bayards Site Good Proximity

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



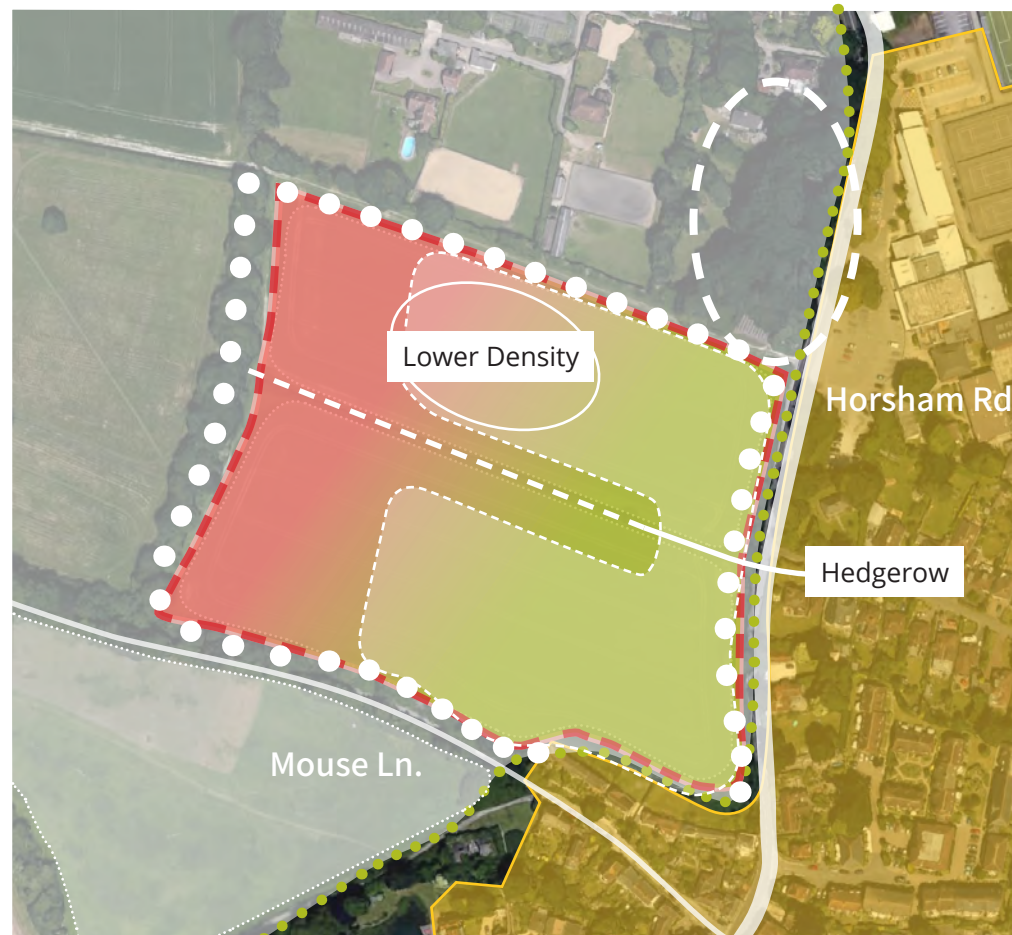
- Ancient hedgerow to be retained and enhanced.
- Priority Woodland North of Site
- Grazing Pasture South of Site
- Location of houses to be sensitive to landscape setting of National Park.

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



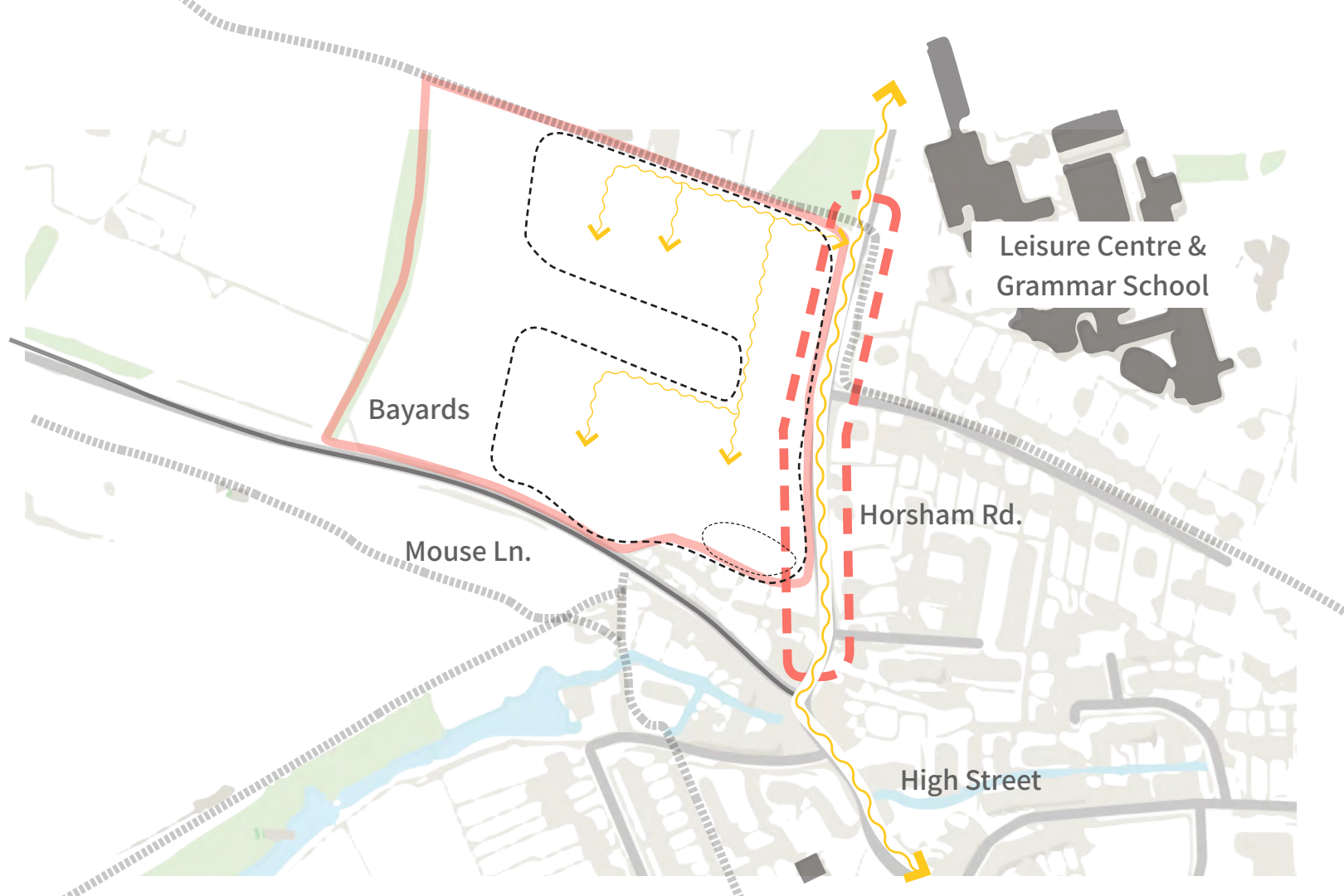
- Ancient hedgerow to be retained and enhanced.
- Priority Woodland North of Site
- Grazing Pasture South of Site
- Location of houses to be sensitive to landscape setting of National Park.
- Lower density and height of buildings to North West to minimise visual impact

