



Steyning Neighbourhood Development Plan

Consultation Statement

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More information available at www.steyningcommunityplan.co.uk

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1. Introduction

- 1.1. This Consultation Statement sets out how we have engaged with the local community whilst preparing the Steyning Neighbourhood Plan. It broadly aims to set out what we have done, how we did it, what we learnt and then what we did with what we learnt at each stage.
- 1.2. This also fulfils the legal obligations of The Neighbourhood Planning (General) Regulations 2012 Regulation 15(1) which requires a Consultation Statement to accompany the submission of a plan. Regulation 12(2) confirms that a 'Consultation Statement' is a document which:
 - a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - b) explains how they were consulted;
 - c) summarises the main issues and concerns raised by the persons consulted;

2. Background

- 2.1. The Steering Committee had hoped to undertake more consultation exercises to inform the detail of the draft plan prior to reaching Regulation 14 Consultation. However, Horsham District Council (HDC) is currently preparing a new Local Plan for the District and has stated that any plan not submitted to it by 30th November 2019 will not be taken forward until its own new Local Plan is adopted (probably in 2022).
- 2.2. In light of this the Steering Committee and Steyning Parish Council made the difficult decision to expedite the preparation of a pared back neighbourhood which could be submitted by the 20th November deadline to ensure that the parish has a neighbourhood plan with such policies as could be justified by the consultations and evidence available within the time available. Such a plan would also result in the Parish qualifying for the higher percentage share of CIL.
- 2.3. The Steering Committee and Steyning Parish Council are confident that the plan is based on the views of the local community gathered from the consultation exercises undertaken.

3. Consultation Strategy

- 3.1. When seeking to consult with the local community the following broad strategy has been adopted.

Stakeholder Involvement

- 3.2. Throughout the Plan's development we have sought to include all parts of the community and to ensure that key stakeholders have been included wherever possible, these include but are not limited to:
 - Residents

- Local businesses
- Established group and societies including Green Steyning
- Local Estate Agents
- Schools
- Horsham District Council
- South Downs National Park Authority
- Neighbouring Parish Councils
- Landowners

3.3. Capturing the thoughts, needs, and wants of the local community was a central driver for both the Parish Council and the Steering Committee. Steyning is a town with a flourishing sense of community, which is underpinned by a large number of clubs, groups, and local events.

3.4. There were plenty of opportunities to engage with the community via a variety of means, these included:

- Establishing a Steering Committee consisting of Councillors and community representative volunteers, recruited through a robust interview and selection process.
- Developing a dedicated website which was linked to the Parish Council Website showing key documents and meeting notes (see www.steyningcommunityplan.co.uk and https://steyningpc.gov.uk/?page_id=6629);
- Use of Facebook to notify members of the community about local events;
- Article updates via Your Steyning, a local news/community website;
- Progress update via leaflet drop to all households
- Public Events to inform and gather views;
- A Parish Survey in 2018 to gather opinions and views relating to the vision and aspirations of the community,
- Consultation meetings with stakeholders such as landowners, Steyning Chambers, Horsham District Council, South Downs National Park, neighbouring Parish councils including a memorandum of understanding with Bramber parish Council, Greening Steyning, Steyning grammar School and Estate Agents

Means of consultation

3.5. The population of Steyning has a wide age range and a mix of active economic households and the retired. This meant that the media strategy needed to be broad-based to ensure that it reached all parts of the community, mixing modern digital forms of communication with more traditional methods to ensure inclusivity.

3.6. The main media forms used were:

- Business cards promoting plan development and drawing attention to the plan's website given out at consultation events
- Advertisements in Your Steyning, a local magazine delivered to every home in the town.
- Agendas and Posters on Community noticeboards in the town centre and at the Steyning Centre for all public meetings and events. Recruitment documents and the call for sites were also displayed by this method.

- A bespoke plan Website was developed, providing a News Feed local and national, library of documents and overview of upcoming events.
- Two Online Surveys using Survey Gizmo and managed via an independent consultant to generate output reports.
- Face to face explanations at community events
- Presentations to community groups by Steering Committee members.
- Focus Groups made up of local residents leading to the development of specific sections of the plan.
- A flyer consulting on the draft Vision Statement, asking for feedback, volunteers, and extending the call for sites was delivered to every home in the town in February 2019.
- Banners were produced advertising the call for sites. These were placed in clearly visible points at the entry to the town at the intersection between the A283 and the Horsham Road and on the Bramber Roundabout on the A283.

3.7. In addition, all public meetings of the Steering Committee, normally held monthly, have been open to the public to observe and have included a section at the beginning of the meeting for members of the public to make comments or ask questions. The meetings encouraged public engagement during the session with opportunities for the Steering Committee and the public to engage and debate throughout the session.

4. Public engagement activity up to Regulation 14

4.1. The Steyning Neighbourhood Plan has been in development since the plan area was formally designated in May 2018 although preliminary work started before that in January 2018. The Steering Committee adopted a diverse and varied approach to inclusive consultation. This section sets out the engagement activities undertaken up to the Regulation 14 Consultation.

Recruitment of Steering Committee

- 4.2. Through announcements at Parish Council meetings, the use of the Council's website and notice board, and an advertisement in "Your Steyning" magazine in January 2018 (**APPENDIX 1**) eight members of the public were recruited to act as Steering Committee representatives. They were perceived to have appropriate skills and interests and were recruited from a wide cross section of the community by two councillor representatives (Cllrs Gill Muncey and Liz Trundle) acting with a volunteer recruitment specialist.
- 4.3. The formal appointment of the eight members was then voted on by Full Council to work with the two parish councillors. The make-up of the Committee has subsequently fluctuated since its inception with some members leaving, some resigning and others joining.

Launch of the Neighbourhood Plan (30 January 2018)

4.4. The first Neighbourhood Plan Steering Committee Meeting was held on 30th January 2018 at the Steyning Centre, chaired by Cllr Liz Trundle. The meeting introduced the recruited members of the Steering Committee to the public and to each other and informed the public

on the brief for the Steering Committee as established by the Parish Council and its future direction. The minutes from this meeting can be found in **APPENDIX 2**.

Steyning Farmers' Market (1 September 2018 & 3 November 2018)

- 4.5. The farmers' market is a popular event attracting a wide number of people to the centre of Steyning on the first Saturday of each month. The Steering Committee had two gazebos, promotion boards including the plan's logo, business cards and survey forms. These were all made available and promoted at these events which provided an ideal opportunity for the Plan and Steering Committee to get wider recognition and to help the new visual branding of the Plan.
- 4.6. Members were available to chat to the local community about neighbourhood planning and their aspirations and to promote the website and opportunities to pass information to the Committee. Survey forms were given out (see next section, below and the specific section about the 3 November event also below).
- 4.7. Comments were recorded, and it is estimated that face to face conversations were held with around fifty people at each of the two events. To assist with promotion and communication all attendees were handed one of our new business cards.

Vision Statement Survey (1 September 2018 to 30 November 2018)

- 4.8. It was important to the Steering Committee that a Vision Statement for the Plan accurately reflected the views of the Steyning community. It was felt that the eventual ownership of the Plan by the community would be enhanced if the community had been properly involved in forming this vision. In this way the Vision Statement was at the centre of the Steering Committee's consultation strategy. The principle source that informed the statement was a short survey designed by the Steering Committee. The survey was developed from discussions within the Steering Committee, with ideas prompted from:
- Comments from the community
 - Feedback from the earlier Steyning, Wiston, Ashington, and Bramber Neighbourhood Plan (SWAB)
 - The views of the team themselves.
- 4.9. The survey was deliberately short and simple, and was completely confidential to encourage openness. It asked:

What's unique about Steyning?

What do you like about Steyning?

What do you think is missing from Steyning?

What is your gender?

Which age group do you belong to?

Respondents were also asked if they would provide their email address so that they could be emailed regarding future consultation opportunities.

- 4.10. The survey was promoted on the Plan website but also importantly at public consultation events at the Steyning Farmers' Markets, on the 1 September 2018 and 3 November 2018,

and at the Steyning Grammar School Winter Fair on 17 November 2018. The survey was open for 3 months, between the beginning of September and the end of November 2018 and was completed either online or on a traditional paper form. The interim output from the survey at the end of October 2018 provided 82 respondents with a total of 8530 words of response. The results of the survey are included in **APPENDIX 3**.

- 4.11. The survey was run by an independent survey house, Value Judgement and hosted on Survey Gizmo. They provided a summary of the results, highlighting the key areas to include in the draft Vision for the Neighbourhood Plan. In addition to this summary, the Steering Committee held two workshop meetings on the 3rd and 10th of December 2018 to review the results. To support this a word shower was produced visually representing the output of a thematic analysis and help these workshops develop the draft Vision Statement.
- 4.12. The draft vision statement based on community feedback was incorporated into a paper flyer, four sides of A4, and sent out to each home in the community for comment during February 2019. In addition, via the flyer, we took the opportunity to promote the development of the Plan by reinforcing the Call for Sites, explaining the process for the development of the Plan and inviting people with an interest in specific areas of the Plan to come forward. In this way we hoped to gain further community interest and assistance for when more detailed work was required. A copy of the flyer can be found at **APPENDIX 4**. The comments received were used to inform the final version of the Vision Statement.

Advert in Your Steyning (September 2018)

- 4.13. A full-page advert Plan calling for sites was placed in the September 2018 edition of Your Steyning. This local magazine is delivered to every home in the town and is widely respected as a local publication. A separate page in the same edition publicised the upcoming Farmers' Market event. Copies of both pages are shown in **APPENDIX 5**.

Call for Sites (October 2018)

- 4.14. In addition to the above-mentioned flyers and advertisements, banners promoting the call for sites were installed during October 2018 at the two main gateways into Steyning, namely at the Bramber roundabout and at the turning from the by-pass into Horsham Road. The call for sites was also advertised on the website.

Steyning Farmers Market (3 November 2018)

- 4.15. A similar approach was taken to the event on 1st September above. A large parish map showing sites that had so far come forward from the call for sites provided an opener to talking to the wider community more broadly about what they saw as important for inclusion within the Plan and developing vision statement. The open survey was heavily promoted at this event with a great number of people engaging with the members of the Steering Committee.

Focus Group Advert (10 November 2018)

- 4.16. On 10 November 2018 the Steering Committee launched its drive to recruit members of the public to join focus groups. The advertisement is shown at **APPENDIX 6**. This was posted to the news page of the Plan website and was publicised on the Parish Council notice boards

and website. The online version included a link to a simple application form. This drive was reinforced with the flyer to all households in February 2019 referred to above.

Steyning Grammar School Winter Fair (17 November 2018).

- 4.17. The consultation arrangements adopted at the recent Farmers' Market was replicated at the Steyning Grammar School Winter Fair. The Fair was seen as an ideal opportunity to capture the views of a different demographic, including both younger parents and students, and regularly attracts over 1000 attendees.
- 4.18. Members of the Steering Committee attended and were located in an open space in the School Library shared with the local sewing group, "The Steyning Sew and So's". The Sew and So's had previously given permission for us to use one of the image designs from their quilting project (the bicycle leaning against the signpost) as the logo on all our documents and our website. We hoped this would help generate community investment in our Plan. The quilts they produced including the design we reproduced are all displayed in the Library and in a Youtube video. We sought to engage young people and enthuse them about the Plan's potential and to persuade them to complete the open survey.
- 4.19. Two of the areas about which we needed more information related to the impact/pressure that additional development would place on housing and health infrastructure. During this event we were able to speak informally with representatives from the local GP practice and senior employees from education planning services locally. From this we understood that in general terms, health budgets were linked to population numbers and that apart from the national practical problem of actually recruiting more staff, GP capacity would change in line with changes in the population. Education was different in that funding for additional school capacity was locally funded and that these budgets are already significantly challenged. In the event of a development that was big enough to warrant additional physical infrastructure then funding for this would be from a national and not local pot. We also understood that simply focusing the school intake on local residents and therefore managing capacity in this way was inappropriate because it simply transferred capacity stress elsewhere. Clearly these informal conversations were useful to help us understand those areas that would need more detailed consideration in the event of submitting a neighbourhood plan that allocated housing sites.
- 4.20. At this event a member of the Steering Committee also provided an update on the Plan to the Sew and So's group. The group comprising about a dozen individuals were interested and had the opportunity to ask questions. They were invited to review the work so far and engage using our dedicated email address.

Steyning High Street Late Night Shopping Event (5 December 2018)

- 4.21. The Steering Committee Chair undertook a "meet and greet" with all the Town's estate agent businesses to push for sites from landowners they may represent and to continue to promote the Plan. Packs of business cards were left with each agent and some were distributed to interested members of the public at each venue.

Steyning and District Business Chamber (31 January 2019)

- 4.22. The Steering Committee Chair and the Chair of the Parish Council attended this networking event and promoted the Plan and answered questions from the local business community.

Climate change and plastic free Steyning were among the main areas discussed along with promotion of the High Street both for the local community and tourists.

Greening Steyning Green Drinks (27 February 2019)

- 4.23. The Greening Steyning Group (also known as Steyning 10;10), has a focus on sustainability and environmental issues, and was seen as a body that would have a natural and particular interest in the Plan's development. The Steering Committee's Vice Chair presented progress on the Plan and three other members were available to help with questions from the public.
- 4.24. This event was well attended because the Group attracts a lot of support and interest from the local community. This was one of the factors which led to the inclusion of the environmental component of the Plan led by the Group's coordinator, Geoff Barnard.
- 4.25. The Group attracts good speakers and, on this evening, we heard from a representative of the Council for Protection of Rural England (CPRE). In the context of a talk "Shaping the Sussex Countryside" we heard about the balance between protection of rural environments and strategic placement of development to prevent urban sprawl as part of a Q&A session focussed on Neighbourhood Plans, Local Plans and the Joint Minerals Plan
- 4.26. There were four members of the Steering Committee in attendance and the Vice-Chairman provided an update on the progress on the Plan to all those present in order to generate interest in the project.
- 4.27. Note from Steyning 1010 website:

27 Feb 2019: Kia Trainor, Director of the Sussex branch of the Campaign to Protect Rural England (CPRE), shared insights on how communities can shape how local development takes place and discussed tactics on Neighbourhood Plans. [The note also included a hyperlink to her presentation namely <http://www.cpresussex.org.uk/events/past-events/item/3005-cpre-sussex-presentation-to-the-greening-steyning-group>]

- 4.28. A posting about this also appeared on the "news" page of the Plan website (see APPENDIX 7).

Housing Needs Assessment Release (19 May 2019)

- 4.29. The Parish Housing Needs Assessment was commenced 1 October 2019 and finalised in May 2019. As this was an important document that was intended to underpin an important part of the Plan it was considered vital to release it to the general public, as soon as possible. It was released on 19 May 2019 on the Steyning Community Plan Website.

Site Promoter's Event, Steyning Centre (20 May 2019)

- 4.30. The Steering Committee hosted an event open to the public providing an opportunity for promoters to promote their aspirations for their sites to the Steering Committee and the wider community. It was advertised on notice boards and online (see **APPENDIX 8**).
- 4.31. This event was designed to introduce, at an early stage some of the housing possibilities that could be included in the Plan and the visions of the those promoting sites. The event was attended by new parish council members, the public and members of the Steering Committee.

- 4.32. The meeting was introduced by the Steering Committee's Vice Chair and subsequently run by the Steering Committee's Consultant. All site promoters were invited and three took the opportunity to present on the evening. All sites responded to the updated proforma and this documentation was shared on Dropbox. In addition the presentations were uploaded to the website for public viewing (presentation can be found at **APPENDIX 9**). Because of the potentially sensitive nature of housing development and the need to provide enough time for the three presentations, questions were only taken from members of the Steering Committee. It was emphasised that people should email comments and questions to the dedicated Neighbourhood Plan email address.
- 4.33. The neighbourhood plan eventually adopted did not include housing elements however this event evoked interest in the Plan which was reflected in a number of the responses to the Regulation 14 consultation. Significant numbers of these responses are orientated around the absence of any housing allocation and the protection afforded by the LGS assessments.
- 4.34. Minutes from this event are contained at **APPENDIX 10**.

Creation of Environment Group (May 2019)

- 4.35. In response to the focus group recruitment attempts started on 10 November 2018 (see above) several members of the public had come forward and expressed willingness to get involved in environmental aspects of the plan. In May 2019 a group was set up to prepare evidence to support environmental aspects of the plan and volunteers who had expressed an interest in being involved in these topics were invited to an Environment Working Group. The Committee's planning consultant organised this by email on the 8 May 2019 at the request of the Committee.
- 4.36. The first meeting of the Environment Focus Group took place on 21 May 2019. The topics which the group might like to consider were discussed and the volunteers were subsequently divided between the agreed topic areas. They would work on these topic areas with the Committee's consultant on hand to provide support as required. Paul Maidment was initially assigned to the Local Green Space sub-group but was soon reassigned to work with his son, Ryan Maidment, on Biodiversity issues. Geoff Barnard of Steyning Greening Group was assigned to work on climate-related issues while Jo Gordon, Steve Fuggles (provisionally in his absence) and Chris Young (also provisionally in her absence) were assigned to work with Paul Maidment on the Local Green Space Assessments.
- 4.37. The volunteers worked hard and in short space of time prepared the evidence which supports much of the plan at submission.

Parish Council Extraordinary Meeting (24 July 2019)

- 4.38. A key event in the preparation of the Neighbourhood Plan was the Parish Council meeting held on 24th July 2019. At this meeting the future of the plan was discussed in the light of HDC's requirement that Neighbourhood Plan's reach Regulation 15 Submission by 30th November 2019. Present were 13 elected councillors. 13 members of the public and 4 others were in the audience.
- 4.39. Minutes of the meeting are set out in **APPENDIX 11**. For clarity, the Parish Council decided that:

“SPC authorises and requests the Neighbourhood Plan Steering Committee (NPSC) to continue with Steyning’s Neighbourhood Plan, but now excluding housing site allocation, as follows:-

1) Aimed at achieving the minimum necessary to have a NP which qualifies the community for the enhanced rate of CIL but aiming to achieve as much as is practicable and evidence-based beyond the minimum;

2) Prioritising policies based on evidence that is complete by 2nd August 2019, in particular the Parish Council would like to see policies relating to:-

i) Local Green Space designations;

ii) Character Assessment, to include a Village Design Code if possible; and

iii) Housing mix (number of bedrooms per dwelling)”

Steering Committee Meeting (29 August 2019)

- 4.40. A Steering Committee meeting was held on 29th August 2019 to consider whether the draft SCP and associated evidence base should be passed to the Full Parish Council with a recommendation to proceed to Regulation 14 Consultation. The meeting was convened by summons and by advertising the agenda on the Parish Council’s website and notice board in accordance with the Parish Council’s standing orders and the statutory requirements applicable to all its committee meetings.
- 4.41. The meeting was attended by three parish councillor committee members and two of the committee members drawn from the public, one of whom had been elected as Vice-Chairman and so he chaired the meeting in the absence of the Chairman of the Committee. The meeting was quorate as it had the minimum required number of five individuals.
- 4.42. Several matters were debated including whether Local Green Space should be included in the plan. In the end the Steering Committee recommended the draft SCP and associated evidence should proceed to Regulation 14 Consultation absent of LGS allocations. The vote was tied with one councillor abstaining, two councillors voting in favour of the LGS element being included and two drawn from the public voting against. The deciding vote was made by the casting vote of the chair). The notes of the meeting are included in **APPENDIX 12**. The Plan was duly updated in accordance with this decision.

Parish Council Extraordinary Meeting (2 September 2019)

- 4.43. An extraordinary meeting of the Parish Council was convened to consider the recommendation of the Steering Committee and whether the draft SCP and its associated evidence base should proceed to Regulation 14 Consultation without LGS as recommended by the Committee. The meeting was convened by summons and by advertising the agenda on the Parish Council’s website and notice board in accordance with the Parish Council’s standing orders and the statutory requirements applicable to all its committee meetings. Ten elected councillors attended the meeting. There were apologies from five. Forty-two members of the public were in the audience.
- 4.44. The merits of the Plan were debated at length including a number of points being raised from members of the community. The Parish Council’s elected councillors comprising the Qualifying Body decided (by a vote 6 for and 2 against) to reject the Steering Committee’s recommendation and decided that the Plan and associated evidence should proceed to Regulation 14 Consultation and include the LGS allocations which the Steering Committee

(by casting vote of a member of the public) had recommended should be removed despite the steer which had been given to that member of the public by the 24 July decision of the Qualifying Body. The Qualifying Body considered that no adequate reasons had been given for the recommendation to remove the completed LGS evidence base and recommendations. The minutes of the meeting are included in **APPENDIX 13**.

- 4.45. The Plan was duly reverted to include the proposed LGS (i.e. the version considered by the Steering Committee on 29th August 2019) and progressed to Reg.14 Consultation.

5. Regulation 14 Consultation

- 5.1. This section has been completed after the Regulation 14 Consultation and fulfils the legal obligations of the Neighbourhood Planning Regulations 2012. These specify that a Consultation Statement should contain:
- (a) details of the persons and bodies who were consulted about the proposed Neighbourhood development plan;
 - (b) explains how they were consulted;
 - (c) summarises the main issues and concerns raised by the persons consulted;
 - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood development plan.
- 5.2. The consultation ran from Friday 6th September 2019 till midnight on Friday 18 October 2019. The relevant information, as required by the regulation mentioned above, is set out below.

Who was consulted and how were they consulted?

- 5.3. Efforts were made to consult as many people that may have a stake in the parish as possible. Responses were invited to be provided on a response form which could be completed;
- By Hand – the form could be collected from the Parish Council office or downloaded from the website and printed at home, completed by hand and returned to the Parish Council office by hand or post (see **APPENDIX 14**).
 - Digitally - as a word document for download which could be completed and returned by email (see **APPENDIX 15**).
- 5.4. Consultation was therefore conducted through direct and indirect efforts as set out below.

Direct Emails

- 5.5. Direct emails notifying the recipient of the start of the consultation were sent on 6th September 2019 (see **APPENDIX 16**). Reminders were then sent on 20th September 2019 (see **APPENDIX 17**) and 16th October 2019 (see **APPENDIX 18**) reminding them to respond to the consultation.
- 5.6. The following organisations/individuals were emailed on the above dates:

County & District Authorities:

- West Sussex County Council
- South Downs National Park Authority

- Crawley Borough Council
- Surrey County Council
- Adur & Worthing District Council
- Mole Valley District Council
- West Sussex County Council
- Arun District Council

- Brighton and Hove City Council
- Chichester District Council
- Mid Sussex District Council
- Waverley Borough Council
- West Sussex Local Access Forum

Statutory & Non-Statutory Consultees:

- Natural England
- CCG
- Vodafone and O2
- NHS
- Homes England
- Highways Agency
- The Marine Management Organisation
- Scotia Gas Networks
- EDF Energy - Infrastructure Planning South
- Scottish & Southern Energy
- Southern Water
- Sport England
- Environment Agency - Solet and South Downs
- English Heritage
- Thames Water Property Services
- The Coal Authority
- Network Rail
- West Sussex Local Forum Access Forum
- Historic England
- UK Power Networks

Parish Councils:

- Angmering Parish Council
- Albourne Parish Council
- Fulking Parish Council
- Ashurst Parish Council
- Bramber Parish Council
- Stopham Parish Council
- Clapham Parish Council
- Amberley Parish Council
- Ashington Parish Council
- Billingshurst Parish Council
- Bolney Parish Council
- Broadbridgeheath Parish Council
- Charlwood Parish Council
- Colgate Parish Council
- Cowfold Parish Council
- Cranleigh Parish Council
- Itchingfield Parish Council
- Lancing Parish Council
- Lower Beeding Parish Council
- Loxwood Parish Council
- Newdigate Parish Council
- Parham Parish Council
- Pulborough Parish Council
- Rudgwick Parish Council
- Rusper Parish Council
- Slaugham Parish Council
- Slinfold Parish Council
- Southwater Parish Council
- Thakeham Parish Council
- Twineham Parish Council
- Upper Beeding Parish Council
- Warnham Parish Council
- Washington Parish Council
- West Chiltington Parish Council
- West Grinstead Parish Council
- Wisborough Green Parish Council
- Bury Parish Council
- Coldwaltham Parish Council
- Horsham. Denne Neighbourhood Council
- Findon Parish Council
- Horsham. Forest Neighbourhood Council
- Sompting Parish Council
- Houghton Parish Council
- Nuthurst Parish Council
- Henfield Parish Council
- Storrington Parish Council
- North Horsham Parish Council
- Burpham Parish Council
- Capel Parish Council
- Patching Parish Council
- Shermanbury Parish Council
- Shipley Parish Council
- Horsham. Trafalgar Neighbourhood Council
- Wiston Parish Council
- Woodmancote Parish Council

Local Social/Music/Sports/Health/Theatre Clubs & Groups and Local Charities:

- SGS 400 Heritage Quilted Panels School and Community Group
- Steyning Downland Scheme Group - Bird Surveying on the Downs
- Singability
- The Steyning Downland Young People's Sunday Conservation Group
- Pre-school Gymnastics and Baby Gym/Plus Gymnastics Birthday Parties
- Steyning Stars Gymnastic Clubs
- Steyning Scuba Club
- Steyning Rugby Club
- Know Dementia - Green Moments
- Parkinson Support Group
- Diabetes Support Group Meeting
- Cruse Bereavement Support Care
- Steyning WEA Day School: Adult Learning within Reach
- Cadet Centre - Steyning Army Cadets
- Steyning Grammar School
- Steyning Museum
- Sugar and Spice Sugar Craft Club
- Steyning History Society
- Time Travellers Café
- Volunteering in the Horsham District
- The Steyning Downland Conservation Volunteers
- Special Task Force
- Southdown Gliding Club
- Steyning Bowling Club
- Steyning Athletic Club
- Steyning Drama Group
- Milestones Theatre and Supper Club
- Sussex Harmonisers Barbershop Chorus
- Know Dementia
- Sing Out Sisters Ladies Choir
- Steyning Jazz Club
- Steyning Library
- Steyning Live Lounge Music Club
- Vocal Fusion A capella
- Steyning Parish Church
- Steyning Litter Pickers
- The Friends of Steyning Parish Church
- The Steyning Society

Steyning Parish Councillors:

- Cllr Christine Young
- Cllr Deborah Hanson
- Cllr Gary Sullivan
- Cllr Georgia Saunders
- Cllr Kerry Taylor
- Cllr Liz Trundle
- Cllr Paul Campbell
- Cllr Paul Ray
- Cllr Rodney Goldsmith
- Cllr Sarah Sullivan
- Cllr Steve Northam
- Cllr Tim Lloyd
- Cllr Tim Rudkin
- Cllr Trevor Cree

Steyning District Councillors:

- Cllr Tim Lloyd
- Cllr Robert Platt

West Sussex County Council Councillor:

- Cllr David Barling

Individuals & Site Promoters:

- Richborough Estates (c/o Charlotte Lewis)
- Gatewick Farm Storage (c/o Keith Strivens)
- Boyer Planning (c/o Philip Allin)
- Savills (c/o Ruth Bryan)
- Wiston Estate (c/o Rebecca)
- Richborough Estates (c/o Robert Mitchell)
- Frank Jones
- Lucie Šmídová
- Lucy Howard (South Downs National Park Authority)
- Michael Seal
- Murray Van de Poll

- Gavin Curwen (Horsham District Council)
- Norman Kwan (Horsham District Council)
- Mariella Alexander
- Jo Gordon
- Geoff Barnard
- Gina Citroni
- Gill Muncey
- Jan Whitchurch
- Paul Maidment
- Paul Cotton
- Richard Bell
- Russell Barnes
- Ryan Maidment
- Sally Johnstone
- Christine Young

Local Businesses:

- Accountancy and Business Matters
- Aero-clean
- Alex Bell Garden Design
- Amberley Museum
- APEX AERIALS Southern Ltd
- Arch Podiatry
- Aspect Plumbing & Heating
- Beltons Accountants
- Ben Daniels Carpet & Upholstery Cleaning
- Best Choice Roofing
- Big Fish
- Calabash
- Cambro
- Chalcraft Funeral Directors
- Clare Gale Allergy Specialist & Naturopathic Practitioner
- Coast to Coast Roofing Ltd.
- Compass Mortgages
- Down House Dental Practice
- Edulis group
- Green and Healthy
- Green Wright Chalton Annis
- Helen Puxley Furnishings
- Katherine Lawrie Jewellery
- Lee's Locks
- Lorraine Hannah (Personal Trainer)
- Mark Petty Gas Plumbing & Heating Services
- Maudlyn Financial Management
- Natural State Therapies
- Plumber On Tap
- Robert Hacker
- Simply Blinding
- St Andrews pre-school
- Steyning Leisure Centre
- Steyning Osteopathic Clinic
- Steyning Roofing
- Sue Penfold Business Services
- Sussex Wills
- Taylorcocks Chartwred Accountants & Tax Advisors.
- The Oven Magician
- The School of Complimentary Therapies
- The Steyning Bookshop
- The Towers Convent
- Tracy Lowe Swim School
- Treedom
- Umbra Circuits
- West Sussex Refurbs

Local Developers & Agents:

- ACS Designs
- Simon Harvey (ACS Designs)
- Adam Hieke (Nye Saunders Architects)
- A J Salter and Son
- Neame Sutton Limited
- JNA Architects Limited
- VKHP Consulting Ltd
- Gerry Lytle Associates Ltd
- Sandra Lynch Architectural Services
- Morgan Carn Partnership
- BJW
- Ben Harvey (Liam Russell Architects)
- Consult7 Ltd
- Building Plan Design
- Les Humphrey Associates
- Caldotec Ltd
- DRW Architects Ltd
- Lewis and Co Planning SE Ltd
- GWP Architects
- George Baxter Associates Ltd
- Studio 5
- Pirie Russell Associates
- Mark Folkes (Folkes Architects)
- Grumitt Wade Mason
- Nash and Partners Ltd
- Downsview Associates
- MJJ Tanner Ltd
- Ecotecture Limited

- Atterbury Moore Associates
- Plan Right
- Crowther Overton-Hart
- C C Gibbs
- Reflex Consulting Limited
- DK Architects
- LM Associates
- Planning2extend
- Dowsettmayhew Planning Partnership
- Clive Voller Associates
- David R Munt Associates
- Mark Davies Associates
- D.D.A.S.
- D E N Richards
- DMS Designs
- Griffins Buildign Design
- Carmichael Building Design Ltd.
- PWA
- Philips Chartered Surveyors
- Pelham Planning Associates
- Graham Johnston Design
- Architectural Sercvices South Surrey
- Crickmay Chartered Surveyors
- M L Surveyors
- Nicholas Symes Associates
- Douglas Briggs Partnership
- ARCH-Angels Architects Ltd
- Claire Haigh Associates Ltd
- Martin Critchell Architects
- PWJ Architects
- Roberts and Wrigley Associates
- Squires Planning
- WS Planning
- Felce and Guy Partnership LLP
- Jane Deif Architect
- KG Designs
- Kel Building Advisor Ltd
- KLA Architects Ltd
- Keith Potts ITPS
- Land and Power
- Mezzo Design
- South East Planning Services
- ADM Architects
- Speer Dade Planning Consultants
- Mike Hemmings Building Design
- Miles Broe Architecture
- Turner Associates
- MIG Building Design Consultancy
- N J A Town Planning Ltd
- Mark Alford Design
- Paul Hewett RIBA Chartered Architect
- Baird Design
- Sonntag Associates
- Cadstars
- Peter Routley Associates
- Phil Brown Architectural Services Ltd
- Phillip Little Building Consultancy Ltd
- Bradburys Chartered Surveyors
- DMH Stallard
- RDA Construction (Sussex) Ltd
- Ray Dudman Associates
- RJCA
- S/E
- RP and JA Yates
- Saville Jones Architects Ltd
- Speer Dade Planning Consultants
- ASP
- SB Design Services
- Derek Scoble Architect
- MH Architects Ltd
- Ideality Consultants Limited
- Scott Currie (Liam Russell Architects)
- M and J Design Services
- Geoff Twyman (Stirling Design)
- Sadler Architects
- Neil Holland Architects
- Upton Design Consultancy Ltd
- V L Jennings
- Roderick Whittaker Practice
- The Roderic Whittaker Practice

Direct Letters

- 5.7. In addition, following the decision on 2 September 2019 to include LGS in the Plan, on 3 September 2019 letters (example at **APPENDIX 19**) were sent to landowners directly affected by the proposed Local Green Space Designations prior to the start of the consultation on 6 September 2019.

Online

- 5.8. The consultation was advertised on the Parish Council's website and the dedicated neighbourhood plan website. An extract from the website can be found in **APPENDIX 20**.

Advert in Your Steyning

- 5.9. The Consultation was advertised in the local door to door magazine which covers the area called 'Your Steyning'. An advert/notice was placed in the October edition which was delivered to every house in the Parish between 1st and 3rd October 2019 (see **APPENDIX 21**).

Flyer Drop

- 5.10. Flyers were also delivered to every house in the Parish on the 13th and 14th September 2019. A copy of the flyer can be found in **APPENDIX 22**.

Posters

- 5.11. Posters advertising the consultation were put up on the Parish Council Notice Boards around town including in the Steyning Centre, the High Street by the entrance of the car park and also on the wall adjacent to the bus shelter in the High Street, Steyning Library in Vicarage Lane, the pet shop and the Post Office in the High Street.
- 5.12. These remained in place for the duration of the consultation. The poster (see **APPENDIX 23**) was also published on the Parish Council website.
- 5.13. On the exhibition dates an A-board was also placed at the entrance of the High Street Car Park, where the Farmers' Market is held on the first Saturday of each month.

Exhibition & Drop-in Sessions

- 5.14. A small exhibition/display was erected in the Steyning Centre foyer and hard copies of all the documents were made available for viewing (or purchase if copies were to be taken home). The display was moved into the main hall for two drop-in sessions where anyone could come along and talk to members of the Steering Committee and discuss the Plan's content.
- 5.15. The first was held on Saturday 21st September 2019 between 9.00am and 12.00pm. 49 members of the community signed in at the event and it is known that at least one person declined to sign in - there were therefore at least 50 attendees. Present to answer any queries were Councillors Rodney Goldsmith, Sarah Sullivan, Trevor Cree, Chris Young, and Paul Campbell.
- 5.16. The second event was held on Saturday 5th October 2019 between 12.00pm and 8.00pm. A poster advertising this event can be found at **APPENDIX 24**. 62 members of the public signed in and it is known that at least three persons declined to sign in - there were therefore at least 65 attendees. Councillors Rodney Goldsmith, Sarah Sullivan, Trevor Cree, Chris Young, and Paul Campbell plus Steering Committee members Richard Bell and Murray van der Poll were present to answer any queries that people had.

Main issues and concerns raised & how they have been addressed

- 5.17. This section considers the main issues and concerns raised in the responses to the Regulation 14 Consultation. It sets out how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

5.18. Anonymised Regulation 14 Consultation representations are set out in **APPENDIX 25** of this document. Against each comment is a response from the Steering Committee setting out how that comment has been considered prior to submission. It should be noted that whilst we have made every endeavour to include all responses in this database, some were too lengthy or complex to include in it (such as where graphics or multiple appendices were submitted).

5.19. The main issues and concerns and how they have been addressed by the Steering Committee prior to submission are set out below:

(a) Whether those who worked on the LGS evidence base have assessed each site in a uniform way and whether they have interests which make its conclusions improper/invalid.

5.20. A number of allegations have been made about those who have participated in the preparation of the neighbourhood plan, particularly the team of volunteers who have contributed many hours of hard work undertaking detailed assessments of the seventeen spaces in the open space assessments.

5.21. Those working on the document volunteered to assist the neighbourhood plan and their input has been gratefully received by the Steering Committee. Given the nature of Localism and neighbourhood planning it is to be expected that those participating in the process will be doing so because they feel invested in the community and our local environment. That said, when those who were to conduct the assessment were briefed by our planning consultant, they were told to undertake each assessment in a uniform way using the facts available to them and putting aside any previous beliefs/perspectives.

5.22. We are satisfied that this occurred and that all seventeen sites which had been given to the team of volunteers have been assessed in the same balanced way using appropriate evidence. The conclusions reached are based on these balanced assessments and are not considered to be improper/invalid because certain members of the community have conducted the assessment work.

(b) Whether the Local Green Space assessments designations meet the test set out in the NPPF and whether the proposed designations which are supported by many of the respondents comply with relevant guidance.

5.23. These are two issues which have been picked up in quite a few responses both agreeing and disagreeing with the assessment's conclusions. It is noted that both those agreeing and disagreeing with the conclusions have offered additional information which they have suggested is incorporated into the evidence document. We shall consider compliance with the NPPF first.

5.24. Careful consideration has been given to all points raised and particular attention has been given to those representations which questioned the assessment team's judgment on specific findings (e.g. judgment on beauty) with specific instructions to consider whether the comments and/or evidence provided during the Reg 14 Consultation causes them to adjust their assessments and/or conclusions.

5.25. In short, the representations have not persuaded the team that their judgment on any issue was flawed or irrational but they have updated the document where appropriate to properly take into account the evidence received. For example, some changes have been made to the wording regarding assessment site 12 (Land East of Kings Stone Avenue (South of Kings

Barn Farm)) to clarify the Team's thoughts but the conclusion was unaffected. The stronger response comments concerning this site tended to relate to the wider area rather than to site 12 itself.

5.26. Particular regard has also been given to the Heritage Report commissioned by the landowner from Forum Heritage Services concerning site 4 (Bayards Field) which appears at Appendix 1 to response number 159. The LGS Assessment Team has considered this report but have not been persuaded by its findings and considers the "Roland Harris - WSCC & English Heritage – Steyning Historic Character assessment 2004" to be a better reflection of the site's historic significance. The very limited development in Steyning over hundreds of years at this historic interface between town and countryside is considered by both Harris and those undertaking the assessments to be unusual and worth protecting for the reasons stated in that report. Forum Heritage Services make the point that it is predominantly the hedges and trees within the fields which are currently visible from the High Street Conservation Area. The hedges and trees which the fields host are interlinked with, and integral to, the fields themselves. Because of the elevated position of the fields any development would obscure the trees and hedgerows in the fields (and in the countryside beyond should they ever be removed) when viewed from the High Street and would present instead a band of built environment above the roof line of the existing houses when viewed from the most important part of Steyning – the central High Street area. The change from a rural vista to a built one would have a profoundly negative impact on the historic character of Steyning and in particular the centre of the Conservation Area. The assessment contained in the evidence base has been updated to reflect this point.

5.27. It has also been flagged that Glebe Farm and Spring Meadows Farm were not assessed in the evidence base. Seventeen sites had been identified through the consultation exercises and neither Glebe Farm nor Spring Meadows Farm were identified as assessment sites by consultation, by the initiative of the Steering Committee or the initiative of the team of volunteers who carried out the assessments. Unfortunately, there is not time to conduct assessments on these sites given the need to submit the plan before the end of November.

5.28. Overall therefore and having reconsidered the assessments in light of consultation responses we are content that the sites being put forward for Local Green Space designations comply with paragraph 99-101 of the NPPF which states:

99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

100. The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land.*

101. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

- 5.29. Secondly, there have been questions as to whether guidance relevant to the designation of Local Green Space have been properly adhered to when formulating the proposed designations. Aspects of Planning Practice Guidance¹ relating to Local Green Space has been quoted in representations and so we thought it appropriate to set out how we consider the Guidance has been complied with, looking at each paragraph in turn:

How does Local Green Space designation relate to development?

Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.

Paragraph: 007 Reference ID: 37-007-20140306

Revision date: 06 03 2014

- 5.30. Representations have been made to suggest that designating Local Green Space without providing housing allocations would not be consistent with sustainable development in the area as the plan fails to identify land in suitable locations to meet the identified development needs. Representations then go on to say that the proposed Local Green Space designations are being used in a way to block housing development, therefore undermining this aim of plan making.
- 5.31. As previously discussed, the proposed Local Green Spaces have been identified following a robust assessment process undertaken by members of the community. This assessment process has adopted a sound methodology which has been strictly followed by those undertaking the assessments.
- 5.32. The neighbourhood plan does not allocate land for development. There is no requirement for it to do so to meet the basic conditions. A number of representations have concentrated on the need for residential development. The Guidance requires 'plans' to identify sufficient land in suitable locations but does not specify which plan or prepared by whom. In this case Horsham District Council (HDC) is preparing a new Local Plan for the district and Steyning Parish Council has agreed with HDC that any housing allocations required to meet the identified housing need will come forward in that plan. The Development plan as a whole will be in compliance.
- 5.33. With regard to housing it should also be noted that the parish falls within two separate Local Planning Authorities.
- 5.34. In the area where Horsham District Council is the Local Planning Authority the identified housing need has been confirmed at of 14 dwellings (rounded) per annum, or 165 dwellings over the remainder of the Neighbourhood plan period. Only one Local Green Space is to be designated within this area. This is Site 11 (Fletcher's Croft) which is a central area of open space within Steyning. This space was not submitted under the call for sites as a potential development site and so it is not considered that any conflict or discrepancy with the Guidance arises.
- 5.35. In the area within the South Downs National Park the identified housing need is zero. The designation of Local Green Space in this area cannot therefore be seen to conflict with this identified housing need as there is none. In addition, there are no specifically cited development proposals set out within the Wiston Whole Estate Plan. Had there been, then such proposals would have benefitted from policy support through the South Downs Local

¹ Available online at <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

Plan. It should be noted that Local Green Space is treated akin to Green Belt and some forms of development including affordable housing and rural exception sites can still be considered appropriate.

- 5.36. The designation of Local Green Space as proposed within the plan will therefore not undermine any efforts for plans to meet identified development needs locally. The Local Green Space designation is being used appropriately to identify and protect green areas of particular importance to the community. The designations of Local Green Space are consistent with the local planning of sustainable development and otherwise in compliance with NPPF paragraph 99.

What if land has planning permission for development?

Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented.

Paragraph: 008 Reference ID: 37-008-20140306

Revision date: 06 03 2014

- 5.37. We can confirm that none of the proposed designations benefits from planning permission. This was factored into the assessment methodology from the outset.

Can all communities benefit from Local Green Space?

Local Green Spaces may be designated where those spaces are demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city.

Paragraph: 009 Reference ID: 37-009-20140306

Revision date: 06 03 2014

- 5.38. As discussed previously and set out in the assessments in the evidence base the proposed Local Green Space designations are considered to be demonstrably special to the local community.

What if land is already protected by designations such as National Park, Area of Outstanding Natural Beauty, Site of Special Scientific Interest, Scheduled Monument or conservation area?

Different types of designations are intended to achieve different purposes. If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.

Paragraph: 011 Reference ID: 37-011-20140306

Revision date: 06 03 2014

- 5.39. Some responses have set out that they consider the Local Green Space designation to offer little additional local benefit from the National Park designation already in place on some of the proposed Local Green Spaces. This matter is considered at length in the evidence document and we would refer any reader to this document to understand why LGS designation is considered to provide additional local benefit to the community.

What types of green area can be identified as Local Green Space?

The green area will need to meet the criteria set out in paragraph 100 of the National Planning Policy Framework. Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.

Paragraph: 013 Reference ID: 37-013-20140306
Revision date: 06 03 2014

- 5.40. Representations have set out that some of the proposed LGS are contrary to this guidance as the spaces do not fall within the examples given. It is noted that the guidance provides examples of LGS and is not an exhaustive list. In addition, the guidance clearly states that the *'green area will need to meet the criteria set out in paragraph 100 of the National Planning Policy Framework'* and as discussed previously, all proposed LGS are considered to meet these policy tests.

How close does a Local Green Space need to be to the community it serves?

The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served.

Paragraph: 014 Reference ID: 37-014-20140306
Revision date: 06 03 2014

- 5.41. All proposed LGS are within easy walking distance of the community they serve and are considered to adhere to this guidance.

How big can a Local Green Space be?

There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, paragraph 100 of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.

Paragraph: 015 Reference ID: 37-015-20140306
Revision date: 06 03 2014

- 5.42. All proposed LGS are not excessively large and cannot be considered a blanket designation across any part of the parish. The LGS proposed have been through a rigorous identification and assessment process to reach its conclusions.

What about public access?

Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (eg green areas which are valued because of their wildlife, historic significance and/or beauty).

Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with landowners, whose legal rights must be respected.

Paragraph: 017 Reference ID: 37-017-20140306
Revision date: 06 03 2014

- 5.43. This is of course accepted, and the plan is not considered to conflict with this in any way.

Does land need to be in public ownership?

A Local Green Space does not need to be in public ownership. However, the local planning authority (in the case of local plan making) or the qualifying body (in the case of

neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan.
Paragraph: 019 Reference ID: 37-019-20140306
Revision date: 06 03 2014

- 5.44. Representations from landowners, and some members of the community, have stressed that landowners were not contacted at an early stage about proposals to designate their land as Local Green Space. Landowners were contacted as soon as there were firm proposals to designate land as Local Green Space. Unfortunately, as a result of the much-shortened timetable for the production of this plan, and changes to the plan process which are documented earlier in this statement, the earliest time there were sufficiently firm proposals on which to inform landowners was when the plan was set to progress to Regulation 14 Consultation. Landowners have had opportunities to make representations in respect of proposals in the draft plan at the Steering Committee and Parish Council meetings prior to the Regulation 14 Consultation (where the main landowners affected have been in attendance), during the Regulation 14 Consultation and will have a further opportunity to make representations during the Regulation 15 Consultation.
- 5.45. The landowner of site 4 (Bayards Fields) had been on notice of the likelihood because a group of residents had in October 2017 submitted an application to the South Downs National Park for it to be designated as LGS after the failure of the previous (SWAB) neighbourhood plan for Steyning.
- 5.46. In December 2018 evidence in support was presented to the Planning Inspector of the emerging SDNP emerging local plan at the hearings at the Amex Stadium. The landowner was present. Because there was by this time a Steyning NP in preparation the Inspector directed that the application should be dealt with by the pending new Steyning neighbourhood plan.
- 5.47. The landowner of site 14 (Sweetland Field) had also been on informal notice of the likelihood because a significant number of residents (approximately three hundred) had made representations to that effect during the preparation of the subsequently failed SWAB Plan.
- 5.48. We do not consider that the preparation of the plan has been in conflict with this guidance.

(c) Whether the plan should allocate land for new housing.

- 5.49. As is documented above the neighbourhood plan was initially seeking to allocate land for new housing. However, it became apparent in mid/late 2019 that this would no longer be possible if the plan was to be submitted to HDC prior to the end of November 2019. The end of November is relevant as HDC has set a cut-off date after which they will not progress neighbourhood plans until after their new Local Plan is adopted.
- 5.50. This presented the Qualifying Body with two main options, the first was to press on and seek to submit a pared back neighbourhood plan before the end of November and the second was to slow the process right down (possibly putting it on hold) until after the new Local Plan had been adopted in several years' time.
- 5.51. A decision was made by the Qualifying Body on 25 July 2019 (referenced earlier in this statement) to progress the plan without housing site allocation, to achieve a NP which qualifies the community for the enhanced rate of CIL while aiming to achieve as much as is practicable and evidence-based beyond the minimum. The Qualifying Body confirmed that it

would like to see policies relating to Local Green Space, Character Assessment, to include a Village Design Code if possible; and Housing mix (number of bedrooms per dwelling).

- 5.52. This decision was a legitimate one for the Qualifying Body to make. The loss of housing from the plan was a hard decision to make and it is hoped by all working on the plan that housing could be considered in any future review of the it.

(d) Whether the plan goes far enough to address Climate Change.

- 5.53. Representations have highlighted that the evidence base paper in respect of climate change provides a number of ambitious proposals to combat climate change which should be incorporated into the plan as it moves forward to submission.
- 5.54. The Steering Committee had worked in a number of proposals from this paper into the plans policies for the Reg.14 consultation. In response to these comments the Steering Committee have reviewed the evidence paper again and have given Climate Change a more central role in the plan.
- 5.55. Considering the support for the climate change elements, it now features within the vision statement and has been incorporated into the policy wording more. In addition, a section on climate change has been worked into the 'About Steyning' section of the document.
- 5.56. Whilst the plan may still not be as ambitious as some would like the Steering Committee had to draw a fine line between seeking to address climate change and not imposing requirements on development which may affect development viability in the future as no work has been undertaken to establish the impact such requirements would have on the viability of development in the parish.

(e) Whether the plan contributes towards sustainable development.

- 5.57. It has been suggested in representations that the plan fails to contribute to the achievement of sustainable development, thus rendering it contrary to national policy and failing the basic conditions. The plan has always sought to ensure that the plan supports sustainable development, and this has been central to all considerations as it has been drafted. The absence of a Sustainability Appraisal has also been raised but we would contend that a Sustainability Appraisal is not a requirement for this plan and unnecessary.
- 5.58. In light of the representations those working on the plan have undertaken a full review of the policies proposed and content of the plan. The Qualifying Body is content that the plan positively contributes towards sustainable development and would refer the reader to the Basic Conditions Statement where this matter is explored in more detail.

(f) Whether the policies map should show more allocations / designations than Local Green Space.

- 5.59. Several representations asked for more to be shown on the Policies Map including:
- Area within the South Downs National Park
 - Wildlife corridors
 - Public rights of way
 - Environmental designations
 - Local public facilities.

- 5.60. The Steering Committee considered these requests but turned to The Town and Country Planning (Local Planning) (England) Regulations 2012 for guidance. This states that the adopted policies map must be reproduced from, or be based on, an Ordnance Survey map, include an explanation of any symbol or notation which it uses; and illustrate geographically the application of the policies in the adopted development plan.
- 5.61. In this case we consider that there is only one policy which has a defined geographical area to which it applies – this being the policy relating to Local Green Space.
- 5.62. Other policies, such as SNDP1 provides a list of ‘valued landscape features’ but makes clear that the list is not exhaustive. Features include road verges, public rights of way and their setting, hedgerows, trees, river corridors, etc. Mapping all features would be impractical and result in a cluttered map. In addition, by seeking to define the location of all of these features we would run the risk of other features being excluded simply because they are not mapped. It is also not considered appropriate to map those designations under the control of other organisations, such as Sites of Special Scientific Interest as these are subject to change and outside of the scope of the neighbourhood plan. Should such designations be included and then be amended conflicting/incorrect plans would be in circulation likely resulting in some confusion.
- 5.63. There was also a request to map the public facilities referred to in SDNP4. Again, we do not consider this to be appropriate as mapping such facilities may result in some being excluded, or the policy not applying the new facilities which emerge post the plan being made. The wording of this policy has been updated to reflect the intention of the policy to avoid this confusion.
- 5.64. To summarise, the policies map has been updated to show the SDNPA and its format amended to reflect specific comments from HDC on how it is presented. However, for the reasons outlined above we do not consider it appropriate to show anything else on the policies map.

(f) Errors or inaccuracies in the Character Appraisal

- 5.65. The Regulation 14 Consultation representations gave rise to a few respondent comments that questioned the accuracy of the descriptions contained within the Steyning NP Character Appraisal. In response to these comments a member of the Steering Committee who has lived in Steyning for nearly 70 years and who knows the town and its surroundings intimately was asked to assess if those comments were valid and if changes to the Character Appraisal content were therefore justified in order to achieve a greater degree of accuracy. The outcome of this work was that small changes were indeed justified, and additional information was added to the Character Appraisal as appropriate.

January 2018 - Your Steyning

100%

https://www.yoursteyning.co.uk/magazines/january-2018

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Parish-based Neighbourhood Plan.

Following the recent “de-clustering” of the Steyning, Wiston, Ashurst & Bramber Neighbourhood Plan project (SWAB), Steyning is now going ahead with its own parish-based Neighbourhood Plan.

The project requires six to eight volunteers to join the Steering Group, responsible for overseeing the Neighbourhood Plan to successful completion. We are looking for people from a wide range of ages and backgrounds who live and/or work in Steyning and are keen to play an active role in securing a thriving future for the town.

Essential attributes are:

- Enthusiasm, time & energy to commit to the project and a willingness to sign up to its Terms of Reference. Integrity, resilience and the ability to work with confidential documents/issues are also important. Members need to be able to accept differing points of view, be willing to compromise and work with others.

Helpful attributes:

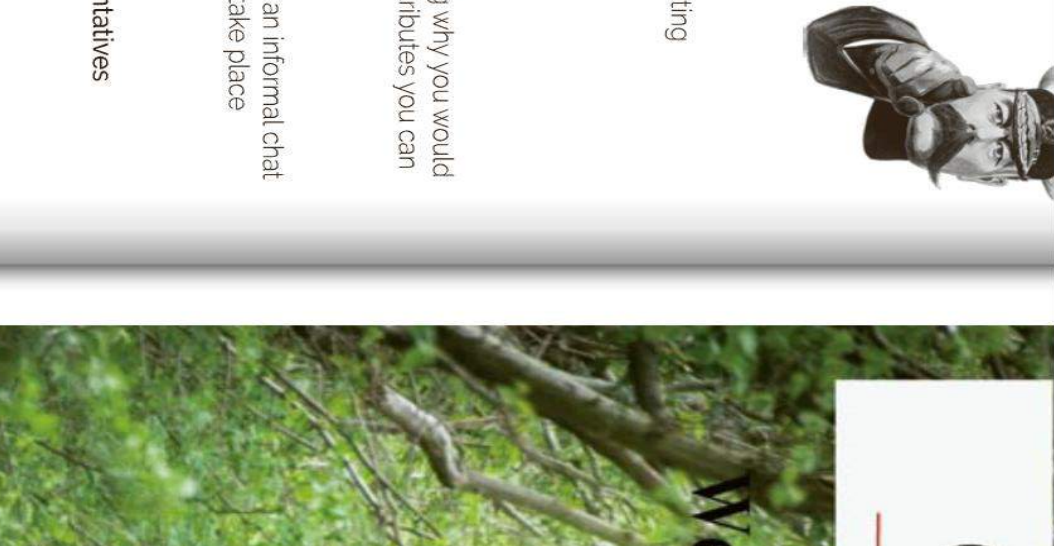
- Project management and organisational skills
- An ability to engage with members of the public and be receptive to their views
- Communication and negotiation skills
- An ability to read, analyse and understand complex documents
- Experience of working as part of a project team

- Relevant knowledge/experience would include:
 - Town planning
 - Architecture/housing design
 - Environmental assessment
 - Policy and grant application writing
 - Data analysis
 - Accountancy
 - Community engagement
 - Running a local business
 - Heritage issues

Please apply in writing, explaining why you would like to join the group and what attributes you can offer, to: steyningnp@gmail.com by 10th January 2018.

You are also welcome to arrange an informal chat prior to application. Interviews to take place mid-January 2018.

Liz Trundle and Gill Muncey
Steyning Parish Council representatives



Steyning Neighbourhood Plan Steering Group | MINUTES

Meeting date | time 30th January 2018 | 19:30 | Meeting location Steyning Centre

Meeting called by LT / GM

Type of meeting Introduction

Facilitator LT

Note taker GV

Attendees

Russel Barnes (RBS)

Richard Baum (RBM)

Paul Cambell (PCL)

Paul Cotton (PCN)

Sally Johnston (SJ)

Paul Maidman (PM)

Liz Trundle (LT)

Murrey Vanderpole (MV)

Giles Vidgeon (GV)

AGENDA TOPICS

1. Apologies

Gill Muncey

2. Introduction of all Proposed Steering Group Members

All members introduced themselves and provided a high level background

LT issued Register of Interest Forms

Members agreed to return these to the to the Clark of Steyning Parish Council (SPC) at the Steyning Centre by the 6th February

Action Items

Person responsible Deadline

Members to return RoI forms to Clark of SPC

All

6th February

3. Next Steps – Workshop

	Person responsible	Deadline
Steering Group Members to be ratified by SPC	SPC	19 th February
Draft Project definition proposal document to be issues prior to workshop	LT / GM	13 th March
Workshop date agreed, will include roles being assigned to members	All	20 th March at 19:30

4. Pre-reading and Yammer document control

	Person responsible	Deadline
Members to register at http://www.yammer.com/horshamdistrictneighbourhoodplanningforum - accounts will be approved by Norman Kawan (NK), the neighbourhood planning officer	All	13 th March
Members to carry out pre-reading of documents in advance of workshop	All	20 th March

5 Designation of Area with HDC

	Person responsible	Deadline
Following SPC meeting (19/02/18) Members will formally register the area of Steyning with Horsham District Council (HDC) during the workshop	All	20 th March

6 Next Meeting

	Person responsible	Deadline
Next Meeting to be either 26 th or 27 th March at 19:30 TBC	LT	ASAP

Meeting Closed at 19:52

Q. Write in below what do you think is unique about Steyning. If you think there are several unique aspects to Steyning - put them all in.

- Independent shops in the high street . Open public spaces . Community Events . Non drive through town . The amount of community organisations to support local people and the community; Steyning bus, SDS, Befriending etc
- Its position - close to the sea and the South Downs 2) Its peaceful nature with the many opportunities to walk on green spaces around the town. 3) The views of the surrounding countryside and Downs. 4) The variety of wildlife that can be found. 5) Survival of one medieval boundary of the town 6) AONB designation and National Park status of surrounding countryside 7) Supportive community spirit
- A beautiful medieval village at the heart of the town surrounded by a National Park. Steyning has avoided some of the worst housing developments that took place in the 1960s and 1970s and it is crucial the architectural integrity of Steyning is maintained.
- A combination of old world charm and plenty of get up and go.
- A great secondary school Mixed age community
- A small town seeped in history with a large number of preserved historic buildings A lovely community with a vibrant range of activities available for all ages and abilities Numerous privately owned shops and eating places Easy access to wonderful walking and beautiful views The uniqueness only works due to the fact Steyning is a small town
- A small town with a tremendous community spirit. Bursting at the seams and in danger of growing too large.
- A small town with a unique character and good schools give it a thriving young family and child/youth population and you can (just about) do a weeks family shopping in the high street. And the location and access to the South Downs can not be bettered.
- "It retains a very strong rural feel whilst having easy access to large urban areas for work and 'city' life. It truly is a small town with a village feel. The by-pass helps to reduce traffic congestion and associated pollution within the centre of Steyning."
- Beautiful setting Mismatch of housing Community spirit Tight knit community
- blah blah blah
- Character Thriving High Street Open spaces and the Downs around
- Combination of attractive high street and houses with beautiful countryside
- Combination of friendly bustling town and lovely landscape (thanks to National Park). Plus near the sea. Plus near a large city.
- Community atmosphere friendliness of the people . Surrounded on all sides by beautiful countryside, the downs and river. Close proximity to the coast and to Brighton . Steyning Grammar School with it's borders. Lots of local history. Good clubs catering for all ages. The Steam Rally which comes into Steyning to celebrate at The Norfolk Arms. Lovely to see and hear horses trotting by gives a lovely country feel.
- Crime Free Community oriented Peaceful Well thought out developments
- Despite being a small town it offers something of interest for all ages.
- Downland historic village
- Easy access to South Downs National park. Many clubs and societies covering a wide range of interest.
- Excellent amenities on the South Downs close to the sea.
- For a small town it has good sports facilities and teams, otherwise nothing. Its an average small town full of NIMBY's
- Great community Lovely downland surrounds Great for wildlife

- Highstreet
- Historic Buildings Good community atmosphere Good community facilities Wonderful nearby countryside Safe environment Good schools
- Historic feel of the village Location by the Downs Conservation Area High Street with independent shops and character
- History of the town Location
- How a small group of residents manage to frustrate the work of our Parish Council and the wishes of the majority of residents. e.g. the long standing need for a skate park for our children & the SWAB Neighbourhood Plan.
- I do not believe there is anything specifically unique to Steyning. It is a typical downland small town which needs to grow in order to thrive.
- I think the combination of the beautiful natural setting, the history, and the vibrant community, is what makes Steyning unique. Steyning benefits from being compact and distinct. It has not been spoiled by sprawling housing developments, and the bypass took through traffic from the High Street decades ago.
- Independent High Street, with no through traffic due to bypass. Undeveloped South Downs on door step.
- It feels like a village but with the amenities of a town. Its country setting and historic feel.
- It is a beautiful town surrounded by SDNP land and this attracts many visitors which help local businesses. It is vital to keep the beauty around and if building is necessary we ensure that SDNP land and conserved areas are not used.
- It is a lively beautiful country town with a vibrant community. It is adjacent to the Southdowns National Park which preserves and protects its historic heritage.
- It is in an area of outstanding natural beauty, the South Downs National Park, and this must be preserved. Under no circumstances must development be allowed within the SDNB especially on Bayards Field as has been proposed. There are a number of documents, including the Local Green Space Application for Bayards Fields, which have been submitted to the new Steyning Community Neighbourhood Plan, which I fully support. We should preserve the historic places within Steyning.
- It is set in a beautiful area of the South Downs National Park and as such has much wildlife some of which is rare and protected It is a historical town centre dating back many hundreds of years It has many listed buildings
- It meets the needs of all age groups, has a great mix of things that make communities tick (sports, leisure, arts), and is in a wonderful setting
- it still has that village feel.
- It's a comfortable size, bigger than a village but small enough to get to know or be familiar with lots of people, if you want, attracting enough visitors to add a vibrant feel. Having the bypass makes all the difference too.
- It's a market town with a by pass which is fantastic. It also has a town centre with minimal franchises
- It's a wonderful English village like town that everyone loves and enjoys. The number of clubs is huge and the people and atmosphere is a very happy environment
- It's Norman church and the street leading to it.
- It's size - neither too big nor too small. It is able to offer everyday facilities. A sense of place it nestles within the downs allowing it's residents to access the beautiful countryside which surrounds it.
- Its beautiful National Park setting, surrounded by gorgeous Downland and stunning views %0Ù0 we are so lucky to have this. Its beautiful architecture - having so many ancient listed buildings. Its fascinating historic heritage going back to medieval times. Most of all the way you can walk out of your door and within mins either be walking in beautiful countryside, or

enjoying the fab shops and cafes on our High Street - it is unique to have access to both in such close proximity.

- Its community
- Its historic and is a nice place to live.
- Its wonderful setting nestling in the Downs. Being so close to the National Park (something that should be protected): so close for walking & leisure activities, so important for mental well-being . We are so lucky to have it: don't let's lose it.
- Location (Proximity to South Downs) Great views and walks Building Stock (Superb historic properties) Clubs, Facilities and Amenities (Many and diverse) Retention of High Street Shopping Friendliness of the Community Good Schools No new housing developments to ruin countryside and environs
- Location at the foot of the South Downs. Historic buildings. No high rise buildings. Open spaces for the community. Clubs events for all needs. Public Toilets.
- Location near National Park.
- Long history of a market town and still like that with the busy high street and farmer market
- Lovely town with lots of facilities on your doorstep.
- My husband and I moved to Steyning in January 2018 from West Wickham in Kent. Everyday we appreciate how lucky we are to live in such a unique historic town. Unique because of its history, it's architecture, it's beauty and it's community. It is uniquely placed in the South Downs National Park, an area of outstanding beauty and home to protected species.
- One of the few genuine market towns left in Sussex
- Parts are within the South Downs National Park. Many beautiful historic buildings
- Point A. Point B
- Rural setting Surrounded by a National Park Good High Street Excellent library Good community spirit Excellent sports and arts facilities and participation
- Sense of community, varied interest groups, location at foot of S Downs, quality independent shops on High Street, small enough to not have to use a car day-to-day, schools available in the town, swimming pool, plenty of access to open spaces. Not too far from major urban areas.
- Size of the high street and variety on the high street unique for a place of this size. Facilities - leisure centre, health centre etc good for place of this size
- Small community feel which is lovely to be apart of. The amazing South Downs and views we have in steyning is so great. I walk every day on the downs with my dog. The nature and wildlife present. Not overcrowded which is nice when you live in a small town.
- Small town but lots going on. Variety of interests served within the town. Vibrant high street (although recently affected by wide retail issues and car parking payments)
- South downs Friendly town atmosphere
- Steyning combines an ancient historical centre with a thriving wider community. The High Street has many independent businesses We have a State Boarding School and a marvellous Museum which shows the unique history of the area.
- Steyning has a great history and yet has a complete and functioning social community.
- Steyning is a beautiful medieval town surrounded by the beautiful downs. Inspite of a lot of house development all around the town, it has managed to maintain its character and the view of the downs from the high street has not been impeded. The old medieval buildings are well maintained.
- Steyning is a great local hub serving the wider rural community of the South Downs area. The school, leisure centre and town high street are a key part of making Steyning unique.
- Steyning is a lovely rural town with beautiful countryside.