Steyning High Street Bayards Site Good Proximity

Opportunities & Constraints Improved Pedestrian Safety

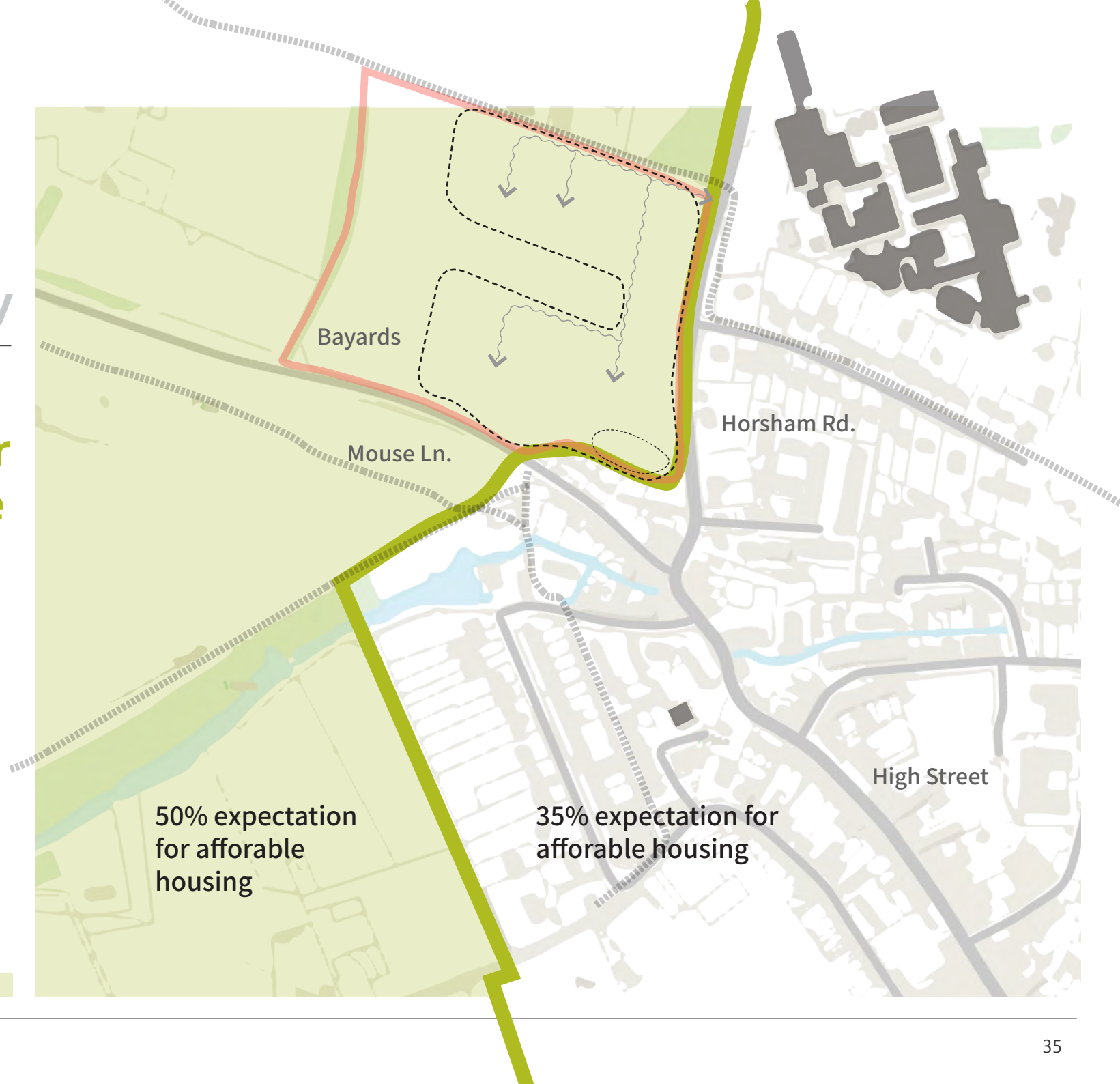
Significant opportunity
for traffic calming around
Leisure Centre and School

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



Steypning
High Street
Bayards Site
Good Proximity

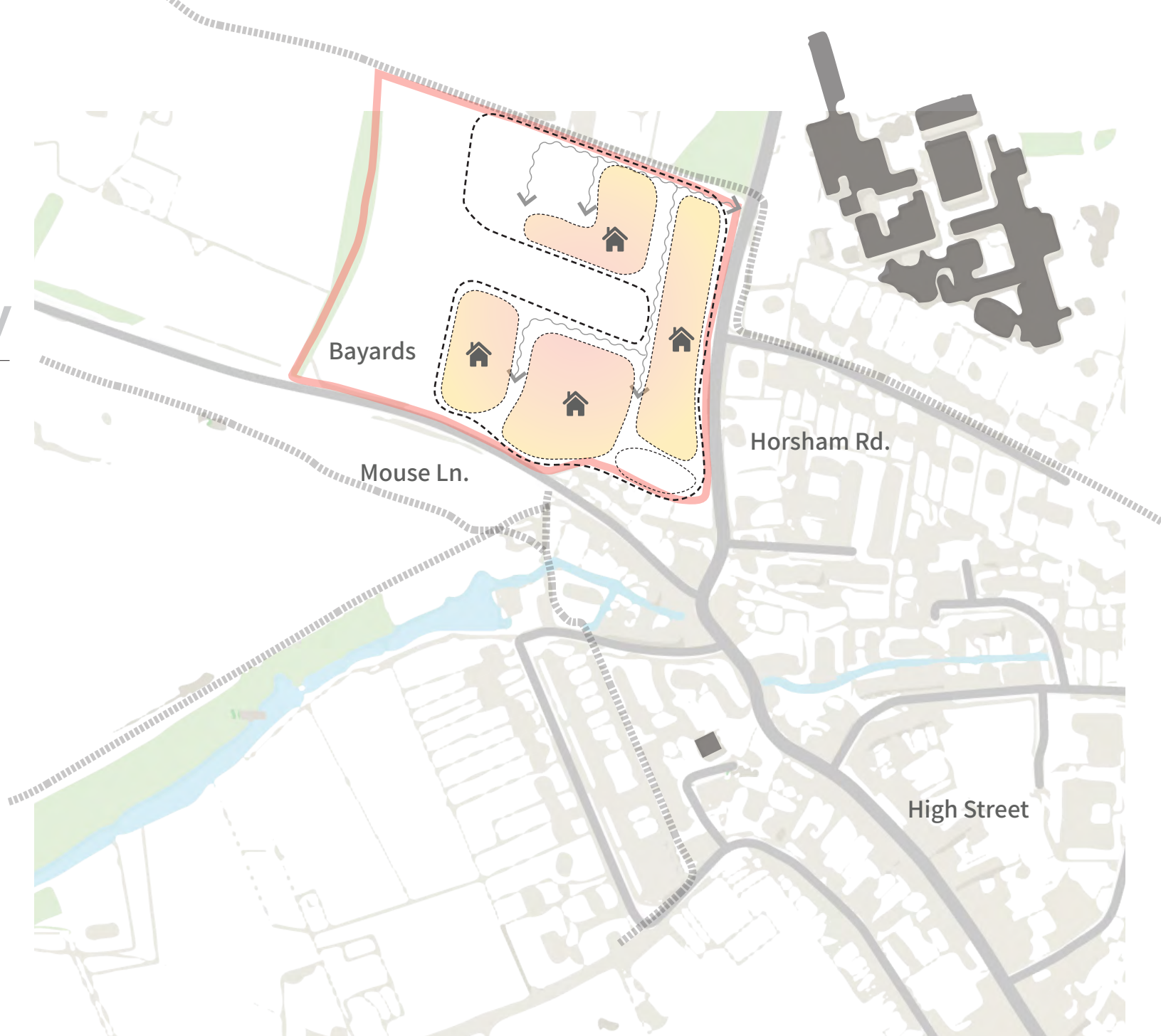
National Park
expectation for
50% affordable
housing.



National Park

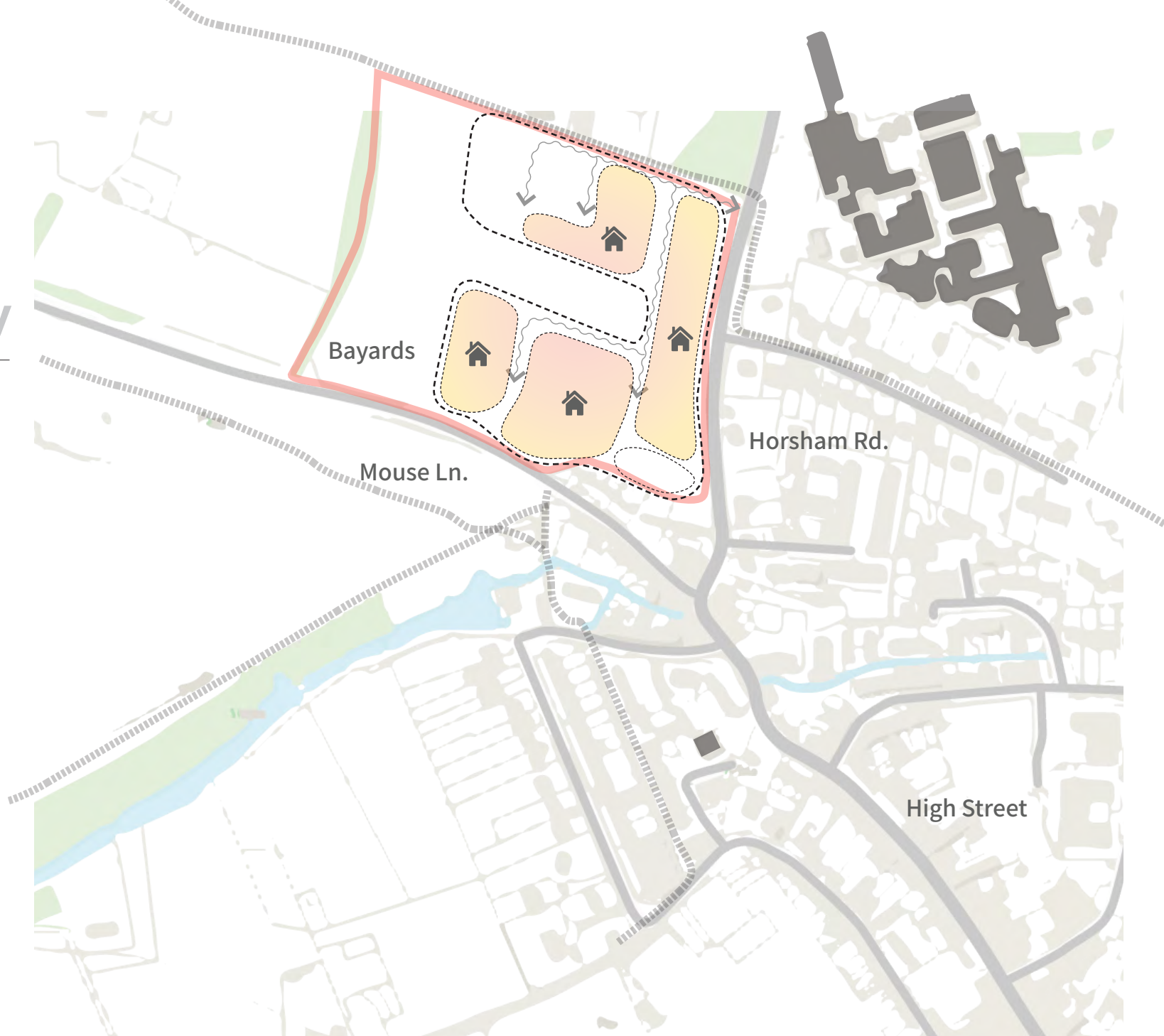
Steypning High Street Bayards Site Good Proximity

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



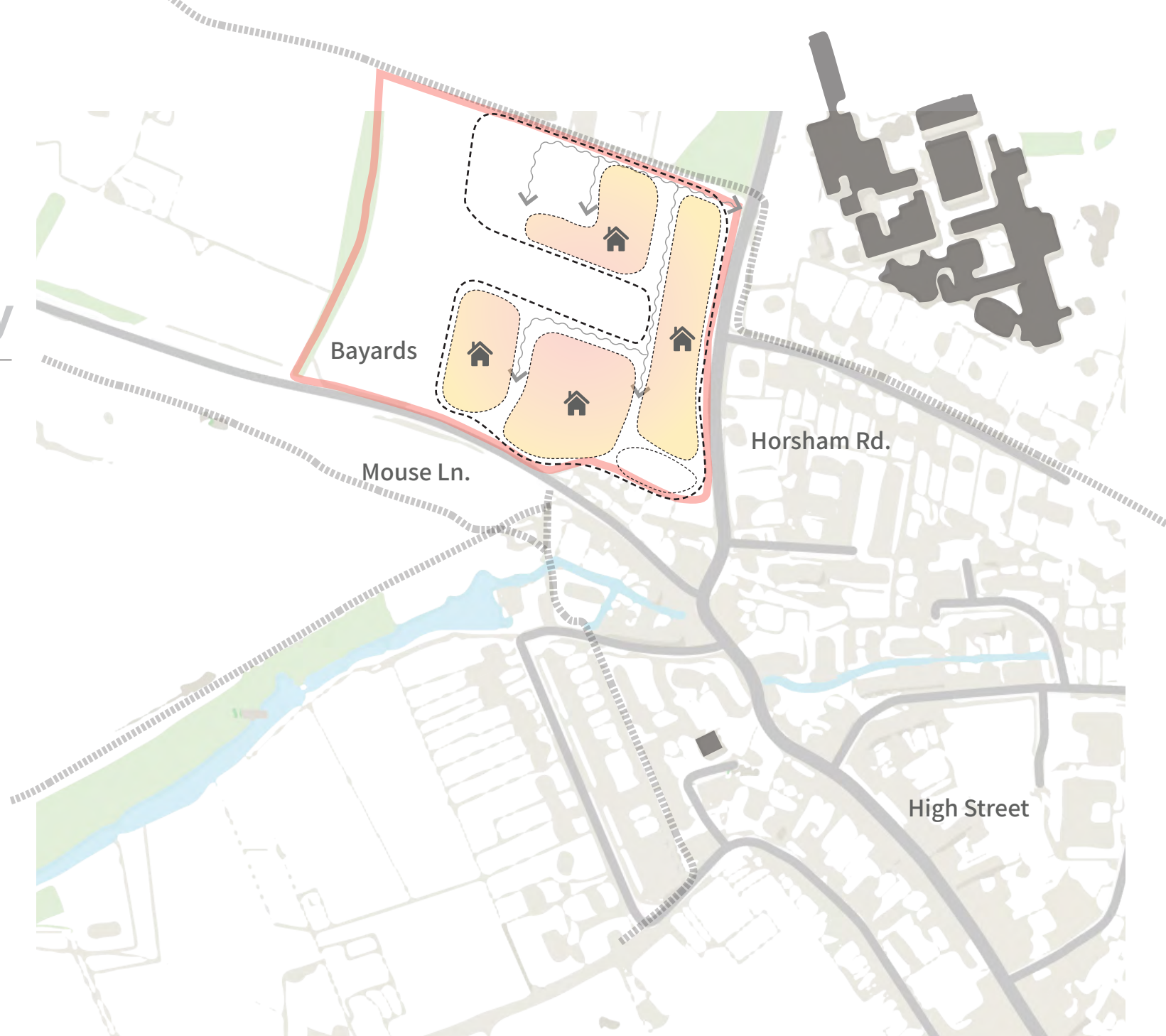
Steypning
High Street
Bayards Site
Good Proximity