- Steyning is unique because of its history and the fact we have a number of very old buildings. The inhabitants are very friendly and welcoming. Good schools. A great farmers market.
- Steyning is unique in that it is a market town with direct access to the South Downs and has developed infrastructure for the largest school and boarding facility in the county, modern health and leisure centre. Steyning has a unique historic significance with its high street and St Cuthmans church.
- Steyning is very special because it is a very historic town that has so much to offer its residents and visitors. The by-pass has helped to retain a calmer atmosphere than Storrington and Henfield. It has huge unfulfilled tourism potential because of its strategic location adjacent to the protected South Downs National Park, South Downs Way, and sporting and outdoor adventure options.
- Strong sense of community. Facilities for a wide variety of ages and huge range of tastes To date not overstressed in terms of the number of residents Superb location at the foot of the South Downs with a village atmosphere but with easy access to Brighton, London good beaches and fantastic countryside.
- Stunning countryside/environment and views of the Downs. Historic town with considerable heritage.
- That it's grown to its maximum size & that no further development of new homes is welcome
- The architecture of the High Street and Church Street.
- The astonishing community spirit that prevails The hard work of the Steyning Society
- The beautiful, landscape, the diversity of wildlife. The people of Steyning all seem to value how fortunate we are to live in a beautiful part of the country. The beautiful walks available without having to drive anywhere. The views of the Downs. The wealth of old protected buildings. The farmland, and footpaths. Individual and unique shops.
- The beauty and setting amongst the downs. A quiet unspoilt village with excellent community facilities
- The community feel Safety Low crime rates Beautiful scenery Lovely parks
- The dramatic Setting against the South Downs.
- The fact that we have an effective by-pass! Which might seem to be a strange feature but is nonetheless a very important one. Our famously attractive medieval Steyning occupies a delightful location, nestling under the northern slopes of the South Downs, as do a number of other Sussex villages and towns but none are so well protected from the increasing volume of traffic on our roads as Steyning. The by-pass has enabled Steyning to maintain a "village" feel where it is possible for residents to feel comfortable when shopping or socialising in the High Street and for tourists to enjoy visiting the many features which the town has to offer.
- The historic buildings. The rural setting. The by-pass. The community spirit. The Steyning festival.
- The historical aspects of Steyning, the local niche shops, the strong community bond between all residents and local events.
- The history of Steyning, Steyning FC, Steyning leisure centre, rifle range ,the cricket field's amazing views, Upper & Lower Horseshoe ,the Bostal , the amazing author; Julia Donaldson & the Bookshop.
- The History,the Downs close by and open spaces. The friendly people are unique.
- The lovely birds. The community atmosphere.
- The mix of the community which is not driven by commuters nor by the g'n t brigade but is made up of all ages and professions. The school brings a welcome youthfulness to the town and contributes in keeping the High Street shops well used as so many people move through the town each day. We have fantastic community spirit with a large U3A and lots of

recreational clubs to join, without mentioning all the facilities of the leisure centre. We have maintained the historic focus of the town and incorporated it into our lives. The children here live with tradition and often don't even realise it. It is a living breathing centre not the stultifying antique shop parade of Petworth and Arundel.

- The size of Steyning (small town) makes it ideal to form good communities. The High Street with independent shops form an important hub. The schools catering for all age groups are an extremely valuable resource. The South Downs National Park and Steyning Downland Scheme are wonderful. All the clubs and societies.
- The thriving High Street, the location amid the South Downs, and the rural feel - something that could very easily be destroyed by insensitive development or road traffic management works.
- The town of Steyning is so beautiful and so attractive to live and work in and to visit because the South Downs National Park (SDNP) is next to much of the built up boundary. The SDNP around Steyning is vital to the continuing prosperity of the town. The history, heritage and beauty of the town and the surrounding national park are the main reasons that people like to live and work here and why so many visitors from near and far come to the town. There are standard Housing Needs Assessment calculations that often allocate large numbers of houses for towns. Steyning has environmental and planning constraints due to its proximity to the South Downs National Park and the River Adur Flood Plain. The South Downs National Park Authority (SDNPA) is not subject to the same level of housing allocation as other local authorities because it is a national park and the land within the park has been included in the park to protect it from development. New housing in the SDNP around Steyning should not be allowed. In the past, planning applications for developments in the SDNP around Steyning have been rejected because building in some of the Park would set a precedent leading to building in the SDNP all around Steyning. Being able to step out of Steyning's built up area straight into the National Park is one of the aspects of living in Steyning most prized by residents.
- The very close knit and friendly community, the views of the downs from every angle of Steyning as you approach by road or walking. Being able to walk on to the downs easily.
- The very wide range of facilities and activities available to residents of all ages. The comprehensive facilities include :- The Health Centre, dentists, Police Station, Fire Station, Grammar School, children's playgrounds, library, churches, Leisure Centre, Swimming Pool, Memorial Playing Field, The Steyning Centre and 3 car parks. A wide range of shops in the vibrant High Street including a bank, Post Office, supermarket, Sussex Produce shop, butcher, fishmonger, bakers, pet shops, newsagent, hardware shop, bookshop and the monthly Farmers Market. A variety of pubs, cafes and restaurants. Outdoor and sporting activities are plentiful. These include football, cricket tennis, bowls and athletics, rambling, swimming, and rugby. Easy access to the South Downs walking trails including the Upper and Lower Horseshow walks, the South Downs Way or simply "walking the dog" in the playing fields and open spaces of Steyning. There are also a huge number of social clubs and activities available which are listed in the excellent monthly Your Steyning magazine.
- Thriving high street surrounded by the downs. A memorial playing field/village green which is flexible and genuinely for the community. As the parish website states there is plenty to do in Steyning.
- Unspoilt town with amazing community spirit and fantastic views
- View of open countryside from High Street The MPF views and tranquillity The fact that the limit of the Town and abrupt change to open countryside at Mouse Lane has been almost unchanged for 600 years Historic Buildings and conservation area Great Leisure Centre Complex Urban sprawl is very limited with open space in every direction - like a ship in an ocean of tranquillity. Strong social bonds - a community

- Views of the Downs, thriving high street with independent shops, farmers market, strong community with groups and support systems, caring community, health centre, sports centre, artistic community, community events, greening project
- we have a by-pass but have a major parking problem in the high street. Good local shops.
- We live in Brighton, but love Steyning - it has retained a charm that it's neighbours Storrington & Shoreham are losing at a rapid rate. It has a uniquely busy high street for a village, with practical shops. It isn't a tourist trap, which is why we frequently prefer to shop there, especially on Farmers Market day. Parking is cheap and easily available. Please don't change it's lovely rustic atmosphere by adding ugly housing estates. More importantly, do NOT build on our beautiful South Downs National Park. The South East should not have to bear the brunt of extra housing. The ribbon of land next to the Brighton coast railway line has already been destroyed, additionally, the decision to build more housing and an IKEA near Shoreham Airport is totally ludicrous, it will mean traffic will need to avoid the A27 and instead it will block the roads surrounding Steyning & Bramber. In the long term this could result in the A283 enlarged to cope with this traffic - so, even further loss of habitat. Yet another estate will be unsightly and ruin the view of the downland from the High Street. Stop destroying our precious environment, stop eradicating our precious wildlife. Just stop using Sussex as a dumping ground! Enough.. is ENOUGH!
- well balanced community - generally facilities i.e. schools, doctors, shops etc. meet community needs
- Wonderful countryside walks and fantastic scenery on our doorstep, enhanced by the great work of Steyning Downland scheme.
- You can get great countryside views

Q. Write in below everything you like about our town It could be anything, people, places, the weather... whatever you really like about Steyning.

- Two parks for children . Memorial Field . Independent shops in the high street . Amount of open public spaces; upper and lower horse shoe and surrounding land, the river, the old train line etc . Rhyme and time is free and runs throughout school holidays. . Non drive through town although traffic appears to be increasing
- All the points listed in the previous section - 1) Its position - close to the sea and the South Downs 2) Its peaceful nature with the many opportunities to walk on green spaces around the town. 3) The views of the surrounding countryside and Downs. 4) The variety of wildlife that can be found. 5) Survival of one medieval boundary of the town 6) AONB designation and National Park status of surrounding countryside 7) Supportive community spirit plus - Steyning is a vibrant town with many activities and groups to join. To have the variety of shops in the High Street and also the peacefulness of the Downs a walk away is very attractive and valuable.
- Steyning is a beautiful medieval village at the heart of the town surrounded by a National Park. Steyning has avoided some of the worst housing developments that took place in the 1960s and 1970s and it is crucial the architectural integrity of Steyning is maintained.
- Friendly people, good walking, architecture, library.
- The surrounding countryside Friendly community
- the lovely high street, it's historic buildings and friendly atmosphere. The views of the Downs and countryside
- The current blend of old and new nestled in the adur valley and surrounded by open and lovely scenery. In particular the Roundhill protecting the town from the south westerlies
- School, the useful shops in the High Street, connection and location within the countryside

- Being able to walk from the town and within a few minutes be on the South Downs in beautiful and quiet countryside. It's a busy place for those who wish to engage in its many societies and clubs. "
- School Close to Brighton Countryside Local events
- variety of shops picturesque houses
- Shops, houses, pubs, facilities, leisure, countryside, South Downs
- The closeness & beauty of the Downs. Flourishing clubs & activities(sport, culture, gardening, education, gastro., etc etc) No large multiple retailers. Good old fashioned pubs Seeing the visitors appreciating all this.
- All shops are individual and had a special atmosphere. The Coop is the only one of a chain but even that has a special feel as the staff are friendly and helpful Great community events like May Fayre, Christmas market,monthly farmers market and biannual Steyning Festival. Good sporting facilities Good bus service at reasonable times. Having a good school in Steyning with boarders which adds to the diversity
- Friendly Well governed by Parish Council Excellent retail shops
- the community spirit and shops to cater for every day needs apart everyday banking facilities which is a major concern
- Sense of community, high street, rural location, sports facilities,
- Green space, easy access to countryside without taking the car. Yoga classes with Rebecca at the Methodist church. Steyning tea rooms, friendly community.
- Small town environment.
- Size, the fact that it is bypassed so not a huge amount of traffic. Location at foot of the Downs and close to large towns for shopping and entertainment
- Because of the bi pass it's a place people come to not drive through. The community feel The downland The cycle track The steyning downland scheme, lots of local clubs and societies
- Community feel Football club Cricket club
- Nice people, historic buildings, good safe community atmosphere, lovely nearby countryside, feels rural not urban
- All of the things that are unique + Community feel - lots of clubs, societies and the Memorial Playing Field Friendly town Events eg Christmas fair & festival
- Sense of community
- Attractive High Street with predominantly independent shops and numerous historic buildings, plethora of local clubs & societies, easy access to South Downs national park 7 countryside, good schools, excellent leisure centre & swimming pool, good modern health centre + our local first responder volunteers, youth centres & youth work retained due to funding by parish council, neighbourhood wardens, close proximity to Brighton & the coast.
- The views and access to the national park.
- What's not to like about Steyning! I particularly value: - the fantastic walks right on our doorstep. Within five minutes stroll from the High Street you can be in the Downs. - the green spaces dotted around the town, and bordering us on all sides. - the buzzing community, with all it's schools, societies, clubs, festivals and interest groups. - the fact that the High Street is still in business, if only just. It is great to be able to do most of your shopping locally. - the care that's been taken to preserve our historic buildings in the town centre. - the fact that there are still bus services to draw on (if only just)
- Location on edge of South Downs, yet close to Gatwick People Shops Weather
- Open spaces. Cricket field. Good facilities. Steyning festival. Sence of community. Easy access to Downs. Good shops.
- All that you said above and much more. It is a beautiful town with long long heritage. We must look after it and protect the beauty around. Infill with building but not take the PROTECTED land it is protected for a reason. Keep within the historic boundary.

- The mix of ages. The high street amenities. The proximity of beautiful countryside with easy access to The Southdowns. The richness of wildlife surrounding the town.
- I like it because it is relatively small town and as such developments such as Bayards field proposal are completely wrong and would set a prescedent and begin the creep of housing sprawl and all that comes with it including stress on an already stretched infrastructure. It has a great high street It is in a beautiful setting including the memorial playing field, bostal, river adur and many more It has many facilities, clubs and a sense of community that you dont get in larger towns. It is small enough that you get to know people It has a bypass It has nor been ruined by being overbuilt like Shoreham
- It is a great small town with a full range of facilities schools, GP's, Leisure Centre, Pubs, Art clubs, sports facilities, a thriving high street without too much traffic, and a beautiful natural environment enveloping it.
- I think I've replied to that. After 24 years I feel very passionate about what I regard as my home.
- Town centre and open spaces to walk the dog.
- Being situated in the SE, the weather is the best in the UK. People are very friendly and seem to be a very happy lot.
- Buildings, the rise of the Downs and the clock tower chiming
- Beautiful historic buildings Green open spaces such as The Memorial Field, Clays Field and Fletchers Croft A large number of community societies and clubs Easy access to counry walks The people are so welcoming and so inclusive Easy access to the library, museum, health centre, dentists and leisure centre.
- I love that Steyning has the amenities of a town, but feels like a village. I love the rural 'villagey' atmosphere, the beautiful buildings and stunning view of the Downs. I love the friendliness and the sense of community and neighbourliness. I love all the many events that go on in the town %00 the Country Fayre, the Christmas Fair, the Farmer's Markets, all the many community clubs and interest groups %00 it really is a vibrant, thriving community. I think the Steyning Festival is fantastic, the way it brings everyone together, young and old. I like the fact that we have so many schools here, which means the town is full of young people. I like the mix of ages and different types of people. I think our high street is brilliant %00 we have a good mix of lovely shops, cafe's, restaurants and pubs %00 something for everyone. Most of all, I feel very privileged to be living in such a beautiful place, surrounded by stunning countryside and being part of such a lovely community.
- Having a high-street that is full of businesses run by local people for local people and the community that comes with that.
- I like the available sports facilities and the open spaces.
- Small friendly, historic market town . Lovely old buildings, over 100 of which are listed. So important not to destroy their setting ie particularly the view from the High St to trees in the National Park. Something which should be protected: don't build on Bayards it is still an area of outstanding natural beauty.
- Friendliness of all those that live in the town, plus all those items mentioned to question 1!
- Community spirit. By the South Downs. Individual shops. Steyning centre. Health centre. Town is clean, tidy, and well kept.
- Location
- Community, plenty to do, its history, good shops, good buses and wonderful museum
- The community, numerous local groups to join. Lots of green space to enjoy with the dogs.
- It's a sweeping statement but we can honestly say, everything! What's not to like? It's history, it's architecture, it's culture, it's people, it's sense of community. It's a vibrant little town with many clubs and societies, it's inclusive and interesting. What a pleasant change

to see small, independent shops rather than the usual retail chains. It's an individual place which should be preserved and bettered not dumbed down by same old, same old.

- Sense of community
- Peace
- The surrounding countryside The Downs Accessibility to the seaside Nice people (mainly!) Good shops Excellent leisure centre and library
- friends, people who like similar things to me, weather as good as anywhere in the south of the UK, the range of tea shops and bakeries, the farmers market, the swimming pool and leisure facilities, the bookshop and library, the location close to the sea, the Downs, the river and the countryside. I like the fact that it isn't too big, and that it looks nice for visitors.
- River, woodland, hills etc
- Rural. Friendly. Picturesque. Good facilities
- Lovely little town beautiful walking and horseriding
- I love the beauty of Steyning, both natural and man made. Its situation nestling beneath the Downs is perfect and a haven for wildlife and walkers alike. The people are very welcoming and there are above 40 different clubs and societies which suit every possible interest. Lots more could be said...
- Great History Self contained community
- The beautiful downs so close and accessible The character of the town with the medieval buildings. The friendly people. The many activity groups available.
- Proximity to both the sea and the downs. The outdoor ambience of our rural community and the ability to enjoy so much of our natural surroundings. By and large the residents are very friendly and welcoming and there is a wide variety of interest groups and clubs to keep the feeling of community vibrant
- Steyning is very fortunate to have a large number of volunteer groups and a pro active parish council always striving to improve the facilities and activities for all ages of people within the community.
- I like the people and the area. Easy access to the Downs.
- Direct access to the South Downs with close proximity to the High Street.
- Steyning is not just a town but a parish that encompasses beautiful countryside and walks. The town has very attractive buildings and open spaces that must be protected within the conservation area. It has a wide range of shops and businesses that must be encouraged to remain within the town.
- It's independent shops selling local produce. Friendly atmosphere Excellent Health Centre that is probably the envy of many outside the area Great historical buildings unspoilt by newer developments Well maintained town that is always a pleasure to go into
- Discrete town/village environment - no suburban sprawl. Excellent range of shops, clubs and societies Low crime with little evidence of vandalism and loutish behaviour.
- That it's grown to its maximum size & that no further development of new homes is welcome
- Its semi-rural setting and proximity to the Southdowns National Park and the resorts of Worthing and Brighton. Its schools, medical centre and library.
- The facilities that are available eg the Good Neighbours scheme. The amount of music that goes on in the town and all the other clubs and societies, something for everyone. The medical services
- The people, are friendly and interested in keeping the town and it's amenities. The Downs. Lack of serious crime. Good schools. Enormous amount of local clubs for sport and hobbies. The wild life and unspoilt countryside
- The setting, the shops, the leisure facilities, the library, the Steyning Festival
- Good range of shops Good facilities such as leisure centre, football club, tennis club Country feel

- The remarkable number of activities which are available locally to the residents of all ages and walks of life. Just look at the number of societies and clubs which advertise their presence at the bi-annual "Steyning Showcase" and the number of activities which take place in the Memorial Playing Field. As a result of all this activity it is difficult for anybody to feel excluded from the warmth and welcome of this vivacious town.
- Compact town centre with historic buildings AND a good range of shops and services, plus school, Health Centre, Library, Museum, Swimming Pool, Steyning Centre etc all within walking distance. Many activities for members of the community. The Southdowns National Park on the western edge of the town for recreation for all ages.
- Everything there is, the shops, the people, the buildings, the great schools, the local events, the access routes along the south downs way. It's got plenty going on without feeling like you're stuck in a overcrowded and traffic heavy town. The weather is better this side of the downs too!
- The road plan of Steyning , & EVERYTHING that was in the last one ; [what's unique about Steyning.
- As stated the friendly atmosphere and local shops who welcome you.
- Our location at the foot of the South Downs is everything in Steyning. Watching the change of the seasons on the Downs, expecting the rain as the mist descends and the Downs become invisible. I love the friendly, casual nature of the shop people in the town, all casual acquaintances to pass the time of day with. The womb like support of Steyning has helped through some difficult times.
- The High Street The South Downs. The Steyning Centre The Leisure Centre The Health Centre The Library The Schools The mix of young people, families and older people. The vibrancy a mixed population brings to a town.
- See previous answer
- Unlike many other small towns Steyning is busy with people throughout the day, every day. It is not just a commuter town. It has a variety shops that enable residents from Steyning and the surrounding towns and villages to access all of their shopping needs without travelling to the bigger shopping centres nearby. It has other facilities such as schools and the leisure centre and an excellent variety of clubs and societies that enable residents of all ages to get involved in hobbies and to meet other residents. Steyning is fortunate to have a bypass so that through traffic avoids the town centre. It is a short journey to Brighton, Worthing and Horsham to use the facilities there. Most of all I like the countryside and the SDNPA around Steyning. Ramblers, dog walkers, cyclists and horse riders can access the countryside and, particularly, the SDNP within minutes of their homes. The SDNPA so close to the town and this is what makes Steyning so special compared to other towns in the area.
- The people are friendly. Lovely mixture of shops in the hughstreet. The views of the downs and being able to get on to the south downsway really easily.
- For starters, the wide range of facilities noted in the previous question "What is unique about Steyning ?" The proximity, easy access and views of the South Downs from all points in Steyning including from the High Street itself, is a major benefit which needs to be preserved and enhanced. Both residents and visitors are friendly and sociable which is greatly assisted by the relaxed ambience of the town. Because of the by-pass, Steyning High street is not choked with through traffic like Storrington although the High Street still takes a fair amount of traffic. Steyning's location in West Sussex is a great benefit, speaking as one recently relocated from London. Attractive towns like Brighton, Worthing, Arundel, Lewes and Chichester are relatively easily accessible by car and public transport.
- People Downs Memorial Playing Field
- Local people are so friendly

- All the things in previous question
- views of the downs, farmers market, caring community groups, plenty of community events and societies, library, sports centre, friendly atmosphere, well maintained historic buildings
- It is big enough to be friendly and small enough to have most of our day to day requirements covered.
- We love it's the varied architecture, the beautiful scenery of the South Downs, the friendly, practical, independent shops, the excellent Farmers Market, old fashioned pubs, reasonable parking, tranquility. It's just a lovely small town... please don't enlarge it any further!
- small(ish) stable community in beautiful location adjacent to the South Downs National Park, sites of special scientific interest and well managed farm land
- It setting in the South Downs. Good community feel with things like the Festival, Steyning FC.
- It's an nice calming place after being in Worthing or Brighton all day.
- It is quieter due to bypass, it is in a lovely position close to the South Downs and the coast, plenty of green open spaces which we need to protect, a thriving high street, health centre, large secondary school, community mini bus, well run local events such as the Food and Drink festival, the Steyning festival, monthly farmers market and excellent community spirit.

Q. This last question is where we would like you to use your imagination. What's Steyning missing and where is it missing? Or simply what would be good things to add to Steyning to make it an even better place to live? List as many as possible.

- . More parking wardens to prevent double side parking in the high street creating a build up of unnecessary traffic. Perhaps double yellow line one side of the road? . Baby groups (messy play etc) other than Rhyme and time . A play round about in one of the children's parks . A pushchair accessible tea shops in town that sells good quality food reasonably priced. . A walking guide of local walks . More local eaters to space their tables out so you don't feel crammed in. . A local spa and sauna . More advertising on the community groups that exist . A Spaniel walking group
- Designated nature trails 2) The railway link! 3) Traffic calming measures on the Horsham Road into and out of Steyning. Narrow pavement with speeding cars plus buses and coaches trying to pass makes a pedestrian feel very vulnerable. 4) Policing of parked cars on yellow line in the High St is woefully inadequate, resulting in frequent traffic jams.
- The only thing that would improve Steyning is the current empty shops being used by businesses where there is a real demand for the products. More excellent outlets like Sussex Produce so a good fishmonger for example and less Estate Agents. Steyning definitely does not need any more housing.
- Facilities for the younger generation.
- Different options for shopping e.g more than one supermarket Affordable housing for first time buyers
- Currently the pond, wildlife and full access at Clays Field. It was a lovely place to go but now sadly overgrown and pond virtually filled in so little or no wildlife. This was a Steyning treasure and I feel should somehow be made safe from development for the people of Steyning. I feel the people of Steyning should be consulted to see if we can raise the necessary funds to secure and maintain it for our future generations.
- Very few opportunities for work, in danger of becoming a dormitory town. Needs some local industry to prevent people having to travel away, which leads to congestion at peak times

- More useful shops in the High Street - i.e. decent hardware shop that can cater for cyclists, motorists etc. There are lots of 'brown field' sites to increase housing stock within the boundaries of the town, however Planning Policy etc seems to restrict and hold these back.
- "Nothing significant since it is a great place to live and long may it stay that way."
- Lack of Variety of shops on high st, currently too many estate agents and charity shops. Too many empty shops, parking needs to revert back to free. No coffee shops/cafe that is children friendly, no take aways, limited food wise.
- OK as it is
- Better restaurants
- Social housing (ie secure, low cost, rental homes). A Parish Council that understands that the future of Steyning lies in the beauty of its setting which attracts visitors, tourists, walkers, - and residents - who will spend and support the town. PS you have 2 replies from this email address. We are 2 people (G & J Gordon) but share the email. Please contact if proof needed!
- Poor communication with the District Council for example with regard to parking restrictions, causing resentment and affecting some of the shops, whose staff were penalised with no redress. It is a shame we have lost some of the specialist shops that have been replaced by charity shops presumably because the rates are so high.
- Skate Park for children Communal website for all clubs, societies to list village activities
- A friendly bank service
- Better pubs required. Cycle paths.
- Improved transport links especially to Horsham. A Waitrose or Sainsbury's, co op is limited and expensive. Another cashpoint.
- More facilities for young people. Cleaner environment..no litter ...no dog mess!
- Cheaper housing - everywhere Decent shopping - in the high street Better policing - everywhere
- I love cycling and wish the cycle track was surfaced better I.e. tarred not just gravel which is often skiddy. This is an underused resource and if it was better surfaced it could be more used for commuting to work. Mainly though it would attract more tourists who want to use the long distance track as part of a cycling holiday. Also I would very much like to see that small part of the river bank which has caused so much heated debate made into a bridleway not just a footpath for pedestrians and wheelchairs. It is ridiculous to provide a route avoiding the main road which takes you what must be nearly a mile out of your way. For a recreational cyclist that's not an issue but a lot of people use the link as a commute and to give them the option of not crossing the road then making them cycle all that extra way is ridiculous! To be honest I have never seen a wheelchair use that river bank path although I've seen plenty near shoreham!
- Smaller homes for young people and downsizers which are designed so they cannot be extended A more direct bus route into Worthing or Brighton A station!
- More activities for young people (including Skateboard park) Incentivise more new independent businesses in the High Street so it continues to thrive More banks - community bank? Save the Post Office! Free parking
- Housing Sports facilities Facilitates for the young to keep them active
- Skate park on MPF as voted for by the majority of our residents in 2014. Affordable homes with priority for local individuals & families. More local provision of care/nursing homes. Downsize market homes for local elderly residents to free up under-utilised larger family homes. Re-balancing the local housing stock in favour of more small dwellings for singles & couples, with some restriction on future extensions & loft conversions.
- We lack: a large retail supermarket, a petrol station, low cost housing and leisure amenities specifically for the young. A connection to the main bus and train system is needed.

- Affordable housing to keep young families in the town, or to allow older residents to downsize but stay local. We don't need more executive estates. - A holistic green policy so all planning is done with the environment and climate in mind, not left to the market. This means insisting that any new housing is zero carbon, and adopting best practice in where houses are sited so wildlife is enhanced not displaced, and planning for the future, not replicating the status quo (e.g. electric cars and autonomous vehicles are coming soon - if we do it right, we won't need so much parking space in future) - Measures to increase the sustainability of High Street businesses, many of which are only just clinging on (not least the Post Office) - Better public transport links. I'm convinced that part of the reason buses are not used more is that they are too infrequent to take for granted. - Better connectivity of footpaths and cycle routes. The Downslink is great, but cycling West from here means dicing with death on the main road. - More facilities for teenagers - if not the skatepark, what else to keep youngsters entertained, exercised and productively engaged?
- Good restaurants, especially for evening. Good public transport links.
- More things for young people to do. Outdoor exercise equipment in park. Cash machines.
- A youth area, cafe or youth club, maybe in the steyning centre? Better bus service. Easier parking, more free parking. Council that listens to the community. More open and transparent. Keeping the residence informed better. Community spirit and working together to protect our community and town.
- Attention paid to the pavements to enable easier access to the towns facilities such as levelling and lowering pavements edges.
- We need to have a vibrant high street and provide more great shops without the blight of senseless double parking in the high street.
- An electronic noticeboard telling residents and tourist/visitors whats on in Steyning Traffic calming through the town No parking in the high street Free parking in car parks which would be better for business and residents
- Housing is expensive, there isn't enough smaller cheaper accommodation or enough social/affordable housing. Public transport is limited, a train station would be a huge plus. The A283 from the Beeding roundabout through to Wiston could do with speed restriction to make access onto it safer and crossing it on foot/bike safer.
- it needs more for teenagers, so they don't hang around in the bus shelters intimidating people also at the cricket field.
- No one thing as we have many and are very lucky. But we cannot grow without spoiling the whole nature of the town. To build on sweetlands field would completely change that end of the town and cause congestion and chaos and wrong for National Park.
- More restaurants are needed and a better range of younger generation shops. A high quality business centre to launch small office based enterprises.
- Reduction in cars as parking lots are too full and so are some of the side streets. Also too many shops are unfortunately closing down.
- It's friendly atmosphere of years gone by and lack of hooliganism
- To be twinned with a small town in France Speed cameras on the by-pass A shoe shop A slightly larger supermarket maybe a Waitrose.....but not too big to detract from the high street which needs to be preserved at all cost Free car parking An excellent restaurant A full time bank
- This is difficult to answer because I think Steyning is pretty great already! I guess I would say, in terms of our Community Plan, most important for me would be to know that our Downland setting and National Park land are going to be protected for future generations and not placed under threat of development (which the last Neighbourhood Plan did).
- A stakepark
- A cinema, A go kart track, A water sports centre. More young people

- More social housing for the young of the village; but not so that it spoils the wonderful views or landscape. Somewhere less obtrusive ie across the bypass.
- Parking is a problem in all towns and Steyning is no exception. The only real answer is to ensure no further new houses are built and increase parking facilities somehow. To impose strict building planning to ensure all buildings compliment the existing stock. Several house extensions and new builds are not in keeping with the older properties and look dreadful.
- More private shops and restaurant's. More regular public transport covering more locations. More shared ownership/age exclusive (such as Fairs field). Affordable young family housing.
- Affordable homes. Leisure activities for children and teenagers. Decent tarmac on roads. Free parking.
- better signs for visitors and tourists and tourist information. Pavements need better maintenance for walking. A shop for shoe repairs/requirements and batteries for watches. dry cleaner that was large items such as duvets etc.
- Well maintained footpaths including signage. More restaurants and bistros. Good quality free parking.
- Another dental practice - NHS and Private
- Enforcement of parking restrictions in the high street
- more peace
- A Community theatre/ arts venue
- Sort out parking problems - stop people parking on the High Street and inappropriately on Church Street and blocking through traffic from flowing freely. More encouragement needed for people NOT to drive to the High Street to do their shopping - walk or cycle as Steyning is not big and everyone should be able to walk/cycle rather than use their car. Bus service from Steyning to anywhere else isn't great. Need a good shoe shop!! Steyning needs affordable housing so younger people will stay here, but I don't want the town to spread to the other side of the bypass, or to the fields opposite the Leisure Centre owned by Wiston Estate. Infill development should always be first choice. A proper bank in the High Street again would be nice. I'd love Co-op to change the range of foods they stock to cut down on plastics, reintroduce paper bags for loose fruit and veg, and get rid of the aisles of fizzy drinks and junk food. They should be working towards making Steyning healthier!
- Train line and ethnic restaurants.
- If you add too many more things then it will change in character and not be unique. Need to preserve what it has and not change it into suburbia.
- Lack of facilities for youngsters Lack of competitive shops
- It would be nice to have better public transport and a station would be wonderful. More genuine social housing is an obvious need.
- Traffic in the High Street can be detrimental More established paths and protected areas
- A better selection of shops. There are too many empty shops, too many expensive clothes shops and too many estate agents. There needs to be more shops selling local items and a larger selection of restaurants/café's e.g. A restaurant focussing more on vegetarian food. More bins for dog's mess. There needs to be more control of dog owners.
- The high street is suffering from the wider impact of online retailing and needs investment and support from local businesses to encourage local spending. We need to build more affordable properties and encourage local young people to stay in the community rather than have to move away to get on the property ladder. We need investment in housing, business and infrastructure to support that development.
- A skatepark Improvements to the equipment in the play areas A community meeting place like the hub in upper beeding for all ages of the community
- More street lighting as some of the twittens are very dark. Can anything be done about the parking charges? I have heard quite a few grumbles from visitors who would like to spend

the day in Steyning but the parking puts them off. More affordable housing for our young people.

- An organised transport plan to include: Coach park Bus route Tourism centre School access Downs link High street parking
 - Firstly at the moment there doesn't seem to be a paper version of this survey and therefore that bars a large section of our community from commenting. That could lead to a biased sense of what Steyning needs. Since Steyning has unmet tourism demand it needs a small tourist office, resident and visitor friendly car parking, and more visitor accommodation. Consideration should be given to the schools and health centre installing two storey parking to take their cars off the streets. We need less empty business premises and less charity shops and more thriving businesses whether they be restaurants or other employers. A small technology park would help invigorate the town and provide further employment. Steyning should not be allowed to become a place where houses are built simply for those new residents to jump in their cars to go to work elsewhere creating more pollution and traffic jams. Infrastructure, such as the existing schools, health centre and parking are currently insufficient, and new infrastructure must be part of any plan and cannot just be left to developers to provide. Some housing will be required for an expanding population for young adults and the elderly but they should be truly affordable whether to purchase or to rent. Local builders should be actively involved in the management and construction of housing projects since that would provide local employment and help support our local businesses that national developers would certainly not provide to the same degree. Above all the whole community must be involved in this project at every stage and that must include a number of open events to discuss any controversial issues before the six week consultation period.
 - The return of at least one full time banking facility Another cash point Protection in terms of further housing development that will put too much strain on the current facilities Shoe and watch repair outlet
 - Little surprised that there aren't more nice places to eat in the town... Restaurants seem to come and go, so assume that there might be some financial reason why they can't make a go of it... Not sure if there's anything that can be done to help the local businesses. Traffic congestion on the High St can be a bit of a nightmare - often due to irresponsible/illegal parking. Difficult to think of where additional parking might be provided, but certainly don't want any more houses/cars in the town, otherwise you might imagine that gridlock would be a regular occurrence... which would be catastrophic for the small businesses in town.
 - Train station
 - Affordable housing for younger residents including social housing Development of the schools to cope with the projected growth of the town including demolition of the 'temporary' classrooms at the Grammar School. The long promised skate park
 - The absence of banks in the high street "useful " shops ie a good butchers and a craft suppliers. Free parking and litter picking
 - Facilities for young people. Pressure on parking, congestion in the high street when people park both sides. I would like to see some styles replaced with kissing gates(much easier for the elderly or disabled to negotiate) Speed restrictions in Mouse Lane and Horsham Rd by the Grammar school to 20 mph. As pavement so narrow or absent in Mouse Lane.
 - I love it as it is.
 - Banks Parking in high street Bad traffic control through high street
-
- I must admit to having difficulty answering this question as we seem to have everything that we need. However perhaps there is something. The Steyning Grammar School, the Health Centre and our car parks are all at, or slightly above their comfortable capacity and therefore the Steering Group needs to make sure that the acceptance of the fact there is a

limit to the number of new residents which the town can reasonably support is not missing from their deliberations. Can I add that I am delighted that the declared aim of the Plan is to "ensure that the town develops in line with the wishes and needs of its residents" as there was definitely a sense of "we know best" from the previous Steering Group. I hope that the new team will receive a strong response from the local population which will enable them to achieve their objective of producing a plan which honestly reflects the wishes of the majority of residents. I hope that the main thrust of the new Steering Group's considerations will be aimed at the improvement of the infrastructure of the town and that they will not be diverted by placing too much emphasis on residential development which may well be satisfied by our neighbouring Parishes, all of which rely on Steyning for the provision of essential services, such as education, health, leisure and shopping.

- Effective control of casual parking in the High Street often leading to congestion. One of the positive features about Steyning is that very little does seem to be missing - but the challenge in preparing a Community Plan is making sure that anything that is added to Steyning does not make it a worse place to live. For example more housing might overload some of the services and any housing development within the National Park would be unwelcome.
- More space for older children, like a skate park and maybe a soft play area for younger ones. It needs better transport links, with reduced bus services, the elderly that rely on these services have struggled to get to hospital appointments etc when they haven't turned up. Affordable housing options, for those looking to get on the property ladder who live in Steyning, it's almost impossible to find property at affordable prices within the limits of the help to buy gov. Scheme. Free parking. Reassurance of protection of the grey green spaces Steyning offers.
- A car wash A car garage An expansion to Steyning C.P so we can build more houses on it. Something like Ropetackle A square - for the market An Ice Cream Parlour A friendly town A bigger library More hotels . A pizzeria . An expansion to the River Adur so there is cargo ships sailing up the river to a docks . Then Steyning Parish Council would get rich enough to buy a fountain & expand the town itself. A mine for the same reason . A Chinese Takeaway. A fountain , less money for houses; EG: £900 approximately .
- Better bus service to Worthing. Free parking to encourage visitors to the village.
- I suppose the big difficulty is the absence of low cost housing to keep local young people in the community.
- Better public transport is needed, particularly for young people. Need more one and two bedroom accommodation to allow old people to downsize and enable young people to have first homes. These should be mixed age group developments and not solely for people over a certain age. Steyning also needs more three and four bedroom family homes.
- Sorry, nothing.
- It's very unfortunate that most of Steyning's original low rent local authority housing has been sold. Like many places in the country with high housing costs there is a need for more affordable housing for rental and purchase for the young and elderly. More housing for older residents to downsize to would free up larger houses for families that have outgrown medium sized houses and this would also allow residents in smaller houses to move to existing medium sized houses when they need to. Two or three small developments like the recent Fairs Field in Charlton Street allow this to happen. Any other housing should be limited in scale and away from the SDNP on land near the bypass like other towns. Steyning does not need new large housing estates and the results of the SWAB questionnaire in 2014 show that the large majority of Steyning residents agree.
- To not have anymore estates added to the village because the shortage of parking for residents, people who work in the high street and visitors. Always trouble parking in the street of the high st for residents. To limit the street parking on the high street with double

parking in the main high street road it is always tricky getting through the high st especially around the co-op area.

- The benefits Steyning gains from the proximity of green fields and the South Downs are possibly not as fully appreciated as they ought to be and tend to be taken for granted. The South Downs National Park should be seen as sacrosanct and only minimal development allowed which is necessary to preserve the park for future generations. Preservation of green space within and around Steyning should be protected. It is also evident that the Steyning Health Centre, Steyning Grammar School and other services and facilities have become overstretched. It seems clear that the town has reached it's limit in the number of residents and infrastructure it can support and further housing development should be avoided.
- A better, that is a more frequent bus service. But I accept that this is a market town and would not seek to alter it for my own ends. Please do not use this section to justify building a skateboard park in the memorial playing field - the matter has been debated and closed.
- I'm afraid I can't think of anything at this moment in time ,as I've only lived here for 8 months so it's perfect to me
- Not much. Why is there no option for leave well alone? Employment opportunities are limited More school places More capacity at Leisure Centre
- more regular bus service otherwise I wouldn't change anything
- Like it just as it is.
- If we could move away from Brighton, we'd love to move to Steyning - but would never consider a new housing estate, at whatever cost. So we can't really say what it's missing (apart from the wonderful Garlic Wood butcher's shop which closed recently). It's also a shame the chemist closed in the High St.!
- Car Parking. generally plenty of space in both main car parks but adjacent roads full of cars parked by all day workers and casual shoppers because they are free (no charges). Imposition of car parking charges by HDC: disgraceful decision.
- Free parking. Addition of parking fees has clogged up surrounding roads near the High St with poor parking.
- Steyning need more things to do for young children.
- Free car parking would help. A post office collection office. A better bus service.
- Remove parking charges on high street it's causing traffic mahem with illegal parking and reducing footfall to shops.

How we will need your help – 2nd way to get involved:

2. THE VISION FOR STEYNING

Based upon comments and feedback on an initial Survey Questionnaire, the following DRAFT Vision Statement has been produced for the Parish. This vision statement is intended to provide a focus to the neighbourhood planning process and shape the Plan Objectives.

Please consider the statements below and if you wish, comment in broad terms on the vision and let us know if we have missed anything of importance. Please submit any feedback to the email address; hello@steyningcommunityplan.co.uk or hand in hard copies at the Parish Office at Fletcher's Croft or at the Steyning Post Office.

DRAFT VISION STATEMENT

	Steyning's rural setting is exceptional. It will remain well connected through a network of footpaths, tweens and bridleways and be a gateway to the South Downs National Park and Adur Valley.
	Its heritage will be preserved and enhanced so that it continues to be a great place to live, learn, work and visit
	Housing growth will meet the needs of the local community, will be well designed, promoting environmental efficiency, and take account of demand on infrastructure
	Business development will provide innovative future employment, complementing existing work opportunities, with a fast and efficient internet connection for home and agile working. The High Street will prosper, providing shopping opportunities for local people as well as being a draw for visitors.
	Transport links to Steyning will be effective with future development favouring walking and cycling within the town.
	Art, culture, leisure, and sport will remain hallmarks of the town. A variety of venues will support festivals and community events, and green spaces will be preserved for sport and leisure activity

Your comments:



STEYNING COMMUNITY PLAN

A vision for the future

The Steyning Community Plan

As you may know, Steyning Parish Council has begun the process of producing a neighbourhood plan, the Steyning Community Plan (SCP), the purpose of which is to ensure that the town develops in line with the wishes and needs of its residents of all ages. **Please take a few moments to read through this document** and then follow one of the ways to tell us your views and ideas for the future of the town.

The Call for Sites

To help assess future needs, the SCP Steering Group would like to hear from landowners and agents of land within the parish who may be interested in applying for future development permission. This exercise will not in itself decide whether a site would be allocated for development nor will it commit the proposer(s) to apply for planning consent, but it will enable the Steering Group to better understand how future needs might be met by the available land. If you would like a site(s) to be considered for development we would be pleased to hear from you. The site(s) need not be in your ownership if you have a responsibility for managing it/them and they can be proposals for a wide range of development uses. (Please note that by submitting the details of a site you are agreeing that Steyning Parish Council can make those details public).

Please contact us, by 1st March 2019:
hello@steyningcommunityplan.co.uk

Clerk of Steyning Parish Council, John Fullbrook, Steyning Centre, Fletcher's Croft, Steyning, West Sussex, BN44 3XZ

How the Plan will be developed – 5 Steps



Progress to date – December 2018 ✓ Completed ★ Work in Progress

- The Plan area has been agreed with Horsham District Council – to view the map area visit the Parish Council offices at the Steyning Centre
- Funding has been provided by SPC to begin community engagement events and produce publicity materials designed to encourage everyone to get involved. This maildrop leaflet is one example.
- The initial launch events took place at the September and November Farmers' Markets. Once the Steering Group has finalised a vision statement (see step 3 above) further events will take place to obtain your feedback.
- An initial **draft** vision statement and invitation to comment/get involved are included on page 4 of this leaflet. You can do so by going to the website www.steyningcommunityplan.co.uk or contacting the Steering Group via the Parish office at the address on the front page.

How we will need your help – 1st way to get involved:

1. COMMUNITY ENGAGEMENT

As the Plan develops we would value as much community engagement as possible. If you are interested in getting involved in one or more aspects of the Plan please tick (✓) the boxes and provide your contact details

Please submit your interest to the email address; hello@steyningcommunityplan.co.uk or hand in hard copies at the Parish Office at Fletcher's Croft or at the Steyning Post Office.

	COMMUNITY ENGAGEMENT	☐
	RURAL ENVIRONMENT	☐
	BUSINESS + ECONOMY	☐
	INFRASTRUCTURE + TRANSPORT	☐

Email:

Phone:



STEYNING COMMUNITY PLAN

A vision for the future

THE CALL FOR SITES

Background

A locally produced plan (often called a Neighbourhood Plan) is a way to help communities, residents and businesses influence the planning of the area in which they live and work. It can be used to:

- Develop a shared vision for the community
- Propose where new homes, shops, offices and other development should be built.
- Identify and protect important local green spaces.
- Influence what new buildings should look like.
- Ensure any developments link with the wider community, eg. footpaths, roads and cycleways

Steyning Parish Council is preparing the neighbourhood plan and has appointed a Steering Group to complete the process. To help assess future needs, the Steering Group is calling upon landowners, and agents of land within the parish for expressions of interest in applying for future development permission.

Why are we calling for sites?

This is an informal opportunity for landowners and developers to propose sites, within Steyning, for development. This exercise will

not in itself decide whether a site would be allocated for development nor will it commit the proposer(s) to applying for planning consent, but it will enable the Steering Group to better understand how future needs might be met by the available land.

If you would like a site(s) to be considered for development, we would be pleased to hear from you. The sites need not be in your ownership if you have a responsibility for managing them and they can be proposals for a wide range of development uses.

(Please note that by submitting the details of a site you are agreeing that Steyning Parish Council can make those details public).

We would like to hear from you, so please contact us by email; hello@steyningcommunityplan.co.uk or drop your letters of interest to:

The Clerk of Steyning Parish Council, John Fulbrook, Steyning Centre, Fletcher's Croft, Steyning, West Sussex, BN44 3XZ

Please let us have your recommended site before the 19th October 2018

Yours sincerely

**Steyning Community Plan
Steering Group Committee**

**Find out more: www.steyningcommunityplan.co.uk;
hello@steyningcommunityplan.co.uk**



STEYNING COMMUNITY PLAN

A vision for the future

Steyning Parish Council is pleased to announce that it is moving ahead with its new neighbourhood plan, known as the Steyning Community Plan.

The aim of the Steyning Community Plan (SCP) is to ensure that the town develops in line with the wishes and needs of its residents of all ages, and offers an exciting once-in-a-generation opportunity for the community to have its say in shaping the long-term future of the town.

The Plan will embrace the whole environment of Steyning including its historical heritage, transport & infrastructure, business & tourism, natural surroundings and future housing requirements.

The SCP Steering Group is holding a 'pop-up' community communication event at this month's Steyning's Farmers' Market. All are welcome to come and meet its members, chat more about the scope, vision & process of the SCP and to discuss what is important to the future of the town. Come and have your say and get involved!

Find out more: www.steyningcommunityplan.co.uk;
hello@steyningcommunityplan.co.uk

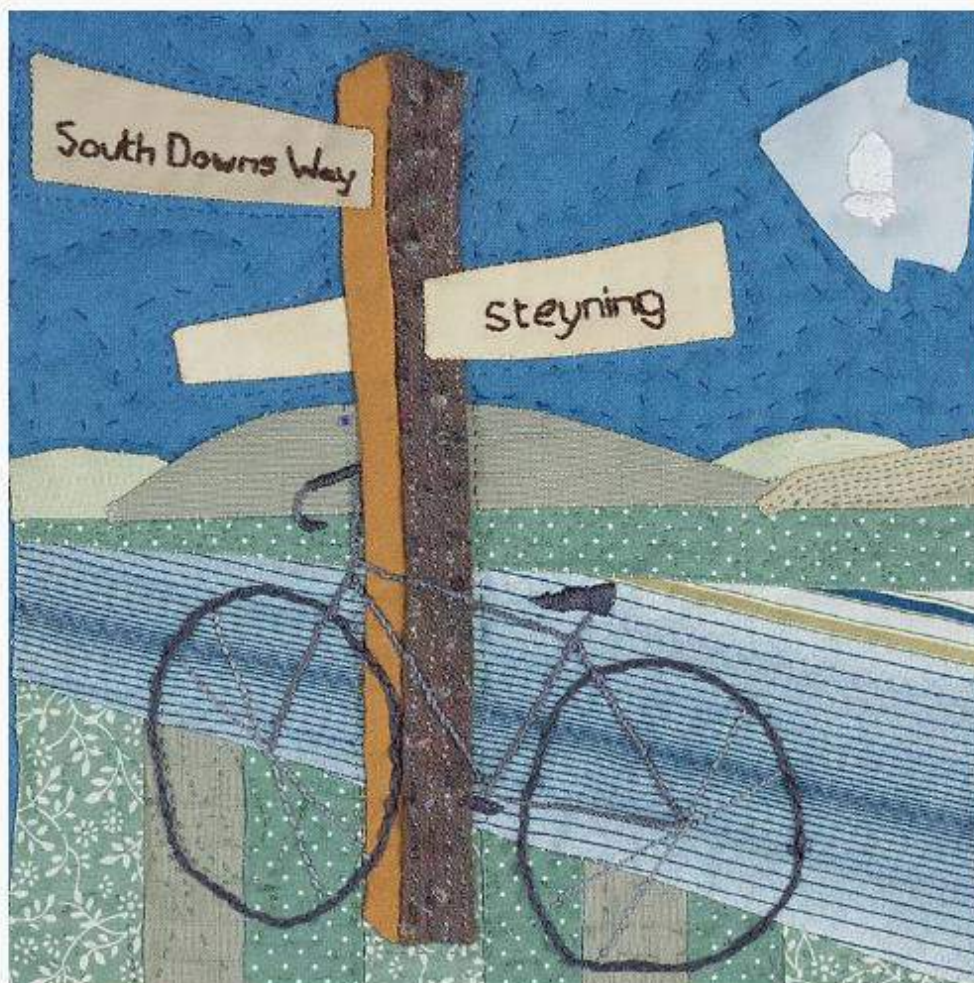
Nov 10, 2018

⋮

Get involved: Community Volunteers

We are seeking local volunteers to take part in initial community works along side the steering group. Please complete the form using the link below to register your interest.

Focus [Group - Register Your Interest](#)



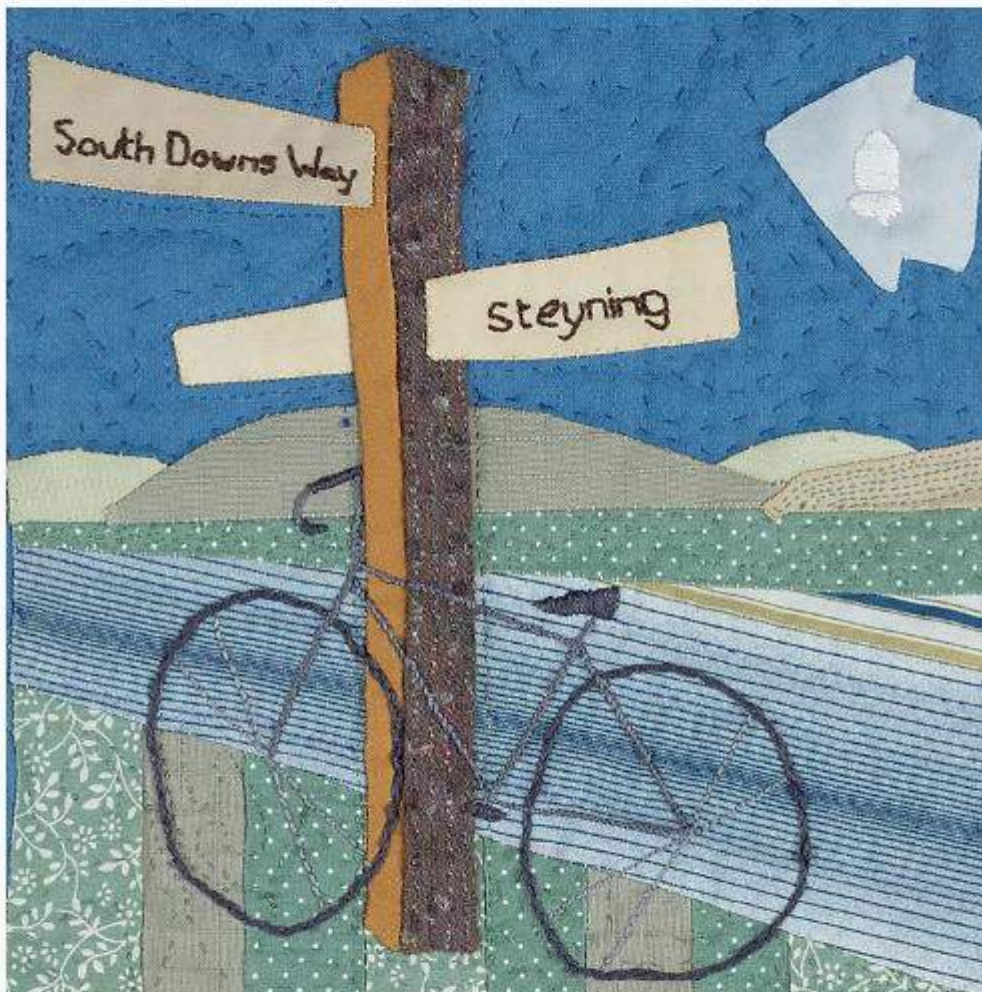
f t in e

Feb 28

⋮

Green Drinks – Shaping the Sussex countryside

Well done to members of the Steering G



roup for turning up the Green Drinks event last night. We are keen to involve as many local groups and members of the community as possible as we advance the NP. We would like to thank you for giving us the opportunity to engage with your group and hope more interaction between members will follow.

http://www.1010steyning.org/events/?doing_wp_cron=1551361517.6011068820953369140625

f t in e

Steypning Parish Council



The Steypning Centre, Fletcher's Croft, Steypning,
West Sussex, BN44 3XZ
For Sat Nav Use BN44 3YL

Telephone: 01903 812042

www.steyningpc.gov.uk

Published 8th May 2019

STEYNING NEIGHBOURHOOD PLAN STEERING GROUP

**MONDAY 20TH MAY AT 8 PM
AT THE STEYNING CENTRE,
FLETCHERS CROFT, STEYNING**

**WORKSHOP
OPEN TO THE PUBLIC**

SITE PROMOTERS EVENT

**INTRODUCED BY THE NP STEERING GROUP
CONSULTANTS**

**Please come along and listen to the aspirations and
opportunities proposed for local sites in Steypning**

**This is a workshop open to the public for the benefit of the community to listen to ideas
from promoters, and to observe the Steering groups Q & A session**



Parish Clerk: John Fullbrook
Deputy Clerk: Hazel Roxby

Email: clerk@steyningpc.gov.uk
Email: hazel.roxby@steyningpc.gov.uk



STEYNING COMMUNITY PLAN

A vision for the future

SITE PROMOTERS EVENT

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

Tonight's format



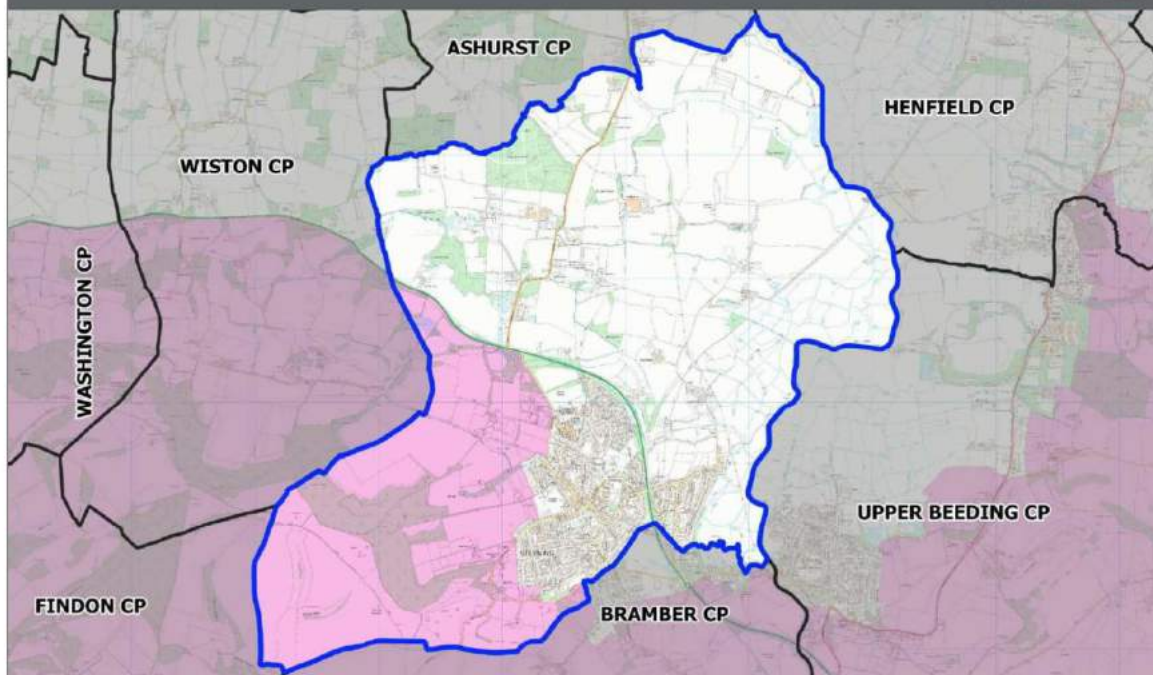
1. Welcome from Murray van der Poll, Vice Chair of the Neighbourhood Plan Steering Group
2. Overview from Squires Planning
 - a) Background to the plan & who is preparing it.
 - b) Neighbourhood Plan Vision
 - c) Housing Need
 - d) Call for Sites
3. Promoters Presentations & Q&A:
 - a) Land at Sweetland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

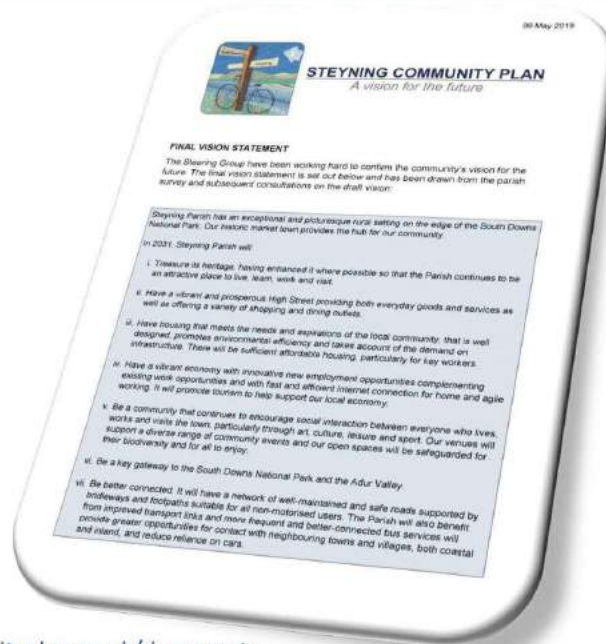


Who is preparing the plan?



- 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



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).’

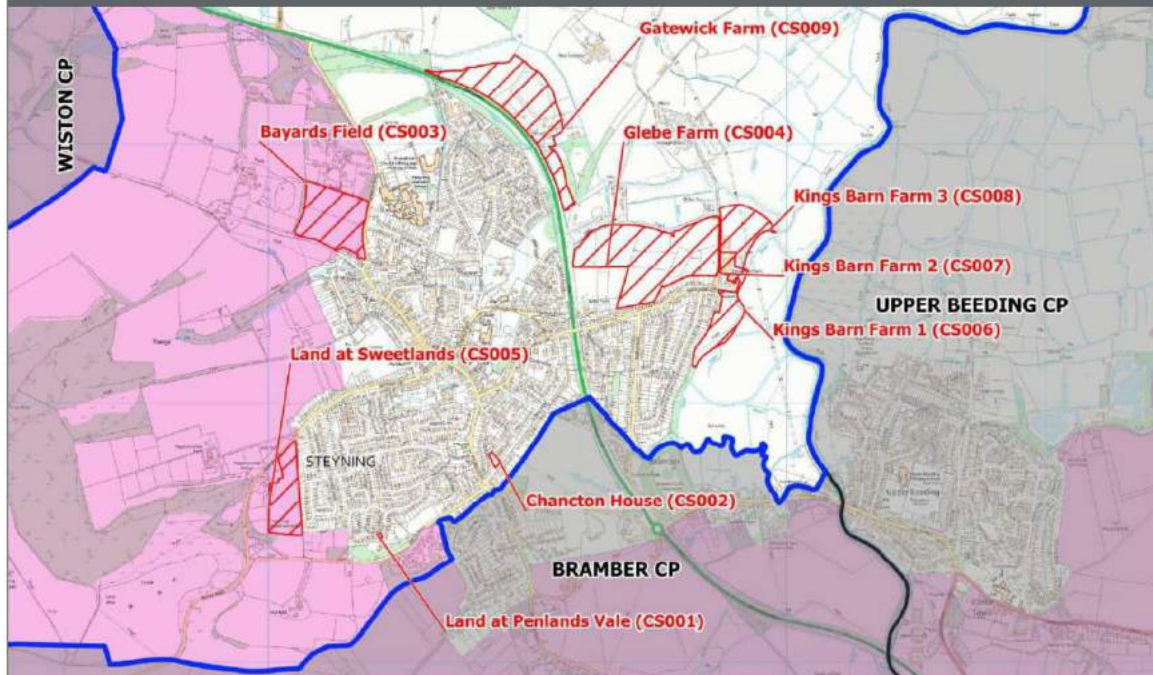


Call for Sites: Process

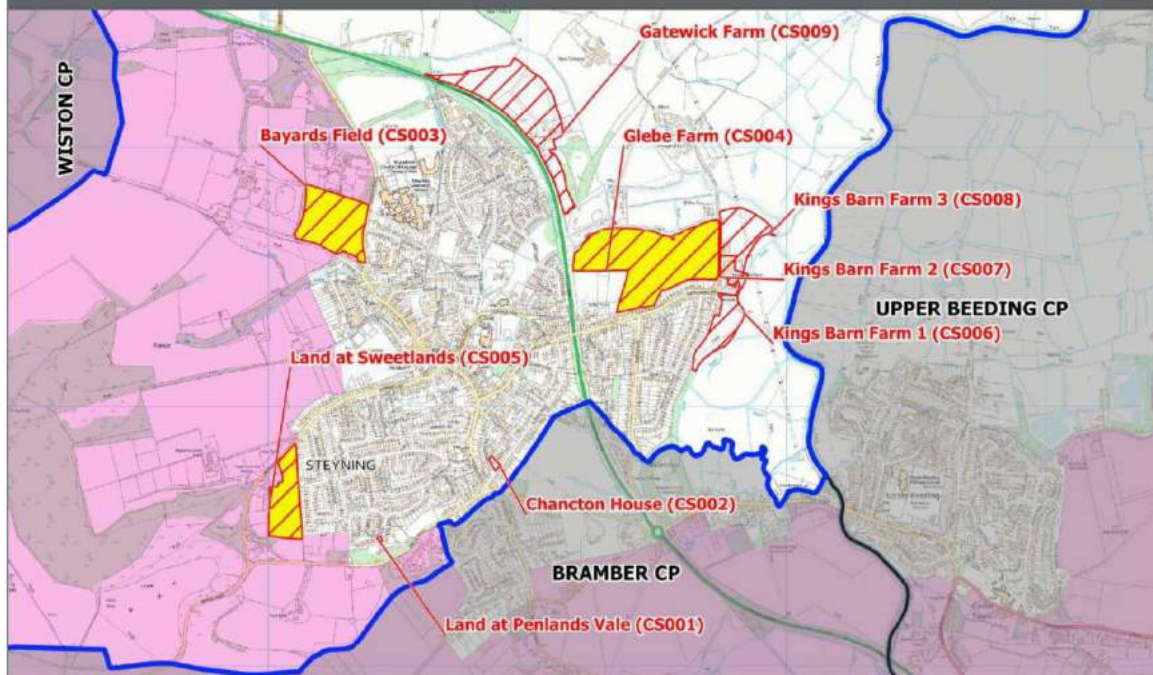


- In order to plan for our housing need, we invited landowners to let us know if land is available for development and provide some basic information by 1st May.
- Details of 9 land parcels were received. Some were not submitted previously to SWAB.
- Representatives for all land parcels all been invited 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

Landowner & Developer Aspirations

- 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;



CALA Homes

savills

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.



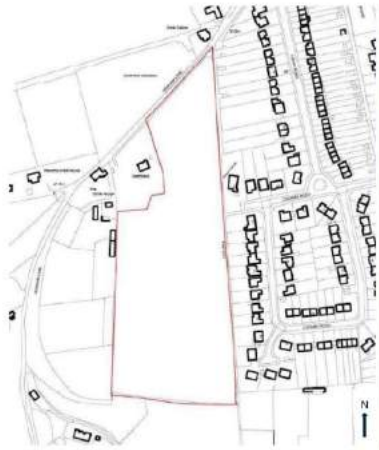
3

Steining Context

savills

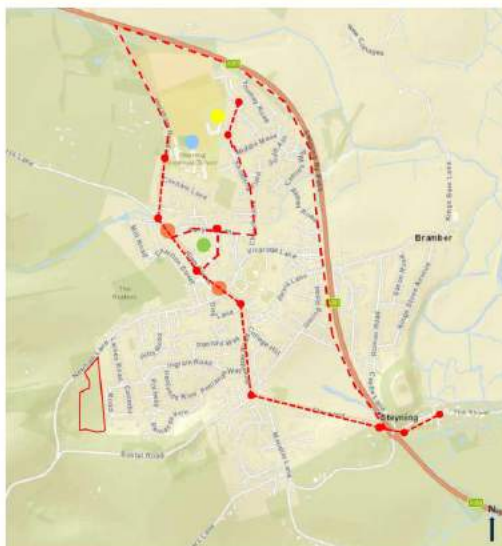


4



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

5



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

6

- 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;



7



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"

8



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

9

To deliver much needed local housing, unlocking community benefits and new open spaces. To deliver a development that respects the character and identity of Steyping 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;



10



Proposed Masterplan



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

savills



13



Benefits of the Scheme

savills

- 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;

14

- 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.