Good range of
affordability
delivered
through a
custom build
model



Steypning
High Street
Bayards Site
Good Proximity

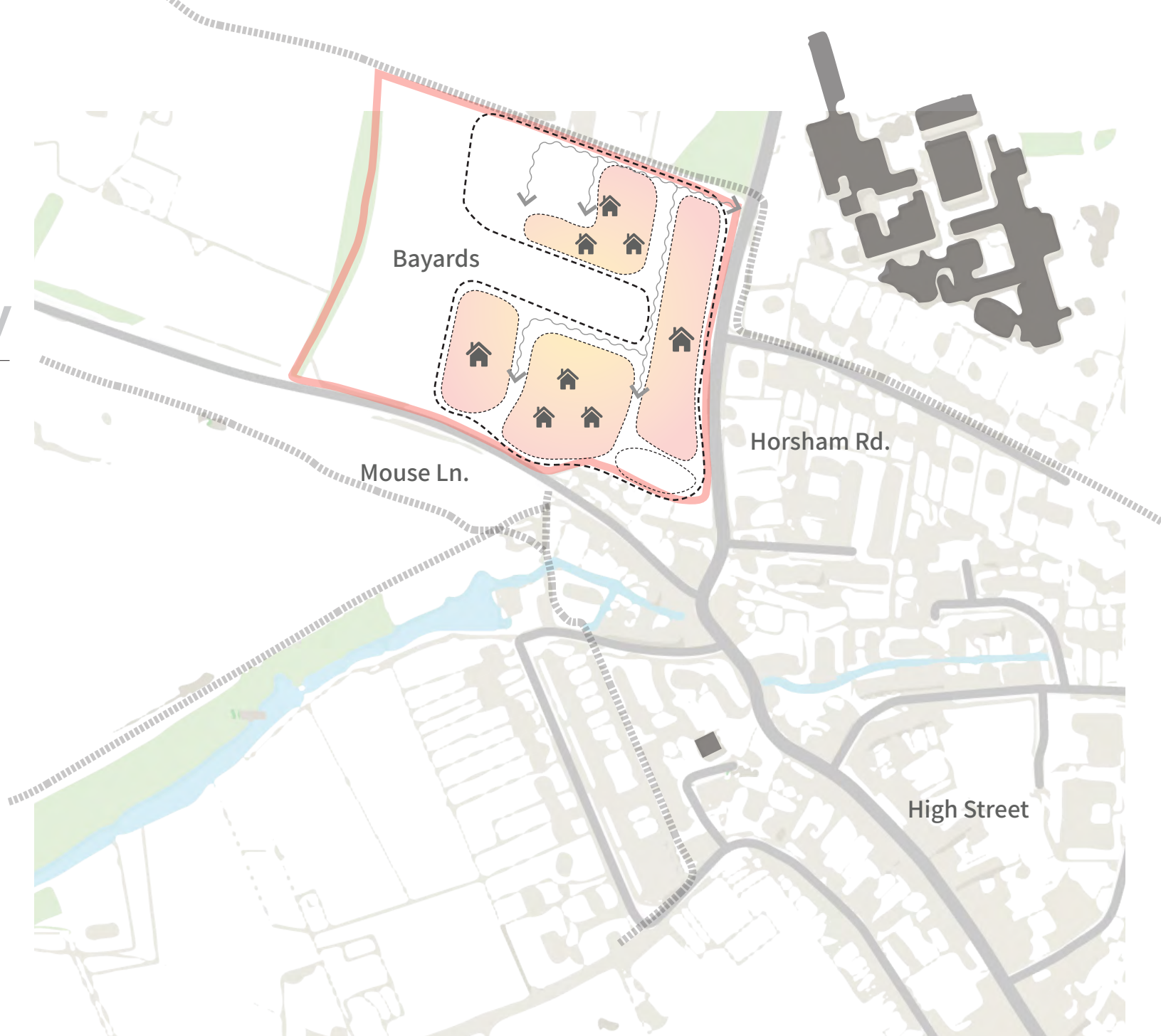
**Good range of
affordability
delivered
through a
custom build
model
that values
local
community &
involves the
end-users.**



Steypning High Street Bayards Site Good Proximity

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

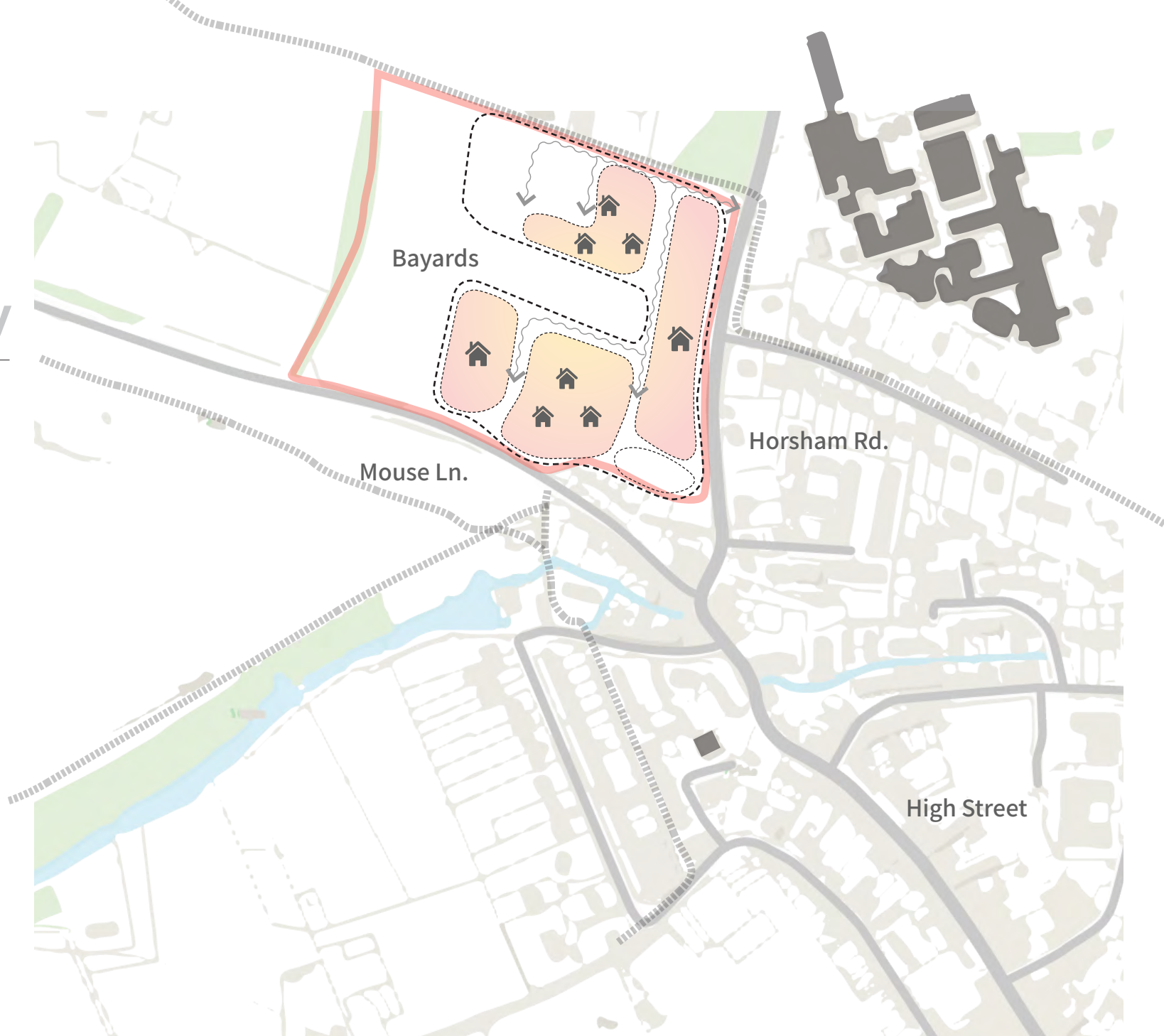
with local nomination
rights addressing local
need. Maintaining
affordability in perpetuity