Thank You

CALA Homes



Next...

Bayards Field

Steyning Neighbourhood Plan

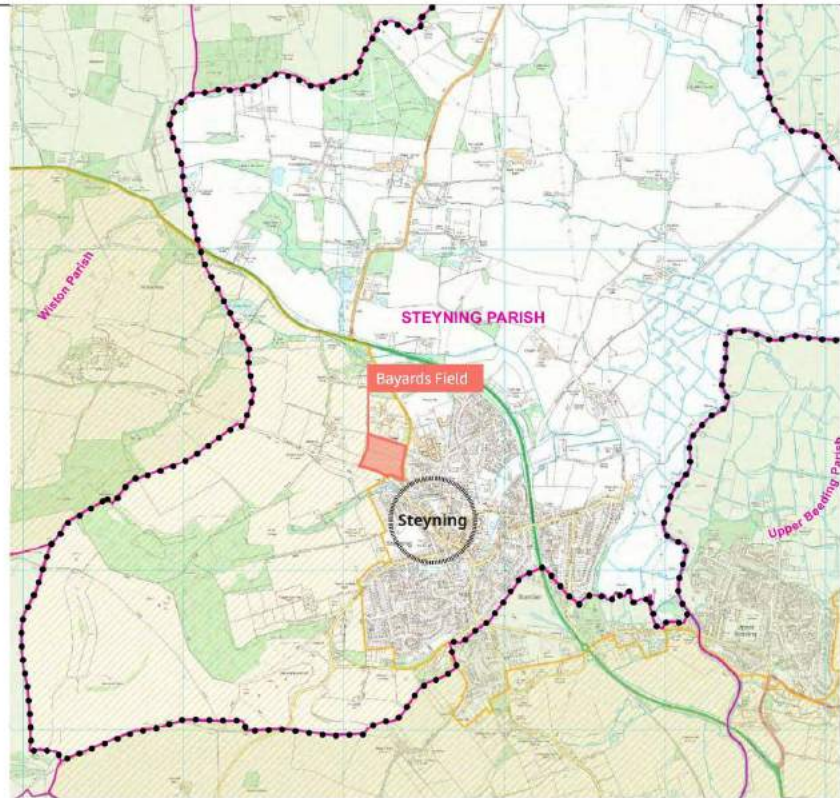
Bayards Field Wiston Estate

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



LIVEDIN

Steyning



LIVEDON

Horsham District Council map showing Steyning Parish Council - Neighbourhood Plan Area

2

Steyning High Street

High Street

LIVEDON



3

Steyning
High Street
Bayards Site



LIVEDON

4

Steyning
High Street
Bayards Site
Good Proximity



LIVEDON

5

**Steyning
High Street
Bayards Site
Good Proximity**

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

High Street

LIVED

6

**Steyning
High Street
Bayards Site
Good Proximity**

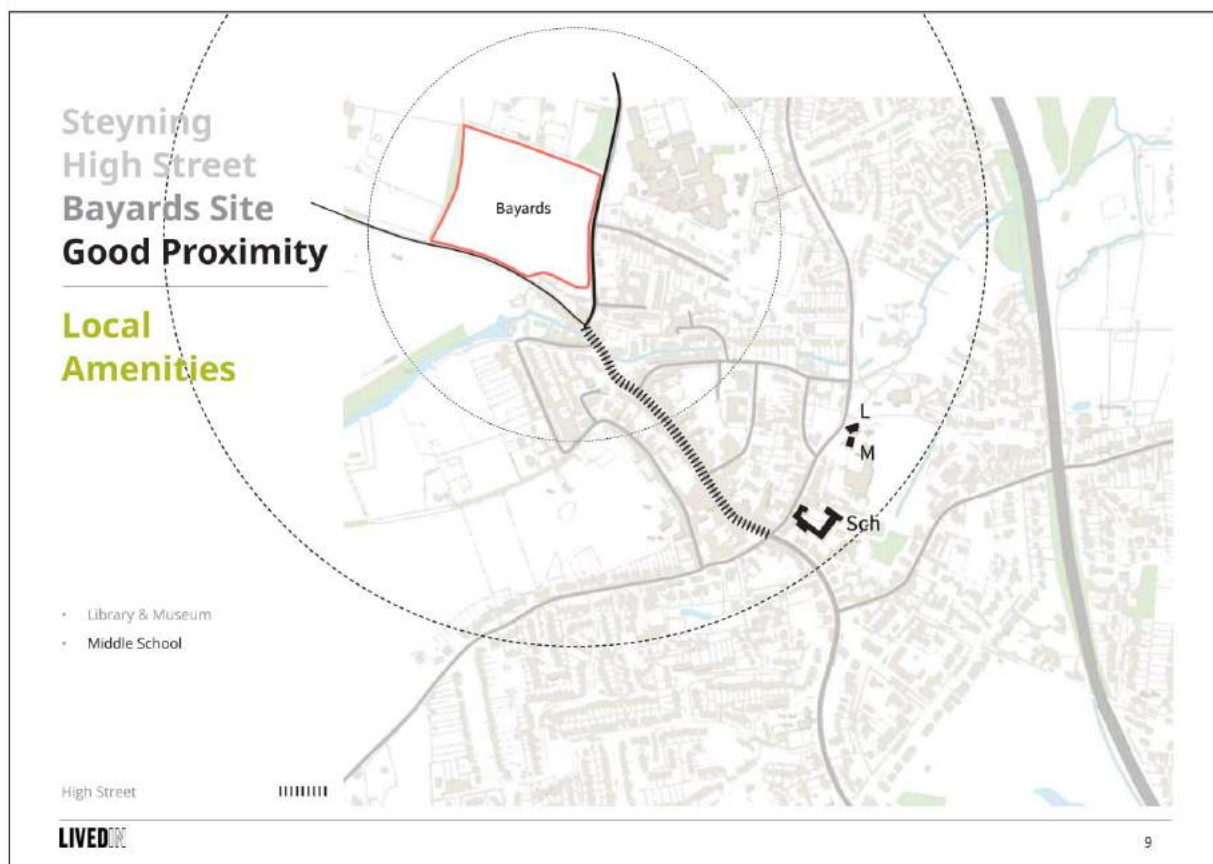
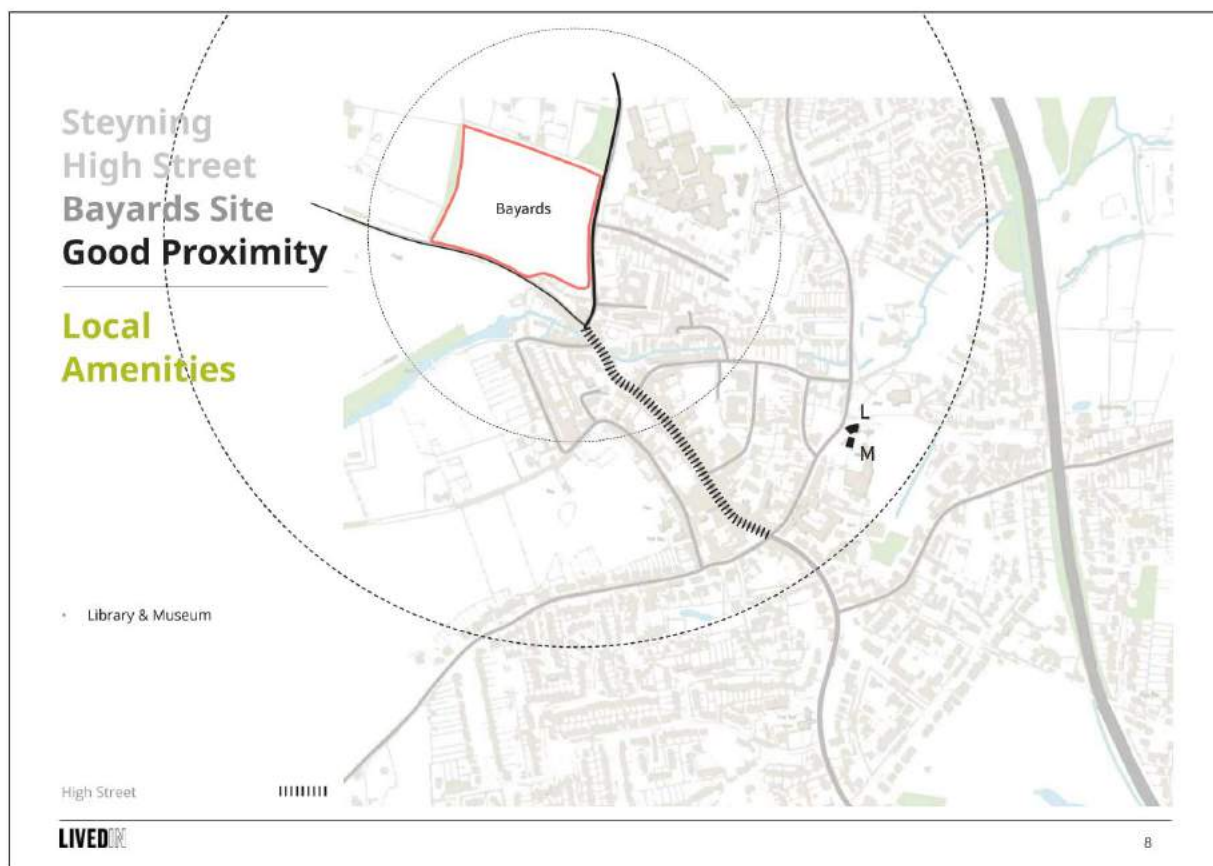
**The majority of
Steyning High
Street is within
5-10 minutes
walk.**

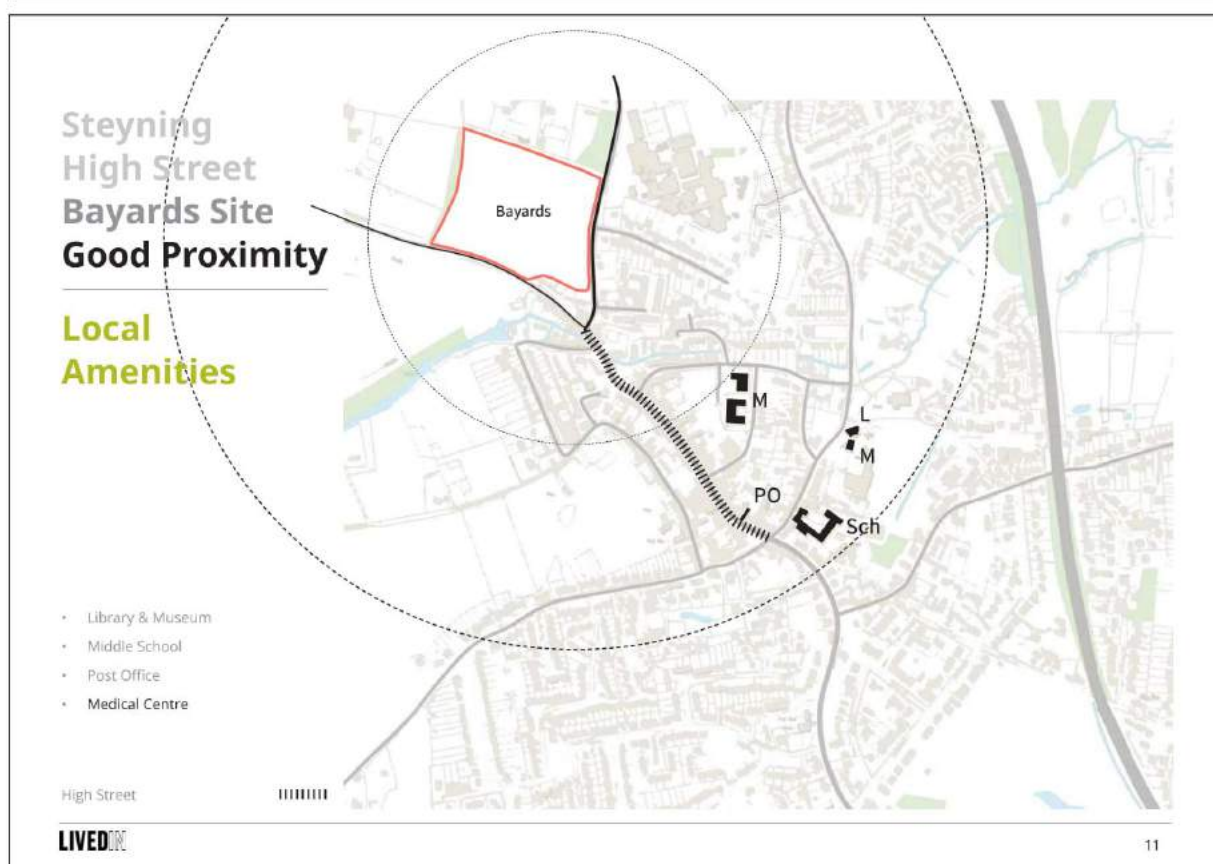
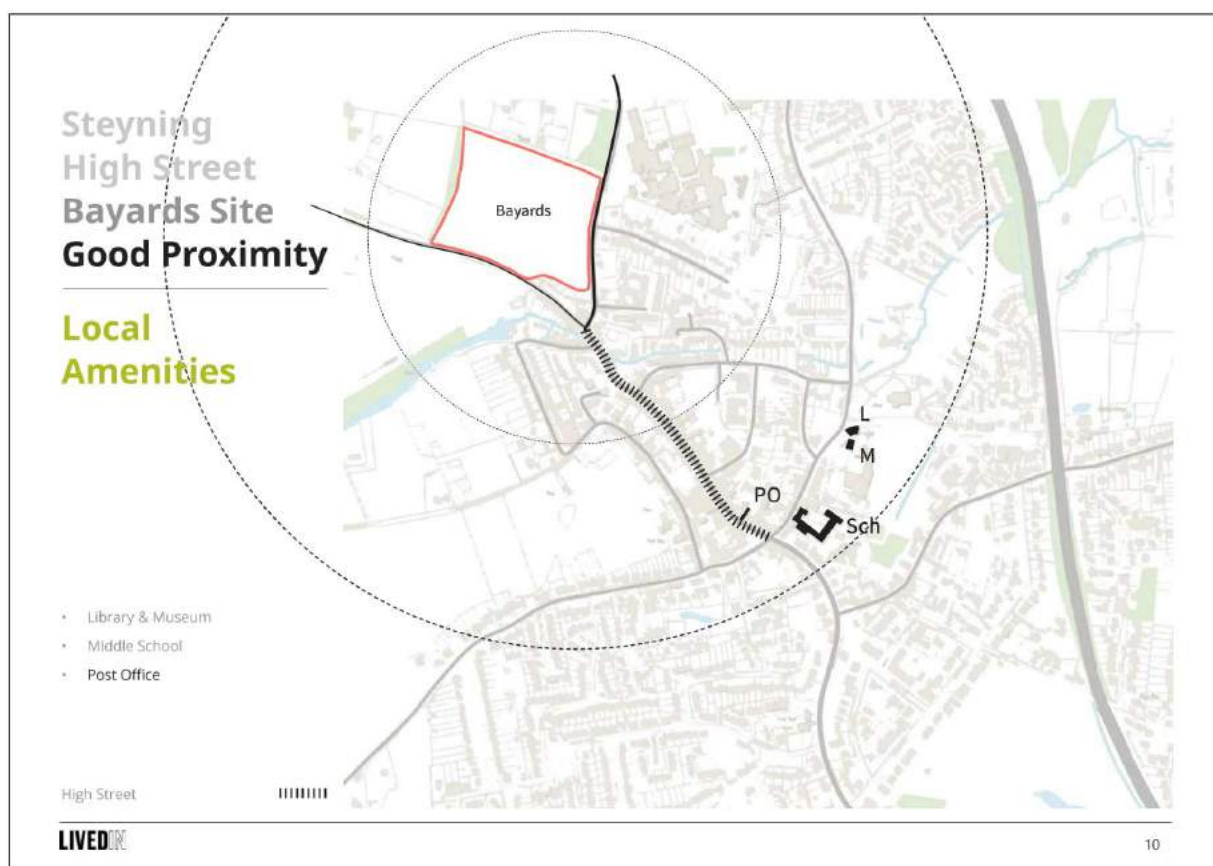
**Supporting a
Vibrant and
Proposerous
High Street**

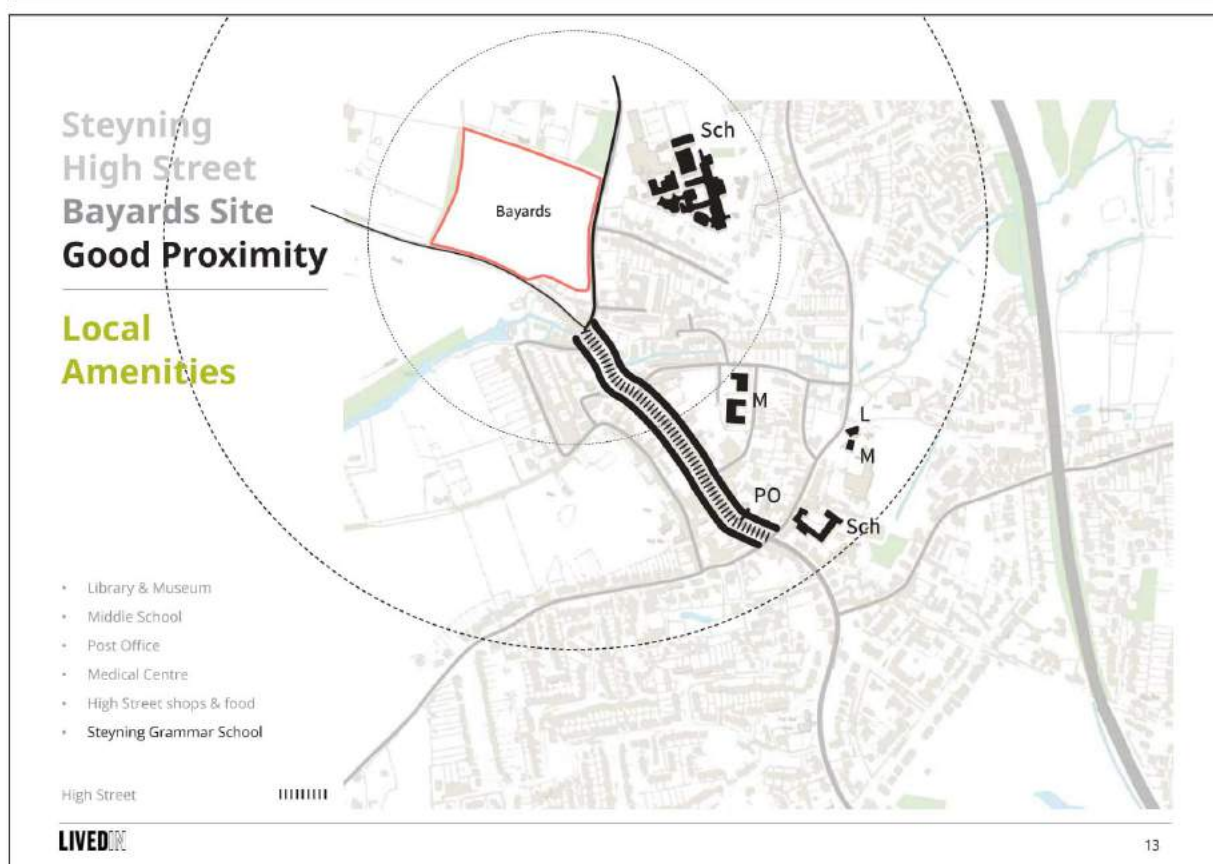
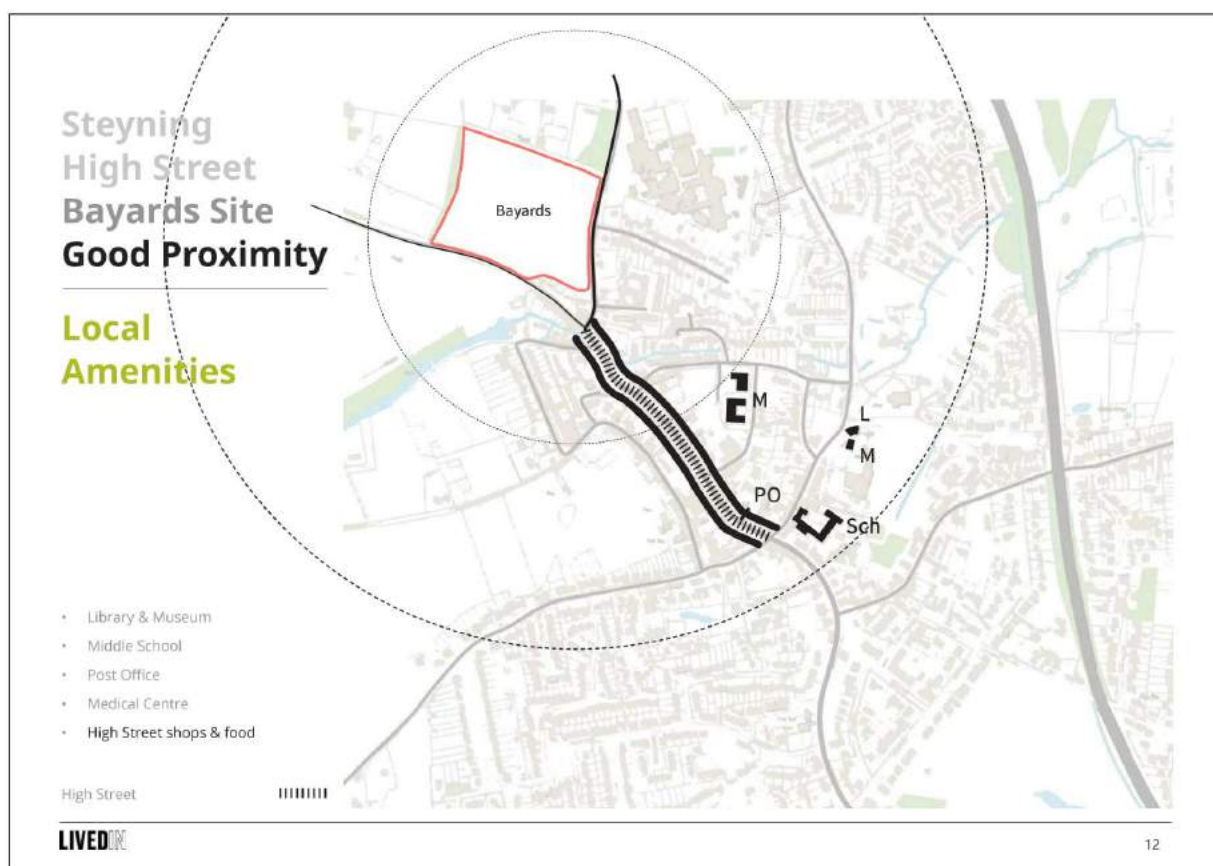
High Street

LIVED

7







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

High Street

LIVEDON

14

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

LIVEDON

15

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

LIVEDON

16

Steyning High Street Bayards Site Good Proximity

Local Amenities Public Services

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

High Street

LIVEDON

17

Steyning
High Street
Bayards Site
Good Proximity

Local
Amenities
Public Services
Footpaths



LIVEDON

18

Steyning
High Street
Bayards Site
Good Proximity

Local
Amenities
Public Services
Footpaths



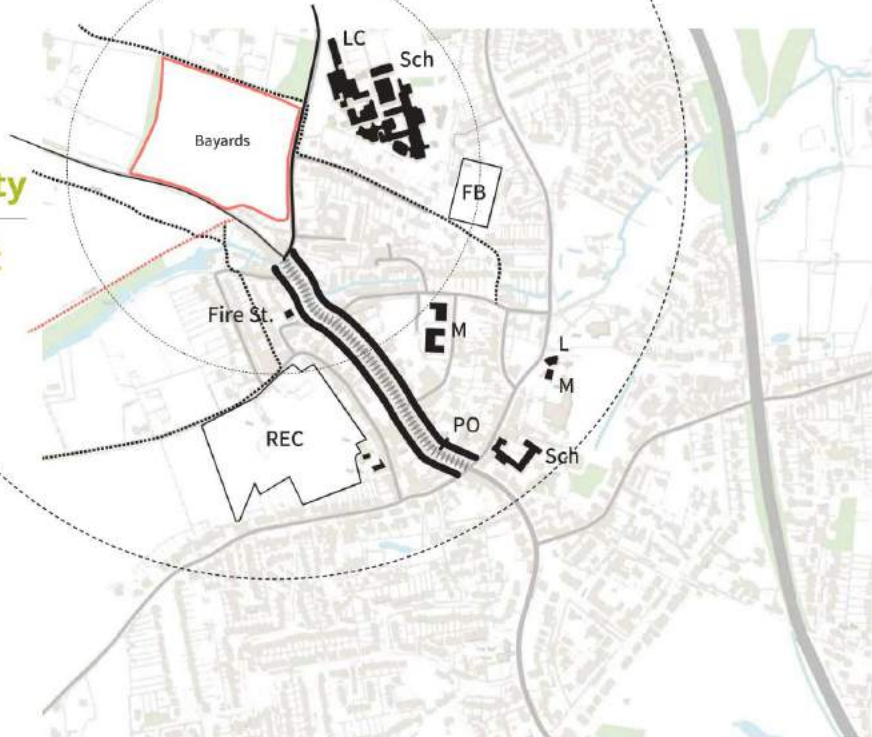
Permitted footpath under
the Steyning Downland
Scheme.

LIVEDON

19

Steyning
High Street
Bayards Site
Good Proximity
to High Street

encourages local
sustainable transport



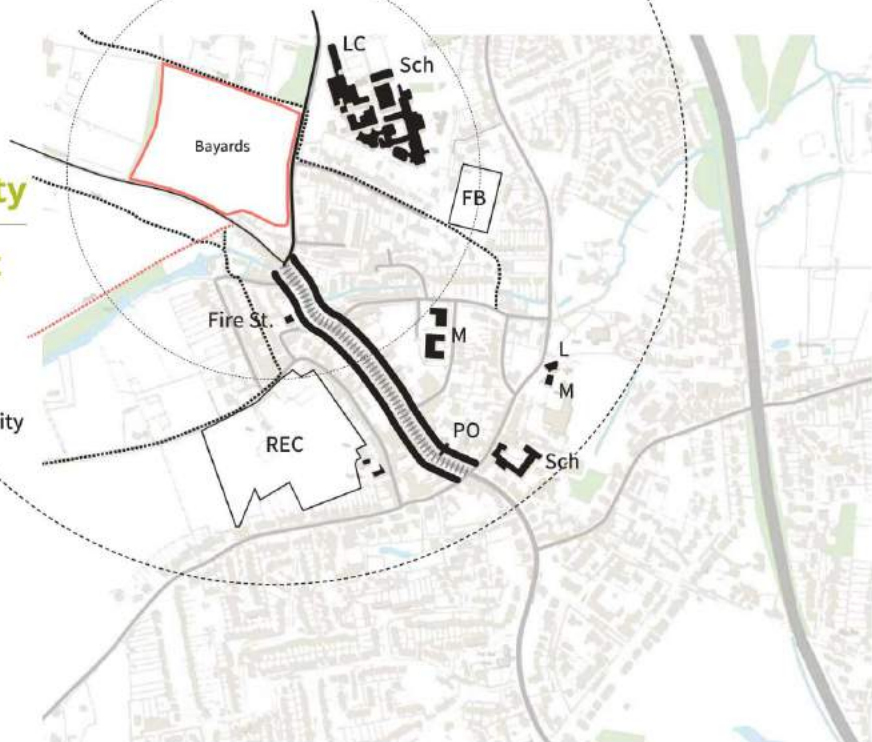
LIVEDON

20

Steyning
High Street
Bayards Site
Good Proximity
to High Street

encourages local
sustainable transport

good accessibility for
residents with less mobility



LIVEDON

21

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

LIVEDON

22

Steyning High Street Bayards Site Good Proximity

Supporting a Vibrant and Proposerous High Street



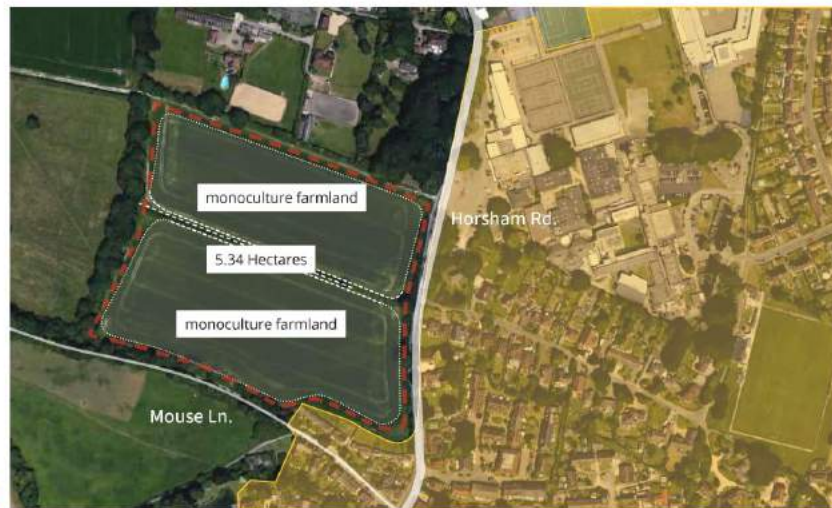
LIVEDON

23

Steyping 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

LIVEDON

24

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

LIVEDON

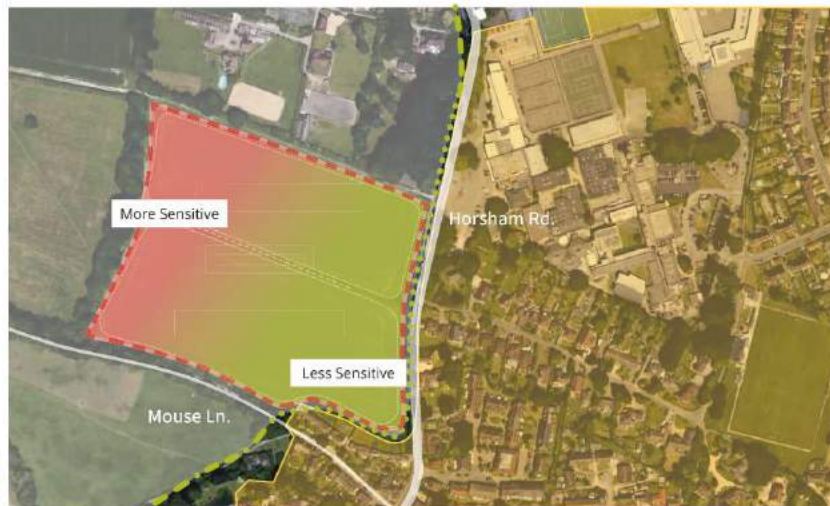
25

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



LIVEDON

26

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



LIVEDON

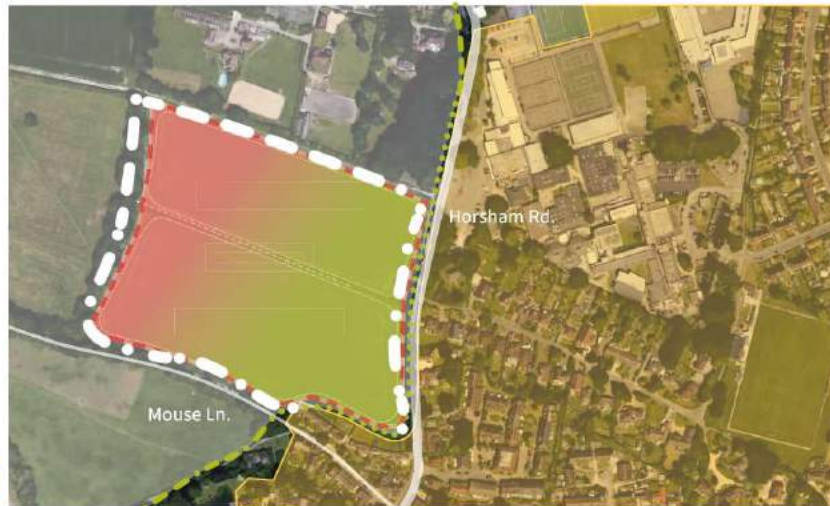
27

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



LIVEDON

28

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



- Ancient hedgerow to be retained and enhanced.

LIVEDON

29

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

LIVEDON

30

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

LIVEDON

31

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.

LIVEDON

32

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

LIVEDON

33

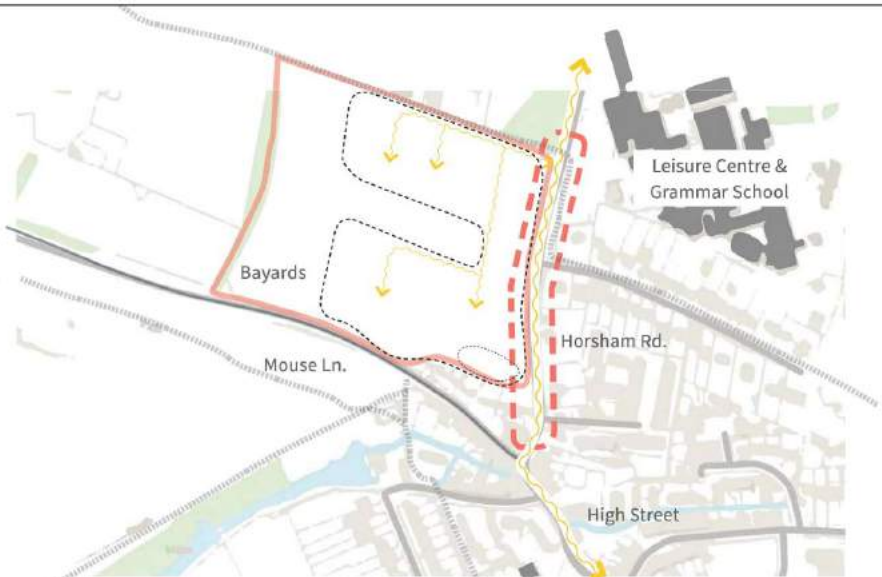
Steypning
High Street
Bayards Site
Good Proximity

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.

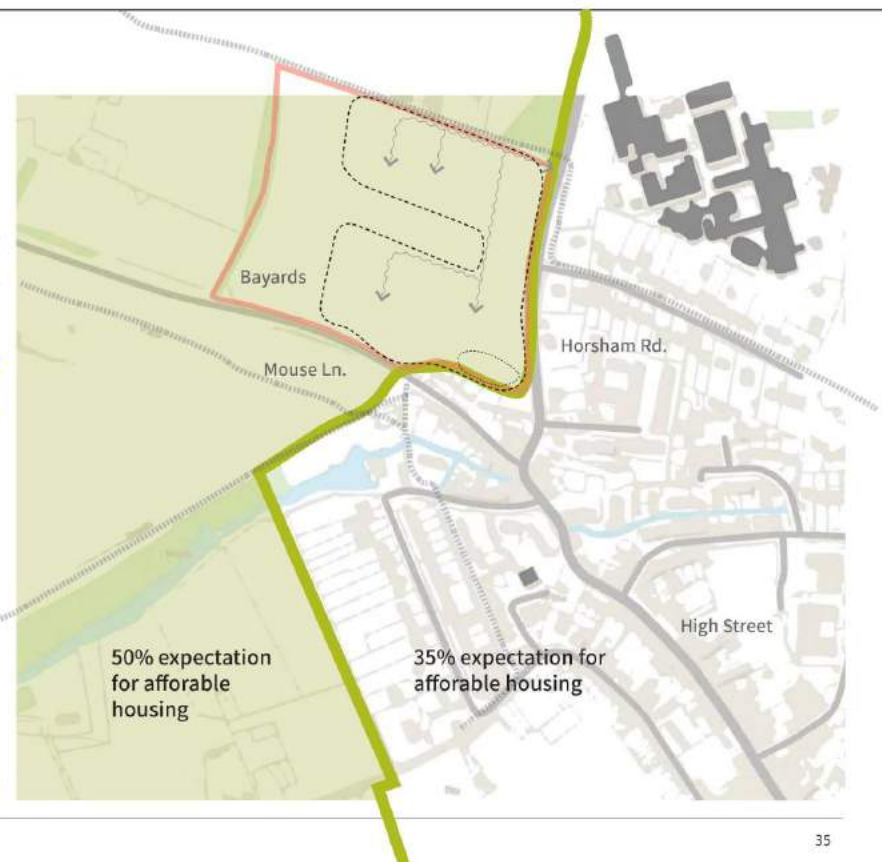


LIVEDON

34

Steypning
High Street
Bayards Site
Good Proximity

National Park
expectation for
50% affordable
housing.



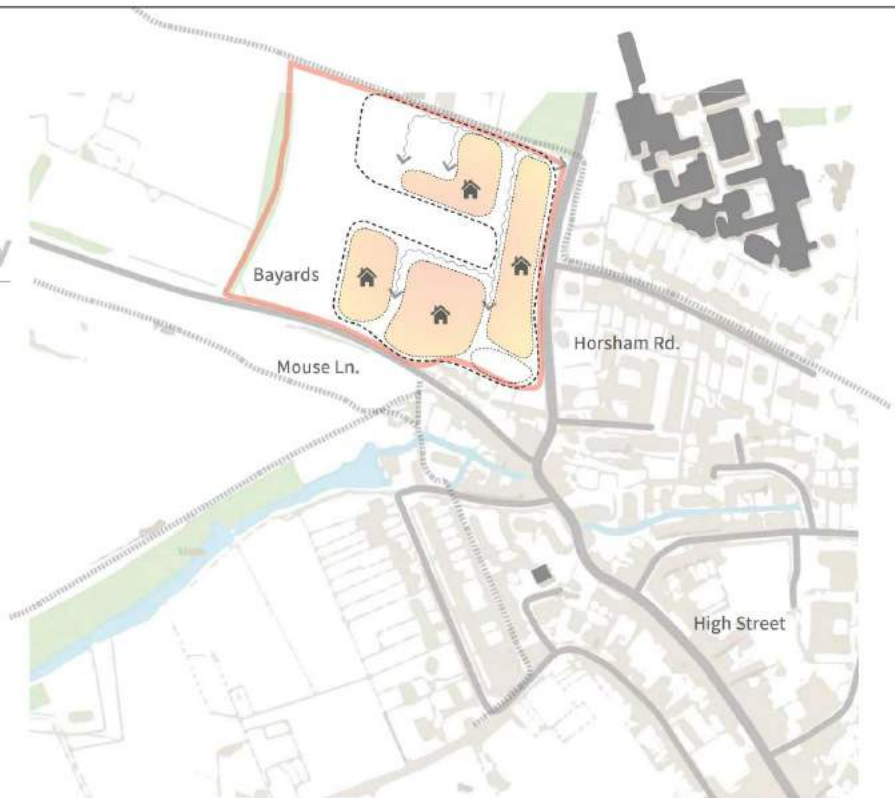
National Park

LIVEDON

35

Steyning
High Street
Bayards Site
Good Proximity

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

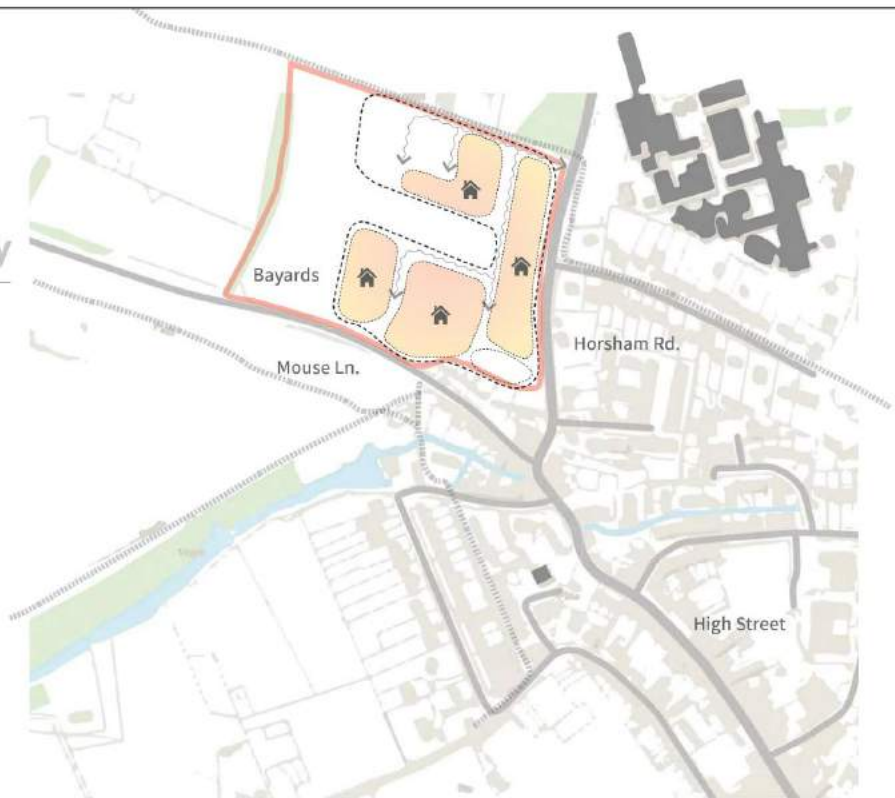


LIVEDON

36

Steyning
High Street
Bayards Site
Good Proximity

**Good range of
affordability
delivered
through a
custom build
model**

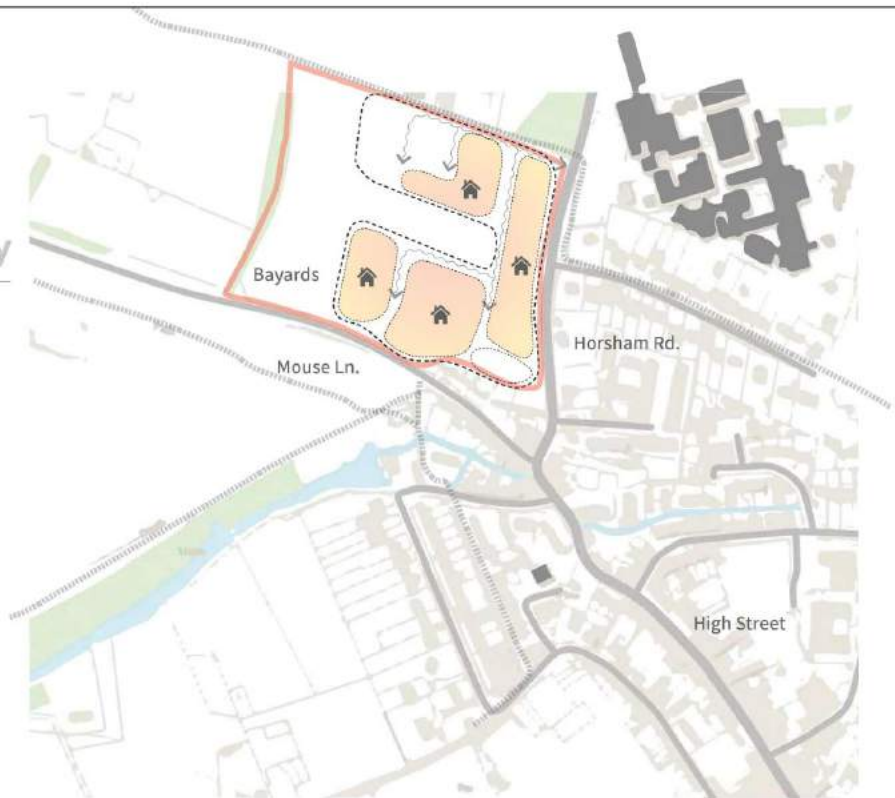


LIVEDON

37

Steyning
High Street
Bayards Site
Good Proximity

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



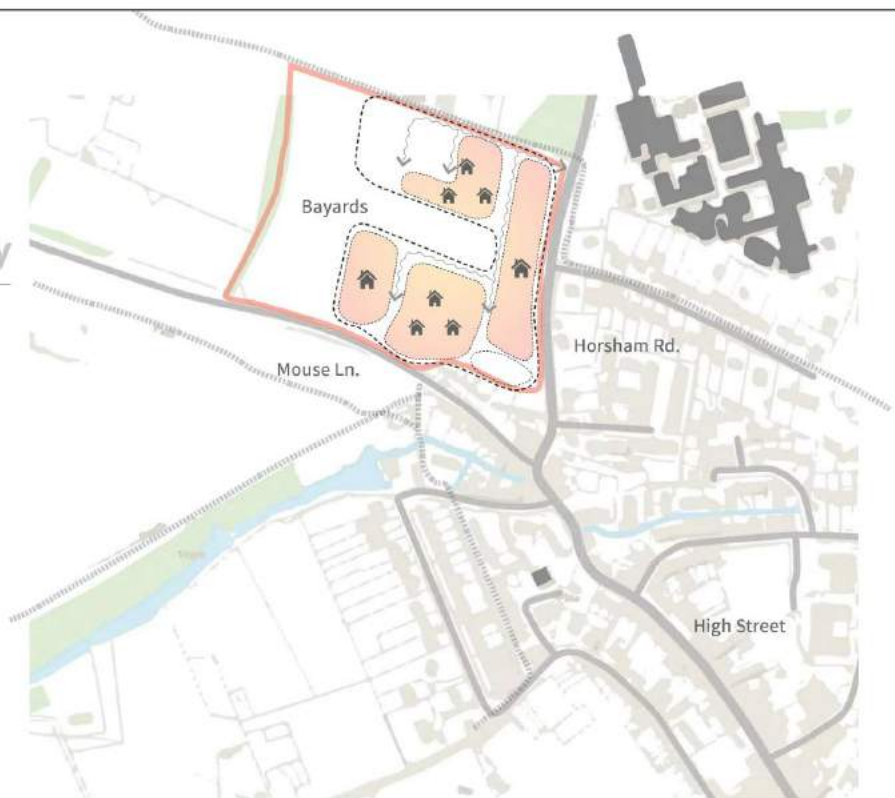
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38

Steyning
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



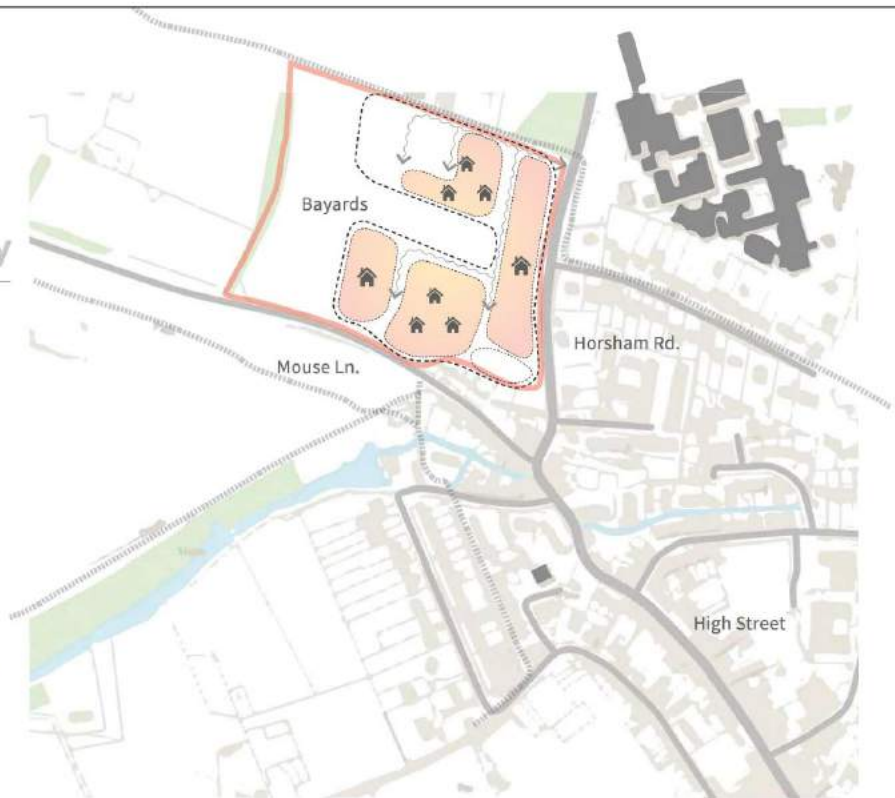
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39

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



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40

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



LIVEDON

41

Steyping 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



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42

Steyping 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

LIVEDON

43

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 Landowner
- Construction is geared towards Local Builders, Businesses and SMEs

LIVEDON

44

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



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45

Steypning
High Street
Bayards Site
Good Proximity



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46

Bayards Field
Opportunity for
Regenerating & Supporting
Biodiversity



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47

Regenerating & Supporting Biodiversity Bayards Site Proposed

enhanced hedgerow and habitat



LIVEDON

48

Regenerating & Supporting Biodiversity Bayards Site Proposed

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



LIVEDON

49

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



LIVEDON

50

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



LIVEDON

51

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.

LIVEDON



52

Regenerating & Supporting Biodiversity Bayards Site Proposed



enhanced hedgerow and habitat

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

LIVEDON



53

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.

LIVEDON



habitat improvements through planting variety and Building with Nature principles.



54

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.



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55

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



LIVEDON

56

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



LIVEDON

57

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



LIVEDON

58

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



LIVEDON

59

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



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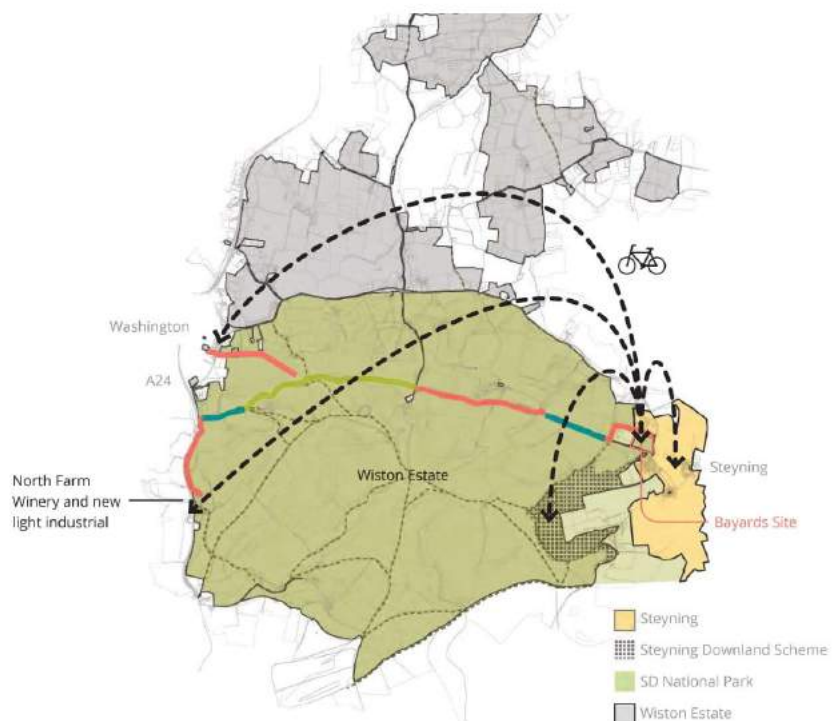
60

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.

- Proposed Permissive Bridleway
- Bridleway could be improved
- Bridleway in good condition



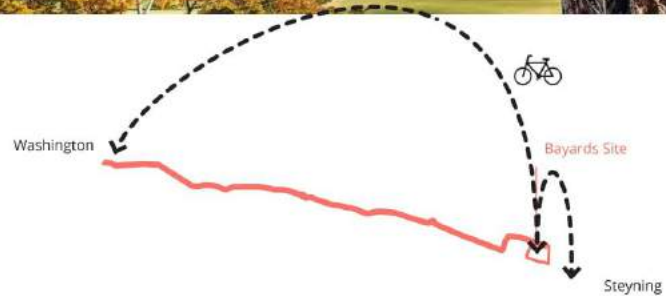
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61

Bayards Site Good Proximity Biodiversity Gateway

Supporting local economy

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



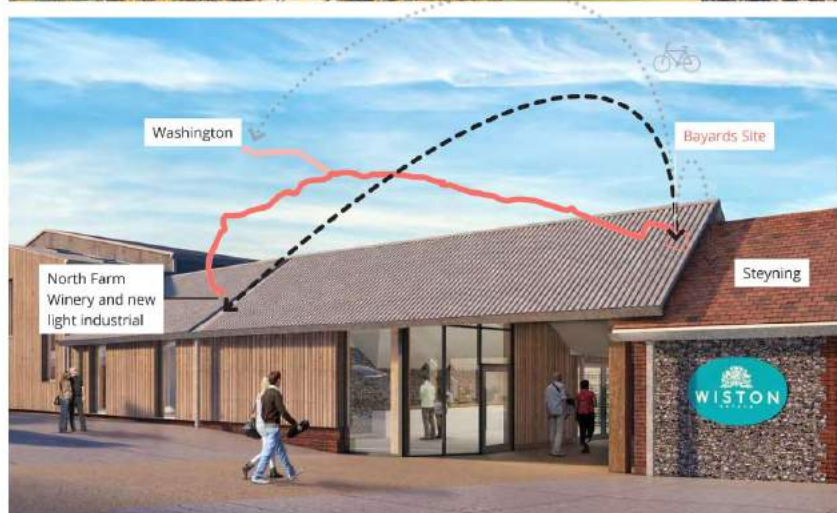
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62

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.



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63

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



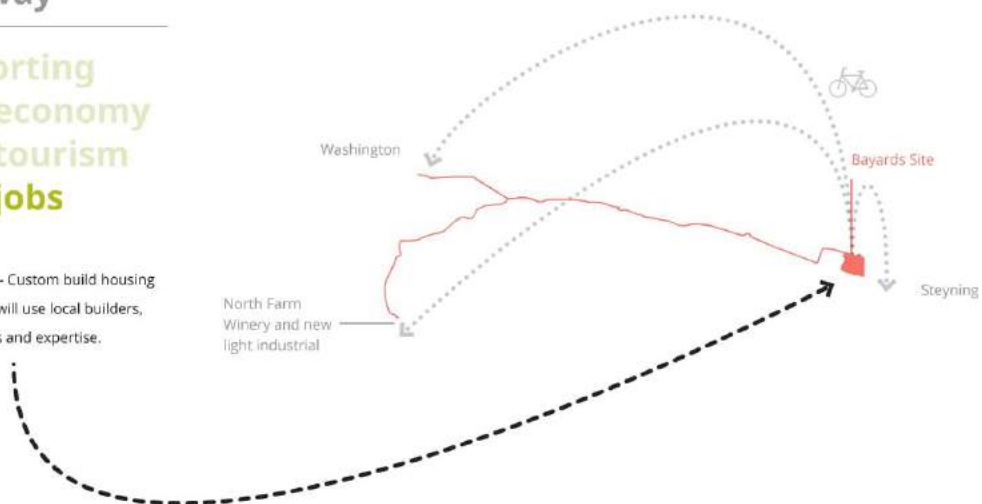
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64

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.



LIVEDON

65

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

LIVEDON

66



Next...

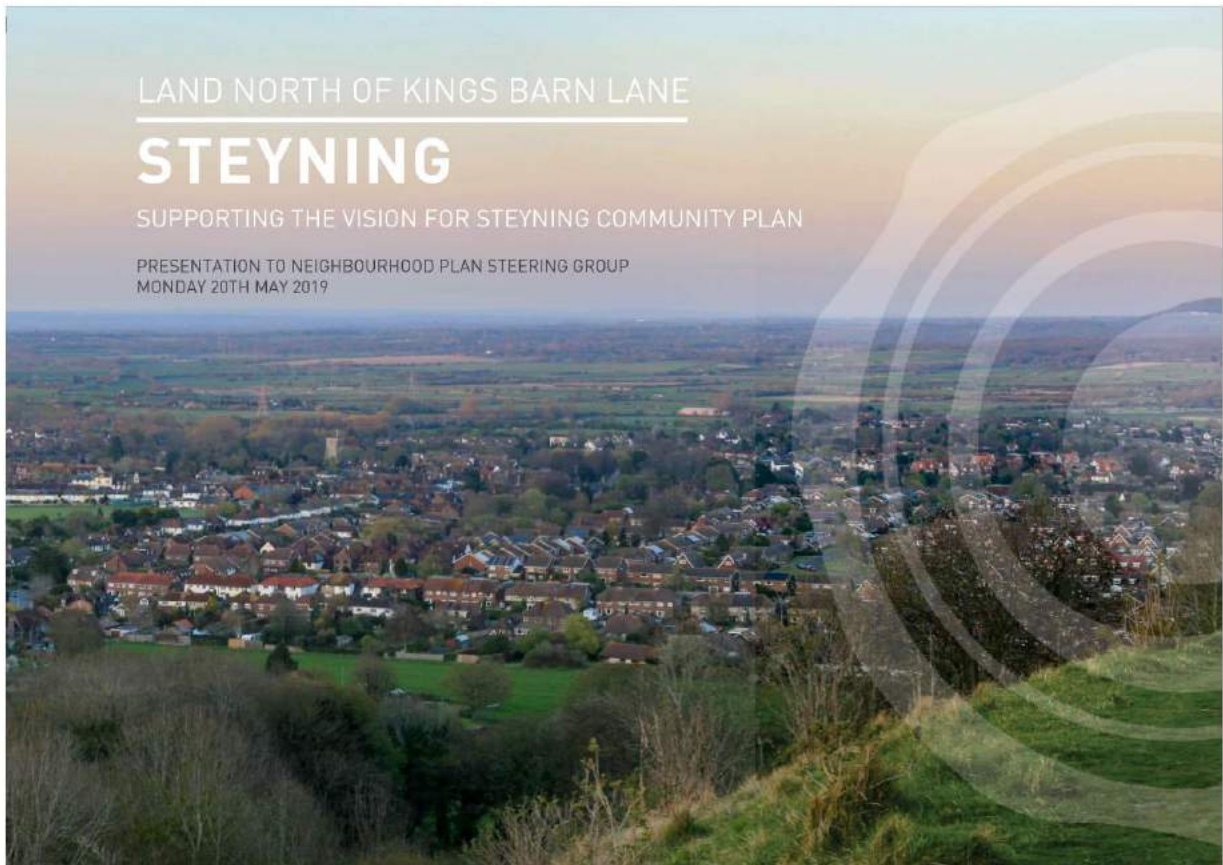
Land north of Kings Barn Lane

LAND NORTH OF KINGS BARN LANE

STEYNING

SUPPORTING THE VISION FOR STEYNING COMMUNITY PLAN

PRESENTATION TO NEIGHBOURHOOD PLAN STEERING GROUP
MONDAY 20TH MAY 2019



01

Introduction

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

02

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

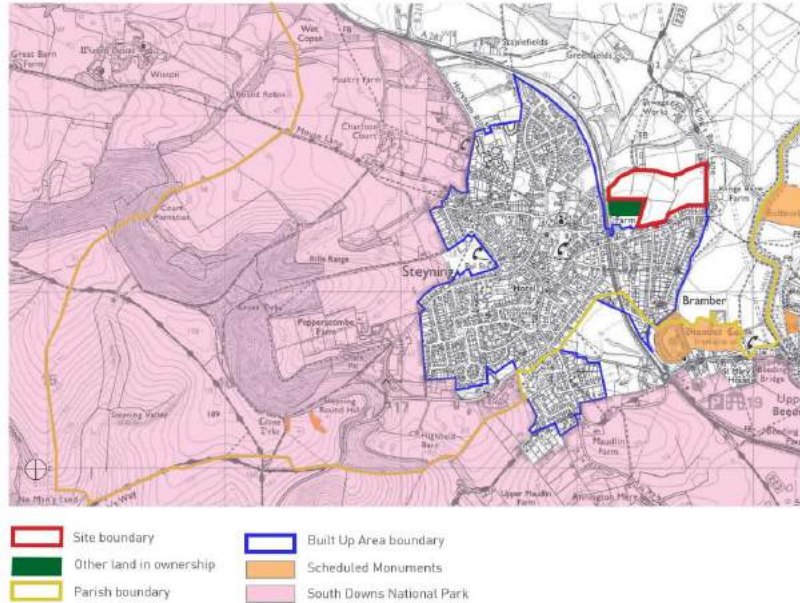
Situated adjacent to built up (residential) edge of Kings Barn Lane

- 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



03

Local facilities

600m - approx. 7 minute walk

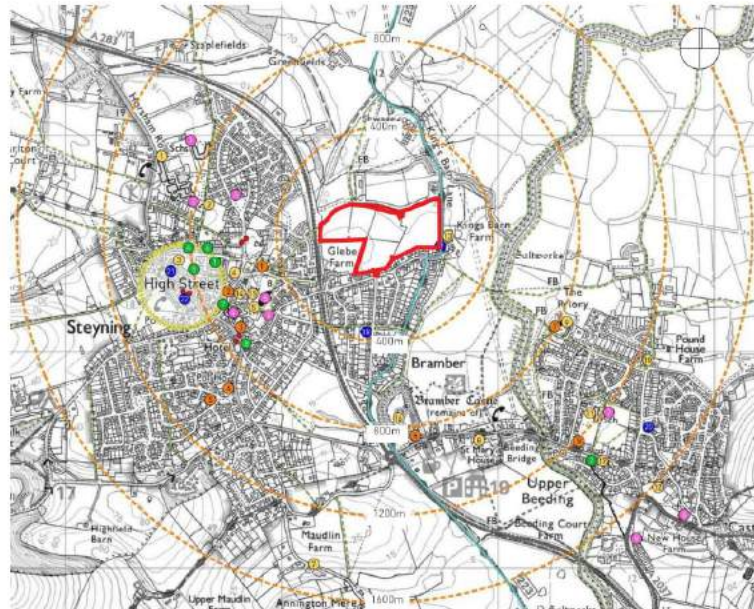
- Recreation area and children's play
- Steyping Grammar School
- Nursery and Pre-School
- The Steyping Centre, Library and Museum
- Access to wider countryside via public right of way network
- St. Andrew and St. Cuthman's Church

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



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

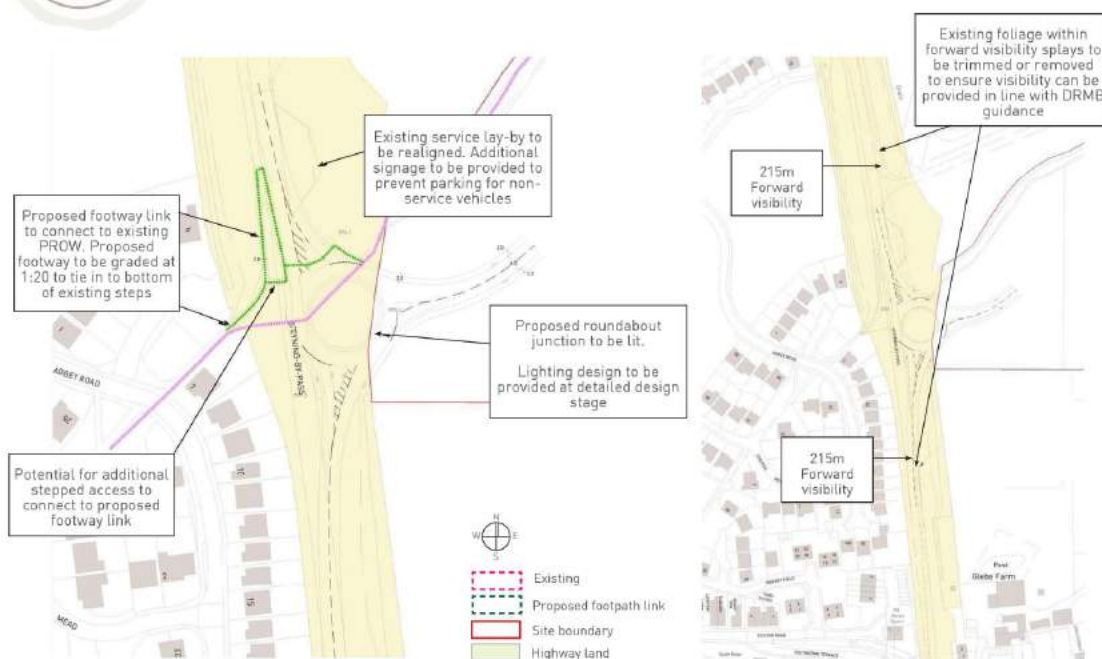


Improve and enhance connections

- 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

07

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





Thank you for coming!

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

Steypning Parish Council

Telephone: 01903 812042



The Steypning Centre, Fletcher's Croft, Steypning,
West Sussex, BN44 3XZ

www.steyningpc.gov.uk

WORKSHOP PUBLIC MEETING OF THE STEYPNING NEIGHBOURHOOD PLAN STEERING COMMITTEE SITE PROMOTERS EVENT

HELD ON 20th MAY 2019 AT 8PM
IN THE STEYPNING CENTRE

Clerk: Evelyn Stanford

DRAFT MINUTES

ACTION

Attendees

Steering Group Cllrs Liz Trundle (LT), Cllr Tim Lloyd (TL), Mariella Alexander (MA), Richard Bell (RB), Paul Cotton (PC), Sally Johnstone (SJ), Paul Maidment (PM), Murray Van de Pol (MVP)

Consultants: Andrew Metcalfe (AM)

Apologies: Russell Barnes

Also present were members of Steypning Parish Council and members of the public.

Introduction

Murray Van de Pol (Steering Group Vice Chair) introduced the evening and welcomed members of the Council and the public to the event, he then introduced Andrew Metcalfe who made an introductory presentation covering the Background to the plan & who is preparing it, the Neighbourhood Plan's Vision, Housing Need (the recent AECOM report confirmed that 14 dwellings per annum, or 165 dwellings over the remainder of the plan period, 2019-2031 is required) and the Call for Sites. Following this he explained that there 9 site had to date been submitted to the Steering Group for consideration, that they had all been invited to present this evening but only 3 had taken up the offer.



Parish Clerk: John Fullbrook
Deputy Clerk: Hazel Roxby

Email: clerk@steyningpc.gov.uk
Email: hazel.roxby@steyningpc.gov.uk

Sweetlands

Overview of proposed development: Cala Homes proposal – 49 units consisting of 9 x 4 beds, 9 x3 beds, 11 x 2 beds. Affordable units – 6 x3 beds, 10 x2 beds, 4 x 1 beds. All to reflect local needs and close to services and facilities, site also to contain open space and improved pedestrian access. For more information please view the slides attached to these notes.

Over the course of the Steering Group's Q&A Session the following was said:

PC Assessment shows that there is not a lot of demand for 4 bed houses in the local area but 1/ 2/3 beds homes are required so urged Cala to think again about size of houses, but also asked them to explain about affordable housing in context and explain how this would be protected for people with a local connection.

Cala The sizes of houses was based on assessment from Horsham District Council and there wasn't time to adjust to the Steyning Plan; it was explained that there is a new definition for 2019 of affordable housing, this covers to houses to rent, shared ownership and houses to buy. On this site they have not yet defined the number of affordable houses, when planning permission is sought then there would be consultation with the Steyning Parish Council on the how many affordable houses are required and these would be available to those with a connection to the local area.

PC Has any research been carried out on the infrastructure and impact on doctor's surgeries, schools etc that this number of houses would cause

Cala No research been carried out for this site but there are indicators that can be used, based on the mix of housing some of which will be family homes there will be an fairly big impact on local service; unfortunately they cannot provide facilities on the site but under Section106 can provide funds for improvement of current services, this can be better accessed when the housing mix is known.

PM As a regular user of the lane, which is a one track lane, how would access be provided for two way traffic

Cala It does narrow to single track and realistically they are not sure how they would be able to widen the road, this needs to be looked, but with good use of the site especially to the south, safe access to the lane should be able to be provided, it is something that needs to be worked on.

MVP The lane is a key access to the South Downs for walkers and cyclists so how would Cala promote access to the South Downs, no compromise on this as it is in the vision statement

Cala There is a footpath to one side, this could be taken through the central open space which will provided for access for walkers etc

BM Owner of site – have had discussions with Cala over this, there is quite a bank, need to borrow some of it and use the frontage, access to the site will be through the gateway which will be widened, to give access for pedestrians along the Newham Lane boundary. Above the site, where it narrow, is not in control of the developer, it was felt that traffic from the site will not be travelling up the lane but going down towards the centre of Steyning but there have been discussions about borrowing some of the bank to make things safer.



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Tabled question – further discussion required about the access in Bostal Road?

- SJ What effort will be made to make these houses as low carbon as possible and will electric car charging points be made available as part of the plan
- Cala This something that is important but the plans are not that far forward but it there is a great deal that has to be done to make houses more carbon neutral as possible, but this will be looked at as it is an important issue to be as green as possible.*
- MVP Newham Lane is used by commuters avoiding the A27 so there is concern about the volume of traffic coming from the site especially in conjunction with Sheep Pen Lane, which has historical services, as there aren't any traffic calming measures how will Section 106 be employed
- Cala Unfortunately unable to answer but if traffic calming is a concern then that can be looked into especially with West Sussex County Council, but it is important to remember that with any Neighbourhood Plan if it accepts a development it accepts the principle but the number of houses may differ, they are open to provide further information if necessary.*
- RB Have you spoken to the National Park about the development of this site
- Cala The National Park have been spoken and a number of representations have made to them it is believed that they will be led by the Neighbourhood Plan, they don't seem to have an opinion regarding the site but they will continue to contact them so that they can receive feedback from them*

Bayards Field – Wiston Estate

Overview of proposed development: this site has areas of different levels, also areas that are sensitive, the highest to the north, this means that there is only just over 50% is ideal for development. The development will be in the hands of a Community Trust, consisting of 60/70 mixed housing which will be 'custom build' ie self build; also the units will be a range of sizes to provide housing for local people. It was also envisaged a Discovery Centre will be built for the environment education of young people; ancient hedgerow to be maintained, accessibility to local amenities by walking, the area south of Mouse Lane will be designated an open space. For more information please view the slides attached to these notes.

Over the course of the Steering Group's Q&A Session the following was said:

- MVP You are aware that there is a campaign to designate Bayards Field as a green space
- RG They are aware of the environmental issues regarding the field and will retain ancient hedgerows as part of the development, as regards the green space issue Dale will answer –*
- It is quite difficult to have a site designated as a green space as the examiners set the bar high in line with government guidelines and the reality is that Bayards would not likely qualify as a green space. There is the fact that land south of the development has earmarked as an open space, as it is in the gift of the developer or landowner to offer this area, this makes it a lot easier for Neighbourhood Plans to accept an open space, also*



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the bar set for open spaces is completely different to that for green spaces therefore it would be easier for the examiners to accept the offer of the open space over the green space.

PM Finds the concept of 'custom build houses' interesting but, no understanding about what is meant by affordability and tenure particularly and how local need is protected within there, also the property size

RG *The idea would be that there would be a group of trustees that would safeguard the objectives of the site that would secure local tenure of the site.*

Tom *Affordability is delivering housing that is intermediate in price range with equity held by a land trust, so some plots are handed over free but others at a reduced rate*

PM That gives some answers but by mentioning tenure, what about rented homes, does that include socially rented homes, affordable rented homes, shared home ownership

Tom *As on other sites where they have worked with the RSL, they would hand over a plot to the RSL who are a registered provider of social housing, these would be mixed in with the other plots*

RG *Other thing about these plots that they would be developed by the people that buy them to build their own homes which means that the land passes straight from landowner to buyer with no development fee. So some plots can be passed to an RSL, or be developed by Wiston Estate for workers, others sold for people to build their own houses maybe using local builders*

PVP Infrastructure – this provides quite nicely access to the High Street, could you give some indication of pedestrian access to the school, also houses on the Downside of Horsham Road would be a lot lower, so there would be a difference in the gradient how would this be dealt with

RG *They could look at providing a crossing across the road, if that is possible this should slow traffic down, the aim is to prioritise pedestrians rather than the car users*

PVP So the question about the gradient differences in Mouse Lane

RG *This hasn't been looked at closely but might the houses will have to be set further back on the site, as there is a drop you won't be able to see into the site, other issues include parking and how to provide safe access which is why it is important to work with the local community steering group to provide the best solution to these sort of problems, also to work out whether to site bungalows at the bottom and houses further up*

SJ The provision of low carbon housing and electric charging points for cars

RG *There are bigger problems in future, if people are building their own homes they are very likely to incorporate as many eco friendly measures as possible*



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Land north of Kings Barn Lane (Glebe farm)

Overview of proposed development: Richborough Estates propose 195 houses, mix of range of sized houses, vehicle access to the site will be a three-arm roundabout on the Steyning by-pass, Kings Barn Lane access will be pedestrian and cycle routes. For more information please view the slides attached to these notes.

Over the course of the Steering Group's Q&A Session the following was said:

PVP Although this site was not included in the original plan, it was apparent that a large development of some sort may be necessary, as this is a large development which falls outside the Steyning built up area which finishes in metres of the Steyning by-pass, is there not a conflict with the HDC plan for houses that connect to Steyning

Richborough – it is well contained by the borders north and south, have discussions with WSCC highways regarding access, widen access in Kings Barn Lane for pedestrians

PC Any more details on the sizes of housing, no demand for larger houses but there is a demand for 1/2/3 bed houses, what is your concept of affordable housing

Richborough – they work with the Neighbourhood Plan and the housing department to provide the housing required which includes affordable housing, the one bed houses would be low in number, the 2/3 beds would vary between houses and bungalows

PC It was encouraging to hear about bungalows as the need for these has come to light, there is a need to encourage downsizing from large houses to smaller properties within Steyning

PVP Key component for access to the site seems to be the three-legged roundabout off the by-pass, could you explain about the discussions held with WSCC on the number of traffic movements that you are expecting, also by making a three-legged roundabout are you not complicating the current access to the school, so could you explain how this would tie in with the proposal

Richborough – we have had detailed discussion about the design of the roundabout after discussion with traffic management, the design is to make the road safer for traffic from the site and also using the by-pass,

PVP We appreciate you giving us the proposal it is obvious that a lot more discussion is required

PC Residents were opposed to large developments when asked, how would you break up the design of the development to make it look like smaller estates

Richborough – getting routes through the development, changing the design of the housing to similar to what is already in Steyning, include buildings to be used as meeting places at junctions, using the countryside to landscape areas within the development

AM I note that new pedestrian links have been identified, but how are you going to ensure that this does not become a dormitory estate on the outskirts of Steyning, what links are there to the High Street etc

Richborough – we propose that pedestrians use Kings Barn Lane, also the use of places for residents to meet, there are footpaths across the estate which can be enhance, looking to enhance the crossing into Steyning



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Conclusion

MVP Thanked everyone for coming, especially the promoters, no plans for the other sites but all proposals will be put up on the website, this was the first public engagement event on the sites, we hope that it worked for the promoters and everyone else.

The meeting closed at 21.57hrs

Signed Chair of the NP Steering Committee



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FULL PARISH COUNCIL EXTRAORDINARY MEETING

HELD ON WEDNESDAY 24th JULY 2019 AT 7.30PM
IN THE STEYNING CENTRE

Present: Cllrs Goldsmith (Chairman), Bissett-Powell, Cree, Campbell, Hanson, Lloyd, Northam, Rudkin, Saunders, S Sullivan, G. Sullivan, Taylor, and Young.

Clerk: John Fullbrook

Members of the Public: 13 (Also present - WSCC Cllr Barling; HDC District Cllr Platt; 2 Neighbourhood Wardens)

Meeting commenced 7.30 pm

MINUTES

ACTIONS

FULL/19/43 APOLOGIES

43.1 Apologies for absence were received from Cllrs Trundle and Ray.

FULL/19/44 DECLARATIONS OF INTEREST AND DISPENSATIONS

44.1 There were declarations of interest from Cllrs S. Sullivan as lives adjacent the MPF and serve on the Steyning Community Orchard.

FULL/19/45 QUESTIONS FROM THE FLOOR

45.1.1 **Q** – Nick Muggridge – ‘In reference to item 9 on the agenda, I am saddened to see that SPC appears to be seriously considering pressing ahead with the Steyning NP but making no site assessments or indeed site allocations for housing. The NP is a development plan to ensure the future sustainability of our town in the future, particularly in regard to affordable homes and smaller dwellings. In my view an NP without housing does not address this vital area, but instead settles for HDC and developers to make all the key decision, with no need for agreement from local residents. NPs are essentially about land use, giving local residents the opportunity to define where new housing should be located, which types are most needed and how many was arguably the prime reason to create a plan. All the other aspects, though important are subsidiary to that objective. Interested residents will have seen the excellent proposals by one landowner to offer affordable homes in perpetuity to rent, located close to the High Street. They also offered to include significant infrastructure & access improvements that would have benefited many locals especially pupils of SGS. The NP approach being proposed by SPC will throw away that great opportunity and leave us at the mercy of HDC & developers; probably resulting in either no new housing, or high volume largely unaffordable housing on the edges of Steyning, possibly opening the doorway to Steyning New Town. When will Steyning residents be consulted about this new NP approach?’

45.1.2 **A** – Cllr Cree – Following the letter of 13th March from the HDC Neighbourhood planning Office there are now clear date restrictions on the completion of a Neighbourhood plan. Certainly the ability for Steyning NP to complete site assessments, sustainability appraisal and housing assessments are compromised within the new time frame that has been imposed upon Horsham DC by the government.



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- 45.1.3 *A – Cllr Northam pointed out the letter from the Steyning Neighbourhood plan consultants of the 13th June had been omitted from supporting papers for this meeting. And that it had stated there had been an 'unnecessary loss of time due to disruption'*
- 45.1.4 *A - Cllr Goldsmith said, Council would be discussing this item later on the Agenda*
- FULL/19/46 CHAIRMAN'S ANNOUNCEMENTS**
- 46.1 None
- FULL/19/47 MINUTES OF PREVIOUS MINUTES**
- 47.1 Cllr Goldsmith **proposed**, Cllr S Sullivan **seconded** the minutes of the meeting held on the 17th June 2019 be agreed as a true and accurate record of proceedings. **Agreed – 11 For, 1 Against, 1 Abstain** {SN abstaining as not present for this meeting}
- 47.2 Cllr Goldsmith **proposed**, Cllr S. Sullivan **seconded** the minutes of the meeting held on the 15th July 2019 be agreed as a true and accurate record of proceedings. **Agreed**
- FULL/19/48 MATTERS ARISING AND ACTIONS**
- 48.1 FULL/19/34.1 Statements to go on web site - **Actioned**
- 48.2 FULL/19/34.2 Clerk to write to Mr Ashby to express the Council's thanks for his work on the Welcome sign project - **Actioned**
- 48.3 FULL/19/35.1 Full Council Meeting closure times to be checked by Clerk to ensure accurate - **Actioned**
- 48.4 FULL/19/35.2 Cllr Bissett-Powell's point of Order regarding public questions to be included on Minutes - **Actioned**
- 48.5 FULL/19/36.4 Article 4 to go onto a future Full Council Agenda - **Actioned**
- 48.6 FULL/19/ 36.3 External Auditors progress with signing off 2017/18 Accounts – **Actioned**
This progress related to the Clerk sending a reply to the Auditors final questions – which was actioned – But no end of year report has yet been sent to SPC.
- 48.7 FULL/19/36.7 Neighbourhood Wardens contract and MOU to be progressed - **Actioned**
- 48.8 FULL/19/ 36.9 Working party to be convened to discuss at greater length any amendments to policies - **Ongoing** **CLERK**
- 48.9 FULL/19/36. Chair and Clerk to reassign in a way that is acceptable to all committee memberships – **Ongoing** **CLERK**
- 48.10 FULL/19/36.11 Asset and Land register adoption deferred - **Ongoing** **CLERK**
- 48.11 FULL/19/36.12 Committee Terms of reference to be reviewed by Working practices group - **Ongoing** **CLERK**
- 48.12 FULL/19/36.13 Steyning Parish Council Policies that were adopted en bloc to be reviewed by the Working practices Group - **Ongoing** **CLERK**
- 48.13 FULL/19/36.14 Cllr Representation on outside bodies to be relayed to organisations - **Actioned**



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48.14	FULL/19/36.16 'Respect and Remember' correspondence update – Cllr Hanson reported that Amenities committee had taken over. Cllr Sullivan reported that a meeting was planned with the Royal British Legion within a week to move the idea forward.	Cllr S. Sullivan
48.15	FULL/19/37.2 Clerk to arrange for as soon as possible a working party in order to move the Neighbourhood planning process forward - Actioned	
48.16	FULL/19/37.3.1 Skate park project to be taken forward to Neighbourhood planning team for further consideration and a working party to be set up – See item 51	
48.17	FULL/19/39.1.2 Barriers at Corner of High street – Clerk to assist with finding quotes – Ongoing	CLERK
48.18	FULL/19/39.1.3 Pavement clearance at George corner to be undertaken – Cllr Barling to Action – item 50.5	
48.19	FULL/19/39.1.4 Electric charging points to be put on Amenities Agenda – Actioned	
48.20	FULL/19/40.1 Clerk to arrange date for next JPYC meeting for as soon as possible – Actioned	
48.21	FULL/19/45.2 'LAT' report to go on Web site – Actioned	
48.22	FULL/19/45.6 Greening issues to become items for Premises and Amenities Agenda's – Ongoing	CLERK
48.23	FULL/19/45.6 SPC logo to go on literature produced by Greening society – Clerk to forward suggestions - Ongoing	CLERK
48.24	FULL/19/46.1.1 Penlands Rise letter to be acknowledged and suggest resident keeps SPC informed - Actioned	
48.25	FULL/19/46.1.2 Clerk to inform local groups regarding lottery funding options – Ongoing	CLERK
48.26	FULL/19/50.4.2 Request for Article 4 communication to become public knowledge - Actioned	
48.27	FULL/19/ 53.1 Clerk to proceed to organise the next three Years SPC Insurance cover – Actioned	
48.28	FULL/19/53.2 Approved Wardens documents to be passed onto other Parishes for their approval - Actioned	
48.29	FULL/19/54.1 Audit items to be agreed to be deferred to F&GP – Ongoing	CLERK
48.30	FULL/19/55.1 Media liaison councillor appointment to be deferred to next Full Council – Ongoing	CLERK
48.31	FULL/19/56.3 N. Plan advert to be distributed/promoted by Cllr Trundle / Clerk – Actioned	
48.32	FULL/19/56.4 N. Plan Terms of reference comments to be circulated to Steering committee members for comment before the end of the week(19 th July) – see item 51.7	



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FULL/19/49 NEIGHBOURHOOD WARDENS' REPORT

49.1 Neighbourhood Wardens report.

In the absence of the Wardens the Chairman read through the report that had been presented as a supporting paper. **(The Full report is available on the web site)**

No questions were raised.

FULL/19/50 REPORT FROM COUNTY COUNCILLOR - Cllr David Barling

50.1 Fire in Steyning – The Steyning Fire service helped avoid possible loss of lives recently but there were issues with the appliances being impeded from access to property and hydrants due to multiple instances of poor parking behaviour. Our wardens have been supplied with leaflets from the Fire service to promote better parking.

50.2 School incident – A 15-year-old boy at Steyning Grammar school found to be using a large knife in intimidatory manner against pupils in school grounds. The boy fled when challenged and school went into lock down – The Police response was very quick, and they arrested the boy on Steyning High street. The school who has been without secure grounds has recently welcomed funding from WSCC for a timely new perimeter fence

50.3 High street corner post and rail renewal – Clerk has sort quote and passed on to WSCC. Cllr Barling now chasing but reminded that budgets for Highways very much reduced.

50.4 There are opportunities for discretionary funding via Cllr Barling for small capital projects for local groups, as well as a reminder about crowd funding opportunities from WSCC (Web site).

50.5 Cllr Barling reported on many items regarding highways issues that he was involved with currently including Potholes, Shooting Fields traffic and parking issues, roadside cobbles replacements and roadside verge grass cutting.

50.6 Bus subsidies are likely to be cut, but Library subsidies will not be cut in Steyning.

FULL/19/51 NEIGHBOURHOOD PLAN UPDATE

51.1 Update from the Neighbourhood plan steering committee representative.

The Chairman invited Cllr Campbell to update those present. Cllr Campbell started by saying that the main issues were to be discussed under the next two items, that is, to agree a response to the HDC letter as of 13th March and to discuss and agree other actions based upon any new timeline proposals associated with these decisions. Therefore, he went on to brief those present reading extracts from a briefing paper he had compiled with input from some members of the NP Steering group and the Steyning Neighbourhood plan consultant. Within the paper he had given some options on motions on what the Council might want to agree. All Councillors had been sent this briefing paper and he also reported that the SPC Neighbourhood plan consultant had in effect signed it off at 10am by email earlier the same day. Cllr Campbell read extracts from that email.

51.2 Horsham DC in reviewing their local plan to accommodate a 'step change' in housing numbers due to changes in Central government policies, have decreed that any emerging Neighbourhood plans have to be in conformity with the Districts Local plan. Because of resource limitations, HDC have stipulated that All Neighbourhood plans must have reached regulation 15 (Submission stage) by the 30th November otherwise they



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would not be taken forward by HDC until the emerging Local plan has been completed – and that’s likely to be the end of 2021. Therefore, urgent decisions were required by SPC.

51.3.1 To discuss and agree Councils response to the HDC letter as of 13th March and other actions based upon the new timeline proposals within the supporting papers. There was some discussion about how the timeline had slipped, Cllr Lloyd pointing out that although the Steering committee had been asked to cease functioning which was a proper request as it was a sub-committee of a council that needed to be reconstituted due to Council’s election process, he could not understand why they were disallowed from carrying on work informally within their working parties for eight weeks (as they were residents, not Councillors), with therefore Council seemingly still able to reach regulation 15 with Housing site allocations.

51.3.2 Cllr Cree responded with an outline of events centered on the crucial HDC letter of 13 March 2019 not having been brought to the attention of full council by Cllr Lloyd when he was Chairman of the Council and that not all steering committee members were aware of it and its significance. He suggested that the new Council were not aware of it and its significance until mid-June 2019.

51.3.3 Cllr Lloyd reiterated his belief, based on a meeting he had with HDC on 10 April that achieving a draft Plan up to Regulation 15 by 30 November with housing allocations had been possible.

51.3.4 Cllr Campbell referred to a letter from Squires Planning dated 10 July 2019 [now uploaded to SPC website] which referred to a timeline dated 24 April 2019 which had been available to the previous council and steering committee members. Cllr Campbell read extracts which showed that on the basis of a target of the end of December most evidence needed to have been completed by the start of June and that moving the cutoff date forward to the end of November meant that most evidence documents would need to have been completed by the start of May.

51.4.1 Council agreed the following motions so that the Clerk could construct a response to HDC’s 13th March letter, which needed to be forwarded by the following day, 25th July 2019: -

CLERK

51.4.2 Cllr Northam **proposed an amendment, seconded** by Cllr Lloyd to include the following excerpt- ‘The Council is unable to approve the letter sent by SPC to HDC on 3 July as drafted by the Steering Committee and instead instructs the Clerk to write to HDC informing it of the following resolutions:- **Not Agreed, 3 For {DH,SN,TL}, 7 Against {TC, PC, TR, KT, GS, S.S, RG}, 3 Abstain {CY, MBP, GS}.**

51.4.3 Cllr Campbell **proposed, seconded** by Cllr S. Sullivan to include the following excerpt- ‘Because of new information which shows that the deadline (30 November 2019) set by HDC in its letter of 13 March 2019 (as amended) for a neighbourhood plan which includes housing site allocations to reach Regulation 15 could never have been met (letter Squires Planning 10 July 2019), the Council is unable to approve the letter sent by SPC to HDC on 3 July as drafted by the Steering Committee and instead instructs the Clerk to write to HDC informing it of the following resolutions:-’ **Agreed, 8 FOR {TC, PC, CY, KT, TR, S.S, GS, RG}, 3 Against {TL, MBP, DH}, 2 Abstain {GS, SN}.** Cllr Lloyd wanted it recorded that he objected on the basis that the wording of this motion did not reflect the advice given to us by our own consultant (As per letter dated 24th July)



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- 51.4.4** Cllr Campbell **proposed, seconded** by Cllr Cree to include the following excerpt-
‘SPC authorises and requests the Neighbourhood Plan Steering Committee (NPSC) to continue with Steyning’s Neighbourhood Plan, but now excluding housing site allocation, as follows
- 1) Aimed at achieving the minimum necessary to have a NP which qualifies the community for the enhanced rate of CIL but aiming to achieve as much as is practicable and evidence-based beyond the minimum;
 - 2) Prioritising policies based on evidence that is complete by 2nd August 2019, in particular the Parish Council would like to see policies relating to:-
 - i) Local Green Space designations;
 - ii) Character Assessment, to include a Village Design Code if possible; and
 - iii) Housing mix (number of bedrooms per dwelling)
 - 3) The authorisation is conditional on the NPSC:-
 - i) Remaining satisfied that it can submit the plan under regulation 15 by the 30 November 2019; and
 - ii) Operating to financial controls and other procedures, including its Terms of Reference, which the Responsible Financial Officer (the Clerk) continues to be satisfied with.

Agreed, 10 For {TC, PC, MBP, RG, S.S, KT, CY, TR, G.S, G.Sa}, 3 Against {S.N, D.H, T.L}

- 51.4.5** Cllr Northam **proposed, seconded** by Cllr Lloyd to include the following excerpt -
‘On the basis that after HDC’s revised Local Plan has been adopted, SPC is entitled to review its NP and decide what additional housing allocations it may wish to make (if any) or what other policies (if any) it may wish to review or incorporate:- SPC resolves that it will commit now to review its NP during 2021/22 and will in that review include the allocation of housing sites in accordance with the housing figure set out in the new HDC Local Plan (whatever that may be)’ **Not Agreed, 4 For {DN, SN, TL, G.Sa}, 9 Against {TC, PC, MBP, RG, TR, GS, S.S, KT, CY}**

- 51.4.6** Cllr Campbell **proposed, seconded** by Cllr Cree to include the following excerpt – ‘On the basis that after HDC’s revised Local Plan has been adopted, SPC is entitled to review its NP and decide what additional housing allocations it may wish to make (if any) or what other policies (if any) it may wish to review or incorporate:-SPC resolves that it will defer housing allocations for HDC to make through its revised Local Plan in consultation with the local community’ **Agreed, 9 For {TC, PC, MBP, RG, TR, GS, S.S,KT, CY}, 3 Against {DN, TL, G.Sa}, 1 Abstain {SN}**

- 51.5** At this point Cllr Northam left the meeting

- 51.6** Cllr Campbell expressed a view that the briefing paper (Version 7) which he had compiled and to which he had been referring during the course of his report for all this section on ‘Neighbourhood plan update’ ought to be uploaded on the SPC web site for the public to see. He also said the reason it had not thus far was because of objections raised by Cllr Lloyd and former Chair of the NP Steering committee, Russell Barnes – both believing it to be ‘in part factually incorrect’. and the latter having indicated he thought it could be libelous. A postponement of the instruction to the clerk to upload the document was proposed to allow Cllr Lloyd the opportunity to produce an addendum if he wished and to allow Mr Barnes the opportunity to seek an injunction

CLERK



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if he wished. Cllr Campbell **proposed, seconded** by Cllr G. Sullivan that version 7 of the Briefing paper be uploaded onto the SPC Website when the Clerk returns from holiday or soon after that. **Agreed 9 For** {KT, CY, S.S, GS, MBP, RT, RG, PC, TC}, **1 Against** {Gsa}, **2 Abstain** {DH, TL}.

- | | | |
|---|---|----------------|
| 51.7 | To discuss and agree Terms of reference for Neighbourhood plan steering committee
Cllr Campbell reported the fact that he had compiled a draft amended 'Terms of reference for the Neighbourhood Plan Steering Committee' which had been provided as a supporting paper. There was one proposed amendment from Cllr Bissett-Powell, that being under 7(b) to now read 'Each focus group should have a lead person from the Steering committee or an elected Steyning Parish Councillor'. Cllr Goldsmith proposed, seconded by Cllr Cree that we adopt the revised terms of reference en bloc. Agreed, 9 For {KT, CY, S.S, GS, MBP, RT, RG, PC, TC}, 3 Abstain {DH, Gsa, TL} | CLERK |
| FULL/19/52 JOINT PARISH YOUTH COMMITTEE | | |
| 52.1 | The Clerk pointed out that in Supporting papers - the JPYC Draft minutes have a typo under item 8.2 - the service contract referred to is actually for one year not three. The Clerk explained that as part of the consultation process the service provider has suggested some changes to operations, namely timing of the weekly sessions to possibly begin at the start of the next term. He will monitor the situation and keep the JPYC informed if a decision has to be made in advance of the next terms meeting. | CLERK |
| FULL/19/53 ARTICLE 4 - DIRECTION FOR STEYTNING'S CONSERVATION AREA | | |
| 53.1 | To discuss the letter received from HDC in response to SPC correspondence and to agree actions. There had been a working party under the previous Council. Cllr Goldsmith proposed, seconded by Cllr Campbell that a new working party be set up to continue the work to include Cllrs Lloyd, Bissett-Powell and Goldsmith. Agreed | Cllr Goldsmith |
| FULL/19/54 REPORTS FROM OUTSIDE BODIES/DISTRICT COUNCILLORS | | |
| 54.1.1 | Cllr Lloyd update from HDC – Kate Rowbottom is the new Chairman. Cllr Lloyd is now Vice chair of Planning. On the 26 th June the Council passed a resolution on climate change. There is an EOM on the 25 th July to discuss additional funding for rural car parks. | |
| 54.1.2 | Cllr Platt reports from HDC – On the Meeting regarding climate change, the final motion appeared to be a much-watered down version of the original proposal, although much good work already appears to have been achieved. – Nothing relating in particular to Steyning. | |
| 54.2 | Cllr Rodney Goldsmith – (LAT) update – Nothing to report as no meeting | |
| 54.3 | Cllr Michael Bissett-Powell – SDNP update – The SDNP plan has now been produced and is available on their web site for people to view and a Newsletter is available which the Deputy clerk has been asked to circulate | |
| 54.4 | Cllr Rodney Goldsmith – (HALC/ SALC/NALC) update – No meetings to discuss | |
| 54.5 | Cllr Chris Young – Isolation and loneliness / PPG update – Cllr Young has had meetings including with Debbie Wood, Neighbourhood wardens, Leslie Humber and others and will prepare a briefing paper for next time. | |
| 54.6 | Cllrs Liz Trundle and/or Georgia Saunders – 'Steyning Greening' group update – There is talk of a water fountain installation which will be discussed at Committees shortly. | |



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56.7 **Clrs Cree and Rudkin – Joint Parishes Cemetery Committee update** – Next meeting is on Monday 29th July so a report will follow that meeting

56.8 **Clr S. Sullivan – SCO Update** – There are monthly clearing days and this August it will be on the 3rd at 10am. The venue for the Apple day has also been changed to Fletcher's Croft and is to be held on the 22nd September.

FULL/19/57 AUDIT ITEMS

57.1 To agree or disagree with the recommendation from F&GP committee that the 'Annual Accounting statement', the 'Annual Governance statement', the 'Annual carry forward figure' and the 'Notice of public Rights' are accurate and can be signed off by the Chairman. The clerk pointed out that council made a decision on this item 9 days ago at the last Full Council meeting, but he believed this item was important enough to be put back on the Agenda as he believed it to be in the best interests of the council that the decision be re-considered. Clr Campbell pointed out the Council could not discuss this item due to Standing orders. The clerk said that non-mandatory sections of the Standing orders can always be waived in the interests of good governance. The Clerks point was that Council deferred all four items when he believed it could be argued there may be good reasons to defer one – that of governance – But that there needed to be a more plausible reason to defer the other three. At this point unfortunately the meeting ran out of time.

FULL/19/58 DATE OF NEXT MEETING: 16th September 2019 at 7.30pm

Meeting closed at 10.05 pm

Signed Date 16th September 2019

Chairman

A recording of the meeting is available at <https://archive.org/details/20190724steyningparishcouncilmeeting>



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**MEETING OF THE STEYNING NEIGHBOURHOOD PLAN (SNP) STEERING GROUP COMMITTEE
HELD ON THE 29TH AUGUST 2019 AT 7.30PM IN THE STEYNING CENTRE**

Present:- Cllrs Paul Campbell (PC), Georgia Saunders (GS), and Trevor Cree (TC)
Members: - Sally Johnstone (SJ), Murray Van de Pol (MV)

Clerk: Evelyn Stanford
Parish Clerk: John Fullbrook
Consultant: Andrew Metcalf

Members of the Public: ? plus Cllrs ?

Meeting started at: 7.30pm

DRAFT MINUTES

At the start of the meeting Murray Van de Pol, Vice-chair, asked members of the committee to introduce themselves to the public.

1.0 APOLOGIES FOR ABSENCE

Apologies received from Richard Bell (RB) and Paul Maidment (PM)

2.0 DECLARATIONS OF INTEREST

There were no Declarations of Interest from the committee

3.0 QUESTIONS FROM THE FLOOR

Rob Mathison – Is the steering group committee willing to underline the credibility of entire draft neighbourhood plan document by allowing the blatant misuse of the LGS designation process by seeking to designate private land as Sweetland, of which I am the owner, in attempt to subvert legitimate and emerging plans by the planning authorities which may or may not develop this site in the future. This is against specific guidelines which say the obvious interest must not be used in this way; can Cllr Campbell or another member of the committee explain that if this not the ploy of this nature, why after months and years of work on the SNP has this designation only been sought after the plan lost its chance in being instrumental in deciding on housing numbers and site allocation only a few weeks ago. Further more on the list of sites proposed, Sweetland in particular, stands out as an obvious anomaly and far from satisfying National Policy framework and criteria, it fails in most respects. I, my consultants and the option holder believe it will be rejected comprehensively, furthermore, since the LGS guidance states that landowners should be consulted at the earliest opportunity and the supposed ethos of the council and the committee is of transparency and engagement, would perhaps the chairman or Cllr Campbell explain why no-one has consulted me about this proposed designation, I think I am owed an apology, nor have any of the named people on the steering group accepted or asked for a site visit, in fact throughout the Neighbourhood Plan period no-one has ever been on this site with the exception of Russell Barnes, and in SWAB days, Nick Muggridge and Nick Mills arranged and came onto the site. People who would seem

involved don't want to survey this site looking out from Steyning, rather than being on it to see a very different picture because it suits their purpose, the assessment process is therefore inherently flawed at the start, I am asking and advising with immediate effect that the Sweetland site be deleted from the list of sites proposed for LGS designation in the draft local plan documents.

MV asked about the other owner of the site is in the same vein.

Richard Goring – I am at the stage we don't know about the LGS, certainly have had no engagement from the committee to engage our thoughts about the green space, as mentioned last week the whole point is to get away from particular interests and get a broader sense of the feeling of the whole of the community and it is actually this, the group that was made up of people either live within 50 metres of one of the sites, Baynards, who strongly against anything happening on that land, lots of impartiality going on, expressed again about the Parish Council decision made on 24th July which has given cause for concern that the wider community has become less involved than it should be.

MV at this point without responding I would like to put this into context as we are the Steering Group Committee for the Parish Council, there has been huge number of volunteers because of the workload and lack of progress, so all the evidence has been documented by volunteers not on this committee. I just wanted the public to know that the current committee is fragmented and most of the documents here tonight were not seen by the committee, certainly the LGS document needs to be looked at by the committee and discussed under the next agenda item, please don't think that this has been brewing for since the beginning because it certainly hasn't, we are talking about weeks.

Member of public – why is designation being sought now when we have been in this process for years, suddenly up it pops to be part of the council loss to HDC, stripped away the housing site numbers from the plan and lo and behold up pops a plan about LGS designation, its being misused.

PC it is an important point that LGS has always been part of SWAB plan also part of this plan, so it is not that it has suddenly appeared, what has been really unfortunate is the compression of the timescale which arose because of the letter from HDC of 13th March. That has concentrated everything down and has meant that the sort of engagement which was expected, has not taken place and for that reason, and that reason alone, the consultation with the landowners is necessarily going to have to take place during the consultation period. The points which both of you have made are matters which both the Steering committee and the council will have to take into account very carefully in the process of Regulation 14 consultation that is what it is there for, to considered representation and I agree that it is very unfortunate that we simply did not have the opportunity to discuss matters with the landowners in the timescale we were presented with. The point has been made that there has been no viewing of the green space from within but because there is no public access it would be improper to be assessing the site on the issue of beauty or anything else from a position that the public do not enjoy.

RM – one of the key criteria for the designation, the public have no real engagement with that site using it for the community, so basically the committee are falling down at the early stage about the criteria. You mention Green Spaces going back to SWAB ironically the point is in promotional time we stressed that public open space would be created if the development went ahead.

MV – I would like to apologise for not consulting with the landowners, the proposers who put forward those plans for development had been targeted for lack of green space, and we need to consider the process should be included in the plans. The criteria used is subjective and it the purpose of the Steering Group to consider that, there hasn't been time so basically propose that the plan gets put in, that would be a major consideration.

RM – is the committee really willing to undermine the creditability of the whole Neighbourhood Plan by voting for something that is flawed in very important aspects

Member of public – leaving out of site allocations seemed to forcing HDC to pick Glebe Farm, it precludes them selecting sites outside their jurisdiction, there is still three months to the deadline should the best use of that time to lobby proposals to HDC demanding more time and also indicate that they were prepared to go to the local ombudsman

TC – no point in going to HDC as they are very firm on the deadline

Member of public – if their time is unreasonable we can go beyond them

GS – there are issues within the Parish Council and issues with HDC's deadline but we can't blame HDC for imposing a deadline or the Parish Council for the vote that we take to enable a Neighbourhood Plan to be created by the end of November

Paul ? – majority of residents in Steyning expected the Neighbourhood Plan to be a opportunity for housing of some sort, if a plan could include housing with the sites that have been notified and valuated would the Consultant be able to provide a proper Neighbourhood Plan

AM – the issue with the timeline is six weeks is needed to allow consultation for Regulation 14, then a further number of weeks to take comments into account, the time is very tight to get plan in place to submit to HDC by the end of November, there are other things to be considered, if you bring housing there are additions requirements, a document called Strategist Environmental Appraisal has to be completed, the deadline is the deadline

Member of public – asked about the grant

AM – one of the benefits of having a Neighbourhood Plan in place is that the tax which comes with new builds, without the plan the Parish Council would receive 15% to spend on infrastructure, with the Neighbourhood Plan being one policy it would increase up to 25%, this was considered by the Parish Council. HDC will be looking at a number of options across their district to deliver their revised housing figure, whether this will be one or more sites in Steyning or could be none, is not at this point in time.

Public – why does it seem that there is a lot of focus on Glebe Farm.

AM – the landowner and promoter have been active in working out the plans, but the important thing is that the Parish Council have made the decision not to include housing so that a plan can be delivered by the deadline

Public – the important thing that is not what people wanted and has cost a lot of money

AM- that matter has to be taken up with the council

MV – asked for prices of consultation and what happens next to take us up to Regulation 15

AM – if the Steering Group approve the documents tonight, they will go forward to the Parish Council meeting on 2nd September to discuss and decide whether the Neighbourhood Plan can go out for Regulation 14 consultation, the document will be made public and consultation will last 6 weeks, during that period the public will be able to write in with their comments. The Steering Group will look at the comments and respond, where appropriate the plan will be updated to reflect the comments made, the Steering Group will then meet again to decide

whether to revise the plan or send it to the full Parish Council who will meet to decide whether it should be submitted.

TL – it is a community plan and there is section for LGS, there is a potentially Government issue due to the people involved in writing the LGS document having interests in various areas. It is also made clear at the presentation that unlikely that LGS would be granted for Sweetlands and Baynards, both those sites were excluded from the SWAB, yet to see any analysis which it was thought would be attached to this plan about how the destination was arrived at, so when this plan is discussed, it is not in the public interest to vote on it as a community plan.

MV – asked AM to comment on the Inspector's role on assessing the plan

AM – when the examination takes place to consider whether the plan meets the basic conditions that is does the Neighbourhood Plan conform with National Policies, there would then need to be a view as to whether to recommend that the LGS to be included in the plan meets the tests. The document which was considered is on the website, all the sites in LGS have assessed so the examiner will have to view whether the document is good enough for assessment.

Mr Fuggles – the Green Space application for Baynards was prepared in 2017 submitted to the South Downs NP, presentation made to the Inspector, the result was that it was thought to be a very sensitive site, the Parish Council were asked to consider a LGS application for that site.

MV – the South Downs NP are stakeholders, the LGS has been put together without consulting the NP, at meetings with them neither Baynards or Sweetlands were discussed as part of the LGS Mr Fuggles – the SDNP required the council to consider the application for LGS

Member of public – understand that PC was aware of the letter from HDC in March which set out the time frame, also people need better to understand as to why after the Parish Council elections, there was a need to appoint new Neighbourhood Plan committee which wasted several weeks and then roughly the same people appointed to the committee with the addition of double the number of Parish Councillors which meant that they had their work cut out to meet the deadline for the Neighbourhood Plan.

PC – agreed that he knew about the letter and at meeting of the Steering Group committee was given to understand that some of the members were in discussion with HDC to deal with it and as far as he was concerned they had dealt with it. After the elections he stated that he had no idea that the letter was current, the understanding that the council had was that they were asked not to reappoint the committee, no-body told the council that this letter of the 16th March was outstanding. When the council delayed the appointment of the committee they did not know that the letter was still pertinent; the letter was following up a conference in January where there was one representative who did not report back to the previous council, the new council did not know about it until the 15th June after access to a site that this letter of the 13th March had not been responded by either the council or the Steering committee, two deadlines had expired for response and a new deadline of 1st July had been given to make the decision. The Steering committee met on the 1st July and voted to carry on with the Neighbourhood Plan including the housing development because it was understood that at time it was still possible for it to be done, it transpired that it was a Regulation 14 requirement that had to be satisfied by the autumn but it turned out to be Regulation 15, also on the 1st July the committee did not know that the grant application had failed, no-one had said that the strategic environment assessment appraisal had not been commissioned, on the 10th July when the consultant wrote to say that it was no longer possible to have a Neighbourhood Plan with a housing element included.

Member of public - the question still has not been answered as to why the old Steering Group committee was disbanded.

PC – when the Parish Council term of office ends all the committee are disbanded and then reformed, that includes the Steering Group as it is a council committee, not all Parish councils have committees, under SWAB it was not a committee as it refused to allow the public to attend any of its meetings. The Parish council set up the Steering Group committee to enable the public to attend the meetings.

SJ – the email received should have been a advisory one to tell the committee to carry on with what they were doing

MV – the result is that there has been upwards of eight weeks delay

RG – there were two options but I wasn't clear as to the options that the councillors were choosing could the consultant explain the situation and offer guidance

MV – there is a strategy to be met on the 30th November, understand the arguments about the housing allocations the maybe other options that should have been considered

AM – we are operating under the Parish council decision to exclude the housing from the plan and proceed with a pared down plan

RG – is there no advice from Steyning to HDC as where they would like the housing to go

AM - could there be a policy in the plan which says that there are preferred sites, but it would have to be carefully done to achieve that the plan does not include anything that will trigger the need for a strategic department assessment

4.0 NEIGHBOURHOOD PLAN DRAFT COMMUNITY PLAN DOCUMENT

4.1 To consider whether the Steering Group recommend to the Full Council that the draft plan and its associated evidence proceed to consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012

MV – the plan is on the website, all the committee have read it and its associated documents, the committee were asked to give their views

SJ – not happy about passing the plan and would turn it down

GS - a lot of work has gone into the plan but there are issues with LGS so am torn about it

TC- huge amount of work in a very little timescale, concern about LGS, end of the day an Independent Examiner will be the one who will decide on the designation, it's a very comprehensive document which the residents have six weeks to give their feedback on
PC – asked everybody to read the documents, which area valuable on the website, they have been prepared with great care and under the auspices of the Consultant, the voting should be based on evidence, some may be tempted to vote against the LGS element because they don't like the evidence produced. Designation of LGS doesn't prevent building it just raises the bar higher, the MPF says there could be appropriate development on LGS. There also could be a misunderstanding about the effect of the Neighbourhood Plan, if the plan had gone ahead with housing it seems that it would likely to have been development on the three sites that were presented. The vital thing to bear in mind is that Neighbourhood Plan can only put forward a minimum number of houses not a maximum, the developers presented the site in the best way to sell that site to the community but when it comes to planning permission it is likely to be a higher

number houses, so whatever was voted on it was always like to be different when it reached the planning stage.

MV – RB and PM both expressed their views on the plan subject to the LGS being rational they would support it but feel as MV does that it has not been assessed properly. No chance to consider all the sites, so couldn't support the plan without discussing the LGS further, as the plan includes all these sites it has to be decided what to do next; so proposed that the committee voted on the plan with LGS omitted from it with a caveat that working party be formed to look properly at the LGS and sites
PC – it isn't open to this committee to exclude Green Spaces, the terms of reference state that this plan must include Green Space

JF – minutes of the full council 24th July 2019 where it is stated that Neighbourhood Palm Steering committee continue with the Steyning Neighbourhood Plan now excluding housing site allocation as follows; aimed at achieving the minimum necessary to have MP which qualifies the community to have the enhanced rate of ? but aiming to achieve as much as is practical and evidence based beyond the minimum, secondly, prioritising policies based on evidence that is complete by 2nd August in particular the Parish Council would like to see policies to, 1st LGS designations, character assessment to include village design code if possible and housing mix, no of bedroom per dwelling, lastly the authorisation is conditional on the NPSC remaining satisfied that it can submit the plan under Regulation 15 by 30th November, lastly, operating to financial controls and other procedures including its terms of reference which the responsible financial officer/clerk continues to be satisfied with

MV – the item we are trying to consider is whether Regulation 14, the draft plan is suitable in its current state or not, the proposal tonight is that it should not be submitted to council in its present state,

AM - LGS is the hot topic, if it does not go to the full council and more work is carried out on LGS, if that is to happen the plan would not be submitted to by the 30th November which will pose another problem, it is apparent that there is a lot of concern about LGS, logical thing would not to do the whole thing which would mean the plan would be lost and the sill, or consider the individual sites that are suggested for LGS rather than stopping the plan in its entirety

MV – it is an interesting concept but there hasn't been the time to consider LGS, there are other sites that aren't included so it's an impasse at this moment

GS- at what point would the cut-off date be today

AM – it is today, working backwards from the end of November if you squeeze it any more it will be unrealistic,

MV – if we can't take out the Green Spaces then we are not able to recommend the draft plan

AM- the council would like to see a policy relating to Green Space, but doesn't say has to, HDC will be doing their local plan review and the gift of where they allocate sites is theirs, so even if there is a policy in our plan which said it wanted to see developments spread out realistically any large scale development would come forward through a plan and allocation, it was questionable if another policy in our plan would influence any decision made by HDC, the Neighbourhood Plan will become part of the development

plan which used to inform planning decisions, the policy in this document will not have any legal power over what HDC where to do in their next plan

MV – there is a consultation statement which is being prepared which is not included in this plan, this is an important document as it does set out the proceedings since January 2018 would it not make sense to have another supporting document

TC – there isn't time

GS – sure it could be within a day or so if it is important to the community plan with a bit of hard work

TC – there is six weeks of consultation which is when there will be feedback, there may be changes

AM – full council meeting on Monday 2nd September any supporting documents should go public tomorrow

PC – read the email from PM in which he gave his views where he would abstain from supporting the plan in its current form, without LGS he would support it; RB endorsed PM's views

MV – proposed the motion that we exclude LGS from the current Neighbourhood Plan

PC – before we vote can there be a discussion on what elements of the evidence of what is objected too

MV – LGS is the plan as it is a highly contentious and important part of the plan so can we vote on keeping it in when we haven't looked at the site selection process, considering the plan is hinged on a policy which prohibits further housing or makes it more difficult to add housing within the South Downs National Park in particular it should be kept in abeyance

AM – guidance was set up with regard to consulting landowners, the land does not have to be public ownership but the Parish Council or relevant body should contact the landowners at an early stage about proposals to designate any part of their land as LGS, landowners will have an opportunity to make representation in respect of proposals in a draft plan. On the point of not being contacted so far, condensed timeline so this is the first time that the LGS document has been completed, so if the Steering Group were minded to approve the plan as it stands including the LGS, the Parish Clerk will send out letters to all landowners to advising them that their sites have been considered by the Steering Group and should set out as a proposal for designation for LGS. That will be the first time that the Steering Group will have made any type of formal decision to actually designate sites as LGS. The guidance says that there is opportunity for the landowners to make representation in respect of the proposals in the draft plan, it doesn't say at what point the representation will take place it also says it is perfectly reasonable that the opportunity is during the Regulation 14 consultation. The areas that were looked into have come from previous consultation statement, so topics were derived from previous consultation and the themes that came out of that, the vision statement identified key areas.

RM – question of designation of LGS hasn't emerged at all till after the council lost its ability to influence housing allocations, there have years to bring the LGS designations to the fore and is against planning guidelines that LGS designation should not be used to as a way of interfering with potential future development.

AM – that is a separate point

MV – PC asked for a debate on the reasons why LGS should be included or excluded from the Neighbourhood Plan, there has been quite a discussion on this topic and he proposed that a vote should be taken by the committee to exclude the LGS from the plan.

JF – is the whole plan going to be agreed with the exclusion of LGS

The proposal is – that the Steering Group committee recommends to the full council that the draft plan and its associated documents proceed to full consultation in accordance with Regulation 14, the Neighbourhood planning general 2012, but to exclude the Local Green Space from the current community plan, exclude paragraph 6.29 – 6.13

MV proposed with SJ seconded

2 in favour

2 against

1 abstain

Chair's casting vote

Motion was carried – the procedure will go forward to the full council

4.2 SPC NP consultant to update on Confirmation of further dates of Consultation events and Submission dates for the regulation 14 process

AM – the plan is going to forward to the full Parish Council meeting on the 2nd September 2019, after considering the document they will decide whether to proceed to regulation 14 consultation, if agreed, the consultation process will start next week which will last for six weeks. All members of the public to be encouraged to inspect the documents which will be available for viewing; this will end 16th October, the Steering Group will then meet to go through the responses and consider if the plan needs updating. The Steering Group will then meet around the 15th November to sign off the document for submission to the Parish council around the 26th November (date tbc), they will sign it off and the whole of the plan will be submitted to HDC on the 29th November 2019

5.0 COMMUNITY ENGAGEMENT

5.1 To discuss and agree the draft communication plan attached to these minutes for engagement and public consultation. Report from Paul Maidment with supporting papers.

PC – read the plan has AM approved it but it is vital that the communication is right, whatever is agreed needs to be signed off by the consultant, he is happy with as long as the format for the responses are in format that can be easily simulated, there could reservations about receiving feedback online.

AM – format will be created to receive the responses which should give a detailed feedback on the plan, as long as the comments give details of the area of the plan referred as the will help with the collation of the responses.

TC- will hard copies be made available as well as digital

AM – hard copies will be available in the library, post office etc. Digital may be more useful for the Steering group
MV – there is a working group meeting on the 3rd September who will look at the budget as that has to be finalised.

6.0 MINUTES OF THE PREVIOUS MEETINGS

- 6.1 To agree the minutes of the meeting held on the 20th August 2019 – if available
JF – minutes have been received but as the Chair of the meeting is unavailable they have not been looked at in detail, they have been presented to the committee for reference rather than agreement.

7.0 MATTERS ARISING AND ACTIONS FROM THE MINUTES

- 7.1 To confirm matters arising from the Meeting of the 20th August and report actions brought forward
7.2 Questions from the floor from the last meeting are contained within the draft minutes and there have been associated actions from the previous meeting which are dealt with on this agenda
MV – there were a lot of questions and answers that are in draft form and it is hoped to get those answers out. There are a lot of key questions from tonight's meetings and last week's meeting which the committee would like to respond to, the minutes will be published.
PC – all the questions have been answered apart from one, which should be more properly directed at the full council
MV – that is right as the committee is only an advisory committee of the council
JF – the minutes are not on the website yet as there were so many questions they need to be checked carefully for correctness
PC – if the draft minutes are not on the website could a link to the recording be made available
JF – that can be done

8.0 FINANCE

- 8.1 to receive the supporting paper from SPC Clerk giving overview cost of the SPC Neighbourhood plan (to include 'Actual to date' and future Estimation)
JF – supporting paper is fairly basic so that it is easy to understand, attention was brought to the grant; year 1 the grant of £9,000 was successfully obtained, this is almost spent, there was further monies available which were not required in that given time span. Before going into year 2 there was an estimation made of what the total cost would be, £23,000 to be paid out this year; it was expected as part of that, there would be another successful grant application but there certain criteria for the grant but because the housing allocation was voted against this did not happen, so the expected £8,000 was lost. So the cost is still £23,000 with a shortfall of £8,000, this was taken to the F & G P committee as there was a need to extend from the earmarked reserves.
PC – look at the cost the plan had been budgeted at £16,400 but now is at £23,000, does that mean for 2018/19 it had been expected the whole plan to cost £1,400

JF – it had been thought that the grant would be in the region of £15,000 so then use the £1,400 to cover the cost

PC – it had thought that the whole plan would cost £16,400?

JF – that was the cost of year 1, it was not sure how far the everything would be at the end of year 1 but it was not as far on as expected and it was thought that there would further grant allocation for housing which could be sought, there was no estimate of the whole cost of the plan.

PC – what had gone wrong with the grant? It had been expected to get up to £15,000 then get £9,000 and another £8,000 but didn't receive anything, so the council is down AM - every Parish Council is entitled to £9,000 to help with the plan, if the plan is a complex one there is an additional grant which is £8,000. In 2018 it was thought that all the entitlement was £8,000 plus extra which would be a total of £15,000 in grants. In year 1 only the initial grant was applied for, the plan for year 2 was that the Parish Council would apply for additional funding which is available if you have a complex plan but as the plan is no longer a complex one the additional grant is not available. The SEA appraisal comes under technical support which is in additional to any grant money received, for example the ACON housing need report was delivered through the technical support with no cost to the Parish Council, but that is separate from the grant money.

9.0 ANY OTHER URGENT BUSINESS

None

10.0 INFORMATION/CORRESPONDENCE ITEMS

10.1 None at the time of publication

R Bell will communicate with the people who responded to the advert

11.0 DATE OF NEXT MEETING

To be confirmed

The meeting closed at 9.35pm

Steypning Parish Council



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FULL PARISH COUNCIL EXTRAORDINARY MEETING

HELD ON MONDAY 2nd SEPTEMBER 2019 AT 7.30PM
IN THE STEYNING CENTRE

Present: Cllrs Goldsmith (Chairman), Cree, Campbell, Hanson, Lloyd, Ray, Rudkin, S Sullivan, G. Sullivan, Trundle and Young.

Clerk: John Fullbrook

Members of the Public: 42

Meeting commenced 7.30 pm

DRAFT MINUTES

FULL/19/59	APOLOGIES	ACTIONS
59.1	Apologies for absence were received from Cllrs Saunders, Trundle, Ray, Northam and Taylor.	
FULL/19/60	DECLARATIONS OF INTEREST AND DISPENSATIONS	
60.1	There were declarations of interest from Cllr Young who lives adjacent Bayards Field and is also a member of Community Bayards Group and will leave the meeting for the duration of corresponding Agenda item 5. Cllrs S. and G Sullivan as live adjacent the MPF and serve on the Steypning Community Orchard.	
FULL/19/61	Announcement from The Chairman in relation to correspondence received	
61.1	- which was relevant to item 3 on the Agenda – Question time. The Author wrote in relation to the previous NP Steering group meeting and with disgust at the behaviour of some residents who heckled throughout the meeting, and at the way the meeting was run in that the Chairman of the Steering Committee failed to intervene when the questions often seemed of a personal nature. 'Why did he not intervene?'. She also said, 'I Hope that the latest Neighbourhood plan is given wide publicity and is more open and transparent than the SWAB Neighbourhood plan, but that meeting did not fill me with hope'.	
61.2	Chairman reminded the public that – 'this is a meeting of the Council, not a public meeting, heckling especially from former Councillors who should know better and general interruptions are unacceptable and will not be tolerated'	
61.3.1	Chairman also dealt with two written questions <i>Questions from Cllr Northam – A draft version of the Answers was sent back to Cllr Northam and a final version will be put onto the SPC Web site. Clerk to attach to these minutes</i>	CLERK



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61.3.2 Question from former Councillor Michael Bissett-Powell - A long question but in essence it asks, 'Can we do a Neighbourhood plan with a Housing element?' - Chairman answered, 'I'm mystified by this question as the NP consultant has answered this already many times - latest reference 29th August NP Steering meeting and had previously stated this in correspondence to all Councillors advising that is simply not possible'.

FULL/19/62 QUESTIONS FROM THE FLOOR

Please note that due to the number and length of Questions they and the Answers are in summary format

62.1.1 Q - Jo Gordan - volunteer of the Environmental focus group - I would like to put the record straight in terms of the Local Green Spaces assessment and the time and effort that went into the final draft policy. - All the work was evidence based and will stand up to inspection. Russell and Andrew Metcalf gave guidance. We spent four full days working on this including over the whole weekend - why now is our integrity being questioned?

62.1.2 A - Chairman - Thank you

62.2.1 Q - Robert Mattinson - I prepared a photo that the Clerk has copied for you showing a view from Sweetlands over the Town. I strongly objected to Sweetlands, which I own, being designated as Local Green Space which was included at a very late stage and I wish for it to be removed. It seems to me that looking at the pattern of voting the driver for the LGS space designation is led by certain members of the Parish Council, not the Steering committee. It seems people do not want a large site at Glebe Farm being developed rather a number of smaller sustainable sites and in this context - Designating land at Sweetlands and Bayards as LGS potentially limits if not makes it impossible for that ambition to be realised. In that context - Is the Parish Council willing to undermine the credibility of the entire Local Community Plan going forward and its possible failure, by the blatant abuse of the LGS process by allowing or promoting the designation of private land at Sweetland in an attempt to subvert legitimate and emerging planning processes of the relevant authorities which may allocate this land for future housing development and against clear LGS guidelines the manifestly flawed way this was brought forward? One guideline specifically states that the Landowner be informed at the earliest possible opportunity - I didn't hear a word about it until I stumbled over it on the web site?

62.2.2 A - Cllr Campbell responded that it should be borne in mind that this is a draft Neighbourhood plan going out to public consultation - The Landowners are themselves consultees, and there will be an opportunity for the Landowners to respond formally. An explanation was given by our Consultant the other night as to the reason behind the late notification and an apology was given by the Chairman, but it is still in compliance with the regulations. It was very regrettable that it wasn't given, but work didn't even start on this element before the 1st July. I can assure the Landowners that their views will be taken on board as they must be during the consultation period leading up to the final version of this plan being produced.

62.2.3 Cllr Cree also stated the results arising from the SWAB survey polling opinions was that in addition to the very large number of 'no's' to large sized developments of over fifty homes, medium sized developments 25-45 houses -also carried a "no" from 88.5% of the residents.

62.2.4 Cllr Campbell continued that in terms of housing allocation which is going to come down from Horsham; this going to be more than enough to fill every site we could possibly think of and so this isn't a question of reducing numbers on Glebe Farm (For example) because there will also be housing on Sweetlands and Bayards, it will be the maximum numbers on all three. The Neighbourhood plan is required by Horsham to specify minimum numbers of houses on any site. Whatever number is approved by residents within a neighbourhood plan is liable to be something very different by the planning application stage - It is a myth that for the sake of argument that Glebe Farm will be protected from over development by a neighbourhood plan. So, there is no question these other sites are going to save Glebe Farm from something - they simply aren't.

62.2.5 Cllr Cree continued - 9 Landowners came forward in terms of the 'Call for sites' but no housing site assessment has been concluded as this has not been looked at by this Neighbourhood plan

CLERK

62.3.1 Q - Geoff Barnard - I was part of the Environment group - we were disappointed to see how thin the final policies were - Is it too late as the draft goes out for environment and ecology policies to be enhanced - Can a paper be re-drafted?

62.3.2 A - Cllr Campbell replied its deeply regrettable but as the consultant stated there is simply no more time. This Neighbourhood Plan is not written in stone, because we get a chance once the Local Plan has been updated to revisit this plan and that is the time when we can amend policies and put more policies into



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our plan and that can include housing allocations, so what we are doing is holding on as best we can with evidence that is adequate.

62.3.3 Q – Geoff asked, ‘does this mean that if 100 people responded that they would like to see changes in the policy details, the documents would be changed accordingly?’

62.3.4 A – Cllr Campbell – *we will ask our consultant - we simply don’t know.*

62.4.1 Q – *The removal of Bayards and Sweetlands only leaves one site for development. It is not right that one section of the Community should have to bear the brunt. Also, in terms of the SHELAA report, Glebe Farm was considered not to be feasible as a development but that seems to have been ‘kicked into touch’.*

62.4.2 A – Cllr Lloyd replied, *it has not been ‘kicked into Touch’, it has been ‘Red Flagged’ as far as Horsham are concerned, however that does not stop developers seeking solutions to the issues and going back to Horsham. It currently remains ‘Red Flagged’*

62.5.1 Q – Statement - *‘Local Green Space report is an impressive document, and produced following the appropriate guidelines, and I see no reason why it should be excluded from the Community plan’*

62.5.2 A - *The Chairman thanked the contributor*

62.6.1 Q – Mike Kelly – *Has the draft Community Plan been produced with the full consent of the whole Council and with input from the Steering group or has it been written by one the product of one person, namely The Vice Chairman? And can we be assured that the Steering committee have the Full support of the Council and there will be a full democratic debate regarding the approval of the plan?*

62.6.2 A – Chair replied – *When new council elected, we wanted to appoint Chair and Vice chair of the Steering group – it wasn’t the Parish Council that held it up.*

62.6.3 Statement – From Paul Maidment - *I was part of the Steering committee – What you’ve just said is wrong – I have emails.*

FULL/19/63 CHAIRMAN’S ANNOUNCEMENTS

63.1 Michael Bissett-Powell has resigned as a Councillor

FULL/19/64 NEIGHBOURHOOD PLAN – DRAFT COMMUNITY PLAN DOCUMENT

64.1.1 Cllr Campbell quoted SPC standing order 1(g) which requires that an amendment is not considered unless early verbal notification is given at the meeting, and if requested by the Chairman of the meeting is expressed in writing, and said he would be proposing an amendment to the motion on the Agenda, then quoted Standing order 1(k) suggesting to consider both matters together.

64.1.2 Cllr Campbell read out the original motion – *“To agree NP steering group recommendation to approve Draft Community plan and its associated evidence proceed to consultation under regulation 14 of the Neighbourhood Planning (General) regulations 2012”.*

64.1.3 Cllr Campbell then read out his amended motion – (voted on and recorded later in minutes)

64.2.1 Point of order brought up by Cllr Lloyd – *‘Are we not going to be discussing other aspects of this (Not just the Local Green Space) such as Housing Allocation before we vote’.*

64.2.2 *The Reply (in summary) -We are on the tightest of deadlines to get a plan to consultation and we will have an opportunity to return to assess Housing Allocation at a later date but we need to agree a plan to give us an opportunity to gain the higher rate of CIL monies’*

64.3.1 Cllr Lloyd made a statement naming Cllrs Campbell and Young and two members of the public and stated that the neighbourhood plan had been put together by four people who had a prejudicial interest. He said he had taken advice from the monitoring officer at HDC and that the individuals should not have been involved in any shape or form. He reported concern over lack of impartiality over the LGS. and urged councillors to remove the LGS from the Plan as being unsafe



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and that it would not pass because of these people's involvement and their perceived predetermination and prejudicial interests. He also said there would be a high risk the community will turn the Plan down with potentially the loss of hundreds of thousands of pounds in CIL payments.