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

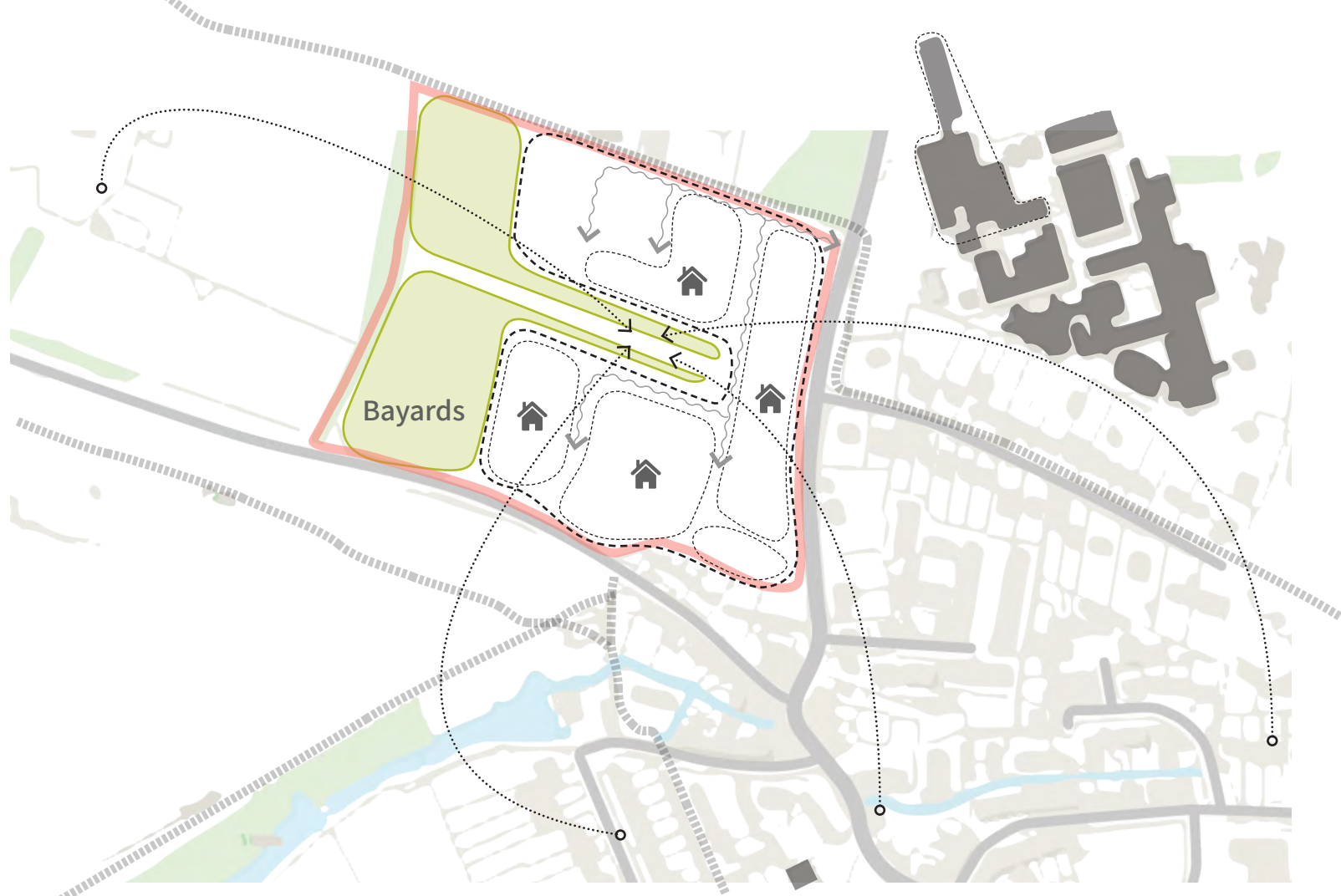


Steyning High Street Bayards Site Good Proximity

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.

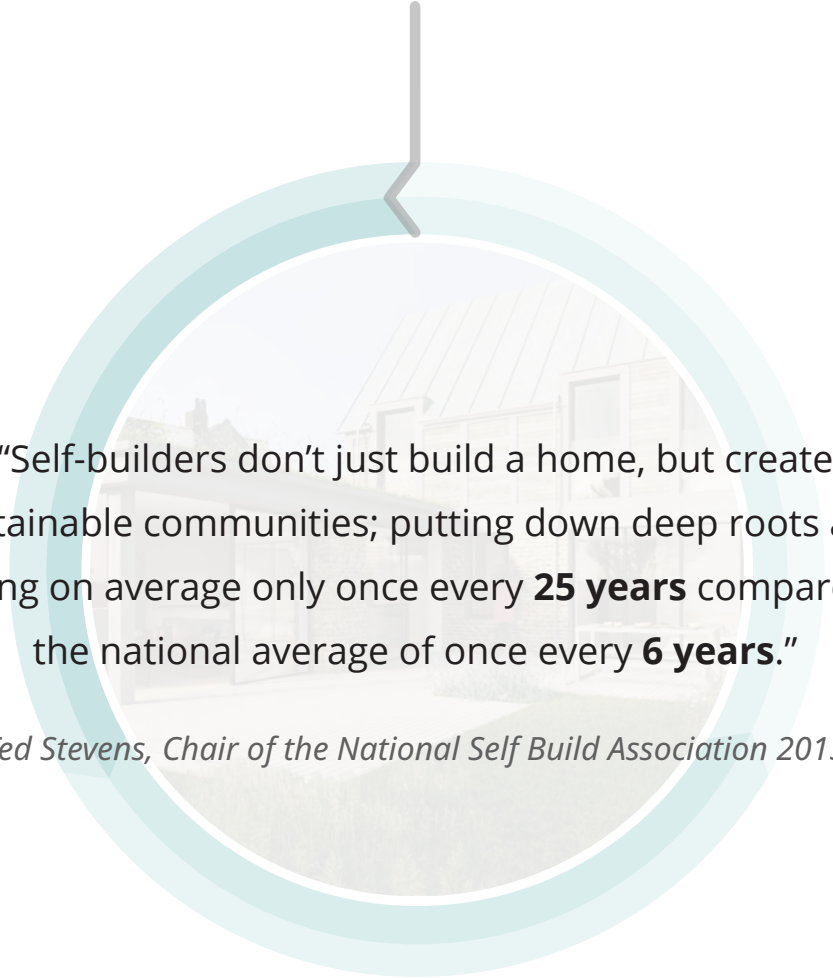
2. Facilitated Construction to ease building process.

- 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

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

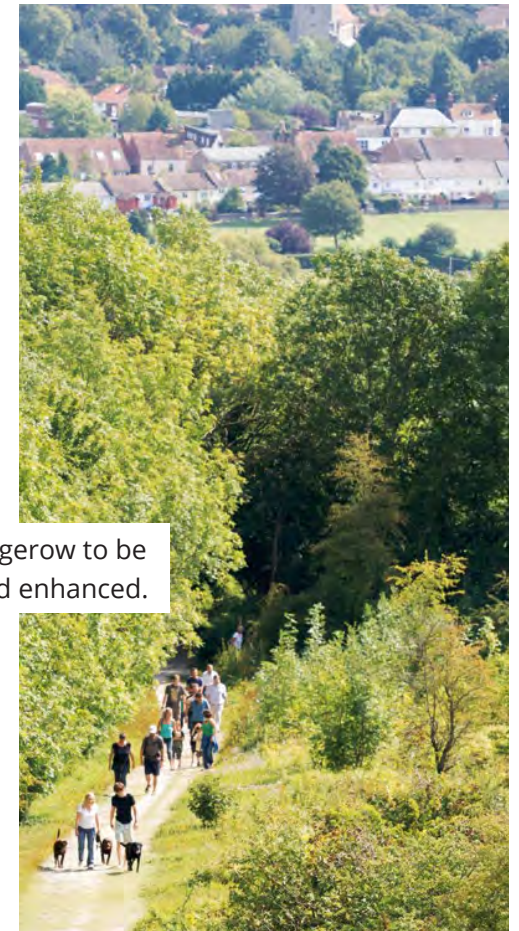


In response to the wider Wiston Estate regenerative ecology strategies

& recent global report on Biodiversity degradation

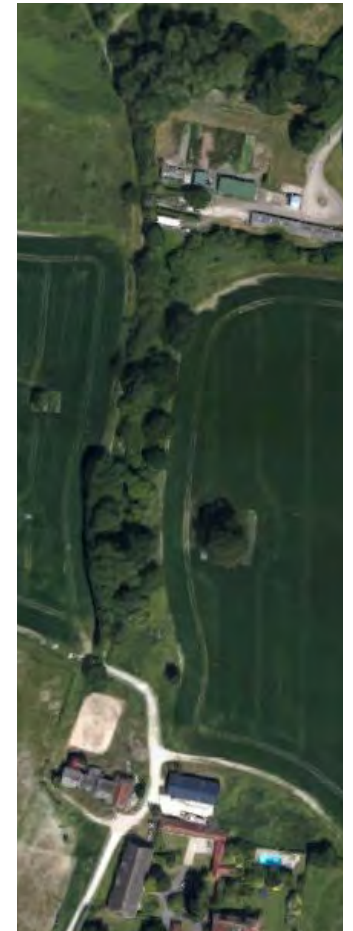
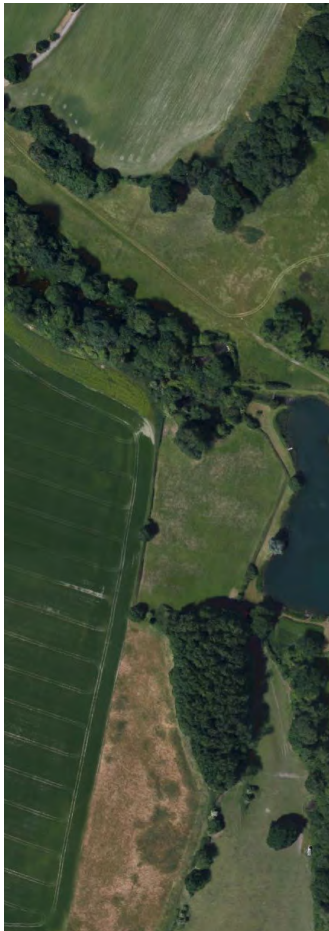
Regenerating & Supporting Biodiversity Bayards Site Proposed