64.3.2 Cllr Cree responded that no work had been done to recruit any volunteers to work on the LGS throughout the sixteen months when Cllr Lloyd had sat on the steering committee. He also pointed out that Mr Barnes had also been involved in the LGS assessment process as had the consultant. He thought it improper for Cllr Lloyd to condemn the four volunteers when there had been no one else willing to do it.

64.3.3 Cllr Lloyd denied that he had condemned them in any shape or form.

64.3.4 Cllr Campbell responded that he objected to the attacks on the integrity of the four individuals, particularly on the basis of alleged advice based on information which had not been made available to the meeting. He pointed out that registers of interests had been completed. He also pointed out that interests were only relevant at the decision-making stage, not advice stage and that interests were inevitable in many aspects of any neighbourhood plan which by definition involved contributions from local people potentially affected by it. Cllr Campbell pointed out that the assessment was supported on the most controversial of the sites by English Heritage, WSCC and HDC.

64.4 More discussion ensued among councillors about the evidence and democratic mandate

64.5 Cllr Campbell **proposed, seconded** by Cllr Cree - To agree the NP Steering Committee's recommendation to approve the Draft Neighbourhood Plan (otherwise known as "Community Plan") and its associated evidence for proceeding to consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012", except that the version of the draft Plan to proceed shall be the version which was put before the Committee on 29 August 2019 which included a Local Green Space policy which was rejected by the Committee and shall not be the version approved by the Committee under which the Local Green Space policy was removed. **Agreed 6 For (P.C, T.C, R.G, T.R, SaS, G.S), 2 Against (D.H, T.L)**

CLERK

64.6 **Neighbourhood plan financial matters** - To agree recommendation from the NP Steering Committee to approve invoice payments. The Clerk produced supporting papers giving overview of NP finances. Cllr Goldsmith **proposed, seconded** by Cllr Cree to agree payment of the invoice numbered 029 for the sum of £7,191.59 Inc. VAT from Squires Consultants. **Agreed** - The Clerk was asked to provide more detailed accounting figures relating to the NP budget for the next F&GP Meeting.

CLERK

64.7 To agree recommendation from F&GP committee to extend Earmarked reserves to cover costs of Neighbourhood plan process. Cllr Lloyd **proposed, seconded** by Cllr Goldsmith that Council agrees further financial support as agreed at F&GP for a sum up to £5,000 to extend Earmarked reserves. **Agreed**

CLERK

FULL/19/65 **CORRESPONDANCE AND INFORMATION ITEMS**
65.1 Nothing more to report

FULL/19/66 **DATE OF NEXT MEETING: 16th September 2019 at 7.30pm**

Meeting closed at 9.16 pm

Signed **Date 16th September 2019**

Chairman



Parish Clerk: John Fullbrook
Deputy Clerk: Hazel Roxby

Email: clerk@steyningpc.gov.uk
Email: hazel.roxby@steyningpc.gov.uk

Steyning Neighbourhood Development Plan 2019-2031 Regulation 14 Consultation – Response Form

ABOUT THIS CONSULTATION

This is a formal public consultation being run in accordance with Regulation 14 of The Neighbourhood Planning (General) Regulations 2012.

The consultation period runs from Friday 6th September 2019 till midnight on Friday 18 October 2019.

Consultation documents can be viewed online at

www.steyningpc.gov.uk, alternatively hard copies can be viewed weekdays 9.00am – 4.00pm at The Steyning Centre.

All responses to this consultation must be received on this Response Form prior to the end of the consultation period (midnight on Friday 18 October 2019) and must include a name, address and, if relevant, the organisation you are representing. Failure to provide this information could result in your representation being rejected.

If you would like to discuss the consultation documents with a Parish Councillor before submitting your response, please come along to one of our drop in sessions – details are available at www.steyningcommunityplan.co.uk or www.steyningpc.gov.uk.

ABOUT YOU

Please provide your details below.
Anonymous forms will be **REJECTED**.

Full Name <i>(required)</i>	
Address <i>(required)</i>	
Postcode <i>(required)</i>	
Telephone and/or Email <i>(optional)</i>	
Organisation <i>(required if applicable)</i>	
Position <i>(if applicable)</i>	
Your Age <i>(optional)</i>	
Completion Date	

Response Form page ___ of ___

Part 1 – Overall opinion of the Draft Neighbourhood Plan

Would you support or oppose this Plan at referendum? (Please mark one answer with an ‘X’)

Support without modifications ☐

Support with modifications ☐

Not Support ☐

Part 2 – Detailed Comments

Please use the table below to provide your comments on the consultation documents. When providing your comments please clearly state the part of the plan your comments relate to in the left-hand column.

Paragraph/page number, & policy ref	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?

Paragraph/page number, & policy ref	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?

If you have further comments, please duplicate this page and ensure it is attached to the rest of your response so that it does not accidentally become lost/anonymised.

Protecting Your Data

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If you consent to the Parish Council contacting you about your representation please mark an **'X'** in this box. For example, this may be to help us understand your comments better.

☐

If you consent to the Parish Council adding your contact details to a mailing list so that you can be kept up to date with Steyning Community Plan related news please mark an **'X'** in this box.

☐

As part of the plan preparation process the Parish Council will pass your email address to Horsham District Council (HDC) so that they can contact you directly when they undertake the Regulation 16 stage on the final version of the Plan. Please provide consent by marking an **'X'** in this box.

☐

Sending us your completed form

Please remember, send us your response before midnight on Friday 18 October 2019. It must include your name, address and, if relevant, the organisation you are representing. Please ensure all parts of this form are securely attached together (stapled for example). Response Forms can be submitted:

By Email: send your completed Response Form in word format to clerk@steyningpc.gov.uk. Please note that this is the preferred response method and will save much volunteer/staff time collating your comments.

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THANK YOUR FOR TAKING THE TIME TO RESPOND TO THIS CONSULTATION – YOUR VIEWS ARE IMPORTANT

Response Form page ___ of ___

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Please provide your details below.
Anonymous forms will be REJECTED.

Full Name (required)	
Address (required)	
Postcode (required)	
Telephone and/or Email (optional)	
Organisation (required if applicable)	
Position (if applicable)	
Your Age (optional)	
Completion Date	

Part 1 – Overall opinion of the Draft Neighbourhood Plan

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THANK YOUR FOR TAKING THE TIME TO RESPOND TO THIS CONSULTATION – YOUR VIEWS ARE IMPORTANT

From:
Sent: 06 September 2019 15:54
To:
Subject: Steyning Neighbourhood Plan - Regulation 14 Consultation
Attachments: Reg.14 - Consultation Notification.pdf; Reg.14 - Digital Response Form.docx; Reg.14 - Response Form (for printing).pdf

Steyning Neighbourhood Development Plan 2019-2031 Regulation 14 Consultation

FAQ:

I am writing on behalf of Steyning Parish Council to invite your comments on the Draft Neighbourhood Development Plan for the Parish (known as the "Steyning Community Plan").

The Steering Committee have been working on the plan since 2018 and have used the responses from previous community consultations to develop the draft plan.

This is a formal public consultation being run in accordance with Regulation 14 of The Neighbourhood Planning (General) Regulations 2012. The consultation period runs from **Friday 6th September 2019 till midnight on Friday 18 October 2019.**

What is this consultation about?

During this consultation we are consulting on the draft plan and associated evidence base. We are looking to gather the views of all stakeholders, particularly those who live, work or carry on business in the Parish. These views may relate to the proposed policies, the content and wording of the plan, whether the evidence base is appropriate/correct, whether anything the plan is missing, or anything else you would like to bring to our attention. Please be as specific as possible when providing your comments. If you have any views on the documents, we want to hear them so that we can take them into account moving forward.

Once these views have been gathered the plan and its associated documents will be amended as necessary before being submitted to Horsham District Council for examination.

How can you view the Consultation Documents?

The consultation documents and Response Form can be viewed in the following ways:

1. Online by visiting www.steyningcommunityplan.co.uk or www.steyningpc.gov.uk where the documents are available to view and download.
1. Visiting the Parish Council office during office hours (weekdays 9.00am – 4.00pm) at The Steyning Centre, Fletcher's Croft, Steyning BN44 3XZ where hard copies are available to view. Should you wish to take a copy home this can be printed for you by the Parish Council but there will be a charge to cover printing costs.

2. Attending one of the two Drop-In Consultation Events being held at The Steyning Centre, Fletcher's Croft, Steyning BN44 3XZ. The first will be on **Saturday 21st September 2019 (9.00am - 12.00pm)** and the second on **Saturday 5th October 2019 (12.00pm - 8.00pm)**. All welcome to attend either session where Councillors will be in attendance to discuss the plan with you.

How can you respond to this consultation?

All responses to this consultation must be received on the Response Form provided prior to the end of the consultation period (midnight on Friday 18 October 2019) and must include a name, address and, if relevant, the organisation you are representing.

Response Forms can be submitted:

- **By Email:** send your completed Response Form to clerk@steyningpc.gov.uk. Please note that this is the preferred response method and will save much volunteer/staff time collating your comments. If possible, please complete the response form on your computer and email the completed word file to us.
- **In Person:** take your completed Response Form to the Parish Council office at The Steyning Centre, Fletcher's Croft, Steyning BN44 3XZ.
- **By Post:** send your completed Response Form to *Steyning Community Plan Consultation, Steyning Parish Council, The Steyning Centre, Fletcher's Croft, Steyning BN44 3XZ*

What will we do with your data?

All personal information will be processed in accordance with the Parish Council's Data Protection Policies which are detailed on its website (www.steyningpc.gov.uk) or can be obtained from the Clerk.

A summary of all representations received will be made public when the plan is submitted to Horsham District Council for examination. This may include verbatim comments received.

Contact details of private individuals will not be published publicly.

Need more information/help?

If you have having difficulty accessing the consultation documents, submitting your response or need help with anything else please contact the Parish Council office on 01903 812042 during office hours (weekdays 9.00am – 4.00pm) and someone will be happy to assist.

John Fullbrook
Clerk to the Council

01903 812042

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This e-mail might contain privileged and/or confidential information. If you have received this e-mail in error, please notify the sender and delete the e-mail immediately; you may not use or pass it to anyone else. Whilst every care has been taken to check this outgoing e-mail for viruses, it is your

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From:
Sent: 20 September 2019 15:23
To:
Subject: Steyning Community Plan - Drop-In Session Reminder

Steyning Neighbourhood Development Plan 2019-2031 Regulation 14 Consultation – Drop-In Session

FAQ:

The Draft Neighbourhood Development Plan for the Parish (known as the “Steyning Community Plan”) is out for consultation in accordance with Regulation 14 of The Neighbourhood Planning (General) Regulations 2012. The consultation period runs until midnight on Friday 18 October 2019.

We are getting in touch to remind you that we are holding a Drop-In Consultation Event at The Steyning Centre, Fletcher’s Croft, Steyning BN44 3XZ tomorrow (Saturday 21st September 2019) between 9.00am and 12.00pm. You are more than welcome to come along where Councillors will be in attendance to discuss the plan with you.

Don’t forget you can access all the consultation documents and find out how to respond to the consultation by visiting www.steyningcommunityplan.co.uk or www.steyningpc.gov.uk, alternatively you can visit the Parish Council office during office hours (weekdays 9.00am – 4.00pm) at The Steyning Centre, Fletcher’s Croft, Steyning BN44 3XZ.

All responses to this consultation must be received on the Response Form provided prior to the end of the consultation period (midnight on Friday 18 October 2019) and must include a name, address and, if relevant, the organisation you are representing.

If you are having difficulty accessing the consultation documents, submitting your response or need help with anything else please contact the Parish Council office on 01903 812042 during office hours (weekdays 9.00am – 4.00pm) and someone will be happy to assist.

We hope to see you tomorrow.

John Fullbrook
Clerk to the Council

01903 812042

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Any reference to "e-mail" in this disclaimer includes any attachments.

From:
Sent: 16 October 2019 11:34
To:
Subject: Steyning Community Plan - Reg.14 Consultation Ending

Steyning Neighbourhood Development Plan 2019-2031 Regulation 14 Consultation Ending

FAO: Cowfold Parish Council

The Draft Neighbourhood Development Plan for the Parish (known as the "Steyning Community Plan") is out for consultation in accordance with Regulation 14 of The Neighbourhood Planning (General) Regulations 2012.

We are getting in touch to remind you that the consultation ends at midnight on Friday 18 October 2019 (this Friday coming). If you have already responded, thank you for taking the time to provide your comments.

Don't forget you can access all the consultation documents and find out how to respond to the consultation by visiting www.steyningcommunityplan.co.uk or www.steyningpc.gov.uk, alternatively you can visit the Parish Council office during office hours (weekdays 9.00am – 4.00pm) at The Steyning Centre, Fletcher's Croft, Steyning BN44 3XZ.

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John Fullbrook
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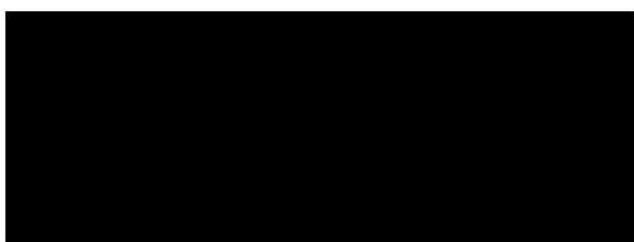
Steyning Parish Council

Telephone: 01903 812042



The Steyning Centre, Fletcher's Croft, Steyning,
West Sussex, BN44 3XZ
For Sat. Nav. Use BN44 3YL

www.steyningpc.gov.uk



3rd September 2019

Dear [REDACTED]

STEYNING COMMUNITY PLAN – LOCAL GREEN SPACE

Steyning Parish Council is preparing a neighbourhood plan, known as the Steyning Community Plan (SCP). Once made, the plan will be used alongside others to determine planning applications for development. The draft SCP has been considered by the Parish Council at its 2nd September meeting and it was decided that it should proceed to consultation. The draft plan includes several policies, one of which seeks to designate land as Local Green Space.

We are writing to you to advise that land within your ownership has been identified for designation as Local Green Space.

What is Local Green Space?

Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. Local Green Spaces may be designated where those spaces are demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city. Once designated as Local Green Space, development proposals are approached in a way consistent with those for Green Belts.

For more information please see <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation>



Parish Clerk: John Fullbrook
Deputy Clerk: Hazel Roxby

Email: clerk@steyningpc.gov.uk
Email: hazel.roxby@steyningpc.gov.uk

What land has been identified?

The land under your ownership and proposed for Local Green Space designation is known as 'Sweetlands'. A map of the space is below for reference.



Where can I see the justification for the proposed designation?

Volunteers have undertaken a review of open spaces in the parish and considered whether each space should be designated as Local Green Space. Of the 17 spaces considered, 5 have been recommended for designation as Local Green Space.

The full evidence report (and the draft plan itself) can be downloaded from the Parish Council's website at http://steyningpc.gov.uk/?page_id=6629. If you cannot find the document, please contact the clerk who will ensure you are able to access the information.

Why am I being contacted now?

Practice guidance confirms that the Parish Council should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space and that Landowners will have opportunities to make representations in respect of proposals in a draft plan.

We are writing to you now as the Steyning Parish Council have agreed that your site should be designated as Local Green Space at their meeting held on 2nd September 2019. We have therefore written to you at the earliest opportunity since the proposed Draft SCP was also agreed by Full Council at this meeting.



Parish Clerk: John Fullbrook
Deputy Clerk: Hazel Roxby

Email: clerk@steyningpc.gov.uk
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How can I engage in the process?

The SCP is currently progressing on a tight timeline to ensure the plan is submitted to Horsham District Council by 30th November 2019. There are several opportunities for you to engage with the Steering Group and Parish Council moving forward and these are highlighted in yellow below. There is also an opportunity to engage in public questions when the Full Parish Council meet on the 3rd Monday in each month – First date being 16th September.

Stage	Indicative Timings
Meeting - Full Parish Council meeting to decide whether the plan should progress to Reg.14 Consultation	2 nd September 2019
Consultation - Parish Council undertake Reg.14 consultation on draft plan	4 th September 2019 – 16 th October 2019
Parish Council / Steering Group review comments and update plan as appropriate. <i>(N.B. there may be public meetings to facilitate this)</i>	17 th October 2019 – mid November 2019
Meeting - Steering Group consider whether revised SCP should proceed for Full Council's consideration.	Late November 2019 (exact date TBC)
Meeting - Full Parish Council meeting to decide whether the plan should be submitted to Horsham District Council.	Late November 2019 (exact date TBC)
Updated plan is submitted to Horsham District Council under Reg.15	29 th November 2019
Horsham District Council consult on the submitted documents*	January 2020 – February 2020
Independent examination*	March – April 2020
Referendum*	June 2020

**Please note these stages are outside of the control of the Parish Council and are managed by Horsham District Council.*

At most meetings members of the public can ask questions or raise matters in person, alternatively you can write to the parish council at any time using the details on this letter.

We would welcome your representations on the proposed plan and Local Green Space designation which affects land within your ownership. The Steering Group and Parish Council will ensure any representations received are considered and, where relevant, addressed in the SCP.

Should you have any queries regarding the content of this letter please do not hesitate to contact me.
Kind regards,

John Fullbrook



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Deputy Clerk: Hazel Roxby

Email: clerk@steyningpc.gov.uk
Email: hazel.roxby@steyningpc.gov.uk

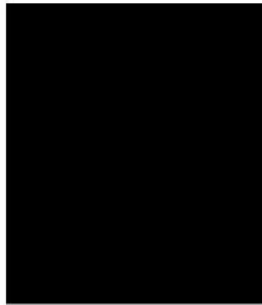
Steyning Parish Council

Telephone: 01903 812042



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3rd September 2019

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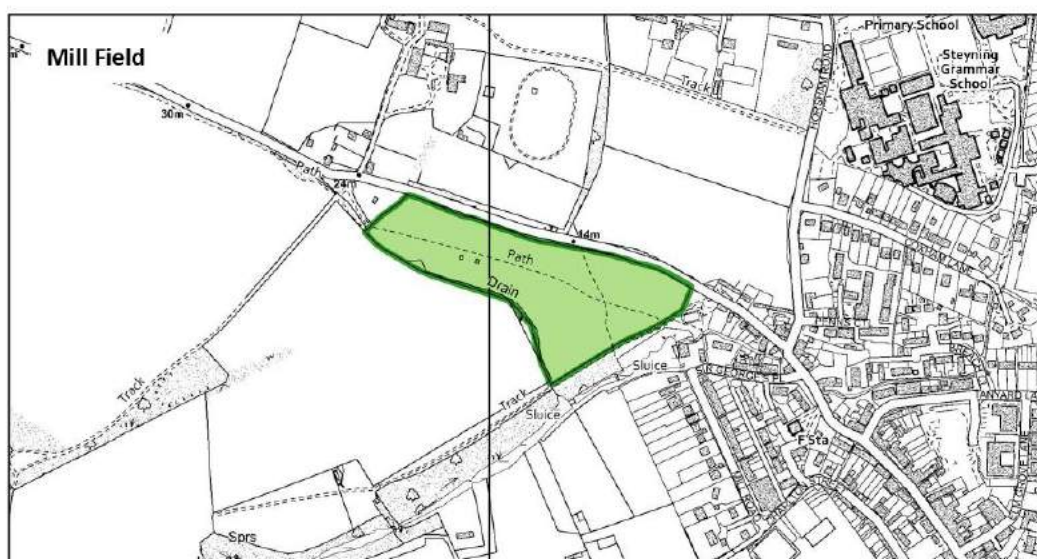
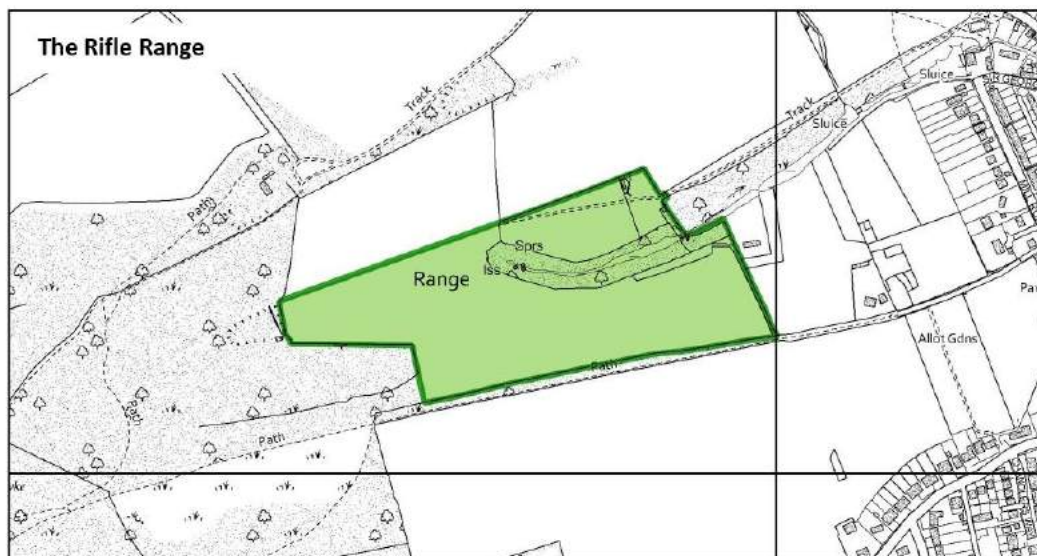
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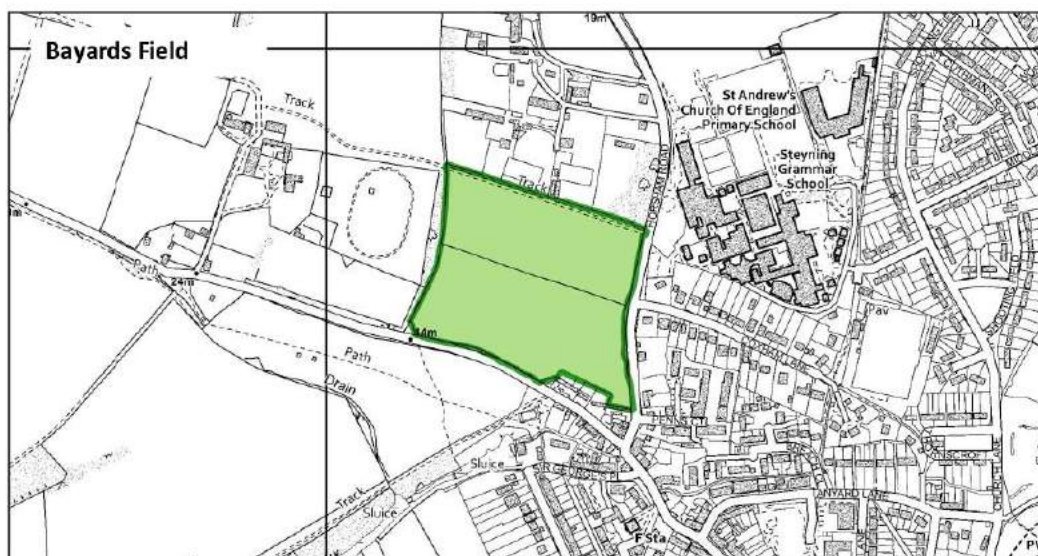
What land has been identified?

Three spaces under your ownership are proposed for Local Green Space designation. These are known as 'The Rifle Range', 'Mill Field' and 'Bayards Field'. Maps of the spaces are below for reference.



Parish Clerk: John Fullbrook
Deputy Clerk: Hazel Roxby

Email: clerk@steypingpc.gov.uk
Email: hazel.roxby@steypingpc.gov.uk



Where can I see the justification for the proposed designation?

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Meeting - Full Parish Council meeting to decide whether the plan should progress to Reg.14 Consultation	2 nd September 2019
Consultation - Parish Council undertake Reg.14 consultation on draft plan	4 th September 2019 – 16 th October 2019
Parish Council / Steering Group review comments and update plan as appropriate. <i>(N.B. there may be public meetings to facilitate this)</i>	17 th October 2019 – mid November 2019
Meeting - Steering Group consider whether revised SCP should proceed for Full Council's consideration.	Late November 2019 (exact date TBC)
Meeting - Full Parish Council meeting to decide whether the plan should be submitted to Horsham District Council.	Late November 2019 (exact date TBC)
Updated plan is submitted to Horsham District Council under Reg.15	29 th November 2019
Horsham District Council consult on the submitted documents*	January 2020 – February 2020
Independent examination*	March – April 2020
Referendum*	June 2020

**Please note these stages are outside of the control of the Parish Council and are managed by Horsham District Council.*

At most meetings members of the public can ask questions or raise matters in person, alternatively you can write to the parish council at any time using the details on this letter.

We would welcome your representations on the proposed plan and Local Green Space designation which affects land within your ownership. The Steering Group and Parish Council will ensure any representations received are considered and, where relevant, addressed in the SCP.

Should you have any queries regarding the content of this letter please do not hesitate to contact me.
Kind regards,

John Fullbrook



Parish Clerk: John Fullbrook
Deputy Clerk: Hazel Roxby

Email: clerk@steyningpc.gov.uk
Email: hazel.roxby@steyningpc.gov.uk

Steyning Parish Council

Telephone: 01903 812042



The Steyning Centre, Fletcher's Croft, Steyning,
West Sussex, BN44 3XZ
For Sat. Nav. Use BN44 3YL

www.steyningpc.gov.uk



3rd September 2019

Dear 

STEYNING COMMUNITY PLAN – LOCAL GREEN SPACE

Steyning Parish Council is preparing a neighbourhood plan, known as the Steyning Community Plan (SCP). Once made, the plan will be used alongside others to determine planning applications for development. The draft SCP has been considered by the Parish Council at its 2nd September meeting and it was decided that it should proceed to consultation. The draft plan includes several policies, one of which seeks to designate land as Local Green Space.

We are writing to you to advise that land within your ownership has been identified for designation as Local Green Space.

What is Local Green Space?

Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. Local Green Spaces may be designated where those spaces are demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city. Once designated as Local Green Space, development proposals are approached in a way consistent with those for Green Belts.

For more information please see <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation>

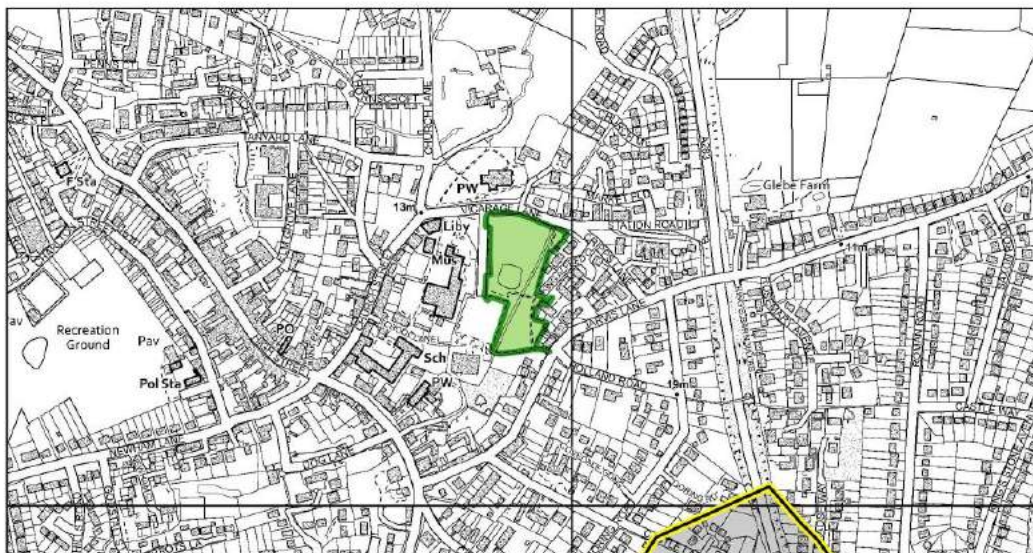


Parish Clerk: John Fullbrook
Deputy Clerk: Hazel Roxby

Email: clerk@steyningpc.gov.uk
Email: hazel.roxby@steyningpc.gov.uk

What land has been identified?

The land under your ownership and proposed for Local Green Space designation is known as 'Fletchers Croft'. A map of the space is below for reference.



Where can I see the justification for the proposed designation?

Volunteers have undertaken a review of open spaces in the parish and considered whether each space should be designated as Local Green Space. Of the 17 spaces considered, 5 have been recommended for designation as Local Green Space.

The full evidence report (and the draft plan itself) can be downloaded from the Parish Council's website at http://steyningpc.gov.uk/?page_id=6629. If you cannot find the document, please contact the clerk who will ensure you are able to access the information.

Why am I being contacted now?

Practice guidance confirms that the Parish Council should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space and that Landowners will have opportunities to make representations in respect of proposals in a draft plan.

We are writing to you now as the Steyning Parish Council have agreed that your site should be designated as Local Green Space at their meeting held on 2nd September 2019. We have therefore written to you at the earliest opportunity since the proposed Draft SCP was also agreed by Full Council at this meeting.



Parish Clerk: John Fullbrook
Deputy Clerk: Hazel Roxby

Email: clerk@steyningpc.gov.uk
Email: hazel.roxby@steyningpc.gov.uk

How can I engage in the process?

The SCP is currently progressing on a tight timeline to ensure the plan is submitted to Horsham District Council by 30th November 2019. There are several opportunities for you to engage with the Steering Group and Parish Council moving forward and these are highlighted in yellow below. There is also an opportunity to engage in public questions when the Full Parish Council meet on the 3rd Monday in each month – First date being 16th September.

Stage	Indicative Timings
Meeting - Full Parish Council meeting to decide whether the plan should progress to Reg.14 Consultation	2 nd September 2019
Consultation - Parish Council undertake Reg.14 consultation on draft plan	2 nd September 2019 – 16 th October 2019
Parish Council / Steering Group review comments and update plan as appropriate. <i>(N.B. there may be public meetings to facilitate this)</i>	17 th October 2019 – mid November 2019
Meeting - Steering Group consider whether revised SCP should proceed for Full Council's consideration.	Late November 2019 (exact date TBC)
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**Please note these stages are outside of the control of the Parish Council and are managed by Horsham District Council.*

At most meetings members of the public can ask questions or raise matters in person, alternatively you can write to the parish council at any time using the details on this letter.

We would welcome your representations on the proposed plan and Local Green Space designation which affects land within your ownership. The Steering Group and Parish Council will ensure any representations received are considered and, where relevant, addressed in the SCP.

Should you have any queries regarding the content of this letter please do not hesitate to contact me.
Kind regards,

John Fullbrook



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12/11/2019

Regulation 14 Consultation



STEYNING COMMUNITY PLAN

A vision for the future

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Sep 6

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Regulation 14 Consultation

PLEASE NOTE THAT CONSULTATION ON THE STEYNING NEIGHBOURHOOD PLAN UNDER REGULATION 14 ENDED ON 18 OCTOBER 2019.

Steyning Parish Council invites representations on its Draft Neighbourhood Development Plan (known as the "Steyning Community Plan"). This is a formal public consultation being run in accordance with Regulation 14 of The Neighbourhood Planning (General) Regulations 2012.

The consultation period runs from **Friday 6th September 2019 till midnight on Friday 18 October 2019.**

What is this consultation about?

During this consultation we are consulting on the draft plan and associated evidence base. We are looking to gather the views of all stakeholders, particularly those who live, work or carry on business in the Parish. These views may relate to the proposed policies, the content and wording of the plan, whether the evidence base is appropriate/correct, whether anything the plan is missing, or anything else you would like to bring to our attention. Please be as specific as possible when providing your comments. If you have any views on the documents, we want to hear them so that we can take them into account moving forward.

Once these views have been gathered the plan and its associated documents will be amended as necessary before being submitted to Horsham District Council for examination.

<https://www.steyningcommunityplan.co.uk/post/regulation-14-consultation>

1/3

How can you view the Consultation Documents?

The consultation documents can be downloaded below:

[Reg 14 Steyning Neighbourhood Plan 2019](#)

[Reg 14 Evidence – Climate Change](#)

[Reg 14 Evidence – Character Appraisal](#)

[Reg 14 Evidence – Local Green Space](#)

[Reg 14 Evidence – Ecology & Biodiversity](#)

Alternatively, hard copies are available to read at the Parish Council office during office hours (weekdays 9.00am – 4.00pm) at The Steyning Centre, Fletcher's Croft, Steyning BN44 3XZ where hard copies are available to view. Should you wish to take a copy home this can be printed for you by the Parish Council but there will be a charge to cover printing costs.

The documents will also be available at one of the two Drop-In Consultation Events being held at The Steyning Centre, Fletcher's Croft, Steyning BN44 3XZ. The first will be on **Saturday 21st September 2019 (9.00am - 12.00pm)** and the second on **Saturday 5th October 2019 (12.00pm - 8.00pm)**. All welcome to attend either session where Councillors will be in attendance to discuss the plan with you.

How can you respond to this consultation?

All responses to this consultation must be received on the Response Form provided prior to the end of the consultation period (midnight on Friday 18 October 2019) and must include a name, address and, if relevant, the organisation you are representing.

The response form can be downloaded below:

[Response Form \(word version to complete on computer\)](#)

[Response Form \(pdf version for printing\)](#)

Response Forms can be submitted:

- **By Email:** send your completed Response Form to clerk@steyningpc.gov.uk. Please note that this is the preferred response method and will save much volunteer/staff time collating your comments. If possible, please complete the response form on your computer and email the completed word file to us.
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What will we do with your data?

All personal information will be processed in accordance with the Parish Council's Data Protection Policies which are detailed on its website (www.steyningpc.gov.uk) or can be obtained from the Clerk.

We use cookies to provide the services and features offered on our website, and to improve our user experience.

[I Understand](#)

Contact details of private individuals will not be published publicly.

Need more information/help?

If you have having difficulty accessing the consultation documents, submitting your response or need help with anything else please contact the Parish Council office on 01903 812042 during office hours (weekdays 9.00am – 4.00pm) and someone will be happy to assist.



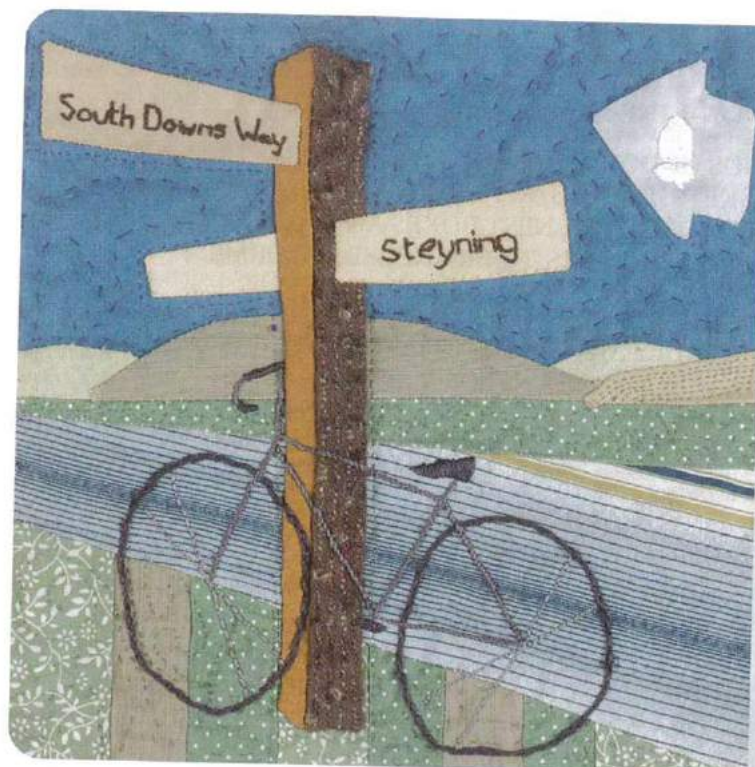
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Email: hello@steyningcommunityplan.co.uk

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[I Understand](#)



Steyning Community Plan

Guiding development within
the parish over the years

2019 – 2031

Steyning Parish Council are consulting on this document under Regulation 14 of The Neighbourhood Planning (General) Regulations 2012. For more information on how to respond to this consultation please visit www.steyningcommunityplan.co.uk

STEYNING NEIGHBOURHOOD PLAN CONSULTATION

The Draft Neighbourhood Plan, the 'Steyning Community Plan', in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, is out now and available for consultation.

This stage of the consultation is designed to hear the views of the people of Steyning about our community plan. At the end of the consultation all views and comments are considered, and the plan may then be modified before submitting the final Plan to Horsham District Council.

We would really like to see your feedback.

Consultation period from: Friday 6th September 2019 to midnight on Friday 18th October 2019.

The Plan and supporting documents together with feedback forms are available at the Parish Council office in the Steyning Centre and on line at Web address:

<http://www.steyningcommunityplan.co.uk> or http://steyningpc.gov.uk/?page_id=6629

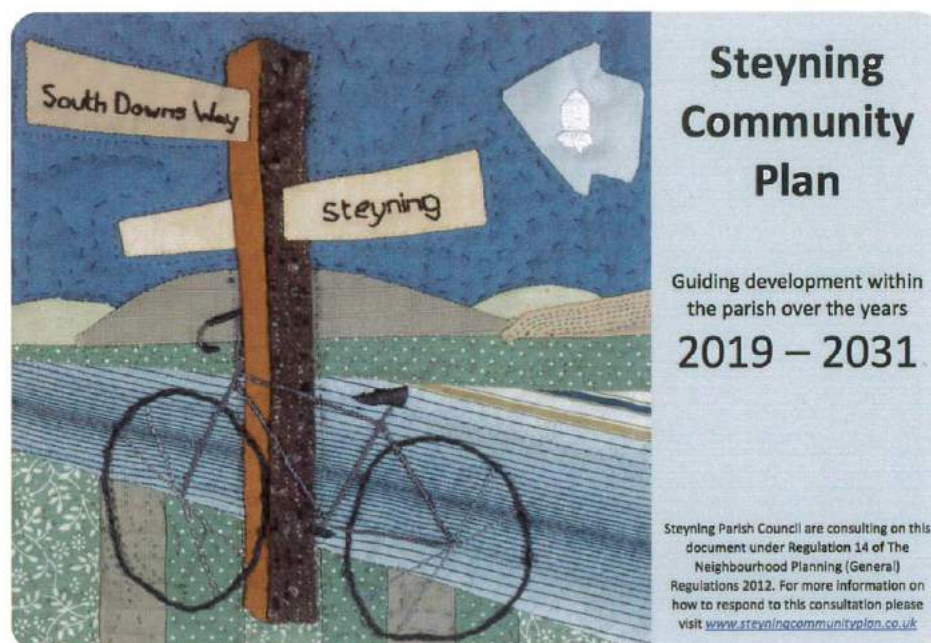
I look forward to seeing your feedback.

Thank you.

Richard Bell.

Chairman Steyning Neighbourhood Planning committee.

Public Consultation for our Local Plan - Starts 6th September



Steyning Parish Council invites representations on its Draft Neighbourhood Development Plan (known as the "Steyning Community Plan"). This is a formal public consultation being run in accordance with Regulation 14 of The Neighbourhood Planning (General) Regulations 2012.

The Consultation period runs from **Friday 6th September till midnight on Friday 18th October 2019**.

How can I view the Consultation Documents?

The consultation documents and Response Form can be viewed in the following ways:

1. Online by visiting www.steyningcommunityplan.co.uk or www.steyningpc.gov.uk where the documents are available to view and download.
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How can I respond to this consultation?

All responses to this consultation must be received preferably on the response form prior to the end of the consultation period (midnight Friday 18th October 2019) - Visit website or Steyning Centre for details

Steyning Parish Council

Telephone: 01903 812042



The Steyning Centre, Fletcher's Croft, Steyning,
West Sussex, BN44 3XZ
For Sat. Nav. Use BN44 3YL

www.steyningpc.gov.uk

Steyning Neighbourhood Development Plan 2019-2031 Regulation 14 Consultation

Steyning Parish Council invites representations on its Draft Neighbourhood Development Plan (known as the "Steyning Community Plan"). This is a formal public consultation being run in accordance with Regulation 14 of The Neighbourhood Planning (General) Regulations 2012.

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What is this consultation about?

During this consultation we are consulting on the draft plan and associated evidence base. We are looking to gather the views of all stakeholders, particularly those who live, work or carry on business in the Parish. These views may relate to the proposed policies, the content and wording of the plan, whether the evidence base is appropriate/correct, whether anything the plan is missing, or anything else you would like to bring to our attention. Please be as specific as possible when providing your comments. If you have any views on the documents, we want to hear them so that we can take them into account moving forward.

Once these views have been gathered the plan and its associated documents will be amended as necessary before being submitted to Horsham District Council for examination.

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Parish Clerk: John Fullbrook
Deputy Clerk: Hazel Roxby

Email: clerk@steyningpc.gov.uk
Email: hazel.roxby@steyningpc.gov.uk

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What will we do with your data?

All personal information will be processed in accordance with the Parish Council's Data Protection Policies which are detailed on its website (www.steyningpc.gov.uk) or can be obtained from the Clerk.

A summary of all representations received will be made public when the plan is submitted to Horsham District Council for examination. This may include verbatim comments received.

Contact details of private individuals will not be published publicly.

Need more information/help?

If you have having difficulty accessing the consultation documents, submitting your response or need help with anything else please contact the Parish Council office on 01903 812042 during office hours (weekdays 9.00am – 4.00pm) and someone will be happy to assist.



Parish Clerk: John Fullbrook
Deputy Clerk: Hazel Roxby

Email: clerk@steyningpc.gov.uk
Email: hazel.roxby@steyningpc.gov.uk



Steypning Community Plan

A Drop-In Consultation Event
is being held at
The Steypning Centre, Fletcher's Croft,
Steypning BN44 3XZ.

On Saturday 5th October 2019
from 12.00pm - 8.00pm

The public are welcome to attend, and
Councillors will be in attendance to
discuss the plan with you.

APPENDIX 25 Verbatim Regulation 14 Comments & Steering Committee Responses

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
1	Neighbourhood Plan				It is important that we don't make Steyning too crammed and overdeveloped – we need green lungs and must also respect the boundaries of the national park.		<i>Comments noted - the plan seeks to ensure that our key open spaces are protected through the designation of Local Green Space.</i>
2					No comment		<i>Noted</i>
3	Neighbourhood Plan				Henfield Parish Council finds the Steyning Community Plan clearly laid out its policies fit for purpose. We understand the decision to exclude housing allocation so the plan can be made within the timeframe, and 25% CIL instead of 15% secured.		<i>Comments noted.</i>
4	Neighbourhood Plan	13		Vision Statement,	Usually Vision Statements can be very bland, however all 7 points are relevant and should hopefully reflect residents' aspirations and therefore the town's needs. Fully support.		<i>Support noted</i>
4	Local Green Spaces	48	5.5		Although, I understand that this document was prepared in a short time scale, it is not only very professionally presented, but concludes quite correctly the critical assessment that Steyning should ensure the Green Spaces highlighted within the document are retained and protected accordingly.		<i>Thank you - noted.</i>
5	Neighbourhood Plan			SPC5-1	Green space especially Sweetland Field a flood barrier. With more extreme weather forecast concrete from housing makes flooding probable in local properties.		<i>Comments noted. However we would stress that the proposed designation of Sweetland Field is not related to flooding.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
6	Neighbourhood Plan			SPC5-1	Newham Lane can flood in heavy rain. This could become worse if the housing estate is built on Sweetland field thus removing the natural absorbancy of the land.		<i>Comment noted - no development is proposed on Sweetland by the neighbourhood plan.</i>
7	Neighbourhood Plan	13	3.8	Vision statement	The vision statement does not include a reference to climate action. This is a major omission as it is the biggest challenge that faces us all over the next 10 years. We must keep it at the very front of all our minds. I feel that we are missing an opportunity. There are some references to climate change in the final plan document, which is good. But this is a chance for our community to put down a much stronger marker that we are going to take serious action on climate change. Otherwise it just slips down the priorities list, and we don't have time left to allow it to do that. We need to all work together- HDC and parish councils - to adjust our priorities urgently, so that climate change is at the top.	Add to the vision statement the suggestion in the climate change evidence : "Steyning will take active steps to become a 'climate smart' community, so that it is resilient to the changes and risks caused by climate change, and is taking measures as far as reasonably practicable to reduce it's own environmental footprint	<i>Noted - we agree that this is an important element of the future of Steyning, the vision has been updated as requested.</i>
7	Climate Change		4.4		This has some general statements- we need specific policies which lead to action. We have a very narrow window of time in which to act, so we need to be bold and explicit and push measures through.	Include some or all of the recommendations in section 4.3 of the 'climate change evidence'	<i>The recommendations set out at par 4.3 have been taken into account in the preparation of the Reg.14 version of the plan. These are mainly set out in Policy SCP2.</i>
8	Local Green Space				I strongly support the designated Local Green Spaces particularly those situated in the National Park such as Bayards Field, The Rifle Range and Sweetlands.		<i>Noted</i>
8	Climate Change				I strongly support the analysis in the Climate Change supporting paper	Stronger reference to this important supporting paper	<i>Support noted.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
8	Neighbourhood Plan				This could have been more comprehensive although the supporting papers do provide more detail. Good that this has been a much more open and democratic process that the original AWAB planning process.		<i>Noted</i>
9	Local Green Space				As residents of Coombe Road, Steyning for 18 years, We particularly want to support and encourage the recommendation of Local Green Space status for Sweetlands This field, on to which our garden backs, is a beautiful, tranquil lead-in to the hills of the South Downs and lies within the South Downs National Park. It is sometimes visited by foxes and deer and there is an abundance of bird life, including swallows and swifts which sometimes feed on the many insects during migration. The whole area would suffer a huge loss of peace and quiet if it were to be built on. The excellent dark night skies would be gone forever. We, also, believe that any incursion into the SDNP must be avoided if at all possible. Otherwise, the character of the park will be destroyed piecemeal. This field is an intrinsic part of a very lovely landscape which would be lost forever if development is allowed here. The area is heavily used for recreation by townspeople and visitors to the adjacent camping and caravanning club site.	None at all.	<i>Support noted. Although we would stress that the reason for the designation is not to prevent development, the designation is proposed as the site is considered to meet the relevant tests set out in the NPPF.</i>
10	Neighbourhood Plan		4.1 and 4.2		I support these two paragraphs as I feel that it is important for the benefit of both residents and visitors that Steyning remains an attractive town and a gateway to the South Downs	I do not believe any modification is needed.	<i>Noted</i>
10	Neighbourhood Plan	18		SCP5 1	Given paras. 4.1, 4.2 I feel strongly that we should protect from development all open spaces in the Plan area that also lie within the National Park. I therefore agree with listing the sites which should be	No improvements to suggest. From previous surveys I believe that the majority of Steyning residents do not want housing developments on National Park land.	<i>Noted, although the sites proposed for designation as LGS are not designated to prevent development. They are designated</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
					protected and would support their designation as Local Green Spaces.		<i>as they are considered to meet the relevant tests set out in the NPPF.</i>
11	Neighbourhood Plan	14	4.1 and 4.2		I support both these paragraphs as I believe that it is important to maintain the unique character of Steyning and its relationship with the environment.	No improvements	<i>Noted</i>
11	Neighbourhood Plan	14	4.4 and 4.5		As a member of both RSPB and Sussex Wildlife Trust I strongly believe that it is important that the South Downs are protected as a special environment with rich biodiversity	No improvements	<i>Noted</i>
11	Neighbourhood Plan	18	6.13	SCP5 1	I support the proposed Local Green Space designations as an extra measure of protection for the land in the South Downs National Park, for the reasons cited above	No improvements.	<i>Noted</i>
12					No Specific comments to make on this consultation		<i>Noted.</i>
13					Don't anticipate any impact on our assets		<i>Noted.</i>
14	Neighbourhood Plan				As far as I am concerned, the draft Neighbourhood Development Plan is exceptionally disappointing and frankly a complete failure. My Issues are as follows 1. The Housing section has been deliberately omitted apparently because of difficulties of timing but I do not accept this and much of the work had already been undertaken. By simply saying that every green field in the Parish is not suitable for development in		<i>Comments noted - the reasons for the omission of development allocations is set out in the document. With regard to affordable housing, this is a complex matter which can have viability implications if the neighbourhood plan were to</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
					fact renders it more likely that a developer will come forward with something rather than the opposite. By saying nothing on the need for affordable housing for local people, it does them a real disservice.		<i>depart from district level policy. As a result this matter is not addressed within the plan. We would hope that it will be considered as part of a later neighbourhood plan review.</i>
14					2. I notice in particular that Clays field is not on the list of sites for protection. Whilst technically it may be in Bramber, never less, any development on it will seriously affect the residents of Goring Road and Castle Lane, which are in Steyning and it would be better to include a statement to this effect.		<i>Noted - this neighbourhood plan only has weight within the parish and cannot apply to any land outside of the parish.</i>
14					3. No other real proposals are put forward such as environment, highways and transport, Townscape or the economy of the town, all of which are subjects which other neighbourhood plans have flagged up. In conclusion, the work which was undertaken by all previous members of the Steering Group seems to have been ignored and that work has been wasted. The current proposals are so watered down as to be of very little value to the town.		<i>Comments noted. This pared back version of the plan has been prepared in light of the time constraints. It is hoped that any future review of the neighbourhood plan will consider matters in more detail.</i>
15	Neighbourhood Plan	2		Chairmans Intro	Incorrect statement that no Plan with housing element can be commenced until after the HDC local Plan is issued. This should be re-written	Complete re-write	<i>Noted - the text has been amended to provide clarity.</i>
15	Neighbourhood Plan	13		Vision Statement	Please remove background photograph which has inappropriate barbed wire in it!	replace photograph	<i>Noted</i>
15	Neighbourhood Plan	15		SCP 2	Whole Policy is vague and does not state any policy which would not automatically be included in any sensible new development, i.e. renewable energy	Tighten up wording generally.	<i>We consider the policy provides a robust framework within which development can come forward in a more environmentally friendly way.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
15	Neighbourhood Plan	16		SCP3 1 & SCP3 02	Dreadful grammar! Two “contribute” in one sentence. I think these two policies could be combined in one paragraph	Re-write SCP3	<i>Noted - wording revisited. The two paragraphs address separate points and so are better kept as two.</i>
15	Neighbourhood Plan	18		SCP5 1	Remove Bayards Field and Sweetlands due to flawed and subjective assessment, not sufficiently evidence-based. No Landowners contacted during assessment, contrary to Firm Government guidance. Add Memorial Playing Field. Protection of one small western strip within SDNP in not sufficient extra protection and VG status does not necessarily stop a recreational facility such as a skate-park or a large Cricket Pavilion and multi-purpose sports building	Remove Bayards Field and Sweetlands	<i>Comments noted - the LGS assessments have been revisited in light of comments received and the proposed designations will remain as they are. The assessments are considered robust.</i>
15	Neighbourhood Plan	20		Maps	These maps are not informative and are not required	Remove pages 20/21	<i>The maps are necessary to demonstrate the LGS allocations. They have been revisited and updated prior to submission.</i>
16	Neighbourhood Plan				I do not believe this plan has been arrived at by community involvement. i.e. “give communities direct power to develop a shared vision for the neighbourhood and shape the development and growth of our local area.” Nor does it ‘ensure the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area’ (Localism Act –Royal Assent. Nov 15 th 2011)		<i>Noted - please refer to the consultation statement to see the engagement activities undertaken. We consider the plan has been directly informed by engagement carried out.</i>
16	Neighbourhood Plan				The ‘pared-down’ version decided by Steyning P.C. will <u>not</u> deliver the objectives of the Act. I feel that the Steering Group of the N.P (selected from local residents) have been given no opportunity to deliver genuine opportunities to influence the future shape of development in our area. This plan does <u>not</u> achieve a shared vision for all our residents, especially our young people who are the future of Steyning (no site assessments or site allocation for		<i>Noted - please refer to the consultation statement to see the engagement activities undertaken. We consider the plan has been directly informed by engagement carried out. The plan has been progressed to reach submission before the deadline set by HDC.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
					housing – affordable homes and smaller dwellings.) There is the added danger for HDC and developers to make decisions with no input or agreement of local residents. There is no opportunity for residents to identify where new housing should be located (and the kind of housing and acceptable numbers). I feel we have been left at the mercy of speculators and developers, which might result in no housing for our upcoming generation or most worryingly high value unaffordable housing. e.g. Glebe Farm, a dormitory estate, virtually a new town. I feel there has been no real consultation and the Neighbourhood Plan Steering Group has been treated appallingly, and overridden by a Steyning Council political Group which has produced a plan which will be very harmful to our town. i.e. Steyning First		
16	Neighbourhood Plan				The further allocation of local <u>green spaces</u> , 5 in number, makes the possibility of one large conurbation * Glebe Farm more likely, instead of well managed, smaller developments for local people in perpetuity (well designed, ecologically sound and environmentally friendly; affordable with adequate infrastructure). There is really nothing to consult on in this <u>non-community plan</u> . XXXXXXXXXX P.S. For a plan covering 2019 - 2031 it is woefully inadequate		<i>Comments noted - this is a reduced plan and it is hoped that other matters will be considered in any future review of the neighbourhood plan.</i>
17	Neighbourhood Plan				We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.		<i>Comments Noted.</i>
18					No Comment		<i>n/a</i>

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19					No Comment		<i>n/a</i>
20	Neighbourhood Plan	18			I particularly support the designation of the defined green areas as Local Green Spaces	The proposals outlined in the plan are well-considered. The five green spaces identified are all worthy of Local Green Space designation	<i>Support noted</i>
21				SCP5	No Comment		<i>n/a</i>
22	Neighbourhood Plan	9 and 17	2.24	SCP 4.1 b	Disappointed by this section as there is no detail about the community assets and infrastructure. These are good and should be celebrated	There could be a map showing the existing assets and once mapped there should be a stated intention to maintain and improve gaps in provision are found. Areas of note should be, for example, Leisure Centre, Allotments, play areas including football pitches, Outdoor Fit zone. This list is not exhaustive	<i>We do not consider it appropriate to map such areas as doing so may inadvertently exclude others.</i>
22	Neighbourhood Plan	17		SCP4 .1.b	The section on Steyning Area First Responders is great and I support this but what of other local groups doing amazing things to support the health and wellbeing of the community	Examples that perhaps should be considered are: Good Neighbours and the Steyning Minibus both of which provide essential transportation links for all but in particular those older residents who no longer have access to their own vehicle. The Hub which provides a befriending service which support over 20 individuals at any one time The Hub in partnership with the Steyning Medical Centre which provides the Steyning and District Community Connector Service providing residents with opportunities to better connect with the community thereby improving both physical and mental health of patients. The Hub and St. Andrews Church raising awareness around the issue of Dementia and being Dementia Friendly Communities registered with HDC DAA	<i>Noted.</i>

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22	Neighbourhood Plan	7			Profile of the Community – There is no information on this area in the plan!	There is no profile of the community. What for example, is the growth in population of over 65's since the last census. This is information will impact and should be commented on. If Steyning is like other neighbouring towns and villages research in this area will no doubt show strong growth and should be commented on and considered	<i>Noted</i>
23	Neighbourhood Plan	13	3.8	Vision Statement	The vision does not rule out development in the National Park which it should to protect our environment	A further vision statement "The plan will protect the South Downs National Park from Development	<i>This plan positively plans for future development. It would not be appropriate for such a statement to be made.</i>
23	Neighbourhood Plan	16		SCP3	The vision does not rule out development in the National Park which it should to protect our environment	Development shall not be permitted in the National Park	<i>This plan positively plans for future development. It would not be appropriate for such a statement to be made.</i>
23	Neighbourhood Plan	17		SCP4	Reference needs to be made to the recreational needs of young people	Particular emphasis on the recreational needs of young people in the community	<i>We do not consider that this needs particular reference. The policy supports improved recreational facilities for all local people regardless of age.</i>
23	Neighbourhood Plan	18		SCP5	Support all Local Green Space allocations	None	<i>Noted</i>
24	Neighbourhood Plan				No Comments		<i>n/a</i>
25	Neighbourhood Plan	10 AN D 18	2.34 6.18		The need to protect biodiversity Protect green spaces identified because of their beauty		<i>Noted</i>

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25	Neighbourhood Plan	24	8.4		Tranquillity and richness of wildlife. Quality of life to residents. Keep climate change central to all policy		<i>Noted - climate change has been added to our vision.</i>
26					No Comments		<i>n/a</i>
27					No Comments		<i>n/a</i>
28	Neighbourhood Plan	18		SCP5	Particularly support this policy which provides vital protection to our important green spaces, particularly those on the edge of the built up boundary and within SDNP	None	<i>Noted</i>
29					No Comments		<i>n/a</i>
30					No Comments		<i>n/a</i>
31					No Comments		<i>n/a</i>
32	Neighbourhood Plan	17	6.9		Support policy 5		<i>Support noted</i>

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33					No Comments		n/a
34	Neighbourhood Plan				A well researched and evidenced submission and I give it my wholehearted support		Support noted
35	Neighbourhood Plan	25	8.7		Some members of the Environment group undertaking the green space assessment are members of a "Bayards Field Community Group", opposed to any form of development on that field and elsewhere in the South Downs National Park. They had previously submitted a LGS application to the South Downs National Park Authority as part of that planning process. As such their interests should have been declared in advance of the work being carried out, as specified in the Steering Committee terms of reference para 9b. regarding conduct. No such declaration was made, and as much of the work is subjective by nature, their input must be disallowed	Remove all proposals for Local Green Spaces – the assessment work is seriously flawed due to the prior interests of the authors	<i>The LGS assessments have been prepared in accordance with a sound methodology by volunteers who offered to provide assistance in undertaking this task. In completing the assessment work individuals ensured that any previous interests were put to one side in the interest of preparing robust and well thought out assessments. We do not consider there is a need for this work to be redone.</i>
36	Neighbourhood Plan	18			We enjoy and value the green spaces around Steyning very much, They make a big difference to the quality of life in Steyning. In particular, Sweetland is very peaceful and a special place for nature that should be maintained		Comment noted.
37	Neighbourhood Plan	7	2.4			Typo- should not be a space in middle of Fecamp	Corrected with thanks

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37	Neighbourhood Plan	8	2.18			Typo- apostrophe missing from town's	<i>Corrected with thanks</i>
37	Neighbourhood Plan	8	2.19		Misleading Statement	This implies there are safe cycle routes in existence which is incorrect in the parish	<i>We disagree - the paragraph is not misleading. That said we have adjusted it slightly to accommodate your concern.</i>
37	Neighbourhood Plan	11	2.38		inaccurate statement	This says that Steyning Coombe used to be a Rifle Range. I understood that Steyning Coombe is the separate field above the Rifle Range on the Upper Horseshoe path	<i>A combe is a steep, narrow valley, or a small valley or large hollow on the side of a hill. Generally it is often understood simply to mean a small valley through which a watercourse does not run. We believe that the statement is correct in referring to the whole area as Steyning Coombe.</i>
37	Neighbourhood Plan	12	3.2		Vague and incomplete statements	I am not clear what events are being referred to that took place in 2018. This should be clearly explained. Also the number of responses to the survey should be included as I believe the response was very low	<i>A full chronology of events has been set out in the consultation statement which accompanies the plan at submission.</i>
37	Neighbourhood Plan	12	3.3		Vague and possibly misleading statement	What extensive consultation took place?- this should be explained	<i>A full chronology of events has been set out in the consultation statement which accompanies the plan at submission.</i>
37	Neighbourhood Plan	13	Vision Statement		Important omission	No mention of the aim to get safe cycle routes	<i>Noted - cycle routes added to the vision.</i>

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37	Neighbourhood Plan	16		SCP 3	Important omission	No reference to the preferred use of building materials in keeping with the historic nature of the town, such as flint	<i>Reference to building materials added to policy - it would not be appropriate to specify materials as this may limit the ability for use of modern building techniques.</i>
37	Local Green Space				Unclear conclusion	A conclusion is that Sweetlands meets the criteria of particular local significance due to (among others) its vantage points. Yet in the para above no vantage points are mentioned. This is unclear.	<i>The assessment clearly sets out where the reference to a vantage point is in the beauty section of the detailed assessment. Extract below for reference: "features in the foreground of the photo of Key Vantage Point d) on page 23 of the HDC Steyning Conservation Area Appraisal and Management Plan 2018"</i>
37	Neighbourhood Plan				Very significant missed opportunities	Whilst I understand why specific housing numbers and sites are omitted due to the review of the Horsham Local Plan this is a one-off opportunity to include in the vision that any new developments should be dense (i.e. lots of small homes with small plots) with individual properties being predominately 1,2 or 3 bedroom, designed so as to prevent extension. The expressed vision for 'sufficient affordable housing' is far too vague- actual proportions should be used and I also feel there should be mention of affordable housing to rent rather than buy. I am sure there is enough evidence for public support for these issues from the consultations which took place during SWAB as well as the more recent survey.	<i>Comments noted. A decision has been made to exclude housing sites and we do to have the evidence required to deviate from the affordable housing requirements set out by HDC.</i>
37	Neighbourhood Plan					The Plan seems to have little supporting evidence of public opinion which in my view has not been sufficiently sought throughout the process. All results from consultations which have taken place should be included, such as numbers attending drop-	<i>Comments noted - please see the consultation statement which will accompany the submission n.plan at submission.</i>

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						in sessions, responding to surveys, etc. etc. The whole description of public consultation is very vague and takes away validity from the vision.	
37	Neighbourhood Plan				Lack of commitment to future revision/completion	I would expect to see a clear and unambiguous commitment to review the inclusion of housing once the new HDC local plan is complete.	<i>Noted - we do not see it as our place to make promises on behalf of the Parish Council. They have confirmed an intention to consider whether the plan needs to be reviewed once the new Local Plan is in place.</i>
38	Neighbourhood Plan				I do not support plan because it does not consider housing in my opinion it is therefore unacceptably inadequate	I request that this plan is withdrawn immediately and replaced with a plan that does include housing	<i>Comments noted - a decision has been made to progress the plan in order to ensure an uplift in CIL (from 15% to 25%) is secured for the parish.</i>
38	Local Green Space	35 - 36		Space ref 14	As a resident of Laines road for 40 years. I am familiar with Sweetland Field and in my opinion, it does not fulfil the criteria to be classified as a green space	I request that an objective independent "observer" re-investigates this proposal immediately	<i>Comments noted. We are confident that the volunteers who stepped forward to assist with the assessments have completed this work in a proper fashion. We stand by their conclusions.</i>
38	Character Appraisal	56	4.13 5		As a resident of laines road for over 40 years, to my recollection, Sweetland field has always been a farmed field (cattle,sheep,hay) in my opinion it has never been "extensive grounds where sheep are sometimes kept" as stated on the plan	I would suggest that this section should be re-written Immediately	<i>Noted</i>
39	Neighbourhood Plan				A neighbourhood plan should address the matter of housing. This plan does not, so I do not support it.	I request that this plan is withdrawn immediately and replaced with a plan that does include housing	<i>Comment noted - a decision has been made to progress the plan without housing and meet the HDC deadline in order to ensure an uplift in CIL (from 15% to 25%) is secured for the parish.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
39	Local Green Space	35 - 36		Space ref 14	Having lived in Laines Road for over 40 years. I am very familiar with Sweetland Field with does not fulfil the criteria to be classified as a green space	I request that an objective independent "observer" re-investigates this proposal immediately	<i>Comments noted. We are confident that the volunteers who stepped forward to assist with the assessments have completed this work in a proper fashion. We stand by their conclusions.</i>
39	Character Appraisal	56	4.13 5		As a resident of laines road for over 40 years, to my recollection, Sweetland field has always been a farmed field (cattle,sheep,hay) in my opinion it has never been "extensive grounds where sheep are sometimes kept" as stated on the plan.	I would suggest that this section should be re-written to give a fair description of sweetlands field.	<i>Noted</i>
40					No Comments		<i>n/a</i>
41					No Comments		<i>n/a</i>
42					We are a statutory consultee in the planning process providing advice to Local Authorities and developers on pre-application enquiries, planning applications, appeals and strategic plans. We aim to reduce flood risk, while protecting and enhancing the water environment. We have had to focus our detailed engagement to those areas where the environmental risks are greatest. Based on the environmental constraints within the area, we therefore have no detailed comments to make in relation to your Plan at this stage. However please find attached a copy of a Neighbourhood Plan checklist we have recently developed to help provide Environment Agency advice at the earlier stages of Neighbourhood Plan preparation.		<i>Thank you for your response. We will review the checklist prior to submission.</i>