enhanced hedgerow and habitat



Regenerating & Supporting Biodiversity Bayards Site **Proposed**

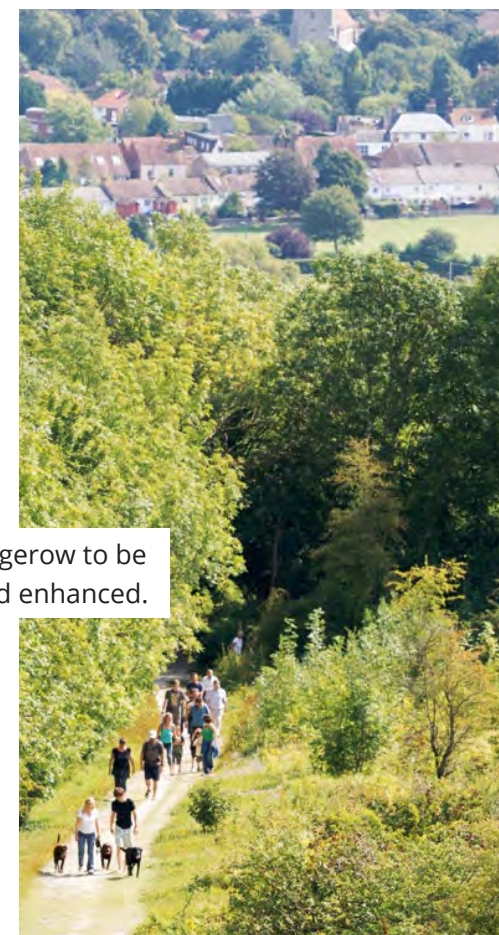
Common local landscape characteristics of **enhanced hedgerows**.



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

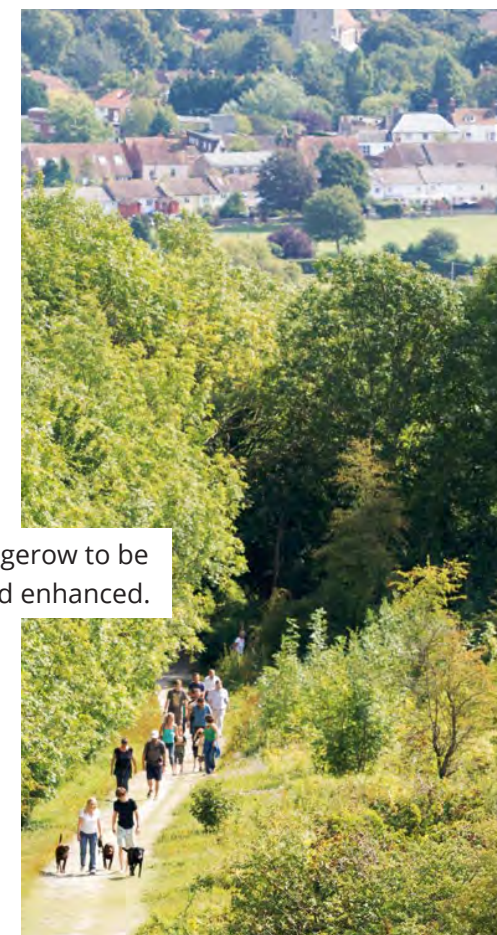


Regenerating & Supporting Biodiversity Bayards Site Proposed

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



ancient hedgerow to be retained and enhanced.

Vehicle Access



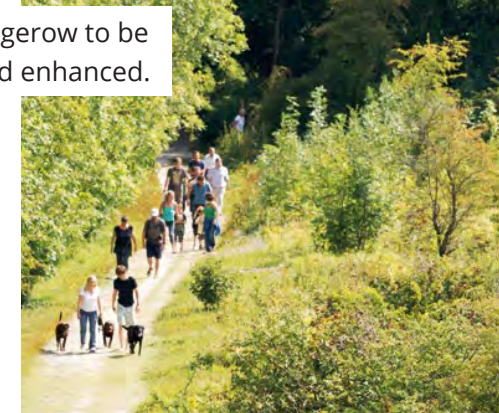
Regenerating & Supporting Biodiversity Bayards Site Proposed

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

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

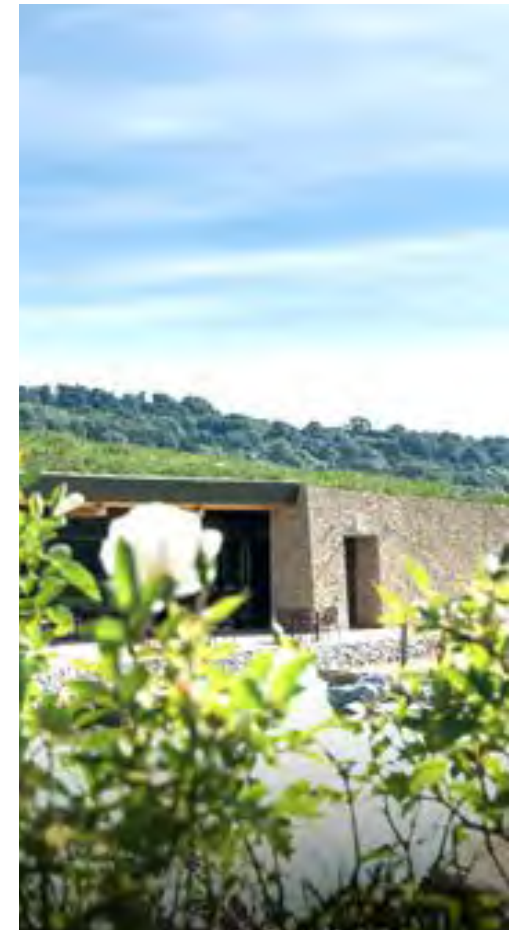


Regenerating & Supporting Biodiversity Bayards Site Proposed



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

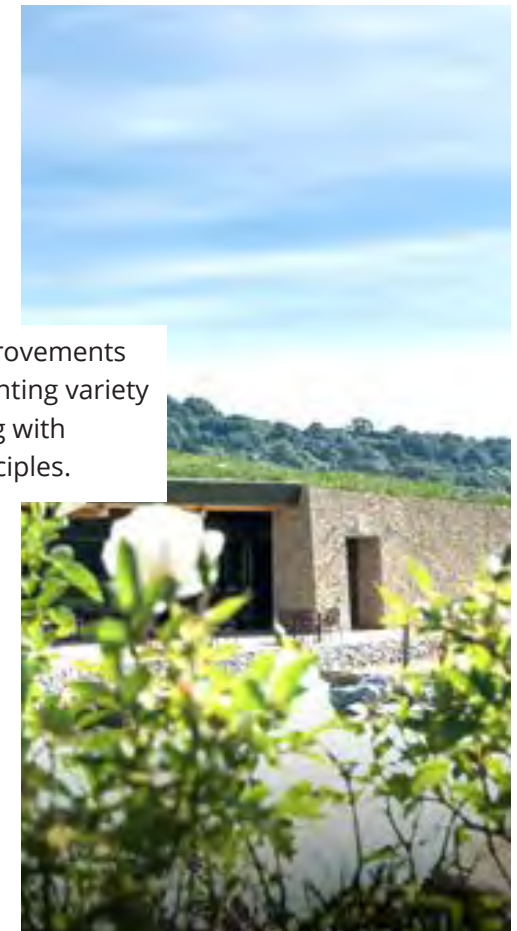
Design to follow **Building with Nature** principles to regenerate soil, habitat and develop biodiversity.