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43	Local Green Space Review				There is not enough detail and photographs should be added.	More detail and photographs	<i>Comment noted. We will endeavour to add photographs prior to submission.</i>
43	Whole Plan				Parish Council Members are concerned that the allocation of no new houses increases the pressure on Pulborough and other neighbouring parishes	Allocate new houses.	<i>Comment noted. We do not consider this to be the case. Any allocations required will be made by HDC through their emerging plan in accordance with the needs of the district.</i>
44	Neighbourhood Plan		4.6		Housing especially affordable housing is needed but areas like the South Downs provide very valuable long-term opportunities to combat climate change		<i>Noted - reference added.</i>
44	Neighbourhood Plan		5.4		Many people value Steyning as a destination because it is distinctive. It is a mecca for walkers and cyclists. There is a buzz that most places do not have.		<i>Noted - reference added.</i>
44	Neighbourhood Plan		6.9		I have just moved from a town that was ruined by building on green spaces. The whole atmosphere changed, people changed. Please do not let Steyning go the same way		<i>Noted.</i>
45	Character Appraisal		2.13			Additional Information if relevant: having spoken on several occasions to the relevant person at SDNP they have always stated that within their Local Plan, they have no internal demand of their own (as regards affordable housing for their own workers or those who live and work in the park) within the Steyning Neighbourhood Development Plan Area	<i>Noted</i>
45	character Appraisal		LCA7 1.13 5			Additional information if relevant: the land attached to Sweetlands and the more extensive fields beyond Canada Gardens Allotments are hay meadows where grasses are allowed to grow over the Spring and	<i>Noted</i>

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						early Summer and then cut and bailed when the growth is complete. Sheep are kept in Sweetlands field over winter. The White House is Grade II listed and sits on the boundary of the sunken single track country lane which is verged with hedgerows. (The White House is correctly listed in Appendix 1B as a listed building but thought it should be stated here in the wider description) The flat base area of the chalk pit is filled with shipping containers and scrap metal debris which can all be seen from the vantage point of the footpath which rises up to the upper horseshoe and the South Downs way	
45	Character Appraisal		4.13 7			Additional information if relevant: the owners of Charlton Court have provided a permissive footpath so walkers are able to use the land here for recreation	<i>Noted</i>
45	Ecology & Biodiversity		2.5.1		Support making these figures available and illustrating the depth of local awareness and engagement with protecting SDNP		<i>Noted</i>
45	Ecology & Biodiversity		2.5.2			Additional Information if relevant: I think it might be useful to include evidence of some of the achievements of The Steyning Downland Scheme. Illustrating the amount of work they have done shows just how much people value the NP and how much work has been put in to protect and improve it. They have created the "Gateway" project Education Centre with its geological and biodiversity displays, nature pond and seating area, along with the Downland Orchard and Natural Play Area and instituted a Conservation Grazing Scheme involving a herd of Dexter cattle to help regenerate traditional Downland conditions and encourage and protect Downland species	<i>Noted</i>

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45	Local Green Space		3.19		Strongly support the points made here. I do not want to have to witness a process whereby urban sprawl gradually eats up all the open green spaces that flow along the base of the chalk ridge. The openness and freedom from building is key to maintaining the character and accessibility of the NP for future generations. The lower slopes of the Downs actually form the area most used by walkers, bikers and riders and need to remain free from building and easily accessible to local residents in perpetuity. Visually they form an important green ribbon differentiating the chalk contours from the building line of the Town, guaranteeing the views that many residents want protected		<i>Noted</i>
45	Local Green Space		3.20 & 3.21		Strongly agree (looking at other developments elsewhere) that National Park status on its own may not be sufficient protection from development and that LGS protection may be key in protecting these areas for the future, setting a higher bar before development can be put through. I think it is perfectly reasonable to use an important mechanism within the neighbourhood planning process, that of local green spaces protection, to put down a marker as to the green areas that a community most values. Once development starts within the NP (in the Steyning Neighbourhood Plan Development Area) the precedent has been established and follow on development will inevitably follow in all the Neighbourhood Plans that come after.		<i>Noted</i>
45	Local Green Space - Space Ref: 3 - Space Name Mill Field -Wildlife					I am very sympathetic to the time constraints and limits of what can be expected in terms of research as to the existence (or not) of wildlife on a particular site as part of this process, and I am certainly not criticising all the hard work of the volunteers involved. Saying this, when more time is allowed and	<i>Noted</i>

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						more in depth investigations undertaken, the results are often surprising, revealing far more than is initially suspected. Also this process needs to look at different times of the year to establish if and when there is value to a particular site. This site contains very substantial hedgerows and scrub and I have witnessed many bird species here. The horses on site would also bring in insects and birds as would the open water troughs. The Biodiversity Paper also makes it clear at paragraph 4.1.1 that there is much importance to be attached to the interconnected nature of wildlife sites and the importance to maintaining "wildlife corridors" or "stepping stones" to enable migration between areas. The long ribbon of green space under the Downs clearly provides this and is important for this purpose.	
45	Local Green Space Ref 14 Space Name Sweetlands Wildlife					Echoing what I have said above on the Mill Field site, again I would suggest there may be more wildlife here than this exercise has revealed. There are hedgerows along the side of the sunken lane and as mentioned in reference to the character assessment the field itself begins the year as a hay meadow. The grasses and weeds and wildflowers bring in insects and bird life, as do the sheep grazing over the winter months. The distance between the chalk pit and the building line of the town is very narrow here and again the open space acts as a corridor for wildlife to migrate between areas. I think further in-depth study of both sites would reveal sufficient wildlife to maybe warrant a yes.	<i>Noted</i>
45	Local Green Space Stage 3 Validation				Following on from my previous statements I strongly support the validation decisions made here. To not add extra protections to areas like the Memorial Playing Field and Allotments, on the basis that they already have existing sufficient village green or		<i>Comments noted</i>

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					statutory protections and instead prioritising those areas within the NP that people value and wish to see given an extra layer of protection for the future. My understanding of the key reasoning behind local green spaces is that they must be demonstrably special to the local community. Looking at the Sweetland site I think a large number of the people that live in what is already one of the most densely built areas of Steyning, do see it as special. This meadow is the end of the built up area and represents the beginnings of the countryside. It provides a green access point, links to the horseshoe walks and the openness of the site and views are greatly valued. Protection of the Rifle Range (Space Ref 2) is particularly appropriate and fits very logically alongside all the hard work done to protect this area by volunteers who have worked on the Downlands Scheme and those who have worked on the site appraisal. It is also demonstrably special to many people and represents the most accessible area of Downland for many of the residents of the Town		
46	Neighbourhood Plan		6.11		I feel that Bayards Field and Sweetlands do not meet the Local Green Space Criteria	That they be removed from Local Green Space Designation	<i>Comments noted - the assessment has been reviewed prior to submission.</i>
46	Neighbourhood Plan		8.2		The Steering Committee voted against Local Green Space Allocation and this should have been mentioned in the Neighbourhood Plan Document.	Withdrawal of misuse of Local Green Space status	<i>Comments noted - all proposed LGS designations are being made because they are considered to meet the relevant policy tests.</i>
46	Neighbourhood Plan		8.7		The committee that worked on the Local Green Space Allocations appears to have been heavily weighted by residents living either next to Bayards Field or already heavily involved in protecting Bayards Field	Request a reassessment of these allocations by Horsham District Council as they do not meet the requisite criteria for LGS and those 'local residents' chosen to vote for the LGS allocation on Bayards were almost all biased as previously mentioned	<i>Comments noted. We are confident that the volunteers who stepped forward to assist with the assessments have completed this</i>

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							<i>work in a proper fashion. We stand by their conclusions.</i>
47	Steyning Community Plan - Local Green Space	35		Sweetlands	Our house is number [redacted] Coombe Road which is on the boundary of Ingram Road and Coombe Road. This development will create a road running alongside the house into Sweetlands. This will create noise and pollution at the side of the house. There is currently a dead end next to the side of the property which means no traffic can pass that side of the house so it is tranquil and peaceful with little sound of traffic and human noise. In addition, we use the twitten lane which runs along the Sweetlands as a shortcut when walking up to the downs and this is a feature of the local landscape which would be lost with this development. The back of the property faces Sweetlands and the view of the Sussex Downs. The view from the house and garden would substantially change if this development went ahead. Where we now look at uninterrupted green from the house to the Downs, we would look on the houses from the development. The view from the property was one of the main reasons for buying the property so this would be a huge loss. The noise from traffic and from the whole development would be heard from the garden. The development of Sweetlands would change the whole nature of the area surrounding it. Green land would be given over to housing and this would affect all those living nearby as well as the natural wildlife which is prevalent in the area. Finally, the value of the house would decrease as much of its value and charm derives from the location, the beautiful views and the proximity to nature.	I do not support the development of Sweetlands field and would like this field to remain as green land as it is now	<i>Noted - the plan does not propose any development on Sweetlands. It is proposed to be designated as Local Green Space for the reasons set out in the plan and associated evidence base.</i>

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48	Bayards Field, Especially				Not boring typical 5 bedroom house. Social Housing 10% no excuses	All houses grey water tanks. Solar panels on roofs due to position could be hidden, road near school widened, dangerous at present	<i>Comments noted - this plan is silent on the allocation of land for housing and measures to ensure responsible environmental design are included in proposed policy.</i>
48	Mill Field				Check museum, Old village black death site		<i>Noted</i>
48					Hope not -Abbey road football club - Maybe Canada gardens allotments		<i>We are unsure to what your comment relates.</i>
49	Local Green Space			SCP5	I strongly support the proposed LGS sites which provide essential protection for the SDNP against building development. In particular, the Bayards and Mill field Sites are in the National Park and were designated as highly sensitive in Horsham district Councils plan for the management of the Steyning Conversation Area. Bayards was also designated AONB. These sites are in a prime position between the town and the downs – confirmed by the last SDNP Boundary Review. Any development would provide access and precedent for further intrusion into the downs: precedent not only for the SDNP but for all National Parks. Steynings future depends on the beauty and proximity of town and landscape which attracts residents and visitors		<i>Noted - although we would stress that the reason for designating sites as LGS is because it is considered to meet the relevant policy test.</i>
49	Climate Change				Proposed policies and measures - These are excellent and should be included in the neighbourhood plan.	A commitment to plant more trees (and to budget for their future maintenance	<i>Comment noted - it is understood that increased tree planting within the parish is coming forward outside of the n.plan process.</i>

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49	Character Appraisal		4.51. and 4.70		The noise pollution in Abbey Road could be reduced by more tree planting.	See left and above	<i>Noted</i>
50	Message from Chair of SPC		2-4 & 8.4 of Climate Change		With a larger share of the CIL a provision should be made for future tree planting and maintenance to help combat climate change, create wellbeing and give the young of Steyning more sustainable future. Support Geoff Barnard's climate change vision	Para 4 – chair of SPC - Revisit tree planting to enhance the beauty of this town.	<i>Noted - this is a matter which will be set out in a new Parish Infrastructure Register which will be created and maintained by the Parish Council</i>
50	Character Appraisal	33	4.51		This area Abbey Road suffers from a high level of background noise due to proximity to busy A283	Plant more trees here to absorb the noise	<i>Noted</i>
50	Biodiversity				Ryan did not point out his excellent document	That inclusion should be made of 2 wildlife corridors 1. Steyning Downland (rifle range) Bayards Fields and the school playing field, the reason for 233 species being identified in that area – this no does constitute an SSI – Sussex biodiversity record centre. Ecological Data search SXBRC/17/793 – Summary report 2. Open spaces at fletchers croft, gatewick and abbey road as evidenced in SWAB LGS document. I would point out open spaces do not need to be contignons to create a corridor. Species do move! -In order to get net gain – tree planting would help.	<i>Noted</i>
50					Whole-hearted support LGS to protect the beauty of this town and its important connection to the national park		<i>Noted</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
51					No comment		<i>n/a</i>
52					No Comment		<i>n/a</i>
53					No Comment		<i>n/a</i>
54					No Comment		<i>n/a</i>
55					No Comment		<i>n/a</i>
56					No Comment		<i>n/a</i>
57					No Comment		<i>n/a</i>
58					No Comment		<i>n/a</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
59					No Comment		<i>n/a</i>
60	A Vision for Steyning	13	Point vi		I support this "Vision for Steyning", as I feel that Sweetland Field is a "gateway to the South Downs National Park	None	<i>Support noted</i>
60		18	6.10 (a) (b) (c)		I support this section in its entirety. I feel that Sweetland Field meets all the criteria for Green Field space.	None	<i>Support noted</i>
60	The Natural Environment	14	4.5 4.6		The Natural Environment -I support this section as it meets the "Vision for Steyning", "open spaces will be safeguarded for the biodiversity and for all to enjoy".	None	<i>Support noted</i>
60	Green Infrastructure & Biodiversity	14	SCP1 .1 a) b)		I support this section - The West end of Newham Lane contributes toward the gateway to the South Downs National Park with its green road verges and hedgerows on both sides.	None	<i>Support noted</i>
61		13	Point vi		I support this. Sweetland Field is a gateway to the South Downs National Park	None	<i>Support noted</i>
61	Neighbourhood Plan	18	6.10(b)		I support this. Sweetland field strongly qualifies for 4 / 5 of the characteristics required. (not playing field)	None	<i>Support noted</i>
61	Neighbourhood Plan	18		SCP5. 1 (d)	I think the reference to ' Sweetland Field ' should be uniform throughout the document. Here it is referred to as 'Sweetlands'	Uniform reference to ' Sweetland Field ' throughout the Steyning Community Plan	<i>Noted - change made</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
62	Neighbourhood Plan		6.11		1) Bayards Field and Sweetlands do not meet the criteria for LOCAL GREEN SPACES. They do not have historic significance (except for ancient hedgerows which were actually planned to be preserved), They are not of any special beauty over and above the rest of the parish, They have no recreational value and are no richer in wildlife than elsewhere in the parish. 2) The Steering committee voted NOT to designate them as Local Green Spaces but were overridden 3 days later by SPC. 3) I am firmly of the opinion that it is also a ruse to ensure Glebe Farm is the only choice available to Horsham District Council 4) It falls foul of the OGS Rule: 'Care is required to ensure that green space policies are not being misused, e.g. through making designations to stop development	Removal of Bayards Field and Sweetlands from Local Green Space designation	<i>Comments noted - we would refer you to the supporting evidence base for the detailed assessments. LGS designations are only proposed where they are considered to meet the relevant policy tests and for no other reason.</i>
62			8.2		The Steering Committee's recommendation that Bayards Field and Sweetlands be not designated as Local Green Space MUST be mentioned in the Document as it most certainly DID evidence both Steering Committee Support and Local Support		<i>Noted - this has been picked up in the Consultation Document which will accompany the submission plan at submission.</i>
62			8.3		I think the phrase 'it has not been possible to incorporate or fully consult on all the policies proposed' renders the Plan unreliable to Horsham District Council	Time is up and there is no remedy for this. The statement is made and must stand as it is.	<i>Noted - this paragraph has been updated to reflect its true meaning.</i>
62			8.7		Jo Gordon, Cllr Chris Young, and Stehen Fuggles Have strong declared interests in protecting Bayard's Field. They constitute a most unbalanced group for determining 'Local Green Space' designation of Bayard's Field	Removal of perceived improper use of LGS designation of Bayards Field & Sweetland as they do not meet LGS criteria. Furthermore, the declared interests of the 'group of residents' who met with Cllr Paul Campbell in my mind (and I think of any reasonably minded person) exposes a prime intention of preventing any development - certainly in the case of Bayards Field. As the decision has been fortified with the 88.8% votes requirement to	<i>Comments noted. The LGS designations proposed are considered to meet the relevant LGS policy tests and volunteers have completed unbiased assessments in accordance with the methodology set out in the evidence base document</i>

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						prevent it being overturned, appeals will need to be made to higher authority based on the points mentioned above	
62			8.8		Cllr Paul Campbell has previously stated his 'long preferred option - which is to have a Neighbourhood Plan with Local Green Space and design codes but no housing which we leave to HDC' Bayards Field was part of the grand presentation to the Public in May 2019 - i.e. just 5 months ago. HDC must reasonably question the decision by an unrepresentative and (albeit declared) biased group of advisors now suddenly recommending Local Green Space Status for Bayards Field and Sweetlands in contradiction of the May Presentation and of the recommendation of the Steering Committee just three days previous to the imposition of LGS. I also feel obliged to reject the Plan because of perceived unlawful tactics aimed at ensuring sufficient delays to render it impossible to submit Site Allocations within the time available. The 88.8% requirement for removal of Local Green Status appears not to be a National requirement but rather just a further imposition of the SPC to ensure no realistic remedy is available for a reversal of perceived present improper use of LGS designation		<i>Comments noted. The LGS designations proposed are considered to meet the relevant LGS policy tests and volunteers have completed unbiased assessments in accordance with the methodology set out in the evidence base document</i>
63	Climate Change	6	p. 6 para 2.16; Ecology & Biodiversity,		I agree that the local environment is one of the prime reasons people choose to live in Steyning – we primarily moved to Steyning for the rural aspect and views to and from the Downs, with the aim of raising a family where there were numerous local green spaces. I therefore strongly support the NP's attempts to protect the Downs and green spaces; The fact that 82.9% of the community who responded to the survey classed views to and from		<i>Noted</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
			p.8, 2.5.1 & 2.5.2		the Downs as 'very important' and 74.4% identified 'green and open spaces' as very important clearly shows the strength of feeling on this issue from the local community and evidences strong local support for this element of the plan and the desire to protect the national park from housing developments. This survey was part of the former SWAB process and, by including it, incorporates and evidences the wishes of our community. I support The Steyning Downland Scheme's vision of conserving the land and wildlife and note the large number of volunteers and membership. The proposed green spaces, two of which are on the National Park itself, provide a green gateway through the NP and onto the South Downs Way with clearly defined areas between housing and parkland, important for drawing in wildlife and enabling the community to enjoy those views and open spaces as they walk further in to the countryside that this community clearly values		
63	Climate Change	7	p.7 para 2.16		I note the reference to the allotments in this paragraph and, as an allotment holder, would like to add that one of the reasons I rent an allotment on the Canada Gardens site, (and hence make a tiny but important contribution towards sustainability) is that doing so provides an escape from looking at housing developments, noise and pollution from traffic and provides uninterrupted views over the Sweetlands field and up towards the Borstal and Horseshoe.		<i>Noted</i>
63	Climate Change	10	p.10 para 2.29; Ecology & Biodi		I support the fact that the current community plan is referencing the recommendations from the South Downs National Park Local Plan, which aims to preserve the natural environment and highlights the important of green infrastructure. The community plan specifically recommends enhancing the green infrastructure in the Steyning Parish boundary,		<i>Noted</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
			versi ty, p.18, 5.1.4		including Local Green Spaces, public rights of way and hedgerows		
63	Climate change, Character Appraisal , Steyning Community Plan,	15	p15, 3.2 p25, 4.29 p38, 4.73 p8 2.18		Traffic and pollution: Although a community plan does not have to include plans for housing, and some residents may query this, two of the three previously <i>presented</i> developments on the council website are proposed on the National Park. Should these two developments have been submitted as part of the current Community plan, these developments would inevitably increase traffic, pollution and congestion through the national park, conservation area and High Street due to their proposed locations. The reality is that, whether or not housing development sites are located close to the town centre, the evidence from this paragraph indicates that each household is likely to have at least one car and nearly half of all resident will have more than one car, adding to the 'traffic flow problems' in the High Street and street parking 'increasingly hampering traffic flow particularly in Newham Lane and Ingram Road', as referred to in the character appraisal document		<i>Comments noted</i>
63	Local Green Spaces,	3	1.8		I support and appreciate the fact that a standardised approach was used to assess all 17 proposed LGS, to prevent misuse of LGS policy to stop developments. This evidence-based approach, based on specific criteria, promotes objectivity		<i>Noted</i>
63	Local Green Space	p. 49, 13 4/ Ap pe			I support the inclusion of the purposes of Green Belt land and the tranquillity factors referred to in the SDNPA Tranquillity Study and feel these are highly informative and relevant to the evidence base for protecting the independently and objectively assessed five local green spaces		<i>Noted</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
		nd ix 3, Tranquillity factors					
63	Character Appraisal	56	4.13 5		I note the reference to a campsite located on the SDNP at the top of Newham Lane. This attracts tourists who contribute to the High Street and local businesses, and who specifically visit and stay (I have friends and family who camp here when coming to visit) for the tranquillity, open green spaces and accessibility to the South Downs Way.		<i>Noted</i>
63	Character Appraisal	58	4.14 4		It is concerning that land on the SDNP can be unprotected from unsympathetic developments and that SDNP allocation does not always provide sufficient protection	This is a valid point that perhaps should be highlighted in the 'LGS' document, given that LGS designation offers an additional layer of protection to the national park sites that have been assessed in this document.	<i>Noted</i>
63	Steyning Community Plan	p. 12, 3.7 ; p. 17, 6.5			The increased amount of CIL by received by ensuring the plan is 'made' could potentially be used to address some of the issues raised in the supportive documents, enhance the green infrastructure and biodiversity, improve existing facilities and make valuable contributions to the town.		<i>Noted</i>
64					The proposals by the committee of the neighbourhood plan have been heavily biased by- Public Pressure Use of LGS		<i>Comments noted.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
					The Conclusion on Sweetlands was particularly poor in respect of the piece of land of no public interest, in fact the conclusions were an embarrassment to the authors. This is a piece of land that few residents – particularly not living in Penlands – do not know exists! Already a huge building has been built at The White House. Similarly, with Bayards, I am shocked by the decisions and puzzled by the neighbourhood plan committee's conclusions. I understand that the independent assessor has reviewed and modified their conclusions which is quite amazing. I'm sure HDC will see through this.		
65					My opinion is that the use of LGS has been falsely used to inhibit building of any kind. Sweetlands is one example of land privately owned which has no access by the general public and its attraction as an LGS has been "greatly exaggerated" Similarly with Bayards		<i>Comments noted. LGS designations are only proposed where they are considered to meet the relevant policy criteria.</i>
66					It may be worthwhile for the Parish Councils, should they wish, to include a section to guard against C2 (residential institutions) developments as opposed to C3, residential. There is potential for C2 to be used to get around some NP and HDPF clauses as evidenced by the current in Slinfold and Itchingfield.		<i>Comments Noted. We do not consider it appropriate to seek to prevent C2 development in this plan.</i>
66					As NP'S usually deal with housing the lack of a C2 section may be a hole that developers seek to exploit		<i>Comments Noted. We do not consider it appropriate to seek to prevent C2 development in this plan.</i>
66					I've attached a link to a Tetlow king document which makes interesting reading http://www.tetlow-king.co.uk/wp-content/uploads/2016/10/Continuing-Care-Retirement-Communities.pdf		<i>Noted with thanks.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
67	Neighbourhood Plan	Page 17 - 18		SCP 5.1	I fully support designating the 5 selected sites as Local Green Spaces.		<i>Support noted</i>
68	Neighbourhood Plan	6			The Plan is a lost opportunity for a comprehensive plan to address the needs and opportunities for Steyning and its setting on the edge of the South Downs National Park. Whilst the Steyning Society recognises there has been a great deal of work undertaken on the Plan by the various working groups we do not believe that present Draft Plan properly reflects this work nor does it do justice to the town. MODIFY		<i>Comments noted. It is accepted that the proposed plan only has a limited scope. Unfortunately it has not been possible to incorporate other themes/topics into the plan and achieve the submission deadline set by HDC.</i>
68	Neighbourhood Plan	7-8			The Plan fails to show how Steyning as a community relates to other settlements nor does it provide information on population and household growth and/or decline nor on its economic structure. Steyning and Bramber are interlinked and the policies for these (and other) settlements will influence and impact on the other. The plan seems to suggest that Steyning is an island! The town has an important role as a market town and its relationship to its hinterland will be critical to its future. MODIFY	Additional material needs to be included on these and other topics, so that the context and relationship of Steyning to its surroundings (including adjacent settlements) are understood and explained. The Plan should have a series of chapters - 1. Introduction - to include relationship to HDC Local Plan, SDNP Local Plan, WSCC Highways and Transport - background and explanation of previous work and how it has been updated and revised since the previous work on SWAB. What the Plan can do to influence non planning policies, such as parking etc. How the Steyning and its plan supports its hinterland and the impact that this could have on adjoining areas. 2. Consultation and results with a clear feedback on what has been put forward by consultees. 3. Vision and Objectives, Issues, Context and Profile of the community - population, economic details etc. 4. Spatial strategy and relationship to surrounding settlements including Bramber, Upper Beeding, Henfield etc. Setting of town that needs to be enhanced and conserved and key views in and out.	<i>Comments noted. The document structure suggested is good and we would have sought to cover such issues if time allowed. Unfortunately it has not been possible to incorporate themes/topics into the plan beyond those currently included and achieve the submission deadline set by HDC.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
						5. Housing - needs and opportunities 6. Community assets and infrastructure, including potential changes. 7. Business, Economy, Tourism and Retail 8. Transport and Movement, including parking, walking and cycling. 9. Built Environment including Design, see comments below 10. Natural Environment, as written, 11. Monitoring and implementation	
68	Neighbourhood Plan	12			Preparation of the Plan and the consultation programme fails to explain who has been consulted, how and when. There is no information given as to how this consultation influenced the plan or any feedback that was used to change or add to the policies. See https://neighbourhoodplanning.org/toolkits-and-guidance/how-to-consult-with-your-community/MODIFY	As the local planning authorities for Steyning, both the South Downs National Park Authority (SDNPA) and Horsham District Council need to jointly agree with the Parish Council the policies the Plan should contain and the future programme to complete its work. They should assure themselves that the Plan has been properly made and explain how the previous work on SWAB has been taken in to account. They should identify the gaps that need to be addressed and agree with the Steyning Parish Council a realistic timetable for completing the Plan. They need to clarify why there was a failure to ensure the Neighbourhood Plan had properly dealt with housing issues and why so little time was available to complete the Plan following the Parish Council elections in May 2019	<i>Please refer to the Consultation Statement which will accompany the submission n.plan. HDC have set a submission deadline for us to comply with or face not having a plan in place until after the adoption of the new Local Plan.</i>
68	Neighbourhood Plan	12 - 13			The vision needs to address the setting of Steyning, the key views in and out and its future spatial strategy, given the constraints posed by the SDNP and the flood plain. MODIFY	Provide additional wording to take account of these changes, as above.	<i>The vision has been prepared following considerable consultation and is considered to reflect the aspirations of the local community.</i>
68	Neighbourhood Plan	14 /1 5			SUPPORT	NONE	Noted

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
68	Neighbourhood Plan	15 /16			SUPPORT AND MODIFY	Steyning Conservation Area Appraisal and Management Plan January 2018 contains issues that need to be addressed including control of development and issues in the historic built environment. It suggests enhancement works that should be encouraged, how new development should be handled, including setting and views and proposals for the public realm. Ideas such as these need to be incorporated into the Plan as appropriate policies. More explicit design advice also needs to be included related to specific areas of the town and character areas. See Billingshurst NP Policy BILL2 Housing Design and Character and BILL3 Energy efficiency in design. Also see https://neighbourhoodplanning.org/toolkits-and-guidance/good-design-neighbourhood-planning/ and the new National Design Guide https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/835212/National_Design_Guide.pdf	<i>Comments noted - it is hoped that these matters will be picked up in any future review of the n.plan.</i>
69	Local Green Spaces				It is vital that local green spaces are preserved for us and future generations. Photographs in the document would have been helpful.		<i>Noted.</i>
70	Local Green Spaces				The designation of Local green Spaces leaves a lot to be desired. The criteria used, as applied, is somewhat questionable. The allocation of LGS status to both Bayards and Sweetlands does not stand up to scrutiny. Bayards is accessible via existing roads, opposite nothing of any particular beauty (the leisure centre and football club are not of any aesthetic or architectural significance) and would provide a perfect spot for additional housing. Likewise Sweetlands abuts existing housing and to suggest that it is a haven for wildlife whilst other	Remove the LGS section of the plan all together	<i>Comments noted - LGS designations are proposed where they meet the relevant policy tests.</i>

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					sites are not is highly questionable. The common factor with all the sites chosen for LGS status would appear to be their particular location with proximity to certain roads.		
70	The Entire plan				The complete absence of anything resembling a plan for future housing development, whilst at the same time designating very particular sites as LGS, thus making it harder for development to take place in these sites, renders the entire plan worthless. The most pressing concern for Steyning is not if a particular field will retain its wildlife habitat, or frankly pages of background information on the very place the people reading this document live, but rather where, and in what form, will any future development take place. As this is wholly lacking from the plan, I cannot support it.	Detailed and well thought through consideration to future development within Steyning. Removal of LGS status all together to avoid the possible accusations of vested self interest, and/or Nimbyism being levelled. It is inevitable that more houses will be built in Steyning, not , in and of itself, a bad thing, so proper consideration needs to be given to where this will be best placed to happen and in what form	<i>Noted - a decision has been made to not address housing allocations in this plan. It is hoped that they will be considered through any future review.</i>
71		18			I note no green space assessment for Glebe Farm has been included.	Include an assessment of Glebe Farm against the Green Space criteria	<i>Noted - the team will review this prior to submission.</i>
72	Local Green Space		18	Bayards Field	I support the Local Green Space recommendations		<i>Noted</i>
72	Local Green Space		35	Sweetlands	I want to protect important local sites against development. I want to protect important local sites against development Particulary those in the South Downs National park around Steyning		<i>Noted</i>
73					Sweetland is an important place for nature and is crucial part of the South Downs National Park		<i>Noted</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
74					No Comment		n/a
75	Green Spaces				I did not understand a lot of the information at the drop in consultation but I strongly support the 5 sites listed as being left as local green spaces. It is absolutely essential that no development takes place within the national park on Fletchers croft		<i>Noted - please note however that Fletcher's Croft is not within the National Park.</i>
76					No Comment		n/a
77					No comment		n/a
78	Local Green Space			Space 12	I am concerned that this site has not been put forward for designated local green space - Historic Significance Recreational Value Tranquillity Beauty	I feel the criteria has been met and this should be considered eligible for Local Green space. I feel strongly about this	<i>Noted - The assessment has been revisited prior to submission.</i>
79		2.2 5 Page 9			Town Shops are struggling	We are not a gateway to National Park.Parish Council fought to stay outside the national park.	<i>Noted - the vision has been arrived at following extensive consultation.</i>
79		2.4 0 Page 11			Steyning Downland is the best place to see Brown Hairstreak	The Brown Hairstreak butterfly is the most important butterfly.	<i>Noted</i>

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79		3.1 Page 12 3 General ly			This is not fair, adequate time allowed. Consultation has been inadequate, I signed up for consultation but was not consulted.	Steyning Parish Council has had more than adequate time to produce a proper neighbourhood plan	<i>Comments noted.</i>
79	Vision Statement				Delete section VII	This is not realistic	<i>Noted - the vision has been arrived at following extensive consultation.</i>
79		14 /1 5	4.7		New housing required. This has been omitted from the plan as has light industrial units	All new housing should have off street parking.	<i>Noted</i>
80					No Comment		<i>n/a</i>
81					No Comment		<i>n/a</i>
82					No Comment		<i>n/a</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
83					No Comment		n/a
84					No Comment		n/a
85	Local Green Space	2	8.8		I cannot support the addition of the Local Green Spaces when I am aware that the Neighbourhood Planning Group did not themselves support the document. There is no detail to show that the process for recruiting members of the group preparing the Assessment was implemented with the same rigour as the Neighbourhood planning group. This opens the group to accusations of partisanship however wrong this might be.	Provide more details as to why the neighbourhood planning group who have gone through an open recruitment process are not willing to agree this document. Address the issues that this raises.	<i>Comments noted - please refer to the Consultation Statement which supports the submission version of the N.Plan for more details.</i>
85					I cannot support a neighbourhood plan that does not consider housing. I am well aware of the reasons put forward by the PCC re the CIL but a reduced CIL and a more robust plan that includes housing would be my preferred option.	Housing to be included in the plan	<i>comments noted.</i>
86					No Comment		n/a
87	Local Green Space SCP5.1	17 - 18	6.9- 6.13		SUPPORT - I fully support the statement in SCP5.1 which designates 5 green areas to be Local Green Spaces (LGS) which are : Bayards Field, Fletchers Croft, Mill Field, Sweetland Field and Rifle Range. The Local Green Space Focus Group Evidence Base report (10 Aug 2019) is characterised by rigorous analysis of 17 sites, based on evidence and produced in		<i>Support noted.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
					accordance with planning policy guidelines, to conclude that the 5 sites above should be designated as Local Green Spaces. I very strongly believe that the South Downs National Park (SDNP) must be protected against development. 4 of the 5 designated LGS sites : Bayards Field, Fletchers Croft, Mill Field, Sweetland Field and Rifle Range are in the SDNP and LGS will provide essential additional protection against development on these sites which are a very valuable asset to Steyning. The SWAB Neighbourhood Plan Survey 2015” included evidenced residents views that it was “very important” that the Plan should aim to protect the following aspects for the community :- Green and Open Spaces : 599 votes (74.4%) Network of footpaths : 585 votes (72.9%) Rural Aspect : 545 votes (68.8%) Flora and Fauna : 541 votes (68.1%) Views to and from the Downs : 509 votes (82.9%) Regarding Sweetland Field :- • Sweetland Field fully merits its designation within the South Downs National Park. • It is an important tranquil transitional space between the built-up town and the wider downland countryside, and acts as a ‘green lung’ for the Penlands Estate. • Many walkers go past Sweetland Field and enjoy the views, on their way up to the South Downs ridge or while walking the many Downs footpaths including the well known Steyning Lower Horseshoe and Upper Horseshoe Trails. • These walkers are important to local tourism. • There are beautiful views of Sweetland Field itself, across the Field to Steyning Round Hill on the South Downs ridge, from the many viewpoints, including from Newham Lane, from the footpath that runs		

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					alongside the field and a stunning view looking down from near the Bostal Road. • Sweetland Field is a natural habitat where many bird species can be seen and wildflowers bloom along the field margins and footpath in summer. • Sweetland Field is a special place which must be preserved for current residents and for our future generations to enjoy. In 2016 a formal application was made for Local Green Space designation for Sweetland Field. This comprehensive document was provided to the SWAB Neighbourhood Plan steering group. A copy of this document can be supplied on request. In 2016, letters calling for designation of Sweetland Field as a Local Green Space were supplied by 500+ Steyning residents. This was a huge endorsement of public support. During 2016, at least 4 organisations sent emails/letters to the SWAB group in support of Local Green Space designation for Sweetland Field and against Housing development on Sweetland Field. These organisations were :- The Steyning Society, The South Downs Society, The Open Spaces Society and the Ramblers		
88					No Comment		<i>n/a</i>
89		9	2.2		I cannot support the opinion that the bus service in the town is adequate, particularly when looking to changes to personal transport required in the immediate future to mitigate climate change	The environmental section actually supports my view so we need to make sure the “headline” statements reflect the detailed findings in the document. I am not sure if you are calling for solutions to be written	<i>Noted - text tweaked accordingly.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
						into the plan, but as a minimum, consideration should be given to supplementing the No 2 hourly bus service with a, say, 20 seat shuttle bus operating half hourly to connect with the 700 coastal service and other No 2 buses at Shoreham, perhaps using the station forecourt as a terminus to allow easy access to the train service.	
90	GENERAL COMMENTS				I am pleased that we have a 'green' Neighbourhood Plan that has focused on biodiversity, climate change and protection of Local Green Spaces and the National Park	None	<i>Noted</i>
90	CLIMATE CHANGE REPORT				The report provides important information for future measures which could be taken	None	<i>Noted</i>
90	ECOLOGY & BIODIVERSITY REPORT				I support the Ecology and Biodiversity policies proposed	None	<i>Noted</i>
90	CHARACTER APPRAISAL				I found this document very interesting, and thought it was well researched and contained a lot of useful information about the Parish. It makes some very good recommendations – e.g.: “Recognition of the importance of the green and rural nature of the parish, its tranquillity and dark skies to the wellbeing of residents and visitors, and to work to protect these”. (Page 66)	none	<i>Noted</i>
90					I strongly support the inclusion of Local Green Space sites in the Neighbourhood Plan and feel the report has reached accurate, evidence-based conclusions about the sites proposed. The report has clearly been thorough in its assessments – citing numerous research documents and supporting only those	none	<i>Noted</i>

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					aspects where there is clear documentary evidence to back it up. The sites in the National Park selected for LGS designation, especially Bayards Field, are important ones for conserving the rural character of the town and its beautiful views. They have been assessed in numerous reports as being highly sensitive to development, so extra protection of these potentially vulnerable sites is very welcome.		
91	SCP5	18		SCP5	I support the recommendations for the five Local Green Spaces. I feel it is most important that important local sites, which often have historical as well as environmental significance, are protected from development. This is especially true in the case of those Steyning sites located within the South Downs National Park. The mere fact of their being included in the park is testimony to their importance.		<i>Noted</i>
92					Well done on this comprehensive plan and good luck for the next stage.		<i>Noted</i>
93					No Comment		<i>Noted</i>
94	Local Green Space	17 & 18	6.10 - 6.13	SCP5	I fully support the local green space allocations. I think it is important that the South Downs National Park areas within Steyning are preserved for posterity. The SDNP is a valuable asset for Steyning. It encourages tourists to visit and brings trade to the town. It has been well documented that the visible effect of green spaces help alleviate stress and improve		<i>Noted</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
					mental health and wellbeing. They also help to reduce pollution. They provide a vital habitat for wildlife and can act as wildlife corridors preventing the fragmentation and isolation of wildlife. Sweetland Field provides an area of calm and beauty on the edge of the Penlands Estate. The field is visible from all sides and a footpath runs alongside providing a traffic free link from the Bostal Road to Newham Lane. Sweetland Field is passed by many walkers on the way to the Lower Horseshoe Trail.		
95	Neighbourhood Plan				As far as it is complete the document seems well planned, clear, and well considered.		<i>Noted</i>
95	Climate Change Document				As far as it is complete the document seems well planned, clear, and well considered		<i>Noted</i>
95	Local Green Space Document				Seems well planned, comprehensive and balanced. I support the arguments for the LGS suggested		<i>Noted</i>
96					No Comment		<i>n/a</i>
97	Additional policy on the provision of water and wastewater infrastructure				Southern Water is the Statutory water and wastewater undertaker for Steyning and as such has a statutory duty to serve new development within the parish.	To ensure consistency with the NPPF and facilitate sustainable development, we propose an additional policy as follow: "New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community subject to other policies in the plan"	<i>Reference added to Policy 4 to provide new/improved essential infrastructure.</i>

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97					Although there are no current plans, over the life of the Neighbourhood Plan, it may be that we will need to provide new or improved infrastructure either to serve new development and/or to meet new stricter environmental standards. It is therefore important to have policy provision in the Neighbourhood plan which seeks to ensure that the necessary is in place to meet these requirements.		<i>Comments noted. Clause added to policy SP4 to support essential infrastructure.</i>
97					We could find no policies to support the general provision of new or improved utilities infrastructure. The NPPF (2018) paragraph 28 establishes that communities should set out detailed policies for specific areas including the provision of infrastructure and community facilities at a local level. Also the national planning practice guidance states that "Adequate water and wastewater infrastructure is needed to support sustainable development. Although the Parish Council is not the planning authority in relation to wastewater development proposals, support for essential infrastructure is required at all levels of the planning system.		<i>Comments noted. Clause added to policy SP4 to support essential infrastructure.</i>
98	SPC 2	15	4.1		Policy SCP2 does not go far enough and should include additional recommendations from the climate change report.	Incorporate additional recommendations from the climate change report (Section 5 pages 19 - 24) into SCP2 where they are not already listed	<i>Noted - we consider that we have included an appropriate level of detail in relation to the evidence and absence of additional consideration of viability implications.</i>
98	SCP1	14	4.5		Policy SCP2 does not go far enough and should include additional recommendations from the climate change report	Add a recommendation to SCP1 for an independent Phase 1 Habitat Survey to be undertaken across the parish to allow a more informed assessment of development proposals following publication of the Local Plan.	<i>Such a study is more appropriate to be undertaken on a site by site basis as part of any development proposals.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
99	Local Green space designation				I would like to raise a concern to the way the open green space sites have been assessed In particular to "Land to the east of Kings Stone Avenue" site number 12. Two of the judgements recognise that they are close decisions yet both come down on the side of "criteria not met" where upon inspection I believe much has been missed out Also I believe other criteria have not been correctly judged. I understand we all have different interpretations of beauty but I believe there are some genuine inconsistencies Beauty - Upon entering the field from the footpath gate you only have to walk 20 mtrs before you can see far reaching views of the Adur valley, downs and three escarpments to the North east. Plus the church to the east and castle to the south and finally the river Adur. These are far reaching views that are immediately accessible from steynning and within a few paces of kings barn lane. The river is only a few hundred mtrs away with a winding vista particularly beautiful at high tide from the field. The church is present as soon as you enter the field sitting just above the river in the many trees. I have seen identical features mentioned in glowing terms for other sites yet omitted here. Yes there are telephone lines running along to Bramber but for one thing they are coloured green so the cables disappear and really don't detract enough to make this " a close judgment " when compared to the scenery. Historically - I am a little unsure how this is judged but yes there is the port aspect but also the views of the castle and an old footpath path that runs up to the castle. Also the view of the church, rectory and castle certainly		Comments noted - these have been considered prior to submission.

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					create a feeling of history once viewed from the field. Recreational value - This field has several footpaths running through and to the river but I would like to stress there are dog walkers and walkers from steyning (and beyond) specifically driving and walking to this field from around 7 am till sunset. In terms of actual people using this area it ranks very highly. Tranquility - Firstly the "Tranquility Factors Appendix 2" which you have published (below the individual site details) shows 12 positive factors to look for . This site has numbers 1,2,3,5,6,8,9 items that this area has and interestingly explicitly states for Wide Open Spaces to "ignore man-made structures that form a minor element of the Landscape' ie the electric poles! It was stated this was "a closely balanced judgment " but I believe much has been missed or overlooked for some reason. The description of road noise is frankly not true. I have stood and walk in that field on a daily basis and cannot hear the A283. Wind rustling through the trees (as described on other sites) certainly. Descriptions of the other sites allocated for designation mention positively "flowing water" "wind rustling through the trees " " Cattle often present " Yet the description of site 12 has none of these mentioned while having them all. Wildlife - Again a negative mark given. There are numerous small birds that live in the field hedging plus larger Barn owls that hunt over the field		

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					at night. Grass snakes, toads, frogs are common as of course various small rodents. Bats fly near the gate entrance. There are some geese nearer to the river (but still in the field) at times too. I have and do on a daily basis witness all the above in various degrees of frequency. Again other sites appear to have all this listed yet absent from the description of site 12.		
100	Overall				Main reason for not supporting this plan is the SPC decisions, to ignore the recommendations of its own NP Steering Group on two vital matters:- 1. To exclude housing allocations completely in this pared-down NP version. 2. To re-insert the LGC recommendations into this pared down NP, despite the clear advice from the Steering Group (29 Aug 2019) that they are “unsafe”. Neighbourhood Plans aim to provide a sustainable future for a parish, it’s primarily about future land-use, housing & infrastructure and local green spaces. It is the only planning process for residents to have a meaningful say on where, when and how many new dwellings are built, particularly affordable homes, smaller properties, and downsize homes for local people. The NP vision in this plan confirms this intention. However, this plan, rushed through to meet an HDC deadline (which was just one option), is consequently very slim in content and is of very little value indeed. Like many residents, I feel let down by SPC’s decision to take this approach, wasting the bulk of work done previously by our two NP teams, and disenfranchising local residents regarding the vital consideration of new local housing.	Listen to local residents. Accept that this pared–down plan approach is NOT well supported, and halt this process. Then re-commence work towards a proper neighbourhood plan, ready for consultation once HDC have set local housing numbers and made their strategic decisions for their Local Plan Review, as recommended by all the resident members of the Steering Group. In its current form I doubt this NP will pass Examination or indeed at referendum.	<i>Comments noted. The plan has received more support for it than opposition through the Reg.14 Consultation. Concern regarding the plan’s ability to progress to examination is noted. The intention is to secure a plan in place in the short term and thereafter there is the option to review it as suggested once the new Local Plan is in place.</i>

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100	Local Green Space				The LGS section appears to completely ignore the clear advice provided in both the Govt's Locality website! Source – Locality - Making local green spaces:-The "Local in character and not extensive tract " box should be used to demonstrate that the space in question is a local facility and not, for example, green space in the countryside around a settlement. The purpose of Local Green Space designation is to protect local spaces. Containing urban sprawl or protecting open countryside would not be proper uses of the designation. This would appear to rule out 4 of the 5 recommended LGS sites in this plan! Considering green space is part of ensuring that development is sustainable, one of the basic conditions for neighbourhood plans. There is NO development in this plan to balance the recommended LGS! Designations & policies should be based on a robust evidence base and community and stakeholder engagement." In this plan the evidence base is suspect, and neither the community nor the stakeholders were involved at all! NPPF 2019 para. 99 (LGS appendix 1) includes the statement:- Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Again, there is NO development, no new homes, no new local services in this plan to balance with LGS!		<i>The proposed LGS spaces are all considered to meet the relevant policy tests and are not proposed for any other reason. There is no requirement for a plan to consider any topics. The absence of housing allocations is not considered to mean it fails the basic conditions.</i>

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100	Neighbourhood Plan		8.7		I understand that the team finalising the wording of the proposed version of the LGS document did not include Russell Barnes as listed. All the other members of this team appear to have pecuniary interests or strong personal interests in blocking development on several of these sites, and have been actively campaigning against such development for several years! They appear therefore to be pre-determined, and should not have taken part in the LGS assessments. Consequently, the Local Green Space assessments and subsequent choice of sites & policies are I believe unsafe, just as the Steering Group itself pointed out!	LGS sites should be re-assessed by a team without any personal interests in the sites being assessed.	<i>The LGS assessments have been prepared in accordance with a sound methodology by volunteers who offered to provide assistance in undertaking this task. In completing the assessment work individuals ensured that any previous interests were put to one side in the interest of preparing robust and well thought out assessments. We do not consider there is a need for this work to be redone.</i>
100	Neighbourhood Plan		8.8		Detailed evidence appears to show that there were multiple versions of the site assessments, with very significant changes to assessment wording and switching of “no” to “yes” in several instances on some of the recommended sites with no explanation included. The final version also excluded the “SDNPA tranquillity scores” for each site that had been present previously. The tranquillity score for Bayards Fields was in fact negative, rendering the final tranquillity assessment incorrect. This site is opposite the car & coach park for Steyning Grammar School and the community Leisure Centre & swimming pool. The noise generated from this busy area throughout the day, along with the road noise from traffic using the main road into Steyning, makes the claimed tranquillity assessment fanciful at best! In the case of Sweetlands, again the site is adjacent to a key road access to the Bostal & South Downs, and to the scaffolding & storage commercial business at the old quarry, making tranquillity there rather unlikely. The LGS assessment makes no mention of the existing Bayards Fields & Sweetlands landowners’ advanced medium scale housing	Bayards Fields & Sweetland sites should be removed as they are both ineligible for LGS designation, based on scale of land involved, existing advanced development proposals, and the inaccuracies in the current assessments. LGS designation should not be used to block development! It would appear that Mill Field (or Meadow) and the Rifle Range should be also be excluded because they, like Sweetlands and Bayards Fields, are on the fringes of the town in open countryside and therefore not eligible for LGS designation. See photos in Appendix 1 attached	<i>LGS designations are proposed because they meet the relevant policy tests and for no other reasons. They are not being used to block development. Your comments have been reviewed prior to submission to consider whether the information provided alters the assessment conclusions.</i>

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					development proposals for both these sites submitted to this and the previous NP teams through their respective “Call for sites” process in 2015 & 2018! Both these proposals, presented at a public meeting (20th May 2019), included generous offers of substantial areas of this land as new open public space for recreation within their plans, which neither affords currently. I understand that the team finalising the wording of the proposed version of the LGS document did not include Russell Barnes as listed. All the other members of this team appear to have pecuniary interests or strong personal interests in blocking development on several of these sites, and have been actively campaigning against such development for several years! They appear therefore to be pre-determined, and should not have taken part in the LGS assessments. Consequently, the Local Green Space assessments and subsequent choice of sites & policies are I believe unsafe, just as the Steering Group itself pointed out! Detailed evidence appears to show that there were multiple versions of the site assessments, with very significant changes to assessment wording and switching of “no” to “yes” in several instances on some of the recommended sites with no explanation included. The final version also excluded the “SDNPA tranquillity scores” for each site that had been present previously. The tranquillity score for Bayards Fields was in fact negative, rendering the final tranquillity assessment incorrect. This site is opposite the car & coach park for Steyning Grammar School and the community Leisure Centre & swimming pool. The noise generated from this busy area throughout the day, along with the road noise		

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					from traffic using the main road into Steyning, makes the claimed tranquillity assessment fanciful at best! In the case of Sweetlands, again the site is adjacent to a key road access to the Bostal & South Downs, and to the scaffolding & storage commercial business at the old quarry, making tranquillity there rather unlikely. The LGS assessment makes no mention of the existing Bayards Fields & Sweetlands landowners' advanced medium scale housing development proposals for both these sites submitted to this and the previous NP teams through their respective "Call for sites" process in 2015 & 2018! Both these proposals, presented at a public meeting (20th May 2019), included generous offers of substantial areas of this land as new open public space for recreation within their plans, which neither affords currently. The descriptive element of the criterion assessment of both sites is over-stated. Bayards Fields are often just ploughed arable land, with the only public access being a footpath on the NW boundary of the top field. The description cites the importance of the views of these fields from the historic town centre. Indeed a submission to HDC during the Historic Character Assessment by HDC in 2018, the photograph submitted to evidence these views was misleading, as it was clearly taken from an elevated position, either from a top floor room, using a "selfie stick" or maybe by using a drone. Only a very small area in the lower field is actually viewable at all from road level in the highest part of the High Street opposite the Chequers pub. The fields themselves are not visible at all from anywhere else in the High Street!		

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					The assessment criteria for scaling the tracts of land are inadequate, based solely on whether the boundaries can be seen. I think it's clear from the actual hectares involved that both Bayards Fields & Sweetlands are indeed significant tracts of land, therefore ineligible for LGS designation. Oddly, from my own observations, the boundaries of these two sites are NOT visible from their entrance, or in the case of Bayards Fields from the public footpath! Neither landowner was consulted at all prior to these LGS proposals being finalised; a failure to follow good practice. The professional opinion offered at the Site Promoters event (20 May 2019), indicated Bayards Fields & Sweetlands do not the very stringent requirements for LGS designation; opinion apparently ignored by SPC in overruling the Steering Group's recommendation.		
100	Neighbourhood Plan	13		Vision	The presented vision is likely to be supported by the almost entire community, however this pared down NP itself fulfils very few of its aspirations. This proposed outcome, a very pared down NP with no housing allocations, after the many hundreds of hours work by local volunteers from 2014 – 2019, is disappointing and a wasted opportunity to make our town truly sustainable & diverse for the future!		<i>Comments noted. It is hoped that a future plan will be able to address the whole vision.</i>
101				General Comment	I'm in opposition to this Neighbourhood Plan as it does not appear to represent all the hard work that I am aware has gone into it. The Parish Council have rush to meet a deadline (30th of November 2019) and they appear to suggest that the council is not allow to work on a Neighbourhood Plan after this date? If I have misunderstood this is the message that is coming across. If, as so many have suggested,	Do the Neighbourhood Plan properly and not try to convince the community a pared back plan is the answer. It offers little to this community.	<i>The pared back plan is being progressed to secure a plan (& CIL uplift) prior to the cut-off date for submission of n.plans to HDC. If this deadline is missed a n.plan could not be submitted to HDC until their Local Plan is very advanced (which could be a year</i>

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					you can still produce a Neighbourhood Plan after this date, then do it right and include all the information available and delivery on the vision statement in full. The examiner should note that to a member of the community, the Councils action to meet a difficult deadline with a pared back plan, refuse to include works or their refusal to deliver on the vision of the community, should be questioned and strongly examined		<i>or two) meaning the parish would miss out on the CIL uplift on any speculative permissions granted over this period. It is intended that the plan will be reviewed in the near future once the new Local Plan is in place and the whole vision can be addressed.</i>
101				General Comment	The document talks about supporting development in 4 of 5 policies with the 5th policy outlining 2 development sites for protection. To a lay person this is a clear contradiction, so I must ask why say you would support development subject to and then try to block 2 of the sites with Local Green Space protection. Not very well considered I would say.	If you going to propose policies to support development then actually have a policy that assesses development so that it makes sense	<i>We do not consider that such a policy is necessary. The n.plan forms one part of the development plan which contains a wide range of policies that assess development proposals.</i>
101		Page 18		SCP 5	Why is Glebe Farm not included in the assessment for Local Green Space?	The site has high value for Local Green Space so it should be	<i>Comment noted - this has been reviewed prior to submission.</i>
101	Local Green Space assesment document				Kings Barn Farm site is a fantastic site and 100% should be protected for Local Green Space. The detail in the assessment fall's short of say Bayards Field. It looks like the Council have disproportionately assessed sites with more weight on SDNP sites over other sites. The examiner should question why one farmers field is worthy and another is not.	Put a larger working group (Community residents) to do the assessment in a more conclusive way. Provide equal weight to all sites and do it properly	<i>We consider that all sites have been considered in a uniform and robust way. LGS designations are not proposed to block development; they are only proposed where the space is considered to meet the policy tests.</i>

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101	Climate Change				This brilliant document appears to have no relevance to the final Neighbourhood Plan. This is a real global issue, how can this Neighbourhood Plan ignore it.	Utilise the works and go out to the community and consult on this critical subject. Flesh it out and make it a proper report	<i>Comments noted - it is envisaged that further work will take place as part of any future n.plan review.</i>
101	General Comment				Not sure why the Chairman considers this to be a Green Community Plan as its about loosely supporting development subject to, not really green issue facing society. Also its really not clear where all the community parts have gone. No tourism, High Street protection, youth services, major infrastructure improvements, a proper design code, recreation etc. This pared back plan is a poor representation of what the Neighbourhood Plan could have been.	Do the Neighbourhood Plan properly and stop working toward the 30th of November date with this poor pared back Neighbourhood Plan. Give the project back to the community	<i>We accept that the reduced plan is not ideal but would stress that the topics not included can be considered through a future version of the n.plan.</i>
102	General Note				I do not support this Plan as it falls a long way short of what it should have been. It is a poor representation of the level of work produced by the community over a great number of years. The Plan offers little for this community and future generations. Why have the Council rushed to a 30th of November deadline? The Plan can continue past this date and be done properly.	Revisit all the work that has been archived and deliver on the vision of the community. Ignore the 30th of November deadline the Council voted to work too and actually produce a plan that has real substance and provides for the whole community rather than a select group	<i>We accept that the reduced plan is not ideal but would stress that the topics not included can be considered through a future version of the n.plan. A decision has been made to progress a plan for the submission deadline and that is what the team are working towards.</i>
102	General Note				The removal of development (including housing) from the Plan was voted by Council. This decision has made this Plan unbalanced against subjects such as LGS. The community wanted to see a fair, reasonable and inclusive approach to the Plan, but by removing particular subjects this is not achievable. I would like to the see robust evidence collected from community engagement that clearly states that housing should not be considered within this plan.	Approach HDC and take back the control of the housing allocation. Revisit all the work that has been archived and deliver on the vision of the community. Ignore the 30th of November deadline the Council voted to work too and actually produce a plan that has real substance and provides for the whole community rather than a select group	<i>We accept that the reduced plan is not ideal but would stress that the topics not included can be considered through a future version of the n.plan. A decision has been made to progress a plan for the submission deadline and that is what the team are working towards.</i>

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102	General Note				The document talks about supporting development in 4 of 5 policies with the 5th policy outlining 2 development sites for protection. As above, as development has been removed from the assessment process and Plan itself, why then bother to set out your policies to support development on the basis certain criteria is met. I think this shows the poor quality of this document as its setting out policies that sit in isolation.	If you going to propose policies to support development then actually have a policy that assesses development so that it makes sense. Talking about development and charging someone else to manage it seems conflicted	<i>The n.plan forms one part of the development plan which contains a wide range of policies that assess development proposals. We consider the policies included in the plan to be appropriate.</i>
102	Climate Change				Geoff mainly and with the support of some of the members of the environmental group produce a really good document touching on this subject. This is a very real global issue and it makes headlines daily and rightly so. Therefore it seems very odd why the support document is included in the consultation, but the Plan itself makes little reference to this issue.	This subject needs to be included and the wider community should be involved. There is no reason to rush though the Plan and leave out pressing issues that need to be addressed. Setup a community focus group and make this a key part of the Plan	<i>We accept that the reduced plan is not ideal but would stress that the topics not included will be considered through a future version of the n.plan.</i>
102	Local Green Space				I was a member of the original LGS focus group up until the 31st of July after which I appeared to be removed from involvement. I notice that in the assessment that supports this Plan that the 5 sites put forward for LGS protection differ to those concluded by the independent consultant on the 31st of July and presented to Steering and Focus Group Members. This does not make sense as the assessment work was conducted following a series of stages with the conclusion of our work being done by the consultant, therefore I would say a fair outcome of our works was presented whether I agree with its findings or not. For three new sites to appear on the designation list seems very odd and I would believe, having been involved that those new sites were predetermined and the assessments reworked to support those outcomes. It now appears the LGS is being used to block development.	Create a larger community group and go back to the original LGS assessment document of the 31st of July and move that forward. If all sites need to more detail do it across the board. Check the LGS assessment is actually carried out in line with the available guidance.	<i>We consider that all sites have been considered in a uniform and robust way. LGS designations are not proposed to block development, they are only proposed where the space is considered to meet the policy tests. The LGS document has been in continual evolution as assessments have been undertaken and therefore any version of a document prior to the one which accompanied the Reg.14 Consultation cannot be relied on.</i>

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102	Tree Planting Evidence Document				Why was this document removed from the Plan.	Revisit this document and review suitable policies.	<i>it was considered that this can progress outside of the n.plan process and we understand that the planting of trees across the parish is already underway.</i>
102	Character Appraisal				There is a good list of policy recommendations in this document that appear to have been ignored in the final policies. There is also no community engagement on this document as I feel there is more that could be offered from the depth of our community.	Plan should be reviewed to add in further policies based on recommendations from this document. Revisit all the work that has been archived and deliver on the vision of the community. Ignore the 30th of November deadline the Council voted to work too and actually produce a plan that has real substance and provides for the whole community rather than a select group.	<i>Comments noted - A decision has been made to achieve the submission deadline. If more time was available this would have been undertaken. Unfortunately however some topics have been omitted from this version of the plan on which there was not enough time to consult on.</i>
102	infrastructure				This was a key document that the community would have engaged with. Draft works not even referenced under supporting documents	Revisit all the work that has been archived and deliver on the vision of the community. Ignore the 30th of November deadline the Council voted to work too and actually produce a plan that has real substance and provides for the whole community rather than a select group	<i>Comments noted - A decision has been made to achieve the submission deadline. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>
102	All other areas to cover				I do not feel the Council have communicate well with the community regarding what the Plan is not offering. It is fair and reasonable to expect that the Parish Council educate the public on what opportunities they are missing. Lots of energy has gone into trying to justify decisions they have made without evidence from engagement to support it, but no effort appears to have gone into communicating the miss opportunities.	Approach HDC and take back the control of the housing allocation. Revisit all the work that has been archived and deliver on the vision of the community. Ignore the 30th of November deadline the Council voted to work too and actually produce a plan that has real substance and provides for the whole community rather than a select group	<i>Comments noted - efforts have been made to extend the HDC submission deadline but to no avail. We are therefore progressing with a view to achieving the submission deadline.</i>

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102	Additional note				This is NOT an exhaustive response to the Plan and its supporting documents. Having worked with members previously, I know there is a general tendency to assume that if someone has not commented on a specific matter, then the approach of members is then to assume that person is in support of those matters not addressed. For the avoidance of doubt, I do not necessarily support matters that I have not addressed, I merely have not offered comments at this time	N/A	<i>Noted.</i>
103	Transport infrastructure				We are already a 'rat run' for traffic coming off the A27 going to and from Worthing/Brighton. In particular the Steyning by-pass, The Bostal, Clays hill are over used by through traffic. Additional building works cannot be approved without consideration given to the large developments already planned by Adur & Worthing Councils	Speed cameras, CCTV on these routes to discourage or penalise poor driving	<i>Comments noted</i>
104					No Comment		<i>n/a</i>
105	Local Green Space				The context and methodology used to select LGS has not been considered in terms of the Neighbourhood Plan vision for Steyning and seeks to prevent access to natural capital within the SDNP. Furthermore, there has been no consultation with land owners and stakeholders in the evidence document, who have already provided a sustainable outline for the development of sites within the SDNP including but not limited to Sweetlands and Bayards Field. The guidelines provided in Locality advise that it is not appropriate to impose green belt type protection of land around an urban area which is a misuse of the designation and would be unlikely to meet the	Natural capital is used to describe the natural environment in terms of the benefits it provides to people (also known as ecosystem services), including food, recreation, and clean air and water. These ecosystem services fall across many sustainability topics. A natural capital approach is therefore useful for understanding the inter-dependencies between nature, people, the economy and society, and ensuring that natural capital is considered as an integrated system. Suggested Policy wording To maintain and enhance the provision of ecosystem services from the region's natural capital, and deliver environmental net gain.	<i>Comments noted. The LGS methodology is derived from the policy tests set out in national policy. Natural Capital included in policy 1.</i>

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					basic conditions at the independent examination stage		
105	Green Infrastructure		4.4		There is very little discussion on Transportation and the associated infrastructure requirements to support the NP vision statement. Green Infrastructure wording should include ISA Sustainability Objectives and discuss improvements required to walkways and cycleway.	New and improved walkways and cycleways would have the largest beneficial effects on the ISA Sustainability Objectives, with a significant beneficial effect expected on health due to the active, physical nature of the mode – assuming that walkways and cycleways are well connected and maintained in good condition. Enhancements or opportunities in respect to biodiversity, air quality, climate change, noise, population and community safety are likely from the creation of new or improved walking and cycling routes.	<i>Comments noted - A decision has been made to achieve the submission deadline. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>
105				CIL Item 6.7	<i>The policy below confirms how CIL monies will be spent and provides policy support for appropriate developments. The policy on recovery of CIL funding is vague and should be linked to more specific or tangible wording as included. The Parish Council should be bound to consider one or more options which include infrastructure and transport</i>	A 'smart' transport network that uses digital technology to manage transport demand, encourage shared transport and make more efficient use of our roads and links to the rail network. A network that promotes active travel and active lifestyles to improve our health and wellbeing. An affordable, accessible transport network for all that promotes social inclusion and reduces barriers to employment, learning, social, leisure, physical and cultural activity. A seamless, integrated transport network with passengers at its heart, making journey planning, paying for and using different forms of transport simpler and easier.	<i>Comments noted - a policy relating to CIL has been included in the submission version.</i>
105					The NP house element has been excluded from the plan without any mention of further integration of current proposal from neighbouring and adjoining villages including Bramber and Wiston. This will have a profound impact on shared infrastructure such as the Health, Schools and the Steyning Bypass. The	Ensure that there is broad consensus between adjoining settlements on the requirement for built and transport infrastructure for future housing needs.	<i>Comments noted - A decision has been made to achieve the submission deadline. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed</i>

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					proposed development of Glebe Farm will require integration of all of the above infrastructure requirements and should be mentioned within the plan.		<i>topics will be considered through any future review of the plan.</i>
106					I have read the consultation documents relating to the plan and my first thought is that a great deal of volunteer effort has gone into the preparation of a solid foundation for the production of a plan. However it seems very little has been built on this foundation.		<i>Noted</i>
106					Of particular concern is the lack of any housing plan. I am fearful that this leaves Steyning at risk of speculative development proposals which could be difficult to resist without a clear proposal for housing in the plan. I hope this omission can be rectified shortly. Following from that, the lack of affordable housing in the plan is a further cause for concern. Houses in Steyning are frequently being extended and enlarged, meaning that the existing stock of affordable housing is constantly being eroded and positive intervention will be needed to prevent serious shortfalls in the future		<i>Comments noted - A decision has been made to achieve the submission deadline. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>
106					While the plan is supported by extensive documents on climate change and ecology and biodiversity, little in the way of concrete proposals have been made on these issues. The vision statements (P13) contain laudable goals, but there seems to be little in the		<i>Comment noted</i>
107					Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that		<i>Comments noted - The neighbourhood plan makes no allocation for additional housing and as a result there will be negligible impact on the SRN as a result of the plan.</i>

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					it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity. We will therefore be concerned with policies and proposals that have the potential to impact the safe and efficient operation of the SRN, in the case of Bramber parish, particularly the A27. We would normally expect to see information regarding planned housing numbers. However, we note Steyning Parish Council has excluded the site assessment and housing allocation elements of the Plan in order to submit the Neighbourhood Plan before the end of November 2019. As a result of the Horsham District Planning Framework review to 2036, neighbourhood plans submitted after the end of November 2019 will not proceed to examination until the new Horsham Local Plan is adopted. Steyning Parish Council has decided to allow Horsham District Council to allocate housing sites through the new local plan rather than allocating a figure for a future neighbourhood plan to deliver. We will be liaising directly with Horsham District Council in order to ensure the impacts on the SRN of future development in the emerging Local Plan to 2036, and associated Neighbourhood Plans, are assessed and mitigated appropriately. We will wish to continue to engage with your Neighbourhood Plan Team to ensure that the Steyning Neighbourhood Plan reflects this work. The Steyning Neighbourhood Plan should clarify that the transport impacts of proposed development in the parish will need to be assessed and any mitigation required on the SRN will need to be identified along with its funding source, before planning permission is granted. Ideally this		

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					assessment would be carried out on a cumulative basis as part of the Horsham Transport Study supporting the emerging Local Plan, with mitigation and the means of its delivery identified in an Infrastructure Delivery Plan. Alternatively Transport Assessments could be submitted on an application by application basis, however this has the potential disadvantage that late coming development might have to carry a disproportionate share of any mitigation		
108		P 17 P1 8	6.9 6.10 6.11 6.12 6.13	SCP5	In these environmentally critical times green spaces have taken on a new role. They can no longer be regarded as prospective building plots but as essential elements in the health and wellbeing of the community. There is a great deal of scientific evidence to support this claim. The green spaces also serve to aid the flora and fauna to thrive and increase. This is also important for the future existence of humanity.		<i>Noted</i>
108		P 17 P1 8	6.9 6.10 6.11 6.12 6.13		The green spaces must be protected now and from future incursion in a similar fashion to the memorial playing field		<i>Noted</i>
109		P 17 P1 9	6.9 6.10 6.11 6.12 6.13	SCP5	All areas are already open green spaces and should be retained as such. They all conform to the designated criteria for green space – and are essential to the well-being of the community. For the size of the population of Steyning there are very few open spaces- (the MPF being the only one that has village green status) It is especially important to keep the 5 open spaces that have been recommended to enhance the wildlife and bio-diversity out as wildlife windows for their peace and quiet and especially in the case of the rifle range – its historical significance.		<i>Noted</i>

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					Sweetlands has been a meadow for decades if not hundreds of years and must not be built on.		
110		P 17 P1 9	6.9 6.10 6.11 6.12 6.13		Support – I fully support the statement in SCP5.1 which designates 5 green areas to be Local Green Space9 (LGS) which are: Bayards Field, Fletchers Croft. Mill Field, Sweetlands Field and Rifle Range.		<i>Noted</i>
110	Local Green Space				The Local Green Space Focus Group Evidence Base report (10 Aug 2019) is characterised by rigorous analysis of 17 sites, based on evidence and produced in accordance with planning policy guidelines, to conclude that the 5 sites above should be designated as green space.		<i>Noted</i>
110					I very strongly believe that the South Down National Park (SDNP) must be protected against development. 4 of the 5 designated LGS sites: : Bayards Field, Fletchers Croft. Mill Field, Sweetlands Field and Rifle Range are in the SDNP and LGS will provide essential additional protection against development on these sites which are a very valuable asset to Steyning.		<i>Noted</i>
111		P 17 P1 9	6.9 6.10 6.11 6.12 6.13		Support – I fully support the statement in SCP5.1 which designates 5 green areas to be Local Green Space9 (LGS) which are: Bayards Field, Fletchers Croft. Mill Field, Sweetlands Field and Rifle Range.		<i>Noted</i>
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112	Housing				The lack of housing in the plan I feel makes the plan a waste of time, money and effort. As it fails to address the key components of having a neighbourhood plan in the first place	Addition of housing or withdrawal of the plan. The current contents are not a meaningful use of town resources and are already well known, and agreed and certainly do not need a consultant and its cost to the town	<i>Comments noted - A decision has been made to achieve the submission deadline to secure the potential CIL uplift. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>
113	Housing				There is no provision in this plan for housing which is absolutely a vital component of the neighbourhood plan	Housing must be included! This plan is a complete waste of everyone's time and effort! We all know Steyning's attributes already but we must stop being NIMBY and include housing as an essential in the neighbourhood plan	<i>Comments noted - A decision has been made to achieve the submission deadline to secure the potential CIL uplift. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>
114	LOCAL Green Spaces	48	section 5 para 013		I support the designation of the five local green spaces. P48 section 5 Paragraph 013 Ref ID 37-013-20140306		<i>Noted</i>
115					No Comment		<i>n/a</i>

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116					No Comment		<i>n/a</i>
117		P9 P1 0	2.22 /2.2 9		Expansion of a population without upgrade of medical and other services represents a downgrade of service for existing population with resultant health implications. Recruitment of professionals will also be affected by work overload and lack of job satisfaction. It is also unrealistic at the present time to think that there are qualified professionals out there looking for jobs		<i>Comment noted.</i>
117		P1 8	6.9- 13		Green space is why the majority of people choose to live in Steyning. As well as biodiversity and the future of the planet it is integral to mental and physical wellbeing and will be MORE SO in the future. Housing development within the national Park would be catastrophic, not only for Steyning but for the whole of the South Coast or indeed the Country. It would give a precedent for building by those who have no understanding of environment. I am concerned that the National Parks seem to have been very silent on this		<i>Noted</i>
118		P1 8	Para 6, 9 – 6.13	SCP5. 1	I support the green areas as defined on the policies map. A) E) B) I wish the memorial playing field village green to be protected and its current use to be preserved – inc all hedges, trees and views		<i>Noted - please see the LGS evidence base document to see why some areas have not met the high bar required for LGS designation.</i>
118		P6 6	5.7		I support the recommendations Please note – re-improving facilities to 4/5G, floodland and mob signal strength – this is important However also crucial to the care about where any masts are sited – with reference to any health risks as well as any disruption/spoiling views ect.		<i>Comments noted.</i>

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119					I believe that that neighbourhood plan in its current state is worthless as it does not include the vital element of housing needs and allocation. It is obvious that there may be tensions between future housing needs and eg the designation of local green spaces. Until housing needs are included in the plan it is impossible to make objective decisions on these possibly competing issues	Do not proceed with the plan until housing issues are fully identified and integrated in it	<i>Comments noted - A decision has been made to achieve the submission deadline to secure the potential CIL uplift. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>
120			4.6 & 4.7		Building that is not overpowering and inappropriate is acceptable.		<i>Policies 2 and 3 seek to set out policies to ensure design is acceptable.</i>
120			5.4		New developments should enhance Steynings unique architecture and not deiract from its unique character		<i>The proposed policies seek to achieve this objective.</i>
120	Local Green Space		6.9		Local Green spaces are used a lot by walkers and cyclists. To lose these would alter the attraction of the town to the people.		<i>Noted</i>
121	OVERALL				The Parish Council were wrong to ignore the recommendations of the NP steering group with regards to housing allocation and re-inserting the LGS recommendations against the advice of the steering group. The NP is the only planning process whereby local residents have a say. Where, when and how many new dwellings are to be built. What is proposed disenfranchises residents concerning new local housing, in this way the parish council have not put Steyning first	Take note of the views of local residents given the parish councils pared down approval is not well supported. This NP is unlikely to pass the referendum stage. There is the much more acceptable alternative of halting the NP, waiting until HDC advises on the housing association and then re-starting the NP to take account of this first.	<i>Comments noted - A decision has been made to achieve the submission deadline to secure the potential CIL uplift. Unfortunately, some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan. it is noted that the majority of responses received to the Reg.14 plan support the plan as proposed.</i>

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121	Local Green Spaces		8.7		There is a worry that some of those who took part in the preparation of the LGS document have campaigned against development and some have strong personal interests in stopping development it is alleged	The sites should be re-assessed by a team without any personal interest in the sites being considered	<i>The LGS assessments have been prepared in accordance with a sound methodology by volunteers who offered to provide assistance in undertaking this task. In completing the assessment work individuals ensured that any previous interests were put to one side in the interest of preparing robust and well thought out assessments. We do not consider there is a need for this work to be redone.</i>
122					No Comment		<i>n/a</i>
123					Steyning needs housing. This is not a sight of particular beauty except to those people that live in front. But they never use their gardens even at the back. I think it's all political and done to councillors not wanting building there, just power and control – selfish!		<i>Comments noted - A decision has been made to achieve the submission deadline to secure the potential CIL uplift. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>
124	Local Green Spaces - Section 5 conclusions				I am 4 th generation Steyning Resident i strongly support the site assessments for the local green spaces, The Five recommended site are very special for Steyning and Should be protected against development.	As local green spaces - We have lost so many green spaces, to building within the town since the war. It is now time to hang onto what we still have.	<i>Support noted</i>

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125					No Comments		n/a
126	Decision 2				I agree we should wait and see re HDC revised local plan. I do not agree that Glebe Farm has no direct access to the town centre! It has access via Kings Barn Lane and people will always need to come into Steyning for shopping, medical centres, schools etc.		<i>Noted - this plan places no designations or allocations on Glebe Farm.</i>
127					No Comment		n/a
128	Economy				I oppose this NP as there is simply no provision for 'business' within the plan. This section of the plan is simply 'what is now', nothing about the future. I'm not even sure whether I have the ability to vote at the referendum as I do not live in this parish but we have been in business in Steyning for 43 years and, since we were invited by email to comment on the NP, here is my opinion.	There is absolutely no provision for business in the plan – nothing The plan is entitled ' Guiding development within the parish over the years 2019-2031'. The High Street will change dramatically during that time without protection and without a 'vibrant' High Street Steyning will become a dormitory town. Our business doesn't have to be on the High Street, neither do other professional services, and faster broadband can be found at purpose built units outside of town. Our business brings people to the town who might not come here otherwise. The property we occupy doesn't really lend itself to retail units or residential and so needs to be occupied by businesses like ours but the NP doesn't seem to want to support or protect that with any specific plans. There is nothing about protecting the business base, specifically High Street, and ensuring that commercial property in the High Street remains commercial. The Bramber plan lays out what their PC intends to do to protect commercial property and how and how long they to be marketed for before	<i>Comments noted - A decision has been made to achieve the submission deadline to secure the potential CIL uplift. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>

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						becoming residential. Steyning has simply said 'have a vibrant and prosperous High Street providing everyday goods and services as well as offering a variety of shopping and dining outlets' – hard to do this if property turns residential or remains vacant.. The PC needs to work with the landlords of vacant properties to help fill them quickly and to ultimately protect them from turning residential. Increased Broadband speed and mobile coverage – what we have at the moment isn't good enough. Page 12 of the plan 'A Vision for Steyning, point iv refers to' fast and efficient internet connection for home and agile working', nothing about premises based businesses and how they also need faster Broadband speed. There are a lot of home based workers in Steyning and the only reference made to them, or their business needs, is 'fast and efficient internet connection for home working' – there is nothing about shared workspace or meeting space becoming available. It's extremely disappointing that businesses have clearly been overlooked with this plan and the vision of Steyning for the future does not appear to include business. I am aware that there were business people on the original NP Committee. There's more in the NP about Steyning Grammar School than local business. I find it extraordinary that SWAB split up and that Bramber has an extremely comprehensive 93 page NP, including business (of which there aren't many in Bramber!) and yet Steyning, who split at the same time, has only managed to produce a 27 page document which totally overlooks businesses. We attended the NP	

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						business event at Wiston House in 2014 (I think) which has simply been ignored (although Bramber NP has used it) This plan focusses more on what Steyning currently is rather than what it should have and what it should be going forward	
128	Local Green Space		6.9		I oppose this plan for it's lack of housing	This NP basically says, don't build anything, anywhere in Steyning! The inclusion of fields as Local Green Spaces is basically forcing HDC to make the decision to put houses along the bypass backing on to Kings Barn Lane which is ridiculous. If houses are built at the discretion of HDC rather than within a NP then the community loses the opportunity to get community facilities as part of the development. It is short sighted to not build new house in Steyning – businesses need additional houses for this town to continue to be 'vibrant' otherwise this town will simply stagnate whilst others around it grow and prosper (as they put in new houses with new community facilities as part of their NP). Retail and food businesses on the High Street struggle as it is. I believe that housing would be best sited on Bayards Field, Mill Field and/or Sweetlands I don't believe that the area off the bypass is at all suitable for development and that seems to be what is being supported by default. Other surrounding Parishes such as Bramber and Ashington have put housing in to their NP's in order to have some say in where housing is built and what type of housing it is – all parishes are surrounded by fields and unfortunately that is what WILL get built on and Steyning should have housing in this NP	<i>Comments noted - A decision has been made to achieve the submission deadline to secure the potential CIL uplift. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>

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128	New Community Infrastructure		6.6			point 6.6 under 'New Community Infrastructure' refers to the CIL – the PC has made a big thing of getting 25% of the CIL instead of 15% if they put a NP forward. Firstly, the NP has to be 'made', so approved, to get ANY levy. Secondly, you only get the CIL if new houses are built!! Without housing in the plan HDC can decide to put houses where they want and the developers don't have to give any additional facilities to the community. There should be housing in this plan.	<i>Comments noted - A decision has been made to achieve the submission deadline to secure the potential CIL uplift. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>
128						I'm not sure where or why this plan has failed to deliver unlike those in neighbouring parishes, considering the plans were started at the same time, and I don't think that Horsham District Council should accept this version of the plan. I'm sure there were sufficient plan volunteers involved who actually wanted to build a robust plan for the future of Steyning. This plan seems to have been put together, rapidly, by Steyning Parish Council when I thought it was being done by a different group of people? It is concerning that a great deal of time and money has been spent to just get this plan.	<i>Concerns noted. As set out we are seeking to achieve the submission deadline to secure the potential CIL uplift. Many volunteers have contributed towards this process which has resulted in the draft plan put forward at Reg.14..</i>
129					I. On behalf of CALA Homes and the landowner, we write concerning the Land at Sweetland, Newham Lane under the Steyning Neighbourhood Plan Regulation 14 consultation. II. This letter will outline our objections to the emerging Steyning Neighbourhood Plan (SNP), based on its approach to housing provision, site selection and, principally, the inconsistency with national planning policy and the intended approach to designate Sweetland as Local Green Space (LGS).		<i>Noted.</i>

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129				General Comments	On behalf of CALA Homes and the landowner, we write concerning the Land at Sweetland, Newham Lane under the Steyning Neighbourhood Plan Regulation 14 consultation. This letter will outline our objections to the emerging Steyning Neighbourhood Plan (SNP), based on its approach to housing provision, site selection and, principally, the inconsistency with national planning policy and the intended approach to designate Sweetland as Local Green Space (LGS).		<i>Noted</i>
129	Neighbourhood Plan	2		Chairman's message	1.0 Summary of Representations 1.1. In October 2018, the site at Sweetland was submitted as part of the 'Call for Sites' process which was conducted for the SNP. Our submission detailed the site as deliverable and achievable for a sustainable extension to the settlement. Despite this 'Call for Sites' process, the SNP instead decided to ignore all submissions and quickly proceed with a plan which failed to include any reference to infrastructure or the provision of new housing. 1.2 Steyning Parish Council (SPC) decided to progress a reduced plan without a housing allocation due to "a lack of time to consider all local issues"1. However, despite this shortage of time, the results of the 2019 LGS Review document were implemented and designated a significant proportion of land as LGS. We consider this to be an unfortunate prioritisation. 1.3 Specifically, we would like to reference the obligations required on plan-makers as set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 as applied to Neighbourhood Plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions of relevance include:		<i>Comments noted - A decision has been made to achieve the submission deadline. Unfortunately, some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan. Areas that have been progressed are the ones which could be completed in time.</i> <i>Objections to LGS designation are noted.</i> <i>Comments in relation to allocation of housing are noted but as highlighted above this plan does not seek to allocate housing.</i>

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					d) The neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority; e) The neighbourhood plan contributes to the achievement of sustainable development. 1.4. The requisite for abiding by the basic conditions is also referred to in paragraph 29A(b) of the Town and Country Planning (England) The Neighbourhood Planning (General) Regulations 2012. With the SNP removing all reference to housing delivery and instead allocating LGS, we consider this plan to have both been negatively prepared, failing to facilitate sustainable development and inconsistent with national planning policy, specifically, NPPF paragraphs 13, 16, 29, 99, 100 and PPG. I write now to make our position clear: § The land is not being promoted as LGS. It is promoted for residential development (49 dwellings) with associated open spaces; § Both the landowner and prospective developer strongly object to this land being designated as LGS; § The delivery of development on this site is consistent with the SPC Housing Needs Assessment and the Horsham Local Plan ranking of Steyning as a category 2 settlement with a good range of services and facilities; § The allocation of land within the South Downs National Park (SDNP) in the most sustainable locations is permitted based on NPPF paragraph 172 and the SDNP Local Plan policies SD25 and SD29. § This development can facilitate the provision of public open space, deliver biodiversity enhancements and ensure access to the countryside, significantly above the present baseline; § If the site's promotion through the Neighbourhood Plan does not succeed, the landowner has no plans		

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					to make it publicly accessible even with a possible LGS designation.		
129	Local Green Space			SCP5	2.0 Objection – Policy SCP5: Local Green Space Provision 2.1 The provision of LGS in Steyning is guided by the NPPF, PPG and Steyning LGS Review. Whilst SPC has a right to designate spaces in the parish as LGS, this is reserved for green spaces of local importance. NPPF paragraph 99 is clear on how the designation of LGS should happen: "The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period." 2.3. This guidance makes clear that the provision of LGS in the planning process should happen only to complement development and investment in an area and not be a standalone instrument. With the SNP progressing to adoption without considering both infrastructure and new housing, it cannot be said that a parish-led designation of LGS is complementing investment or that such designation is consistent with the goal of sustainable development, in particular, the social objective of ensuring that a sufficient number of homes can be provided to meet the		<i>Comment noted - as set out above this plan is not seeking to allocate housing. We note the perceived potential conflict between the proposed designations and future housing delivery but would flag that proposals which meet the exceptions as set out in para 145 & 146 of the NPPF would still be allowed on LGS sites. We consider that the designations will not hamper sustainable development in the parish.</i> <i>Whilst this plan is not allocating housing for development note the site raised in this comment lies within the SDNPA and there is no identified housing need in this location.</i>

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					needs of present and future generations. 2.4. This is further elaborated within paragraph 007 of the PPG: "Plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan-making." 2.5. By way of contrast, the SNP has not identified any land to meet its development needs. Instead the LGS designations are undermining Steyning's ability to meet its identified needs by removing the ability for two of the promoted sites (Bayards Field and Sweetland) to come forward for development. Therefore, instead of protecting genuinely important spaces, LGSs in the SNP will become an obstacle to suitable locations coming forward for development. In contrast, the delivery of housing on these sites can facilitate enhanced public spaces, in a way that a LGS designation cannot.		
129	Local Green Space				2.6 SPC should be aware that this issue has recently attracted legal attention, in the case of R v Mendip District Council². In this case, it is argued that LGS are being used to stop the organic growth of towns and villages, contrary to national policy. At time of writing, the judge has granted an interim injunction, noting that the developer has "seriously arguable" grounds for complaint, postponing the anticipated referendum³. By proceeding with the LGS designations in the absence of any allocations, SNP could be undermined and be seen as unsound if the High Court upholds the developers challenge. 2.7. NPPF paragraph 100 also states that: "The LGS designation should only be used where the green space is:		<i>Comments noted - we note the high court case referenced but are confident that this is not applicable here.</i> <i>Comments regarding the assessments undertaken have been taken into account prior to the submission of the n.plan. The assessments undertaken in the LGS report are considered appropriate and robust.</i>

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					a) In reasonably close proximity to the community it serves; b) Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field, tranquillity or richness of its wildlife; and c) Local in character and is not an extensive tract of land." 2.8. As mentioned, we believe that the provision of LGS at Sweetland in the current SNP is inconsistent with planning for sustainable development and is not positive planning as required on plan-makers in NPPF paragraph 16. Furthermore, Sweetland does not meet all the NPPF criteria for a LGS designation in any case. 2.9. Concerning NPPF paragraph 100, Sweetland only meets criterion (a) as it is immediately adjacent to the village. 2.10. On criterion (b), it can be said that Sweetland does not meet any of the suggested characteristics. Being an open agricultural field adjacent to the village, there is no inherent beauty nor is there evidence that this parcel of land is any more significant or beautiful than other similar parcels of land which abut the village which did not receive a LGS designation. 2.11. As evidenced in the LGS assessment (dated 10/08/19), it is admitted that the site has no historical value, is not diverse in wildlife and has no recreational value due to having no public access. A LGS designation would not give the community any rights to the land and thus would not provide any benefits to the local community. The land will remain private as it is entirely unlikely that there would be any compelling public interest case to compulsory		

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					purchase the land as LGS. 2.12. Regarding tranquillity, the evidence given by SPC in the LGS Review to satisfy their test is entirely subjective, weak and inconsequential. “Natural sounds of bird song”; “wind rustling through trees” and “dark night skies” as evidenced in the LGS Review could be said of any space of a rural nature and would still exist with or without a LGS designation. These points are self-assigned to justify tranquillity and bear no relevance to the NPPF criteria. Furthermore, these self-imposed criteria would still be evident even with sympathetic development on site. Therefore there is no substantiated tranquillity value to the site, which happens to be entirely bordered by housing on the eastern side and Newham Lane to the north. 2.13. There is no evidence provided within the LGS Review that demonstrates how the site contributes to local character, thus the site also fails to meet criterion (c). Overall, it cannot be said that the site is demonstrably special to the local community and therefore does not meet the full criteria for it to be suitable for a designation. 2.14. In further considering the Steyning LGS Review, the site only meets five out of SPC’s own ten criteria, which is a concern as there are key LGS criteria in which Sweetland does not comply. Besides, other than being in reasonably close proximity to the community and being local in character, the rest of the criteria which it is deemed to pass are all subjective judgements – tranquillity, beauty and fringe quality, which as paragraphs 2.9 – 2.12 outline can be argued. The objective LGS criteria including historical		

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					significance, wildlife and public access Sweetland does not meet. This leads to the sites value being overwhelmingly subjective in judgement and without a foundation which is based on clear evidence		
129				Housing	3.0 Objection – Housing Allocations 3.1 As outlined, the SNP is not proposing to allocate sites for residential development, which will instead be undertaken by Horsham District Council as part of Local Plan Review (currently being prepared). This is despite Horsham Local Plan (2015) identifying Steyning as a ‘secondary centre’ with a good range of services and facilities. In paragraph 3.24 of the Horsham Local Plan, it is cited that ‘Steyning has a role to play and can support development in accordance with their size and role in the settlement hierarchy’. 3.2. NPPF paragraph 29 identifies a Parish Councils role towards achieving sustainable development: 3.3. “Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies”. 3.4. Footnote 16 goes on to state: “Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area”. 3.5. With Steyning being identified as a high-ranking settlement appropriate for development, it is considered therefore that the decision to not allocate any land for housing is not in conformity		<i>Noted - the proposed LGS follow a detailed and robust review of each site in accordance with the methodology set out. Sites are only proposed if they are considered to meet the tests set out and for no other reason. The reasoning behind the decision to not allocate housing is well documented and there is no obligation for the n.plan to allocate housing.</i>

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					with the local development plan and its strategic policies. It, therefore, can be considered to be against the provisions set out in the NPPF and risks being deemed unsound by an Examiner. 3.6. Furthermore, as outlined in NPPF paragraph 29, a plan which presents obstacles to sustainable development being achieved in the form of designating developable land as LGS does not 'shape, direct and help deliver sustainable development' as the NPPF encourages. 3.7. Whilst the SDNP Local Plan notes a preference to developing on brownfield sites, paragraph 8.4 outlines that greenfield sites may be considered where there is a strong public interest. This is evident in policy SD76, where a greenfield site (Land at Old Malling Farm) was allocated in Lewes District, contributing to their unmet need. Besides, SD76 is a major strategic greenfield allocation for up to 240 dwellings, which dwarfs the potential of 49 dwellings at Sweetland. The sustainable location, local housing need and the public interest case of public space improvements, social and community infrastructure would mean that the site's location within the SDNP administrative boundary does not make the site undevelopable in principle. 3.8. As CALA Homes and the landowner have expressed, they feel misled by the 'Call for Sites' process. It is illogical to undertake such an exercise and then to completely ignore its findings. Similarly, an earlier local housing needs assessment appears to have been disregarded and no attempt to meet these needs has been made. 3.9. Equally importantly, since Steyning Parish straddles the administrative boundary between the South Downs National Park and Horsham District, the Neighbourhood Plan provides a crucial		

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					opportunity to consider the village's development needs holistically and to allocate suitable land in either domain. Failure to do so, which of course is in any case a requirement under the general duty to co-operate (NPPF paragraph 24), could lead to the allocation of unsuitable sites in a future Horsham Local Plan review. NPPF paragraph 13 outlines how this is appropriate in Neighbourhood Planning: 3.11. "The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies." 3.12. With certain areas outside the administrative boundary of HDC and therefore outside their realm of influence, it is incumbent on the Parish Council to use its position to 'shape and direct development' in these areas – especially in a sustainable settlement. Yet, by delegating this responsibility onto higher bodies, these areas of land will not be able to come forward at any time for development. In this knowledge, SNP fails to support the delivery of strategic policies in the LP and fails to direct development outside of these strategic policies. 3.13. Appendix 1 - The 2018 'Call for Sites' Submission – Sweetland and Appendix 2 – Masterplan demonstrates why Sweetland is deliverable and sustainable to provide for new homes in Steyning.		
129	Neighbourhood Plan				4.0 Conclusion 4.1 We believe that the provision of LGS in a Neighbourhood Plan, which gives minimal		<i>Comments noted - A decision has been made to achieve the submission deadline. Unfortunately, some topics have</i>

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					consideration to homes, jobs and infrastructure improvements, is not providing a positive approach to growth and is inconsistent with the principle of local planning for sustainable development. We therefore object to Policy SCP5. 4.2. Furthermore, the decision to proceed with a plan which does not allocate housing risks being seen as non-conforming with the local development plan and therefore in conflict with the NPPF. To rely, as the SNP appears to do, on any future review of the Horsham Local Plan to allocate land for housing, would result a perpetuation of the current policy position that prevents new development from coming forward. Moreover, it would unnecessarily and potentially damagingly restrict site selection to the non-SDNP part of the parish. 4.3. We do strongly advise, that for the Neighbourhood Plan to be sound; robust and consistent with local and national planning policy that no LGS is designated on Sweetland; in addition, that the land is considered for residential development, which is the mechanism to enable publicly accessible open spaces and wider beneficial social/environmental infrastructure		<i>been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan. We do not consider that the current plan conflicts with sustainable development.</i>
130	Local Green Spaces Section 5 Conclusions				I strongly support the conclusions that the five recommended sites should be designated as Local Green Spaces The assessment process was very rigorous and followed the NPPF guidance and the Locality toolkit and closely followed the methodology that was used by the South Downs National Park Authority (SDNPA) for assessing sites within its Local Plan. The assessment information is transparent and can be seen by the public in the LGS report. Other reports in the draft Community Plan recognise the importance of green spaces and the town's close		<i>Support noted</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
					proximity to the South Downs as being very important in making Steyning such a beautiful place to live and in attracting the visitors that are vital to local businesses. Considering that Steyning is a relatively small parish, assessing seventeen sites of differing descriptions demonstrates that it was a very fair process. Local Green Space designation is only given to sites that are demonstrably special to the community and this is assessed by comparison with a range of criteria. Apart from the few sites that already have protection such as village green status, it was perhaps inevitable that few, and in this case five, sites would meet the very strict criteria. It is very significant that four of the five sites are in the South Downs National Park (SDNP). The Climate Change report refers to the SWAB survey consultation in which local residents overwhelmingly supported preserving views to the Downs, green and open spaces, the rural aspect and flora and fauna. If any developments were allowed in the South Downs around Steyning it would set a precedent for land owners and lead to further developments. Planning applications have been rejected in the past for this reason. In closely meeting the assessment criteria the five recommended sites are clearly very special to the Steyning community and deserve Local Green Space status. Being in the SDNP is clearly does not provide enough protection from development as the SDNPA has designated other LGS sites within the SDNP.		
130	Environment Report				Increase in traffic on the A283 as a result of the huge Lancing "Ikea" development and the possible quarry on the A283 near Wiston. Any large housing development would lead to even more traffic on the		<i>Noted.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
					A283 If a large number of new houses were built in Steyning there is not enough employment in the town so most of the new working age residents would travel to nearby towns to work. This is contrary to the transport aims in the Climate Change report. It is unrealistic to expect a great improvement in public transport connections to the large neighbouring towns so the number of vehicles on the local road network would rise even more, producing even more and air pollution		
131		9			The statement that Steyning town has a 'relatively good bus' service may be true – but relative to what? In reality it is far short of what is going to be needed to tempt people away from their cars Says nothing about the lack of EV charging infrastructure Comes over as accepting the status quo – when in fact it needs to change radically in the next 10 years if we are to meet our national carbon targets	Make the point that public transport needs to be a whole lot better to tempt people away from cars Mention that there are no public EV charging facilities in the Parish at present, so this is a deterrent for people thinking of shifting to EVs – especially those without driveways for charging up at home. Steyning may be typical of many similar rural communities in terms of its reliance on cars – but the point is we have to begin rapidly to decarbonise our transport infrastructure, and we are not well placed to do that	<i>Noted - the plan has been updated to incorporate your comments.</i>
131		10			The section on biodiversity is good as far as it goes, but it says nothing about: - climate change being a looming challenge, especially drought, flood risk and species loss	Expand this section to Biodiversity, Environment and Climate Change – or introduce separate sections for the latter. Add some paragraphs on each of these points, for which there is supporting text and data in the Climate Report This section needs to present the unfortunate reality that our 'green and pleasant land' is under imminent threat. It comes over as much too complacent	<i>Noted - plan updated.</i>
131		13			The vision statement makes no direct mention of climate change – yet this is probably the biggest challenge we face over the next decade. This needs to be rectified if this Plan is to be in forward looking	Add an extra point in the Vision statement, as suggested in the Climate report. I would suggest making this point iii): "Steyning will take active steps to become a 'climate smart' community, so that it is resilient to the changes and risks caused by climate	<i>Comment noted - This has been inserted.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
					and 'future proof'. Based on my soundings, I think there would be widespread support for this	change, and is taking measures as far as reasonably practicable to reduce it's own environmental footprint."	
131		14			There is some good stuff here on green infrastructure. The main thing I see missing is a point on the need to support measures to increase carbon sequestration	In 4.5 introduce the importance of vegetation in storing carbon In box SCP1, first para, amend to: "Development proposals will be supported, where they protect and, wherever possible, enhance the green infrastructure and valued landscape features of the Parish, and add to the potential for carbon sequestration"	<i>Comment noted - This has been inserted.</i>
131		15			The introduction is pretty good, but the SCP2 policies on Responsible Design are very vague and weak – particularly on the energy performance of buildings.	Add two of the main policies proposed in the Climate Change Report into SCP2 "The design and standard of any new development should meet a high level of sustainable design and construction and be optimised for energy efficiency. Wherever possible this should be equivalent to 'Code for Sustainable Homes' level 4, and targeting zero carbon emissions. This includes: • Siting and orientation to optimise passive solar gain. • The use of high quality, thermally efficient building materials. • Installation of energy efficiency measures such as loft and wall insulation and double glazing. Non-residential developments should aim to meet the Buildings Research Establishment BREEAM building standard 'excellent'. Alterations to existing buildings must be designed with energy reduction in mind and comply with sustainable design and construction standards. The retrofit of heritage properties/assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics and development	<i>Comments noted - with the absence of viability work demonstrating that the requirements sought will not impact the deliverability of development in the Parish we consider the proposed policy approach to be reasonable.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
						is done with engagement and permissions of relevant organisations."	
131	Not in Current Draft				There is only a passing mention of supporting renewables in SCP2.2. I think the Plan should be more proactive on this and state that it is wishing to actively support the deployment of renewable technologies	Add a section on this to include the two policies cited in the Climate Report. The introduction could include some of the background info mentioned above in comments on Page 10 Development proposing or incorporating energy generation from renewable sources such as solar panels, heat pumps and biomass boilers will be supported, particularly where it would result in the development or planning unit achieving energy self-sufficiency. Proposals for larger scale renewable energy generation schemes, such as solar farms, biodigesters, wood fired boilers and small-scale wind power will be supported so long as they do not result in unacceptable landscape, visual or environmental impacts. Where the acceptability of such a scheme is finely balanced, the following will be material considerations in favour of granting the development: a) The proposed development is for a community owned renewable energy scheme. b) The proposed development will provide educational opportunities and other benefits to the Parish.	<i>Noted - the policy has been updated accordingly.</i>
131		17			There is no specific mention here of the need to improve transport infrastructure. Although the Parish Council only has limited powers in this area, it can send an important signal that it is getting behind this.	Create a new section on Transport and include some or all of the text on page 22 of the Climate Report. Add specific policy recommendations "Proposals for on-street or off-street electric vehicle charging infrastructure will be supported unless they would result in unacceptable impacts on the highway. All development which includes the provision of one or more parking spaces (including spaces contained within garages or on street) must provide electric	<i>Comments noted - A decision has been made to achieve the submission deadline to secure the potential CIL uplift. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>

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						vehicle charging infrastructure so that cars can charge in 50% of spaces (rounded up). Proposals to improve the quality and connectivity of local cycle paths and footpaths, particularly proposals for an effective bicycle commuter route to Shoreham or better East-West bicycle links, will be supported	
132			4.6		Having lived in Hove since 2000, over-development in recent years has increased air and noise pollution, reducing my quality of life. This must not happen to Steyning!!!		<i>Noted</i>
132			5.4		Coming to Steyning is like coming to a sanctuary, a haven of peace and charm, a small old town still alive, a special atmosphere, a happy place!!		<i>Noted</i>
132					Visiting the Steyning area regularly for rambling and bike riding, the beautiful natural surroundings provide healthy clean air and this must be preserved!!		<i>Noted</i>
133			1.14		Opposition for this statement - I have a concern that we are removing our own input to housing policy within this neighbourhood plan but acceding to Horsham District Council's plan.	We should be more proactive and positive regarding the housing development that the community would support. I believe this should include target development levels, target development sizes, and infrastructure development to support	<i>Comments noted - A decision has been made to achieve the submission deadline to secure the potential CIL uplift. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>
133			2.14		Support for this statement – agree that the development to date has involved smaller developments and individual expansion. This has aided the character of the area.	These types of developments should be supported and encouraged. Large scale new builds would not be in keeping with Steyning's character and many local towns have been spoilt by over development of	<i>Noted.</i>

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						new builds which are poor quality and not in keeping with Steyning's character	
133			2.17 /2.19		Support for this statement – as stated road quality in steyning is challenging with narrow roads, single track without pedestrian access in many areas.	This should be considered with any development plans, hence the need for target development levels and infrastructure capability. Additionally the High Street should be improved if larger scale developments are to be considered as the current provision is inadequate	<i>Noted.</i>
133			3.6		Whilst appreciative of the hours dedicated by volunteers, I feel uncomfortable that many hours of dedication from the community have been circumnavigated and ignored in order to push this plan through. The loss of any housing policy within this plan seems to negate its use as a “plan” of anything of relevance to the community. The suggested loss of funding appears to be insignificant in light of a plan which does not have the community to support it.	The plan should be revised to introduce at the very least some aspirational housing policies to support the needs of the community.	<i>Comments noted - A decision has been made to achieve the submission deadline to secure the potential CIL uplift. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>
133			4.2	SCP1 1	I live on Kings Barn Lane and currently back on to fields I believe to be owned by Glebe Farm. Upon purchasing the property in August 2019 we were advised that this is a high risk flood area. The area has outstanding natural beauty with wildlife and flora. Why does this space not fall within the allocated Local Green Space policy if preserving green areas is a priority in this Parish?	I'd assume that this area would be suitably covered by this green infrastructure proposal. Additionally any development on an area of high risk to ground water flooding (and not surface water flooding which is more easily managed through drainage) would be deemed to be unfavourable, and would only further increase the risk of flooding to existing dwellings.	<i>Please refer to the LCS assessment document included within the plan's evidence base for details on this point.</i>
133				SCP2	This aspect appears to be critical with regards to housing design and should be considered within a housing proposal. Many roads are already narrow and congested and responsible design is critical.		<i>Noted</i>

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133				SCP3 2	Fully agree with this statement	Personally I'd like to see this elaborated upon and understand what is meant by scale, mass, height etc. I'd be supportive of developments no larger than 25 houses per plot, no taller than 3 stories etc which would be in keeping with current plans.	<i>Comment noted - the policy is written to allow flexibility and site-specific interpretation. For example a three storey building as suggested may not be appropriate when surrounded by bungalows.</i>
133				SPC4. 1	Agree with this statement	There should be an emphasis on Steyning being a community where non-motorised transport is the solution by design. We shouldn't be extending the community to the extent that driving a car is essential or indeed it would be unsafe to walk.	<i>Noted.</i>
133				SCP5 1	Opposition to this statement – having attended a Parish Council meeting I was very concerned to hear owners of the sites of these locations voice concerns that they have not been consulted regarding the proposed green space allocation. This does not appear to be just, or community spirited.	Local green space allocation should be removed from the neighbourhood plan in favour of a robust consultation process with land owners and a continuation of the local community plan which was already underway	<i>Comments noted - A decision has been made to achieve the submission deadline to secure the potential CIL uplift. Landowners were consulted as soon as there were any firm proposals that the land was being considered for designation. The consultation has seen a lot of support for the proposed LGS designations.</i>
133	Parish Council in General				The Parish Council has overturned the neighbourhood plan steering committee's recommendation that the neighbourhood plan be rejected and having attended the parish council meeting there was a strong feeling within the room that the neighbourhood plan process had been mismanaged at best, and unlawful at worst. The Parish Council appears to be in a state where the community has low confidence in their ability and desire to act in the community's interests.	A full review of the conduct of the Parish Council should be considered.	<i>Noted - comments have been passed on to the Parish Council Clerk.</i>

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134					I feel it is incredibly short-sighted not to include a housing element in the plan. This would not only allow the community to have an input to future development but also to negotiate associated benefits from potential developers	Negotiate with HDC to extend the deadline and include a housing policy!	<i>Noted - attempts have been made to extend the deadline but unfortunately this is not possible.</i>
134	Climate Change				This policy is crucial to the future well-being of our community however this policy is limited in its scope. I understand the original proposal included far more detail	Expand and develop the policy to cover all aspects of climate change	<i>Comments noted - A decision has been made to achieve the submission deadline to secure the potential CIL uplift. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>
134					Little evidence of substantial policies on infrastructure, business and the economy of Steyning.	Surely this is critical if we are to continue to be a thriving town?	<i>Comments noted - It is intended that missed topics will be considered through any future review of the plan.</i>
135				SCP5 1	I would very much like to see these areas preserved as green spaces		<i>Noted.</i>
136	Housing Plan - or lack of it				No Housing Plan – major shortcoming This is necessary to allow the community to have an input to future development and also achieve associated benefits from potential developers.	Negotiate with HDC to extend the deadline and include a housing policy!	<i>Noted - attempts have been made to extend the deadline but unfortunately this is not possible.</i>
136	Climate change				I understand the original proposal included far more detail. As it stands this part of the plan falls woefully short and should be one of the most imaginative and forward-thinking elements – instead it had been edited back to an after-thought.	Expand and develop the policy to cover all aspects of climate change	<i>Comments noted - with the absence of viability work demonstrating that higher requirements sought will not impact the deliverability of development in the Parish we</i>

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							<i>consider the proposed policy approach to be reasonable.</i>
136	Infrastructure				Minimal evidence of substantial policies on infrastructure, business and the economy of Steyning	Shops and businesses in Steyning appear to be in decline and a robust "business" plan should be developed to ensure Steyning continues to thrive as a town rather than just a housing development	<i>Comments noted - A decision has been made to achieve the submission deadline to secure the potential CIL uplift. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>
136				Youth Policies and Facilities	There appears to be limited policies or plans in this area	Find out what the younger people of Steyning want as well as the homeowners	<i>Comments noted - A decision has been made to achieve the submission deadline to secure the potential CIL uplift. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan. Please see the Consultation Statement for details of consultation activities that have taken place.</i>
137	Local Green Spaces			area 12 (Land East of Kings Stone Avenue)	The section on Beauty states that the adjacent field is "crossed by electricity and telephone wires strung between pylons". This is not completely correct and so is misleading. The electricity wires have been defunct for many years and should have been removed by the power company when they ceased to be used to provide electricity to the old cement works. While it is agreed that the wires and their poles (<u>not pylons</u>) are a bit of an eyesore some of the blame for their continued presence must rest with	Remove all reference to the electricity wires and poles from the Beauty and Tranquillity sections. This, in turn, would probably change the criteria for these sections from "No" to "Yes".	<i>Noted - assessments have been reviewed in light of your comments.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
					Steyning Parish Council which could have pressurised UK Power Networks to remove them (and still could). In addition, the Tranquillity section refers to the “visual disharmony” of the pylons. This is nonsensical and seems to be redefining the meaning of the word tranquillity especially as it is referring to a feature which isn't even in the area under consideration		
138		9			The statement that Steyning town has a ‘relatively good bus’ service may be true – but relative to what? In reality it is far short of what is going to be needed to tempt people away from their cars. Says nothing about the lack of EV charging infrastructure Comes over as accepting the status quo – when in fact it needs to change radically in the next 10 years if we are to meet our national carbon targets	Public transport needs to tempt people away from cars. There are no public EV charging facilities in the Parish at present, so this is a deterrent for people thinking of shifting to EVs – especially those without driveways for charging up at home. We have to decarbonise our transport infrastructure, and we are not well placed to do that	<i>Noted - the text has been updated to take comments into account.</i>
138		10			The section on biodiversity is good as far as it goes, but it says nothing about - climate change being a looming challenge, especially drought, flood risk and species loss-the state of the housing stock which has poorer than average EPC ratings -the extent of renewable deployment – we are unusual as a Parish in being 40% self sufficient thanks to solar PV on houses and the Wappingthorn Farm anaerobic digestion plant, but we could be generating a lot more than that -the unusually strong support for environmental issues, as evidenced by the many active groups engaging in this.	Expand this section to Biodiversity, Environment and Climate Change and add supporting text and data from the Climate Report Expand this section to Biodiversity, Environment and Climate Change and add supporting text and data from the Climate Report. Our ‘green and pleasant land’ is under imminent threat	<i>Noted.</i>
138		13			The vision statement makes no direct mention of climate change – yet this is probably the biggest challenge we face over the next decade This needs to be rectified if this Plan is to be in forward looking and ‘future proof’. Based on my soundings, I think there would be widespread support for this	Point iii): “Steyning will take active steps to become a ‘climate smart’ community, so that it is resilient to the changes and risks caused by climate change, and is taking measures as far as reasonably practicable to reduce it’s own environmental footprint.”	<i>Noted- this has been added.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
138		14			There is some good stuff here on green infrastructure. The main thing I see missing is a point on the need to support measures to increase carbon sequestration	Point 4.5 introduce the importance of vegetation in storing carbon. In box SCP1, first para, amend to: "Development proposals will be supported, where they protect and, wherever possible, enhance the green infrastructure and valued landscape features of the Parish, and add to the potential for carbon sequestration	<i>Noted -this has been included.</i>
138		15			The introduction is pretty good, but the SCP2 policies on Responsible Design are very vague and weak – particularly on the energy performance of buildings	Add two of the main policies proposed in the Climate Change Report into SCP2 The design and standard of any new development should meet a high level of sustainable design and construction and be optimised for energy efficiency. Wherever possible this should be equivalent to 'Code for Sustainable Homes' level 4, and targeting zero carbon emissions. This includes: • Siting and orientation to optimise passive solar gain. • The use of high quality, thermally efficient building materials. • Installation of energy efficiency measures such as loft and wall insulation and double glazing. Non-residential developments should aim to meet the Buildings Research Establishment BREEAM building standard 'excellent'. Alterations to existing buildings must be designed with energy reduction in mind and comply with sustainable design and construction standards. The retrofit of heritage properties/assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics and development is done with engagement and permissions of relevant organisations."	<i>Comments noted - with the absence of viability work demonstrating that higher requirements sought will not impact the deliverability of development in the Parish we consider the proposed policy approach to be reasonable.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
138	Not in current draft				There is only a passing mention of supporting renewables in SCP2.2. I think the Plan should be more proactive on this and state that it is wishing to actively support the deployment of renewable technologies	Add a section on this to include the two policies cited in the Climate Report. The introduction could include some of the background info mentioned above in comments on Page 10 Development proposing or incorporating energy generation from renewable sources such as solar panels, heat pumps and biomass boilers will be supported, particularly where it would result in the development or planning unit achieving energy self-sufficiency. Proposals for larger scale renewable energy generation schemes, such as solar farms, biodigesters, wood fired boilers and small-scale wind power will be supported so long as they do not result in unacceptable landscape, visual or environmental impacts. Where the acceptability of such a scheme is finely balanced, the following will be material considerations in favour of granting the development: a) The proposed development is for a community owned renewable energy scheme. b) The proposed development will provide educational opportunities and other benefits to the Parish	<i>Noted - reference to renewable energy self-sufficiency has been added to policy.</i>
138		17			There is no specific mention here of the need to improve transport infrastructure. Although the Parish Council only has limited powers in this area, it can send an important signal that it is getting behind this.	Create a new section on Transport and include some or all of the text on page 22 of the Climate Report. Add specific policy recommendations: Proposals for on-street or off-street electric vehicle charging infrastructure will be supported unless they would result in unacceptable impacts on the highway. All development which includes the provision of one or more parking spaces (including spaces contained within garages or on street) must provide electric vehicle charging infrastructure so that cars can charge in 50% of spaces (rounded up). Proposals to improve the quality and connectivity of local cycle paths and footpaths, particularly proposals for an effective bicycle commuter route to	<i>Comments noted - A decision has been made to achieve the submission deadline to secure the potential CIL uplift. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
						Shoreham or better East-West bicycle links, will be supported	
139		9	2.21. & 2.28		With Steyning Grammar School being the largest state school in West Sussex with over two thirds of pupils being transported to school every day, any future transport and housing plans must consider the wider impact these may have on both the local schools and the wider community		<i>Noted</i>
139		10 & 1	2.34 & 2.41		I applaud the detailed assessment of the habitats listed and praise the work undertaken to produce the whole consultation document. However, flora and fauna do not respect site boundaries and adjoining sites offer vital 'corridors' linking areas together. Our own garden is species rich both in flora and fauna, due partly to the existence of good 'corridors' that link this space to the South Downs	None, but 'habitat corridors' linking one area to another should be considered in any future planning as suggested in SCP2.2b (page 15)	<i>Noted.</i>
139	neighbourhood Plan	12	3.5		I fully support the importance of Horsham District Plan taking a long-term, strategic view for future housing location		<i>Noted</i>
139	neighbourhood Plan	14 & 15	4.1	SCP1 & SCP2	In 1992 when we moved our family from Aylesbury, we selected Steyning over many other places due mainly to its proximity to areas of outstanding natural environments. I fully support SCP1 and SCP2 since I deem these issues to be of paramount importance to protect the future character of our beautiful community		<i>Noted</i>
139		18	6.12		The assessments are thorough and rational to reach the recommendations outlined in SCP5. Congratulations to those individuals involved in the process.		<i>Noted</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
139		18		SCP5	Four of the proposed Local Green Spaces identified will maintain the rural character and stunning views currently widely enjoyed by local people and visitors as they access the South Downs. Also, Sweetlands serves as a narrow, tranquil transition zone between the clearly defined urban area of Steyning and the steep escarpment of the South Downs.	None, but in the future as much as possible should be done to protect areas of the South Downs National Park from inappropriate development.	<i>Noted</i>
140					I do not accept this Neighbourhood Plan as there is no reference to housing (a nationwide reason for Neighbourhood Plans)		<i>Comments noted - A decision has been made to achieve the submission deadline to secure the potential CIL uplift. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>
140	Local Green Space	38			I do not accept this proposal for Sweetland to become a designated Local Green Space because it clearly does not fulfil the necessary criteria, for the following reasons: Sweetland field is an extensive tract of land. Nobody has actually been to investigate the area within the site and the boundaries. (Prior to the publication of this document we , as owners were not consulted or informed on this issue) As it is privately owned with no public footpath going across the land we are the only people who see the area from within the boundary.		<i>Comment noted. You do not need to be within or on the site to be able to assess it against the criteria (especially when there is no public access). We stand by the assessments made. Landowners were informed as soon as the LGS proposals were confirmed to be included in the plan which unfortunately was the meeting when the Reg.14 consultation was approved.</i>
140	Local Green Space	38			Beauty - It is very difficult to see Sweetland field from the Bostal road due to hedge and tree growth. Penlands estate and the rest of Steyning is visible. The majority of people come directly up Newham lane to meet the single track road to go into the Lower or Higher Horse Shoe to enjoy their walk there. Few people use the footpath running adjacent		<i>Comments noted - the assessments have been reviewed in light of your comments prior to submission of the plan</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
					to the field.between Ingram Rd. and Newham Lane.Hardly anyone uses the footpath that runs up the hill to the Bostal road where it ends. Sweetland is a strip of land with no trees.		
140	Local Green Space	38			Tranquility - This space is pleasant but no more tranquil than the rest of Steyning. The adjacent properties would hear birdsong, wind rustling un the trees etc. even if the field had a modest collection of dwellings on it. Most of the adjacent houses have very long gardens ,high hedges, tall trees and many have garages much of which hide the ground view of the field. At certain times of the day the roar of traffic can be heard from the by- pass . There is often the sound of garden machinery and building work. Noises and shouting can be heard from the scaffolding site further up the lane behind the White house. It is also possible to hear sounds from the football ground when matches are on. I therefore feel to make Sweetland a Local Green Space would be a grave miscarriage of justice.		<i>Comments noted - the assessments have been reviewed in light of your comments prior to submission of the plan</i>
140	Character Area 7	56	4.13 5		Buildings - This paragraph contains some false information. Sweetland field has been used as a farm field for at least 25 years. It has been ploughed, sown and cut for hay, straw and silage. At regular intervals there have been cows and sheep grazing. The stock fence is regularly maintained. Next door, at the White House, there are no longer stables, loose boxes or a sand school where a large 4bedroom house has recently been built. It seems clear that the author of this paragraph is not very well acquainted with the area		<i>Comments noted - the text has been reviewed in light of your comments prior to submission of the plan</i>
141	Community Resources	17		SCP4 1	This is very brief and does not show the real intentions on improving existing facilities. Will this include current clubs like Steyning Rugby club or will they be generic facilities	Clarity and to allow community/social/leisure clubs to be able to develop in space in Steyning.	<i>the policy will apply to all proposals which meet the objectives set out, it is likely that</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
							<i>proposals by the clubs mentioned would receive policy support.</i>
142	Local Green Space	17	6.9		I am the owner of land at Sweetland and have lived and worked here for 26 years. It is subject to an Option Agreement with Cala Homes. I am a Steyning resident for 40 years. I strongly object to private land at Sweetland as a site to be designated Local Green Space. I object on these following grounds: 1. Blatant abuse of the LGS process, allowed and promoted by a section of SPC, where the key driver is to frustrate emerging Planning Policy which may allocate this site for future housing development and not as clearly set out in NPPF and PPG guidelines to seek designation in 'exceptional circumstances' which do not apply to this site. It fails this basic condition and in 1.11.5 fails to contribute to the achievement of sustainable development which Cala Homes and Savills proposed and demonstrated to Steyning residents and was well supported by many.		<i>LGS designations are proposed because they meet the relevant policy tests set out in the NPPF and for no other reason.</i>
142	Planning Context	6	1.11		2. The method and timing this designation attempt was brought forward. 3. The 'evidence put forward 6.10 to justify this sites demonstrably special qualities is in the main totally inaccurate and otherwise weak. The LGS designation of this site was only sought at the 11th hour in this Community Plan process after the Housing Numbers and Site Allocation element was removed against the wishes of most Steyning residents. Sweetland has been put forward formally as available for residential development for around 20 years and (pre Neighbourhood Planning) has always		<i>The methodology is set out in the assessment document and is robust. The timings were unfortunate and as a result of seeking to meet the submission deadline, but landowners were informed as soon as there were it was decided that LGS would feature in the plan.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
					been in the consciousness of Steyning residents as the obvious site to accommodate the natural expansion of the town in a constrained and sustainable way. (I have literally been asked hundreds of times over the years: ‘ when are you going to build houses on your field ?’) More recently it was assessed in the SWAB Neighbourhood Plan process and came forward as a site recommended for sustainable residential development. In the current Community Plan the site came forward from the Call for Sites process and was immediately one of the three important sites considered suitable for possible development. After what is widely perceived to be undue interference from a section of the SPC, the Steering Committee voted to exclude the entire LGS section from the Draft Plan but this was overturned by a bloc of SPC councillors on 02/09/19. I contend that if land at Sweetland was demonstrably special to the community, LGS designation would have been sought years ago.		
142	Local Green Space	18	6.10		Against guidelines, I was not made aware that LGS designation was being sought on my land until after SPC had formed a sub-committee, carried out a cursory assessment (with I believe a predetermined outcome), collated the information and distributed the Local Daft Plan document to the Community		<i>Landowners were informed as soon as there were any firm proposals to include LGS in the plan. There is no prejudice to landowners who have been able to fully set out their comments through the regulation 14 consultation. While undesirable to only have the inclusion of LGS confirmed at this stage, it does not mean the process is fundamentally flawed, and it was done at the earliest reasonable opportunity once the LGS was set to be included in the plan.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
142	Local Green Space	18	6.11		It was admitted that none of the assessment team had sought to arrange an on-site visit and their 'detailed assessment' was made without ever coming on the site or seeking any information from me.		<i>Comment noted. You do not need to be within or on the site to be able to assess it against the criteria (especially when there is no public access across the site). The assessments made are considered robust.</i>
142	Local Green Space	18	6.12		Sweetlands has has been farmed fairly intensively for the last 25 years. It is currently down to 5yr. medium term mixed forage/grazing ley/(predominantly PRG) and is due for renewal. Grass has been harvested in bulk by forage harvester, round bale silage and square bale hay. The land has been fertilized annually with standard dosages of Nitrogen fertilizer (either AN or Urea) and at intervals has FYM applied. It has been grazed in Autumn/Winter by either cattle or sheep as it is very free draining. Old leys have been sprayed off with Roundup applied by self-propelled sprayer. Maize has been grown here sown with compound fertilizer. The field has been ploughed and cultivated at regular intervals. (photographic evidence of all above available) The land is immediately bordered by the hard edge of the built- up area of Steyning. Views of the site are from the footpath that runs along this boundary (not across or part of the site), limited views from Newham Lane and extremely limited views from the Bostal road. The site is flat at the N end and undulating at the S end and is largely treeless except on the W boundary owned by my neighbour at the White House and on the S. boundary where the escarpment rises sharply on my neighbour's property. The land is pleasant to view but not in any way exceptional		<i>Comments noted. The assessments have been revisited in light of this information.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
142	Local Green Space	10	6		Recreational Value - There has never been public access to the site nor would there be if LGS status was applied. In LGS Identification of Spaces 2. 2.b. an area was not to be considered if there is no public or permissive Right of Way over it. There is none. The footpath adjacent to the site which runs from Ingram road spur to the Bostal is rarely used- I witness and estimate only 20 times ANNUALLY as the path beyond the site is exceptionally steep and narrow and meets the busy Bostal Rd. where it is about ¼ mile on an uphill bend roadway before one is able to join a Downland path. The section towards Newham Lane is used daily predominantly by dog walkers who in the main walk up Newham Lane to join the Horseshoe paths. Very few stop on this section with the focus on their animals. It seems to me that no-one is especially interested in the view across our field.		<i>Comments noted. The assessments have been revisited in light of this information. It should be noted that the methodology excludes agricultural land not adjacent to a built-up area or there is no public or permissive right of way over it. Because Sweetland is adjacent to a built-up area the exclusion does not apply to Sweetlands.</i>
142	Local Green Space				The site is immediately adjacent to the built up area of the Penlands estate: noise and light pollution is commensurate with a large residential area and affects Sweetland equally. Traffic and powered garden tools (I use the same) are most noticeable. Newham Lane and Bostal Road are busy at both ends of the day and surprisingly traffic noise from Steyning and Beeding bypass and Bramber roundabout is significant and intrusive particularly at peak times. Use of power tools on the adjoining allotments (particularly strimmers) are virtually a daily factor in making the site anything but tranquil. Development of various sorts has taken place at all points of the vicinity of Sweetland; garages and hard standings have been built adjacent to the footpath and service track behind Laines Road. These are used for comings and goings of a large touring caravan, a		<i>Comments noted. The assessments have been revisited in light of this information.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
					sea-going cruiser on trailer, motor sports vehicles on a trailer and impromptu driving lessons for youngsters! A barn was demolished to allow the construction of the house Great Gables and former allotment land was sold to the owner by the SPC of the day to create a bigger plot. An agricultural building was converted to form a second dwelling at Newham Lane Farm. Downland views have been obliterated by intensive planting of conifers. A former Council owned dairy farm with one small dwelling at Pepperscombe Farm has been transformed into two sprawling multi-million pound properties which are particularly visually intrusive from the Upper Horseshoe. A large second property has been built at the White House site and planning is currently being sought for further ancillary accommodation. The caravan site operates with apparently more motorhome users on short stopovers. The equestrian interest at the White House no longer exists. The Chalk Pit was dormant for many years, but against my evidence in part, planning was granted giving way to large lorries using Newham Lane and a sprawling, noisy and ugly scaffold/container yard that blights the vicinity. A bungalow was built off the Bostal at the Drove overlooking Sweetland field. The electricity cable to it was laid in Sweetland field and water supply in the footpath behind Coombe Rd properties. A small wooden cabin at Seven Pines made way for a substantial house in a prominent position on the Bostal. Major earthworks and development is happening at Highfield directly opposite and major development of Highfield Barns is likely to occur in		