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

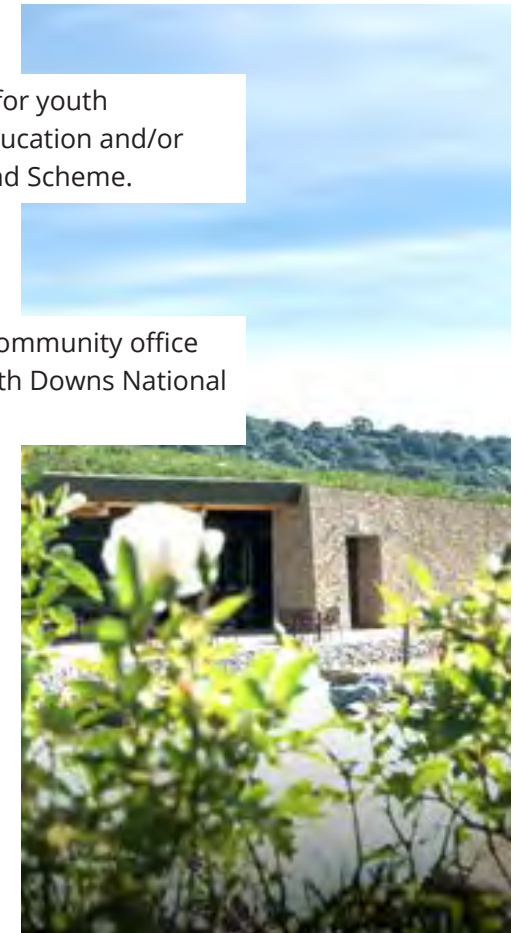
“making places good for people and wildlife.” BWN

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



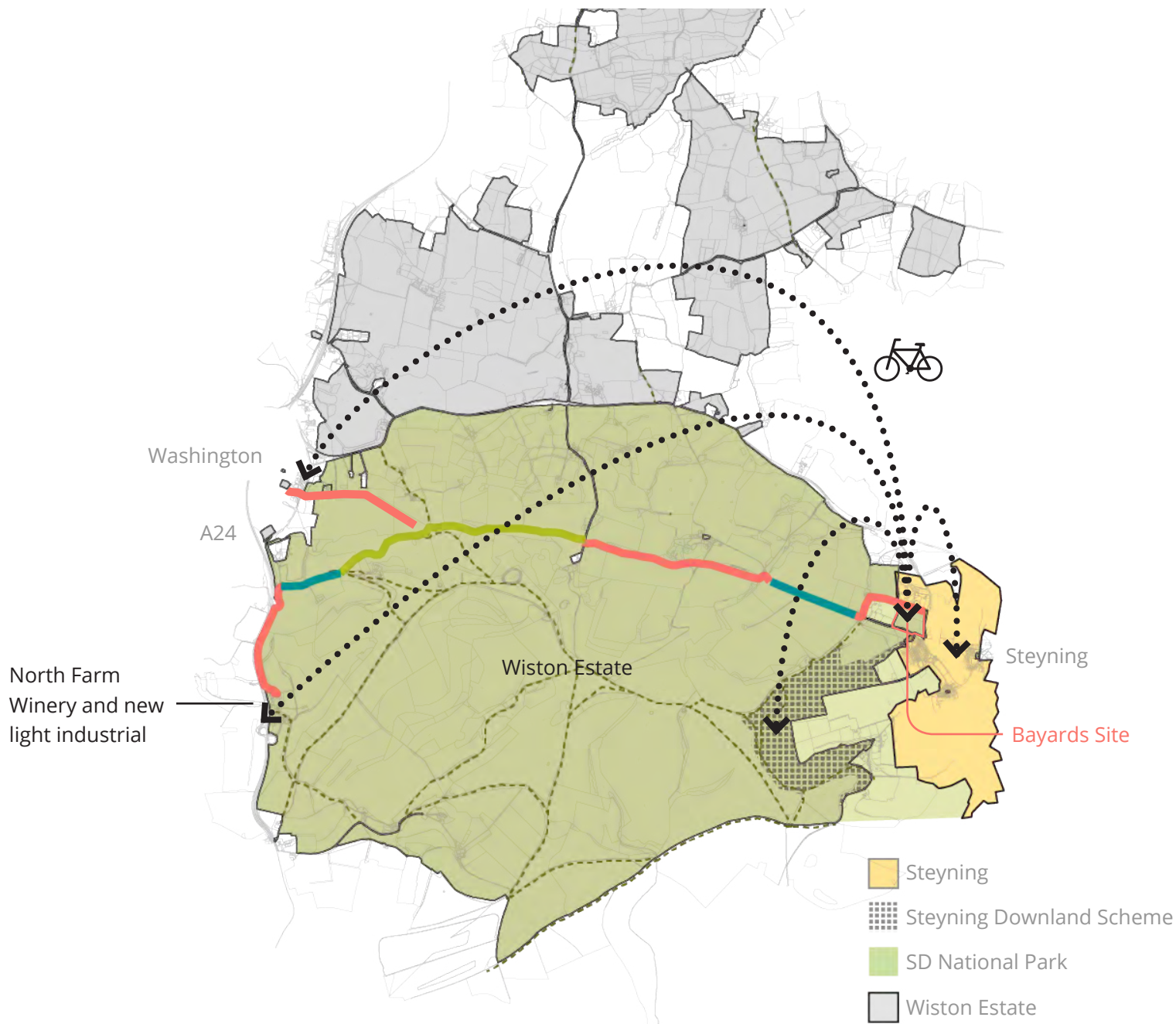
Steyning Downland Scheme



Bayards Site Good Proximity Biodiversity Gateway

Supporting local economy

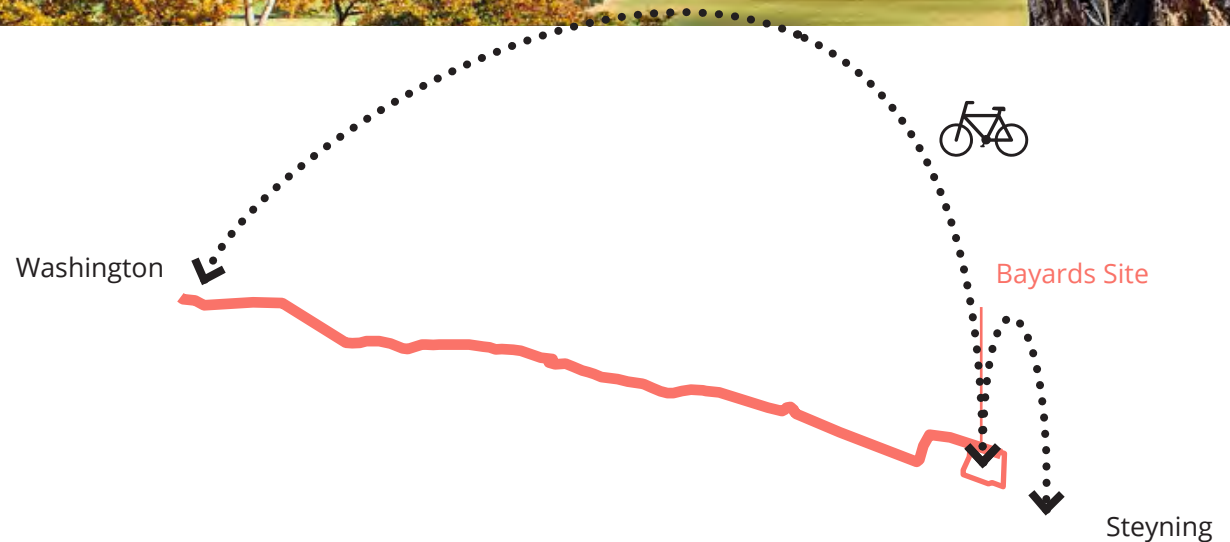
Money coming out of the site is being retained and invested locally on the estate rather than being removed from the area completely.



Bayards Site Good Proximity Biodiversity Gateway

Supporting local economy

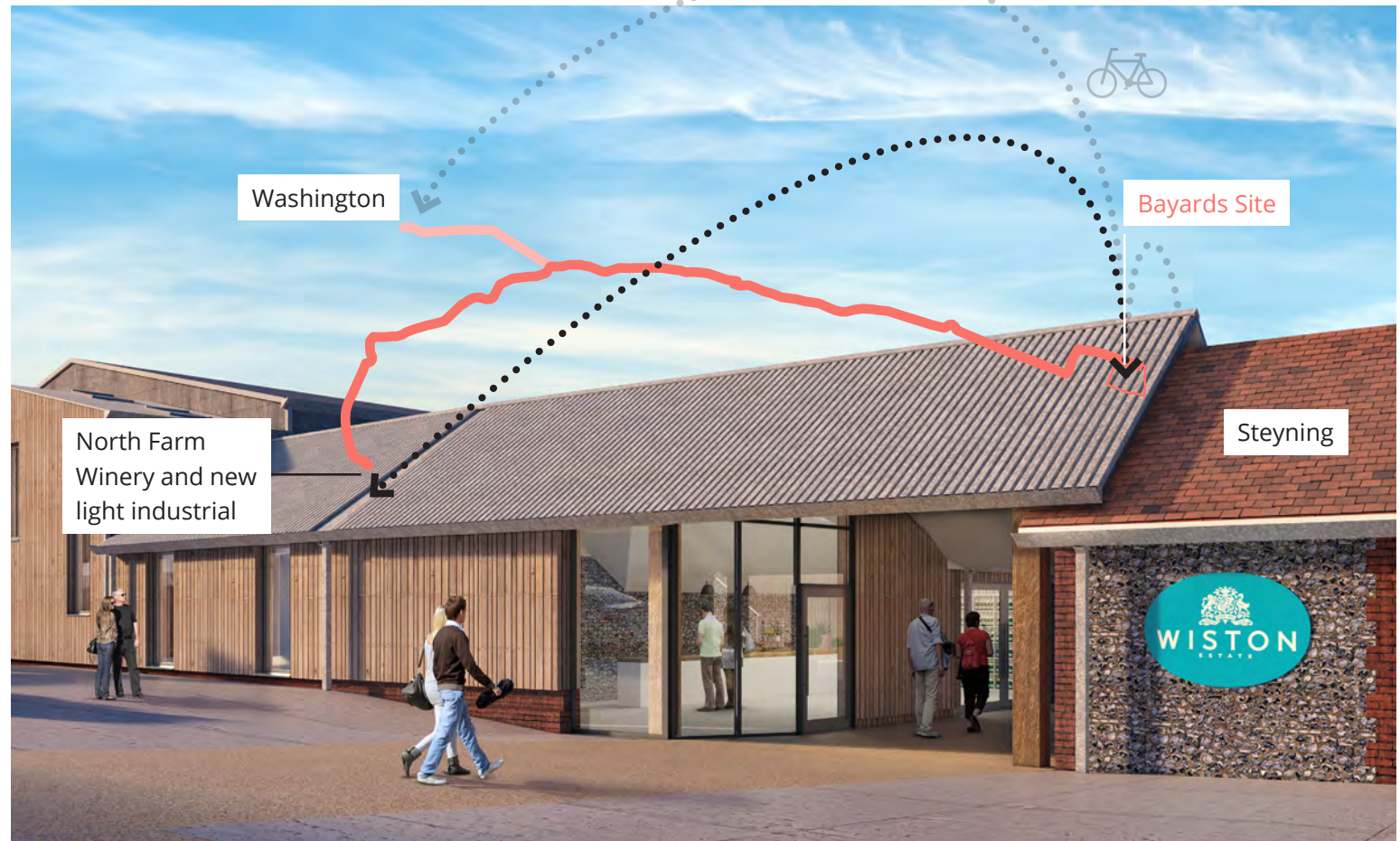
- Tourism /Jobs - Cycleway/bridleway link between Washington and Steyning



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

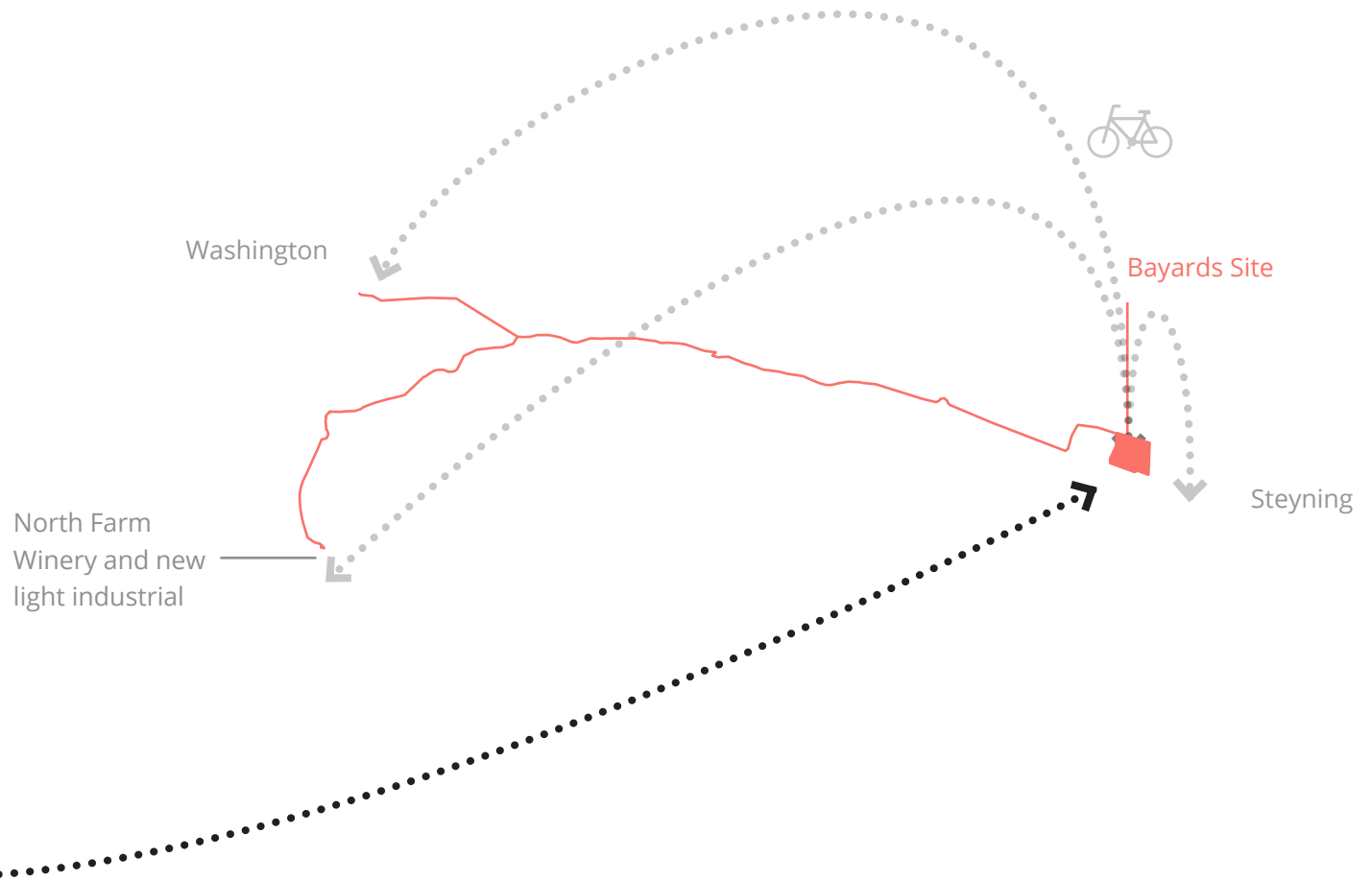
- Tourism/Jobs - Cycleway/bridleway link between Washington and Steyning
- Tourism - Cycleway/Bridleway link to Wiston Estate Winery and business units and wider downland landscape.
- Local Jobs - newly endorsed Wiston Winery and business units at North Farm



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