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
					the near future. In summary Sweetland is not a tranquil place and its character has been greatly modified over the years (my house built as a 2 bedroom bungalow in 1950 stands on the same footprint but we added a loft conversion 25 years ago.)		
142	Local Green Space		6.10 b		Wildlife - It is not diverse in wildlife which is concentrated in adjoining gardens, the rough pasture on adjoining properties, in the woodland beyond and on the allotments		<i>Comments noted. The assessments have been revisited in light of this information.</i>
142	Local Green Space	17	6.9		There is no justification to designate Sweetland as a LGS. It should be noted that the sustainable development as proposed by Cala Homes would seek to enhance in many ways the natural amenity of the site and our joint vision to make part of the site accessible as an open space for the Community as a whole and not just for those whose properties afford them a view across the site and support this knowingly unwarranted Designation		<i>Comments noted. The assessments have been revisited in light of this information. However, the evidence indicates that the space meets the criteria for LGS designation.</i>
143	Climate Change				The document on Climate Change is well-presented, informative and clear and should be taken note of in order to improve our readiness to meet future climate challenges that will arise		<i>Noted</i>
143	Character Appraisal				The document highlights the historic and unique character of Steyning		<i>Noted</i>
143	Ecology and Biodiversity				The document is well researched and highlights what a wonderfully diverse environment we are lucky enough to live in		<i>Noted</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
143	Local Green Spaces				I disagree profoundly with the intention to declare the Sweetlands site and Bayards Field site as Local Green Spaces. I did not find the case compelling Both sites had been put forward as sites for development to provide housing, earlier in the Neighbourhood Plan process, before the current Parish Council was elected. Both plans had been well thought-out, well-designed, had considerable merits and would have delivered much-needed housing stock, including affordable housing. The Bayards Field site, in particular could deliver greater benefit to Steyning than just housing. Its position on the Horsham Road, just a short distance on foot from the High Street, would very likely result in greater use of the High Street outlets by its residents. Inclusion of this site for housing would also have provided an opportunity to plan and deliver much-needed improvements to this narrow section of the Horsham Road (with an accompanying narrow pavement) that is exceedingly busy at certain times of the day with school traffic, including a large number of coaches. The town cannot afford to miss out on opportunities to increase use of the High Street. If residents do not support the High Street, it will lose its viability both for people who live in the town and for those who visit it as the attractive and historic destination that it is currently. As a final comment, I served as a member of the steering group under the previous parish council. If we had not been summarily dismissed by a new councillor even before the first council meeting was held, the Neighbourhood Plan would have now been further forward in the process and the plan would have included a housing element and been closer to completion.		<i>Comments noted - A decision has been made to achieve the submission deadline to secure the potential CIL uplift. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan. We consider that all potential LGS sites have been considered in a uniform and robust way. LGS designations are only proposed where the space is considered to meet the policy tests.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
					This plan is an incomplete, and thus weak, piece of work.		
144	Neighbourhood Plan	9	2.21 & 2.28		Steyning Grammar School is a very large state school in West Sussex, with a large number of pupils being transported from the surrounding area to school every day. Therefore any future plans for both transport and housing must consider the effect on local schools and the community.		<i>Noted.</i>
144		10 & 11	2.34 & 2.41		There is good detailed assessments of the habitats listed. It is vital to keep the existing corridors of green spaces that link steyning to the South Downs because of the abundance of Plant and Animal life that exists.	None at the moment but Habitat corridors linking areas should be left as green spaces when considering any future planning as suggested in SCP2 .2b page 15	<i>Noted</i>
144	Neighbourhood Plan	22	3.5		I do support the importance of Horsham District Plan taking a long-term view for any future housing location.		<i>Noted.</i>
144	Neighbourhood Plan	14 & 15	4.1	SCP1 & SCP2	We moved to Steyning in 1983 and chose this location because of it's close proximity to areas of natural environment and open countryside. We support SCP1 & SCP2 as these issues are important to protect our beautiful community		<i>Noted</i>
144		18	6.12		The assessments are thorough to reach the recommendations outlined in SCP5		<i>Noted</i>
144	neighbourhood Plan	18		SCP5	The proposed green spaces will maintain the rural character. The stunning views and access to the South Downs are widely enjoyed by local residents and visitors. Particularly Sweetlands serving as a	None at the moment . But as much as possible must be done to protect areas of the South Downs National Park from inappropriate development	<i>Noted</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
					small tranquil area defining the urban area and the steep pathway giving access to the South Downs		
145	neighbourhood Plan	9	2.21 & 2.28		Steyning Grammar School is a very large state school in West Sussex, with a large number of pupils being transported from the surrounding area to school every day. Therefore any future plans for both transport and housing must consider the effect on local schools and the community.		<i>Noted</i>
145	Neighbourhood Plan	10 & 11	2.34 & 2.41		There is good detailed assessments of the habitats listed. It is vital to keep the existing corridors of green spaces that link steyning to the South Downs because of the abundance of Plant and Animal life that exists.	None at the moment but Habitat corridors linking areas should be left as green spaces when considering any future planning as suggested in SCP2 .2b page 15	<i>Noted</i>
145	Neighbourhood Plan	22	3.5		I do support the importance of Horsham District Plan taking a long-term view for any future housing location.		<i>Noted</i>
145	Neighbourhood Plan	14 & 15	4.1	SCP1 & SCP2	We moved to Steyning in 1983 and chose this location because of it's close proximity to areas of natural environment and open countryside. We support SCP1 & SCP2 as these issues are important to protect our beautiful community		<i>Noted</i>
145	Neighbourhood Plan	18	6.12		The assessments are thorough to reach the recommendations outlined in SCP5		<i>Noted</i>
145	Neighbourhood Plan	18		SCP5	The proposed green spaces will maintain the rural character. The stunning views and access to the South Downs are widely enjoyed by local residents and visitors. Particularly Sweetlands serving as a	None at the moment . But as much as possible must be done to protect areas of the South Downs National Park from inappropriate development	<i>Noted</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
					small tranquil area defining the urban area and the steep pathway giving access to the South Downs		
146	Local Green Space - Draft Evidence			SCP-NP-19.08.29	I support the principles outlined in the document in identifying open areas within the Parish that meet the criteria for designation as Local Green Space (LGS).		<i>Noted</i>
146	Local Green Space - Draft Evidence	47	4.5	SCP - NP-19.08.29 Sweetlands	I was surprised/horrified how little protection was afforded by National Park Status. I wholeheartedly support the statement "Sweetland qualifies on "beauty" in part because it forms the "gateway view" when leaving the Town and entering the countryside of the National Park and because it also forms one side of the beautiful sunken singletrack country lane which Newham Lane has become at that point. The permanent preservation of Sweetlands free of buildings or similar development is essential to the preservation of these highly important aspects of its beauty". Newham lane is an important access route to the Lower and Upper Horseshoe walks for both residents and the many visitors to Steyning. Any development of Sweetlands would reduce the impact of the escarpment of the Downs and lessen its appeal.		<i>Comments noted. Please be aware that there is no need to duplicate policy. The National Park is already afforded a great deal of protection by higher level policy.</i>
146	Local Green Space - Draft Evidence	48	5	SCP - NP-19.08.29	I support the conclusion presented in the document. That The Rifle Range, Mill Field, Bayards Field, Fletchers Croft and Sweetlands meet the criteria for designation as Local Green Space		<i>Noted.</i>
146	Neighbourhood Plan				As a relative newcomer to Steyning (2002) I found this a very readable document Presenting the historical and future vision of Steyning. I also support the Vision for Steyning and believe it is important		<i>Noted</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
					that we maintain a viable High Street. I appreciate that this will only be achieved by allowing well considered and planned developments within the town. i.e. Meeting the principles outlined in the Steyning Community Plan.		
147	Local Green Space	35			Sweetlands - Beauty and Tranquility Sweetlands is very important ensuring the start of the popular Horseshoe is within a tranquil setting and not exposed to excessive noise, light pollution and traffic. It provides a beautiful transition as you walk up to the off-road walks and countryside. It ensures there is no excessive noise for the camping and caravan site which is a little further up from Sweetlands		<i>Comment noted.</i>
147	Local Green Space	46			The South Downs National Park boundary was drawn to include Sweetlands and the other land/buildings next to it inside Newham lane going up to Bostal Road for a reason. The boundary could have been drawn along Newham lane until it meets Bostal road and down again into Steyning, but it wasn't. Therefore, the reason I see for this was to preserve the actual Downs from excessive noise, light pollution and buildings and to provide a buffer between the existing buildings on Laines Road and Coombe Road and the hills and open countryside. Any building on the land at Sweetlands would destroy this. The decision to mark the boundary to include Sweetlands would have been taken after a lot of research and there must be a reason for this.		<i>Comments noted.</i>
148	Neighbourhood Plan	14	4.5	SCP 1	It is a limited desk-based Ecology & Biodiversity report only	A habitat survey should be undertaken	<i>Noted - we consider it more appropriate for such surveys to be completed on a site by site basis as proposals are put forward.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
148	Neighbourhood Plan	15	4.1	SCP 2	The policy is too limited.	The policy should include all the recommendations in the climate change report (Ref section 5 pages 19 - 24	<i>Noted - the policy has been updated to include additional measures from the climate change report.</i>
149					My understanding is that if proposed developments are not considered within the NP they will be considered and determined, in conjunction with the Parish Council, during their Local Plan review.	Once HDC's new Local Plan is in place the community will have an opportunity to revisit the important issues that this plan does not consider.	<i>Noted</i>
149	Introduction				Some parts refer to 'development plan' whilst others refer to 'neighbourhood plan'. The documents title is Community Plan.	Use one term	<i>"Development Plan' and 'Neighbourhood Plan' are two separate things and both are defined in the glossary</i>
149			1.14		'It is acknowledged that there may be a need to review this neighbourhood plan once the new Local Plan is adopted' My understanding is that HDC are insisting that plans definitely be reviewed after the new Local Plan is made	Change text accordingly	<i>Once the new Local Plan is adopted the Parish Council will be able to consider whether an immediate review is necessary.</i>
149			2.2		Steyning town has relatively good bus services but the rest of the parish does not.' How is 'Steyning Town' different to 'the rest of the Parish'?		<i>This paragraph has been amended to clarify the situation.</i>
149			6.7		The policy below confirms how CIL monies will be spent and provides policy support for appropriate developments Refers to a 'policy below' but couldn't see one		<i>Noted - policy has been added</i>
149	Local Green Spaces		6.13		Given that the majority of the proposed Green Space are in the National Park and the Park has no requirement for housing in their local plan in or around Steyning, designating sites within it may promote unnecessary discussion which could lead to		<i>Comments noted. Please see the LGS assessment document for consideration of this matter.</i>

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					the original objective being thwarted. See extract below from National Guidelines on areas already protected by, for example, National Parks. Different types of designations are intended to achieve different purposes. If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space. Paragraph: 011 Reference ID: 37-011-20140306		
149	Local Green Spaces			sites 12 & 14	My own view is that the field south of Kings Barn Lane (12) is of particular significance to the communities of both Steyning and Bramber and does meet many of the assessment criteria e.g views are stunning, very well used by the residents, has historical significance to Bramber Castle and Kings Barn, has more wildlife than just 'passing birds' . If Sweetlands (14) is considered to meet the criteria to justify designation then certainly the Kings Barn field (12) does as well. Otherwise leave them both out		<i>Noted - we will review this and consider whether the space should be included prior to submission.</i>
150					Although the policy documents taken individually appear to be sound, a community plan that completely excludes any form of new housing development is not, in my view, viable. I would want to see policy proposals included for a range of sustainable housing, including affordable and social, that lies within the curtilage of the town on a scale proportional to existing infrastructure.		<i>Comments noted - A decision has been made to achieve the submission deadline to secure the potential CIL uplift. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics can be considered through a future review of the plan.</i>
151	Neighbourhood Plan		1.1		At the very outset, this document sets out to mislead thereader, whether a resident, developer, examiner or other interested party. Whilst the opening statement reads "This plan has been prepared by a Steering Committee on behalf of Steyning Parish Council", the truth is that this same steering committee voted not to submit the plan in	The council should trust in the very fine work done done by the original steering group team of 8 residents and 2 councillors. • The decision of the council to increase the number of council representatives from 2 to 4 should be reversed. • The council should consider why all but one of the	<i>Noted - your comments have been passed on to the Parish Council.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
					this form, yet there is no mention of this to be found in the document. The Parish Council subsequently overruled the 'resident led' committee's decision. This is important contextual information, and to set out by implying that the plan is endorsed by the committee that does not support it is disingenuous and, in my honest opinion, a deliberate attempt to mislead.	non-councillor members have resigned from the steering group in protest, and should seek to re-build the relationship to re-staff the committee. • The current plan should be put on hold immediately and re-assigned to the SG committee.	
151	Neighbourhood Plan		3.6		This paragraph potentially misleads readers into concluding that this plan is the only option to prevent the "loss of many hours of work undertaken to date", this is not the case. The option provided by HDC to place the plan on hold would not have lost "many hours of work", by contrast however the current plan does negate very many hours of work spent on the potential development sites at Sweetland and Bayard's Field. This paragraph also places the "blame" for this situation upon HDC's new deadline, and no mention is made of the (approx.) 6 weeks lost due to an arbitrary and likely unnecessary, incorrect decision by the new SPC Vice-Chair to forcefully instruct the Steering Group to cease work	• This section should be re-written to make it clear that an option to place the plan on hold still exists and would not negate past work to any significant extent. • The plan should be honest about the "cease work" instruction, so that readers can make up their own minds about the influence of this instruction and the possible motives that might lie behind it (if any).	<i>Comments noted - the text in the plan has been updated in light of your comments.</i>
151	Neighbourhood Plan		3.7		Readers might incorrectly assume that the current plan was the only route to the additional 10% of CIL funding. This is not the case of course.	Re-write the paragraph to make it clear that (a) the CIL payment percentage is irrelevant to a plan that has no housing development and (b) that placing the plan on hold would not forgo future CIL at 25%	<i>the paragraph has been updated but it should be noted that whilst this plan does not seek to allocate housing it is known that some developers have advanced plans and may seek to make speculative applications. Having a plan in place will secure the CIL uplift from speculative applications.</i>

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151	Neighbourhood Plan		3.8	Vision Statement	Whilst the vision statement on page 13 reads very well at face value, the contents and policies in the current plan fails to deliver effectively on 5 out of the 7 commitments by excluding necessary development and affordable housing for young people.	Place the plan on hold immediately and re-set with a new community led team and ensure decisions are made with the collective benefit of the community in mind instead of small sections of the town	<i>Comments noted - A decision has been made to achieve the submission deadline. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics can be considered through a future review of the plan.</i>
151	Neighbourhood Plan			Housing sites policy	I strongly object to the fact that there is no housing policy in this plan.	Place the plan on hold immediately and wait for HDC local plan to be published before re-commencing work.	<i>Comments noted - A decision has been made to achieve the submission deadline. Unfortunately, some topics have been omitted from this version of the plan. It is intended that missed topics can be considered through a future review of the plan.</i>
151	Neighbourhood Plan		8.7		This paragraph lists Russell Barnes as having prepared the plan document (thus implying his endorsement), however, public statements suggest that Mr Barnes is strongly opposed to the plan as submitted	Re-write to remove the misleading implication of endorsement from the previous chair of the SG. • Re-write to include declarations of personal interests and possibly making clear the location of each team member's residence in relation to the proposed LGS sites.	<i>Noted - reference to Mr Barnes has been removed.</i>
151	Neighbourhood Plan		8.8		The supporting evidence states that "The view from the High Street to Bayards which forms the very important green backdrop to the end of the High Street is a local view of a beautiful field which very much enhances the High Street" is simply untrue in my opinion, very little if anything can be seen from the high street without the aid of a ladder. • The supporting evidence states that Bayards Field enjoys "historic significance as the only remaining intact medieval boundary of Steyning". To the best of my knowledge as a resident of 28 years, there is no tangible signs of this.	The evidence and the LGS site assessments need to be reviewed independently. • Subjective, inaccurate and exaggerated statements need to be removed. • In my opinion, the LGS designation in the case of Sweetland and Bayards Field is being used to block future development. • Bayards Fields & Sweetland sites should be removed from the LGS plan	<i>Comments noted - the assessment document and conclusions have been reviewed in light of your comments prior to submission.</i>

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					• The supporting evidence claims that “Sweetland qualifies on “beauty” in part because it forms the “gateway view” when leaving the Town”. In truth this site is not visible from the primary gateways to the town, and in respect of the minor roads it can barely be seen by someone entering on the Bostal Road, and is seen only very briefly from someone entering on Newman’s Lane. • In respect particularly of the LGS designation of the Bayards Field and Sweetland sites, it would be quite simple for an independent reviewer to “pull apart” the so-called evidence presented with this plan. This evidence is not sound, and leaves the plan unsafe and wide open to a Judicial Review, the case for which could be strengthened by the possible lack of impartiality in the LGS authors and the failure to follow the necessary process such as consulting with the landowners which I understand did not take place. Neither Steyning nor HDC really want to go through a JR on this plan		
152	General - housing				Washington Parish Council comments that having recently completed an extensive and thorough 6-year neighbourhood plan process, with much consideration of housing allocation, it considers that Steyning’s Neighbourhood Development Plan will need this important element for the protection of its parish	To consider new housing allocation	<i>Comments noted. A decision has been made to exclude housing from his iteration of the plan. Housing may be planned for when formulating any future review of this plan.</i>
153	Neighbourhood Plan	6			sets out the relevant development plan documents with which the neighbourhood plan should have regard to. The West Sussex Waste Local Plan 2014 (WLP) and the West Sussex Joint Minerals Local Plan 2018 (JMLP) form part of the development plan for Steyning as well as the Horsham District Planning Framework and the South Downs Local Plan; as such the Waste and Minerals Plans should be mentioned		<i>Noted - this has been updated.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
					alongside the Local Plans for Horsham and the South Downs. Parts of the Parish contain areas of mineral resource safeguarded under Policy M9 of the JMLP.		
153	Neighbourhood Plan		6.7		references a CIL policy, but there is no policy following this. It should be noted that no mechanism currently exists for prioritising infrastructure needs across different public services and allocating funds to priority projects. The County Council is working with Horsham District Council, the South Downs National Park Authority and other Local Planning Authorities to develop a robust mechanism and establish appropriate governance arrangements to oversee the prioritisation of infrastructure across different services. This will be important to secure delivery of priority projects and the County Council would welcome the Council's support for establishing appropriate decision-making arrangements		<i>Noted - this has been added.</i>
153	Neighbourhood Plan		2.21		states the catchment area for Steyning Grammar School extends to Worthing and Dial Post; this is incorrect, instead the school accepts students living in these areas which lie outside of its catchment		<i>Noted - this has been updated accordingly.</i>
153	Neighbourhood Plan		2.21 & 2.28		the number of pupils on role is 2,228 as of October 2018 (Planning School Places 2019). This number is of course subject to change. Please add reference to Planning School Places if quoting pupils numbers as this is an annually updated document		<i>Noted - this has been updated accordingly.</i>
153	Neighbourhood Plan		2.33		The primary school within the Parish is called Steyning CofE Primary School. The number of pupils on role as of October 2018 was 392 (Planning School Places 2019). Please add reference to Planning School Places if quoting pupils numbers as this is an annually updated document		<i>Noted - this has been updated accordingly.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
153					Thank you for the opportunity to comment on the Regulation 14 Steyning Neighbourhood Plan. The focus of the County Council's engagement with the development planning process in West Sussex is the new Local Plans that the Districts and Boroughs are preparing as replacements for existing Core Strategies and pre-2004 Local Plans. Whilst welcoming the decisions of so many parishes to prepare Neighbourhood Plans, the County Council does not have sufficient resources available to respond in detail to Neighbourhood Plan consultations unless there are potentially significant impacts on its services that we are not already aware of, or conflicts are identified with its emerging or adopted policies. In general, the County Council looks for Neighbourhood Plans to be in conformity with the District and Borough Councils' latest draft or adopted development plans. The County Council supports the District and Borough Councils in preparing the evidence base for these plans and aligns its own infrastructure plans with them. The County Council encourages Parish Councils to make use of this information which includes transport studies examining the impacts of proposed development allocations. Where available this information will be published on its website or that of the relevant Local Planning Authority. In relation to its own statutory functions, the County Council expects all Neighbourhood Plans to take due account of its policy documents and their supporting Sustainability Appraisals, where applicable. These documents include the West Sussex Waste Local Plan, Joint Minerals Local Plan, West Sussex Transport Plan and the West Sussex Lead Local Flood Authority Policy for the Management of Surface		<i>Comments Noted. We are content that the plan meets the basic conditions.</i>

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					Water. It is also recommended that published County Council service plans, for example Planning School Places and West Sussex Rights of Way Improvement Plan, are also taken into account.		
153					Minerals and Waste Page 6 sets out the relevant development plan documents with which the neighbourhood plan should have regard to. The West Sussex Waste Local Plan 2014 (WLP) and the West Sussex Joint Minerals Local Plan 2018 (JMLP) form part of the development plan for Steyning as well as the Horsham District Planning Framework and the South Downs Local Plan; as such the Waste and Minerals Plans should be mentioned alongside the Local Plans for Horsham and the South Downs. Parts of the Parish contain areas of mineral resource safeguarded under Policy M9 of the JMLP.		<i>Reference has been added to the Legal & Planning Policy Content Section of the Plan</i>
153					Community Infrastructure Levy Para 6.7 references a CIL policy, but there is no policy following this. It should be noted that no mechanism currently exists for prioritising infrastructure needs across different public services and allocating funds to priority projects. The County Council is working with Horsham District Council, the South Downs National Park Authority and other Local Planning Authorities to develop a robust mechanism and establish appropriate governance arrangements to oversee the prioritisation of infrastructure across different services. This will be important to secure delivery of priority projects and the County Council would welcome the Council's support for establishing appropriate decision-making arrangements.		<i>Noted - policy has been added after para 6.8</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
153					Education Para 2.21 states the catchment area for Steyning Grammar School extends to Worthing and Dial Post; this is incorrect, instead the school accepts students living in these areas which lie outside of its catchment. Para 2.21 and 2.28 – the number of pupils on role is 2,228 as of October 2018 (Planning School Places 2019). This number is of course subject to change. Please add reference to Planning School Places if quoting pupils numbers as this is an annually updated document. Para 2.33 – The primary school within the Parish is called Steyning CofE Primary School. The number of pupils on role as of October 2018 was 392 (Planning School Places 2019). Please add reference to Planning School Places if quoting pupils numbers as this is an annually updated document.		<i>Noted - comment re catchment area has been updated.</i> <i>Noted - reference added.</i> <i>Noted - figures corrected and reference added.</i>
154	Neighbourhood Plan				The omission of any Housing	To re-instate a review of the housing needs in Steyning. This is surely a key part of any NP and to completely leave this out is unacceptable. The public have a right to have this issue discussed and explored as was the original intention. This will enable Steyning to put forward a plan that has the support of the people it is supposed to represent having had the opportunity to explore.	<i>Comments noted - A decision has been made to achieve the submission deadline.</i> <i>Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>
154	Neighbourhood Plan		2.25		As a local business owner on the High Street I was invited to a meeting at Wiston house when the SWAB initiative was set up and asked for input and ideas. I am also the Chair of the Steyning & District Business Chamber and we have not been asked for any feedback or input and as a result there is virtually nothing in the plan to support the economy in particular business on the High Street	Members have asked for more parking season tickets to made available for employees, faster and more reliable broadband connection and the halt of commercial premises laying dormant and converted to residential use.	<i>Comments noted - A decision has been made to achieve the submission deadline.</i> <i>Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
155		2			I was generally very impressed with this consultation and the research that went into preparing the draft plan. The Parish Council have produce and balanced plan which I fully support.		<i>Noted</i>
156	Neighbourhood Plan	2		Message from the Chairman of Steyning Parish Council	Do not agree with including this page. The purpose of the consultation is to give residents the opportunity, if they so wish, to be able to review the NP as approved and put forward by the parish council and to be able to give feedback/comment on the policies and content contained therein, prior to being submitted to the independent examiner. The NP itself should not be used for broadcasting or imposing undue influence, as is the case I believe with this Message from the Chairman. Examples include "with this Plan our community will receive a larger share of the Community Infrastructure Levy", and trying to garner support with the statement "The Parish Council hopes that this Plan will receive widespread support during the consultation phase and at referendum" Both these statements could bring undue influence on residents. The decision as to whether to support the plan should be based on its merit and not statements like this	Propose that the Chairman's message is removed from the plan	<i>Comments noted. Both messages have been reviewed prior to submission.</i>
156	Neighbourhood Plan			Message from the Chair of the Steyning Community Plan Steering	Do not agree with including this page at the front of the NP. This message is mainly made up of acknowledgements. This is not to say that all those who contributed, volunteered and worked so hard in putting this plan together should not be acknowledged.	Propose that the message from the Chair SCPSC is Removed from the plan. Acknowledgements could be included at the rear of the plan	<i>Comments noted. Both messages have been reviewed prior to submission.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
				ng Com mitte e			
156	Neighbourhood Plan	6	1.14	The Legal and Planning Policy Context.	Once the new plan is adopted and content known to avoid the policies within this document having reduced weight in the determination of planning applications. This statement lacks reassurance and commitment by the council.	Propose to remove text struck through and replace with "This neighbourhood plan will be reviewed"	<i>We consider the existing wording to be an accurate reflection of the position.</i>
156	Neighbourhood Plan	12	3.7	PREPARATION OF THIS PLAN & THE VISION	Ensuring a plan is 'made' will also secure an increased amount (25% instead of 15%) of Community Infrastructure Levy (CIL) monies generated within the parish to spend on local infrastructure. A past example of this was an improved safety case for access to schools. This statement brings undue influence on those reviewing the plan. It is suggesting that the percentage difference should be a factor when reviewing the plan. Residents should review the plan and make their decision to support it or not on its merit and not the amount of CIL that will be secured if the plan is 'made'	Propose to remove or modify this statement	<i>We consider that it is appropriate to inform the community of the CIL implications.</i>
156	Local Green Spaces	17, 18 & 22		COMMUNITY RESOURCES	The designation of the new areas of land listed in Table SCP5 and as shown in the policies map as local green spaces is excessive. This is particularly apparent on the West/North West side of the town. If you include the already protected Memorial Playing field and the Canada Gardens and Rublees allotments, the total area of green space in these areas adds up to a 27.477 hectares (67.89 acres). Given that all these areas are also in such close proximity to each other I think this comes close to		<i>Comments noted and have been considered alongside the LGS assessment document prior to submission.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
					being blanket designation adjacent to settlements and consequently may not be appropriate. With the exception of Fletchers Croft, I do not think that any of the other designated new spaces constitute what I would view as proper local green spaces. They may fit much of the criteria as set out in the draft evidence and they may have with the exception of Sweetlands a degree of public access but I don't think this is adequate enough. I have personally visited each of the spaces and in my view access is only possible for those of certain abilities. Proper local green spaces should be accessible to all ages and abilities and need to be inclusive. I don't think that those spaces designated will ever meet these criteria.		
156	Additional Item - HOUSING				Housing is the most important policy in any neighbourhood plan. Housing impacts on every aspect of life in a community and because of this it is important that its neighbourhood plan is community led and that residents are allowed to have their say. The decision by the parish council to hand over (for whatever reason) the housing allocation to the Horsham District Council means that residents in this community have been denied the opportunity to have their say on this most important aspect and its potential impact.	Despite handing over allocation to the HDC I think that a section for housing should still be included in the plan. It should document matters/decisions leading up to its exclusion and clear statements of how the parish council intend to engage with HDC on housing allocation going forward and how they intend to ensure that the community are kept informed and can have their say.	<i>This has been set out in the Consultation Statement which accompanies the n.plan at submission.</i>
156	Additional Item				This neighbourhood plan has not been developed in such a way as to allow this community the opportunity to develop a shared vision for the area and therefore does not meet the requirements of the Non Strategic Policy (paragraph 29) of the NPPF 2019.	This needs to be addressed	<i>The vision was the subject of much community involvement in its formulation. We consider that it has been fully developed with the community.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
156	Additional Item				Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. Paragraph 66 NPPF	It would appear that this was not requested. Would it not be better for the community to have some idea up front of what HDC would asking for the community to accommodate	<i>The neighbourhood plan does not consider housing allocations and so this is largely not relevant to the plan being progressed. However, at this time the housing need figure would be derived from the Horsham District Planning Framework.</i>
157	Neighbourhood Plan	2		Message from the Chairman of Steyning Parish Council	Do not agree with including this page. The purpose of the consultation is to give residents the opportunity, if they so wish, to be able to review the NP as approved and put forward by the parish council and to be able to give feedback/comment on the policies and content contained therein, prior to being submitted to the independent examiner. The NP itself should not be used for broadcasting or imposing undue influence, as is the case I believe with this Message from the Chairman. Examples include "with this Plan our community will receive a larger share of the Community Infrastructure Levy", and trying to garner support with the statement "The Parish Council hopes that this Plan will receive widespread support during the consultation phase and at referendum" Both these statements could bring undue influence on residents. The decision as to whether to support the plan should be based on its merit and not statements like this	Undue influence. Propose that the Chairman's message is removed from the plan.	<i>Comments noted. Both messages have been reviewed prior to submission.</i>
157	Neighbourhood Plan			Message from the Chair of the Steyning	Do not agree with including this page at the front of the NP. This message is mainly made up of acknowledgements. This is not to say that all those who contributed, volunteered and worked so hard in putting this plan together should not be acknowledged.	Propose that the message from the Chair SCPSC is Removed from the plan. Acknowledgements could be included at the rear of the plan	<i>Comments noted. Both messages have been reviewed prior to submission. We consider it appropriate to acknowledge those who have contributed at the beginning.</i>

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				Community Plan Steering Committee			
157	Neighbourhood Plan	6	1.14	The Legal and Planning Policy Context.	Once the new plan is adopted and content known to avoid the policies within this document having reduced weight in the determination of planning applications. This statement lacks reassurance and commitment by the council.	Propose to remove text struck through and replace with "This neighbourhood plan will be reviewed"	<i>Noted - this paragraph has been amended to provide clarity.</i>
157	Neighbourhood Plan	12	3.7	PREPARATION OF THIS PLAN & THE VISION	Ensuring a plan is 'made' will also secure an increased amount (25% instead of 15%) of Community Infrastructure Levy (CIL) monies generated within the parish to spend on local infrastructure. A past example of this was an improved safety case for access to schools. This statement brings undue influence on those reviewing the plan. It is suggesting that the percentage difference should be a factor when reviewing the plan. Residents should review the plan and make their decision to support it or not on its merit and not the amount of CIL that will be secured if the plan is 'made'	Propose to remove or modify this statement	<i>Noted - this paragraph has been amended to provide clarity.</i>
157	Local Green Spaces	17, 18 & 22		COMMUNITY RESOURCES	The designation of the new areas of land listed in Table SCP5 and as shown in the policies map as local green spaces is excessive. This is particularly apparent on the West/North West side of the town. If you include the already protected Memorial Playing field and the Canada Gardens and Rublees		<i>Comments noted and have been considered alongside the LGS assessment document prior to submission.</i>

No	Doc	Pg.	Para	Policy Ref.	Please give details of your reasons for support/opposition	What improvements or modifications would you suggest?	SG Response
					allotments, the total area of green space in these areas adds up to a 27.477 hectares (67.89 acres). Given that all these areas are also in such close proximity to each other I think this comes close to being blanket designation adjacent to settlements and consequently may not be appropriate. With the exception of Fletchers Croft, I do not think that any of the other designated new spaces constitute what I would view as proper local green spaces. They may fit much of the criteria as set out in the draft evidence and they may have with the exception of Sweetlands a degree of public access but I don't think this is adequate enough. I have personally visited each of the spaces and in my view access is only possible for those of certain abilities. Proper local green spaces should be accessible to all ages and abilities and need to be inclusive. I don't think that those spaces designated will ever meet these criteria.		
157	Additional Item - HOUSING				Housing is the most important policy in any neighbourhood plan. Housing impacts on every aspect of life in a community and because of this it is important that its neighbourhood plan is community led and that residents are allowed to have their say. The decision by the parish council to hand over (for whatever reason) the housing allocation to the Horsham District Council means that residents in this community have been denied the opportunity to have their say on this most important aspect and its potential impact.	Despite handing over allocation to the HDC I think that a section for housing should still be included in the plan. It should document matters/decisions leading up to its exclusion and clear statements of how the parish council intend to engage with HDC on housing allocation going forward and how they intend to ensure that the community are kept informed and can have their say.	<i>This has been set out in the Consultation Statement which accompanies the n.plan at submission.</i>
157	Additional Item				This neighbourhood plan has not been developed in such a way as to allow this community the opportunity to develop a shared vision for the area and therefore does not meet the requirements of	This needs to be addressed	<i>the vision was the subject of much community involvement in its formulation. We consider that it has been fully developed with the community.</i>

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					the Non Strategic Policy (paragraph 29) of the NPPF 2019.		
157	Additional Item				Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. Paragraph 66 NPPF	It would appear that this was not requested. Would it not be better for the community to have some idea up front of what HDC would asking for the community to accommodate	<i>The neighbourhood plan does not consider housing allocations and so this is largely not relevant to the plan being progressed. However, at this time the housing need figure would be derived from the Horsham District Planning Framework.</i>
158	Neighbourhood Plan	8	2.18		Is there any documented evidence to support the view that increased on-street parking is the result of car park charges being introduced? Another factor is surely the lack of enforcement, with wardens on the High Street at only irregular intervals and yellow lines/double yellow lines being regularly ignored. This section on transport makes no mention of electric vehicles and the absence of public charging points in Steyning.	Add that on-street parking regulations are currently inadequately enforced. Add something along the lines of "In common with other rural or semi-rural settlements, there is a substantial reliance on private cars for personal transport, and more needs to be done to improve communal transport opportunities."	<i>Noted - amendments made.</i>
158	Neighbourhood Plan	10		Vision Statement	There is no explicit reference to the climate crisis, which is the single biggest threat we face today. In fact, the plan seems to ignore most of what is in the Climate Change supporting document	Add an extra point, to the effect that we should be reducing our carbon footprint, for example through approval of sustainable energy generation projects such as solar farms, as well as promoting green transport alternatives	<i>This has now been addressed and is included in the vision.</i>
158	Neighbourhood Plan	15		SCP2	This section refers only to new development. There is no mention of the need for existing housing stock, much of it centuries old, to undergo modification in order to become much more energy efficient.	See the climate change document, para 5.11 and incorporate its proposals into the Community Plan.	<i>Noted</i>

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159	general comments				DOWSETTMAYHEW Planning Partnership Ltd are instructed to prepare and submit representations in response to the statutory consultation of the Regulation 14 Pre-submission Steyning Neighbourhood Development Plan (known as the "Steyning Community Plan (SCP)"). These representations are prepared for, and on behalf of, the Wiston Estate. The Wiston Estate extends to some 2500ha, and includes land that falls within the western part of the Parish of Steyning. The Estate is family owned and has been in the Goring family for over 270 years. 1.3. The Estate includes land that is impacted by the emerging SCP. In particular, a total of three of the five proposed Local Green Space (LGS) designations, set out in Policy SCP5.1 of the SCP are on land within the ownership of the Estate. These are referred to in the SCP as (a) Bayards Field, (c) Mill Field and (e) The Rifle Range. 1.4. The Wiston Estate are wholly supportive of the principle of Steyning Parish Council's (SPC) preparation of a Neighbourhood Plan to guide development and change in the Parish. It is considered that, undertaken in accordance with national planning guidance, and reflecting and providing for the strategic development needs of the area, the SCP provides an opportunity for the local community to shape and direct change in the community over the next 12 years. 1.5. Notwithstanding this support in principle, this report comprises representations that raise objections to the SCP. Concern is expressed at the		<i>Comments and concerns noted. We consider that the plan meets the basic conditions and can proceed to submission.</i>

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					preparation of the Plan; with particular regard to the decision-making process in designating the LGS's; and the appropriateness of a number of the LGS sites, having regard to relevant planning guidance. 1.6. These representations conclude that the SCP should not proceed in its current form. Either the SCP should be amended via the deletion of the LGS designations, or SPC should recommence the process of preparing a Regulation 14 Plan, reflecting and following government best practice, and the Parish Council's Code of Members Conduct. 1.7. In the absence of this, it is submitted that SPC would not be able to demonstrate to an independent Examiner that the SCP has satisfied the requisite 'Basic Conditions' and so could not proceed to Referendum. 1.8. Set out below is a scope of these representations, a summary of relevant planning guidance at a national and local level, summary of other relevant background documents, an overview of the preparation of the Regulation 14 SCP and the supporting LGS Background Paper, followed by representations on the SCP, and submissions on the recommended changes in order to enable the SCP to meet the Basic Conditions and so proceed. Representations		
159	Scope and experience				This report has been prepared by DOWSETTMAYHEW Planning Partnership Ltd. The firm has extensive experience of Neighbourhood Plan making, including within Horsham District and the South Downs National Park, through the role of Planning Consultancy support for numerous parishes in the preparation of their Neighbourhood Plans.		<i>Noted.</i>

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					This commenced with supporting one of the first parishes to successfully prepare a Neighbourhood Plan in West Sussex, and continues with support for plan-making at this time. It has included providing consultancy support for 6 parishes within the district of Horsham. Two have successfully passed Referendum, whilst the remaining four are progressing through the regulatory consultation stages at this time. 2.2. This report considers the appropriateness of the process that has culminated in the current consultation of the Regulation 14 SCP, and the merit/ demerit of the three LGS that fall within the ownership of the Wiston Estate. 2.3. The report is supported by a separate appraisal by Forum Heritage, that has considered the heritage significance and importance of the land known as Bayards Field, designated as an LGS in the SCP. This reflects the conclusions of the LGS Background Paper that a significant contributory factor to the allocation of that LGS is its heritage significance. 2.4. A copy of this report is attached at Appendix 1. 2.5. The reports should be read in conjunction with each other.		
159	Neighbour Planning Regulations				The Neighbourhood Planning Regulations set out the procedure for the designation of neighbourhood areas and neighbourhood forums and for the preparation of neighbourhood development plans and neighbourhood development orders (including community right to build orders). 3.2. With respect to the Regulation 14 Pre-submission consultation stage the Regulations require that before submitting a plan proposal to the local planning authority, a qualifying body must — • publicise, in a manner that is likely to bring it to the		<i>Noted.</i>

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					attention of people who live, work or carry on business in the neighbourhood area— (i) details of the proposals for a neighbourhood development plan; (ii) details of where and when the proposals for a neighbourhood development plan may be inspected; (iii) details of how to make representations; and (iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised; consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and • send a copy of the proposals for a neighbourhood development plan to the local planning authority. 3.3. Following the Regulation 14 Pre-submission, the Neighbourhood Plan can be submitted to the local planning authority who will undertake further consultation known as Regulation 15 Submission consultation. Following this, the Plan can be submitted for Examination. 3.4. When considering the content of a neighbourhood plan or Order proposal, an independent Examiner's role is limited to testing whether or not a draft neighbourhood plan or Order meets the Basic Conditions, and other matters set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended). 3.5. The Basic Conditions are: • Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the Neighbourhood Plan. • The making of the Neighbourhood Plan contributes		

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					to the achievement of sustainable development. • The making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area). • The making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations. • Prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with in connection with the proposal for the order (or Neighbourhood Plan).		
159	National Planning Policy Framework				The National Planning Policy Framework (NPPF) was initially published in March 2012, and most recently updated in February 2019. It sets out the Government's planning policies for England, and how these should be applied. 4.2. With respect to neighbourhood planning, paragraph 29 states neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies. Paragraph 30 confirms once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or nonstrategic policies that are adopted subsequently.		<i>Noted.</i>

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					4.4. Paragraph 31 states the preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals. 4.5. Paragraph 37 states neighbourhood plans must meet certain 'basic conditions' and other legal requirements before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum. 4.6. Paragraph 65 states strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Once the strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement. 4.7. Paragraph 66 confirms where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available		

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					planning strategy of the local planning authority. 4.8. Paragraph 69 states neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area. 4.9. Paragraph 99 states that the designation of land as LGS through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. It notes that designating land as LGS must be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Furthermore it confirms LGS should only be designated where they are capable of enduring beyond the end of the Plan period. 4.10. Paragraph 100 of the NPPF, sets out that LGS designation should only be used where the green space is: In reasonably close proximity to the community it serves; • Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity, or richness of its wildlife; and • Local in character and is not an extensive tract of land.		
159	National Planning Policy Guidance				National Planning Policy Guidance (NPPG) advises a qualifying body should be inclusive and open in the preparation of its neighbourhood plan or Order and ensure that the wider community: • is kept fully informed of what is being proposed; • is able to make their views known throughout the		<i>Noted.</i>

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					process; • has opportunities to be actively involved in shaping the emerging neighbourhood plan or Order; and • is made aware of how their views have informed the draft neighbourhood plan or Order . 5.2. With respect to LGS designation, the NPPG advises this is a way to provide special protection against development for green areas of particular importance to local communities. 5.3. It states that designating any LGS will need to be consistent with local planning for sustainable development in the area. In particular, Plans must identify sufficient land in suitable locations to meet identified development needs, and the LGS designation should not be used in a way that undermines this aim of Plan-making. 5.4. The guidance notes that LGS's may be designated where those spaces are demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city. 5.5. It notes that if land is already protected by designations such as the National Park, then consideration should be given to whether any additional local benefit would be gained by designation as LGS. 5.6. The guidance notes that with respect to the type of area that can be identified as LGS, it will need to meet the criteria in paragraph 100 of the NPPF. It notes that designation is matter for local discretion, but can for example include sports pavilions, boating lakes, or structures such as war memorials, allotments or urban spaces that provide a tranquil oasis.		

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					5.7. The NPPG sets out that determining how close an LGS needs to be to the community it serves will depend on local circumstances including why the green area is seen as special. However, it must be reasonably close. It notes that for example, if public access is a key factor, then the site would normally be within easy walking distance of the community served. 5.8. The NPPG advises there are no hard and fast rules about how big an LGS can be. This is on the basis that places are different and a degree of judgment will inevitably be needed. However, it notes that paragraph 100 of the NPPF is clear that LGS designation should only be used where the green area concerned is not an extensive tract of land. Consequently, blanket designation of open countryside adjacent to settlements will not be appropriate. It notes that in particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name. 5.9. It notes that provided the land can meet the criteria at paragraph 100 of the NPPF, there is no lower size limit for a LGS. 5.10. The guidance notes that some areas that may be considered for designation as LGS may already have largely unrestricted public access, though even in places like parks, there may be some restrictions. However, other land could be considered for designation even if there is no public access (e.g. green areas which are valued because of their wildlife, historic significance and/or beauty). 5.11. It notes that designation does not in itself confer any rights of public access over what exists at present; and any additional access would be a matter for separate negotiation with land owners		

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					whose legal rights must be respected. 5.12. In considering LGS and Public Rights of Way (PRoW), the guidance notes that areas that may be considered for designation as LGS may be crossed by PRoW. In this instance, the guidance states that there is no need to designate linear corridors as LGS simply to protect rights of way, which are already protected under other legislation. 5.13. Whilst an LGS does not need to be in public ownership, the NPPG states that the qualifying body should contact landowners at an early stage about proposals to designate any part of their land as LGS. It notes that landowners will have the opportunity to make representations in respect of proposals in a Draft Plan. The guidance notes that designating a green area as LGS would give it protection consistent with that in respect of Green Belt, but otherwise, there are no new restrictions or obligations on landowners. 5.15. It continues that management of land designated as LGS will remain the responsibility of its owner. If the features that make a green area special and locally significant are to be conserved, how it will be managed in the future is likely to be an important consideration. Local communities can consider how, with the landowner's agreement, they might be able to get involved, perhaps in partnership with interested organisations that can provide advice or resources. 5.16. The NPPG guidance notes that there is no legal requirement for a neighbourhood plan to have a sustainability appraisal as set out in Section 19 of the Planning and Compulsory Purchase Act 2004. However, a qualifying body must demonstrate how its plan or order will contribute to achieving sustainable development. A proportionate approach		

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					can be taken to this, and preparing a Sustainability Appraisal (SA) is one approach that can be used. In such circumstances, the guidance on SA for local plans and spatial development strategies can be referred to. 5.17. It is noted that a Neighbourhood Plan may require a strategic environmental assessment if the draft Neighbourhood Plan falls within the scope of the Environmental Assessment of Plans and Programmes Regulations 2004. This may be the case if it is likely to have a significant effect on the environment. This may be the case, for example, where a Neighbourhood Plan allocates sites for development. 5.18. It continues that the SA should only focus on what is needed to assess the likely significant effects of the plan. It should focus on the environmental, economic and social impacts that are likely to be significant. It does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the Local Plan.		
159	Horsham District Planning Framework				The Horsham District Planning Framework (HDPF) was adopted in November 2015. it is the overarching planning document for Horsham district outside the South Downs National Park (SDNP). It seeks to guide development in the District up to 2031. It sets out the strategic housing allocations of the District and the planning framework against which applications will be determined. 6.2. Policy 15 states that provision will be made for the development of at least 16,000 homes and associated infrastructure in the district within the period 2011-2031, at an average of 800 homes per annum. 5.3 It notes that this will be achieved by a range of		<i>Noted</i>

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					means which, going forward, principally comprise strategic sites (Land North of Horsham, Land West of Southwater and Land South of Billingshurst), together with the provision of 1,500 homes through the district, in accordance with the settlement hierarchy, allocated through Neighbourhood Planning, and 750 windfall sites.		
159	South Downs National Park Plan				The South Downs National Park Authority (SDNPA) adopted the South Downs Local Plan (SDLP) on the 2nd July 2019. It seeks to guide development in the National Park up to 2033. 7.2. The SDLP sets out the SDNPA's commitment to an 'Ecosystem Services' approach to planning decision making and management of the National Park. 7.3. Strategic Policy SD25: Development Strategy states (SD25(3)) that in considering development proposals outside settlement boundaries within rural estates and large farms, positive regard will be had to the following: a - The development proposals are part of a Whole Estate Plan that has been endorsed by the National Park Authority; and b - The development proposals deliver multiple benefits in line with the purposes and the special qualities of the National Park and in regard to ecosystem services. 7.4. Strategic Policy SD47: Local Green Spaces identifies a number of areas to be designated and protected as Local Green Space. The majority of these are noted as recreation grounds, playing fields, greens, ponds, playgrounds, community gardens and allotments.		<i>Noted</i>

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159	Comments on Wiston Estate and the Whole Estate Plan				The Wiston Estate is a traditional family owned Estate, which has been within the Goring family since 1743. At its heart is Wiston House, a Grade I Listed Mansion. The Estate has varied in size over time, and at its peak in 1904, extended to a little over 8000 hectares. It has significantly reduced in size since then as a result of challenges following the First World War, and the need to pay death duties (inheritance tax) on each intergenerational succession has led to a series of land sales and disposals. Today the Estate extends to a little over 2500 hectares. This includes significant areas of land between Steyning and the A24, much of which is within the SDNP. 8.2. The Estate comprises farmland (70%), woodland (20%), parkland (4%), quarries (3%), ponds and wetlands (1%) together with residential, commercial and amenity areas. It includes 106 households, 11 farms and 22 businesses. It directly employs 26 people. There are some 35km of bridleways and 23km of footpaths, together with some 70 hectares of open access land (either statutory or by permission). There are four Sites of Nature Conservation Interest together with a Site of Special Scientific Interest. In all, the Estate includes 38 listed buildings. In 2017, the Estate prepared the Wiston Estate Whole Estate Plan (WEWEP), facilitated by the SDNPA. The WEWEP was formally 'endorsed' by the SDNPA in July 2017. This means that the WEWEP is a material consideration under Policy SD25 of the SDLP. 8.4. The WEWEP seeks to guide the management and development of the Estate up to 2030. The vision is to 'restore the value of life in our land.' The aim is that by 2030 the Estate will be: • A place for people: with housing and facilities that		<i>Noted.</i>

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					meet the needs of all ages and backgrounds, where all can enjoy and develop relationships with each other, their neighbours, their community and on the land in which they live; • A place for nature: where careful stewardship enables and enhances networks of habitats set within valued landscape and heritage; • A place for productivity, craftsmanship and business: where people can come together to add value, create the products and services that people want, and generate the income required to support a good quality of life for themselves and their families; • A place without waste: where everything matters and the potential of people, the land and our built environment is optimised; and • A place for learning and exploration: where people benefit from time to think, to develop and exchange ideas and learn from each other, their shared experiences, history and the (built and natural) world around them. 8.5. Integral to this is the delivery of a number of projects which individually contribute to the economic, social and environmental evolution and wellbeing of the Estate. 8.6. The WEWEP sets out the context and background to the evolution of the Estate, and its extent and condition up to the current time. It notes its strengths and improvements; its challenges; the management practices that need to be put in place to secure the beneficial ongoing ecosystem services; and details how projects and the approach		

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					to the management of the Estate will directly support the 11 outcomes that are sought within the SDNP Partnership Management Plan. 8.7. The WEWEP sets out that in addition to the ongoing management of the Estate, there is a commitment to take opportunities to invest in new enterprise and infrastructure, and in new environmental projects. This has resulted in the identification of a series of New Projects that are proposed to be brought forward over the next few years. 8.8. Project 3 relates to Local Housing Needs. It sets out the vision to create high quality homes for estate workers, local people and new members of the community. It notes that the objective is to increase the availability of housing suitable for those engaged in stewardship, landscape and estate management; to add to the stock of affordable housing; and to provide homes for 'down-sizers' and young families. In addition it sets out the proposals for a new community building incorporating office space for the Steyning Downland Scheme and National Park rangers, shared public space and green areas/ orchards. The main area for the delivery of this project is identified as land at Bayards Fields. 8.9. Project 5 relates to Access and Interpretation. It sets out a programme to deliver enhanced access to the estate by connecting the existing parts of the PRow network and improving car park infrastructure; and a programme to improve the understanding of the natural environment, and the management and stewardship of land. It notes that this includes proposals for the continued partnership with the Steyning Downland Scheme to enable the objectives of the charity in engaging the local		

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					community (and young people in particular) with the neighbouring landscape. This includes land that at The Rifle Range. 8.10. Project 6 relates to the Environment Bank. It sets out a programme to attract investment arising from development (on and beyond the estate) and to offset its environmental impact through the creation of habitat and positive environmental management of designated areas of estate land to improve the conditions for bio-diversity with a focus on specific priority species. This includes land at The Rifle Range.		
159	Steyning Conservation Area Appraisal				There are 37 designated Conservation Areas within Horsham District. In December 2016, the Council resolved to undertake Conservation Area Appraisals (CAA) of 5 of these, including Steyning. 9.2. Work on the document was undertaken between February and June 2017, and the report was approved for public consultation in July, which then took place in Autumn 2017. The final version of the Appraisal was approved by HDC in January 2018, and came into force on 01st March 2018. 9.3. It is material to note that a number of representations were made in response to the public consultation period on the CAA. These were summarised and considered in an HDC Officer report to the Cabinet Meeting on 25th January 2018. 9.4. Paragraph 3.12 of the report sets out the comments and officer response with respect to land at Bayards Field. It notes that a number of respondents asked that the view of Bayards Field from the Conservation Area be highlighted in the CAA and that Bayards Field be included as an important open space in the Conservation Area. 9.5. The officers response set out that it was not considered that the view of Bayards Fields from the		<i>Noted.</i>

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					High Street, warranted inclusion as a key view into the Conservation Area. They did note that the north-western fringe of the Conservation Area had been identified as a 'high sensitivity' landscape fringe and that this would be a material consideration in the determination of applications that may come forward.		
159	South Downs Intergrated Landscape Character Assesment				An Integrated Landscape Character Assessment (ICLA) of the SDNP area was initially published in 2005 and updated in 2011. This notes the landscape classification of the Park defines 18 generic landscape types (see plan attached at Appendix 2), which are then subdivided into 51 individual geographic character areas. 10.2. The ICLA notes that the SDNP covers a total area of 1,652.7kms². The landscape comprises principally a chalk ridge, stretching from Beachy Head in the east to Winchester in the west, with a more dramatic northern escarpment and gentler dip slope towards the coast. Within this structure there is significant diversity which includes the Greensand shelf at the foot of the downland scarps and the clay hinterland of the Low Weald, which collectively create a varying, complex landscape character. 10.3. The 3 LGS designated within the SCP, that fall within the land ownership of the Wiston Estate, all fall within Character Area I - Scarp Footslopes. This comprises the lowland shelf that lies at the foot of the steep northern scarp of the South Downs, east of the Arun Valley. This landscape type is noted as dominated by the chalk scarp, which forms a dramatic backdrop. The footslopes themselves form a transition between the steep chalk scarp to the south and the Low Weald to the north. 10.4. The integrated key characteristics of this		<i>Noted.</i>

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					landscape are noted as: • Complex geology comprising bands of lower chalk, mud stones and sandstones, giving rise to a locally undulating land form; • Forms a transition between the steep chalk scarp to the south and the Low Weald to the north; • Large, straight sided arable fields close to the scarp foot which have encroached up onto the scarp in places; • Mosaic of farmland and woodland, comprising irregular fields of arable and pasture bounded by an intact network of thick hedgerows, with hedgerow oaks and woodland; • Streams arising from springs at the foot of the chalk flow northwards in narrow, hidden stream valleys, some enshrouded in woodland; • Villages located on the spring-line are often associated with springs, mill ponds and mills. The steep chalk scarp forms a dramatic backdrop; • Varied building materials - consisting of a mixture of flint, brick, sandstone, clunch, rendering and half timber; • Under-hill lanes, often surviving as rural lanes or rough tracks, indicate the course of ancient coaching lanes at the scarp foot; • Historic, picturesque parkland landscapes are important landscape features; • Impressive panoramic views onto the footslopes from the adjacent scarp and downs reveal a balanced woodland and farmland mosaic. Within the scarp footslopes landscape type, the 3 LGS sites are categorised within the sub-Area I3: Arun to Adur Scarp Footslopes. This is defined as the lowland strip at the foot of the northern scarp between Amberley and Steyning. A southern boundary is defined by the steep scarp drawn along		

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					the southern edge of the arable fields that form part of the scarp footslopes, whilst to the north the character area forms a gradual transition to the landscape of the Low Weald. 10.6. It is noted, as in other scarp footslopes landscapes, during the Medieval period, some of the richer landowners created landscape parks on otherwise unproductive Gault clay and Lower Greensand. These parks continue to have a strong influence on the character of the scarp footslopes today, adding visual and ecological diversity and 'time depth' to the landscape. It notes that the area contains a relatively low density of Public Rights of Way		
159	Background to Steyning Neighbourhood Plan				SPC was part of the Neighbourhood Planning cluster formerly known as SWAB (Steyning Wiston, Ashurst & Bramber). This was formally declustered in October 2017. 11.2. An application for the designation of the Parish of Steyning as a neighbourhood area for the purpose of producing a neighbourhood plan was made by SPC in March 2018. Horsham District Council (HDC) formally designated the area for neighbourhood planning purposes in May 2018. 11.3. A Steering Committee on behalf of SPC was subsequently formed to progress and prepare the SCP. The Steering Group includes Parish Councillors and voluntary members of the public. 11.4. The Steering Group Committee has met on a regular basis to progress the SCP. A Project Plan, dated October 2018, identified tasks to be completed between September 2018 and May 2020. At that time, it was envisaged a Regulation 14 Pre-submission consultation on the Plan would be held in August 2019; submission consultation would be held in October 2019; and		<i>Noted.</i>

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					Examination in November 2019. 11.5. As part of the preparation of the SCP, an AECOM Housing Need Report was prepared. This confirmed a housing need of 14 dwellings per annum, or 165 dwellings over the remainder of the Plan period, 2019 - 2031. As a result of this, a 'Call for Sites' was undertaken in May 2019. 11.6. In response, details of Land at Bayards Field, Horsham Road, was submitted for consideration for allocation for development. The proposals included the provision of 60-70 dwellings, of which 50% would be affordable, together with a range of community facilities and enhancement, including a centre for the Steyning Downland Scheme; protection and enhancement of existing Public Rights of Way; protection and enhancement of biodiversity; and provision of an area of Public Open Space comprising land immediately to the south of Bayards Field, on the south side of Mouse Lane. A copy of these submissions is attached at Appendix 11.7. A 'Workshop Public Meeting of the Steyning Neighbourhood Plan Steering Committee Site Promoters Event' was held on 20th May 2019. This event provided an opportunity for site promoters to present proposals and respond to questions. Proposals for Bayards Field were presented at this event. A direct request was made, to provide summary details of proposed benefits and opportunities that could be delivered on the site in conjunction with its allocation for development, to assist with the assessment of the site. This information was provided on 29th May 2019. A copy of this is attached at Appendix 4. 11.8. At this time (May 2019), a local election was held in Steyning. As a result a new Parish Council was		

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					formed, with a significant change in Councillors, which largely included members of 'Steynning First'. Given the change in the 'make-up' of SPC, a period of uncertainty with respect to the preparation of the SCP followed. As a result, Squires Planning, who are assisting SPC with the preparation of the SCP, advised the Parish Clerk in a letter dated 13th June 2019, that work on the SCP at that time was ongoing and was intended to address: biodiversity; character and design; climate change; development allocation (primarily to meet the identified housing need); infrastructure; and open spaces and LGS. A copy of the letter is attached at Appendix 5. 11.9. The letter also set out that work had slowed on all parts of the SCP, and in the preceding month, the volunteers involved had become "disillusioned and disenfranchised with the process." It was suggested that SPC provide the Steering Group with clear instruction on whether the SCP "should, or should not, include development allocations." 11.10. It was subsequently agreed at a SPC meeting on 24th July 2019, to continue with the SCP but to exclude housing site allocations. It was indicated that the reasoning for this was to comply with the requirements of HDC's request that Neighbourhood Plan's reach Regulation 15 Submission by 30th November 2019. 11.11. In addition, it was agreed that policies relating to LGS designations; character assessment; and housing mix would be prioritised and work would be completed by 2nd August 2019. SPC was prepared on this basis following the meeting. 11.12. SPC considered that should this ambitious timeframe be achieved, Regulation 14 Presubmission consultation could take place in September 2019 with a Regulation 15 Submission, as required by		

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					HDC, being achievable by 30th November 2019. 11.13. A Steering Group meeting was held on 22nd August 2019 to consider the draft SCP and associated Supporting Papers. However this meeting was adjourned as requisite documentation had not been finalised or made available to the Steering Group. 11.14. In light of this, a further Steering Group meeting was held on 29th August 2019. This sought to consider whether the draft SCP and associated evidence base should be passed to the Full Parish Council with a recommendation to proceed to Regulation 14 Pre-submission consultation. 11.15. A note in respect of the meeting of 29th August 2019 confirms the Steering Group recommended the draft SCP and associated evidence should proceed to Regulation 14 Presubmission Consultation without the inclusion of LGS allocations in the SCP. It is understood that the SCP was updated in accordance with this decision. The updated draft SCP (ie with LGS designations omitted) was subsequently discussed at the Full Parish Council meeting on 2nd September 2019. It is understood that Councillor Campbell went against the Steering Group's recommendation and proposed an alternative SCP, which included the proposed LGS designations be approved for Regulation 14 consultation. This motion was supported with 4 votes in favour and 2 against.		
159	Regulation 14 Steyning Neighbourhood Plan				The current Regulation 14 Pre-submission Plan sets out locally specific policies to guide to development from 2019 - 2031. 12.2. Chapter 4 sets out that Steyning has a diverse natural environment surrounded by the National Park and Adur Valley. In light of this, Policy SCP1 seeks to protect and enhance the existing green		<i>Noted.</i>

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					infrastructure and biodiversity. The Plan also notes the intent to ensure new development follows a “responsible design” ethos as set out in Policy SCP2. 12.3. Chapter 5 sets out that Steyning is of a distinctive character. As such, Policy SCP3 seeks new development to contribute to the existing character and to respect local amenity. 12.4. Chapter 6 acknowledges community resources provide the things the community needs to grow in a positive way and improve the quality of life for the people of Steyning. It notes community resources are wide ranging and includes improving existing facilities; new community infrastructure; and LGS. 12.5. Policy SCP5 identifies and designates 5 areas as LGS to be protected in line with the NPPF. The areas comprise: • Bayards Field; • Fletcher’s Croft; • Mill Field; • Sweetlands; and • The Rifle Range.		
159	Local Green Space - Background Paper - August 2019				The SCP is supported by an LGS Background Paper. This states that the purpose of the Paper was to consider whether any open spaces within the Parish meet the criteria for designation as LGS and, if so, to make recommendations for their designation. 13.2. Chapter 2 sets out how the areas were identified. Paragraph 2.2 confirms: “To assist with the identification of spaces, the Group adopted the following set of guiding principles. An area was not to be identified for consideration if: a) It has planning permission for development (which would result in the loss of that space) and construction of that development has commenced. b) It is agricultural land not adjacent to a built up areas or there is no public or permissive right of way		<i>Noted.</i>

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					over it. c) Areas that entirely or largely consist of woodland. d) Verges and other small pieces of land on or adjacent to the highway. e) Strips of land where the only public interest is that a public right of way passes access it.” 13.3. Chapter 3 sets out that the methodology for the assessment followed a three-stage approach comprising: 1. Desktop Assessment; 2. Detailed Evaluation; 3. Validation. 13.4. In respect of the detailed evaluation, the Paper indicates that the assessment of whether the site is ‘demonstrably special and holds a particular local significance to the local community’ was undertaken having regard to: beauty; historic significance; recreational value; tranquillity; richness of wildlife; landscape fringe quality and vantage point, and public access. 13.5. Chapter 4 of the Paper provides an overview assessment of 17 candidate sites, on a site by site basis. 13.6. With respect to Site 2 ‘The Rifle Range’, the report considers that it is in reasonably close proximity to the community it serves, is local in character, and is not an extensive tract of land. It considers that it is demonstrably special due to its beauty, historic significance, recreational value, tranquility, and wildlife. It notes that ‘access to and across the site is via a network of footpaths’. 13.7. With respect to Site 3 ‘Mill Field’, the report considers that it is in reasonably close proximity to the community it serves, is local in character, and is not an extensive tract of land. It considers that it is		

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					demonstrably special due to its beauty and tranquility, and provides 'key views into the Conservation Area and acts as an important landscape fringe to the Conservation Area'. It notes that it has 'good public access (two footpaths)'. 13.8. With respect to Site 4 'Bayards Field' the report considers that it is in reasonably close proximity to the community it serves, is local in character, and is not an extensive tract of land. It considers that it is demonstrably special due to its beauty, historic significance, tranquility, and provides 'a key view into the Conservation Area and acts as an important landscape fringe to the Conservation Area.' It notes that there is a 'well used public footpath on northern edge within the space'. Chapter 4 also details the 'Stage 3 - Validation' process. This sets out the justification for the proposed allocation of the selected LGS sites, including The Rifle Range, Mill Field, and Bayards Field on the basis that despite their location within the SDNP, the LGS designation would 'provide additional local benefit'.		
159	Representations				These representations on behalf of the Wiston Estate, relate to the statutory public consultation on the Regulation 14 Pre-submission SCP. These representations are presented under 3 main issues: (i) The process and legitimacy of the preparation of the SCP; (ii) meeting development needs; (iii) policies that relate the rural and urban environment, and climate change; (iv) landowner engagement and the selection criteria used in the designation of land as LGS; (v) the merit/demerit of the allocation of land at 'Rifle range', 'Mill Field', and 'Bayards Field' as LGS; and (vi) the absence of supporting documentation, and in particular a SA, to demonstrate that the		<i>Noted.</i>

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					Neighbourhood Plan contributes to achieving sustainable development. 14.2. Each of these are now considered in turn.		
159	Neighbourhood Plan Preparation Process				A Steering Committee on behalf of SPC have progressed and prepared the SCP. The Steering Group includes Parish Councillors and voluntary members of the public. 15.2. The SCP is supported by an LGS Background Paper. As detailed in Section 13 of this report, the Paper was prepared in parallel with the draft SCP, during the summer of 2019. It is intended to support and justify the LGS allocations in the SCP. 15.3. Paragraph 8.7 of the SCP sets out that the Paper was “prepared by a group of residents including, Jo Gordon, Councillor Chris Young, Russell Barnes, Stephen Fuggles and Councillor Paul Campbell”. 15.4. SPC has a ‘Code of Members Conduct’ (copy attached at Appendix 6). This sets out that the Code applies to members of the Parish Council. 15.5. Part 2 of the Code sets out the circumstances under which members would be considered to have ‘personal and prejudicial interests’ in undertaking their role as Councillors. 15.6. Paragraph 8(1) states that a Member will “have a personal interest in any business of your authority where.....(b) a decision in relation to that business might reasonably be regarded as affecting your well-being or financial position or the well-being or financial position of a relevant person to a greater extent than the majority of... (ii)... other council tax payers, rate payers or inhabitants of your authority’s area.” 15.7. Paragraph 9(1) states that “... where you have a personal interest in paragraph 8 above in any		<i>Noted. We have reviewed internal processes and are content that there has been no improper behaviour.</i>

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					business of your authority and you attend meeting of your authority at which the business is considered, you must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when that interest becomes apparent. 15.8 In relation to 'prejudicial interest generally' the Code states that "... where you have a personal interest in any business of your authority you also have a prejudicial interest in that business where the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice your judgement of the public interest." 15.9. Having regard to the effects of a prejudicial interest, Paragraph 12(1) of the Code of Members Conduct states that "... where you have a prejudicial interest in any business of your authority (a) you must withdraw from the room where a meeting considering the business is being held unless you have obtained a dispensation from your authority." 15.10. As part of the preparation of these representations, the Steyning Parish Register of Members Interests has been inspected. 15.11. This reveals that a Declaration of Interest for Councillor Christine Young, dated 28th May 2019, states that she is the freehold owner of The Pod, Mouse Lane, Steyning. This property abuts the southern boundary of Bayards Field, and is close to Mill Field. 15.12. It is noted at the meeting of 2nd September 2019, where SPC agreed the SCP, Councillor Young, declared an interest in light of the proximity of her property to candidate LGS'. In		

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					addition, Councillor Young advised she is a member of Community Bayards Group. Councillor Young advised she would leave the room when matters relating to Bayards were to be discussed. 15.13. A Declaration of Interest for Councillor Paul Campbell, dated 11th June 2019, confirms amongst other matters that Councillor Campbell is a member of 'Steyning First' and vice chair of the Community Organisation 'Friends of the Memorial Playing Field.' No declarations of interest have been expressed with regard to the three LGS sites that fall within the ownership of the Wiston Estate. 15.14. No declarations of interest are registered for Jo Gordon, Russell Barnes, or Stephen Fuggles. It is assumed that this is due to their position as volunteers supporting the preparation of the SCP. Nonetheless, their involvement on the Steering Group and preparation of the LGS Background Paper was clearly to support SPC in their role of plan-making. On this basis, it is submitted that, in the interests of probity, and for there to be confidence in the impartiality of the plan preparation process, they should have been required to undertake their voluntary role, in accordance with the Code of Members Conduct. 15.15. Having regard to the above, set out below is an assessment of the prospect of a prejudicial interest arising for of each member of the group that is confirmed to have contributed to the preparation of the LGS background paper. 15.16. Jo Gordon - is understood to be owner occupier of the property known as Mouse Cottage, Mouse Lane. This is the most westerly property on the south side of the main built up part of		

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					Mouse Lane. It immediately adjoins a PROW, beyond which is the Mill Field LGS. There are windows in the west side elevation of this dwelling, together with a garden area serving the property, which benefit from a view toward and over the Mill Field LGS. The property is also some 30m to the south of Bayards Field LGS, at its closest point. 15.17 Cllr Chris Young - is owner occupier of The Pod. This dwelling is located on the north side of Mouse Lane. The rear boundary of the property adjoins the Bayards Field LGS. There are views from the rear of this property toward and over the LGS. 15.18. Stephen Fuggles - is (or has been) a member of 'The Bayards Field Community Group'. This group have made representations to, amongst others, the SDNPA requesting that the SDNP Local Plan designates Bayards Field as an LGS. Attached at Appendix 7 are representations by the Group to the SDNPA dated October 2017 in respect of the Bayards Field LGS designation application. 15.19. In addition to this, Mr Fuggles is understood to be (or has been until recently), owner occupier of a property located immediately east of the Bayards Field LGS, known as Lavender Corner, Coxham Lane. This property has views, across Horsham Road, towards the Bayards Field proposed as an LGS. 15.20. Cllr Paul Campbell - is a long-standing campaigner against the prospect of development of land at Bayards Field. This predates his recent role as a Councillor. This has included the submission of representations in response to the statutory consultation on the 'Pre-Submission South Downs Local Plan' that took place in late 2017. Attached at Appendix 8 is a copy of one		

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					of the representations. This demonstrates Mr Campbell's opposition to the prospect of development on land at Bayards Field, and seeks amendments to the draft SDNP Local Plan to resist the prospect of development on the site. 15.21. Having regard to the above, it is submitted that Jo Gordon, Cllr Chris Young, Stephen Fuggles and Cllr Paul Campbell all have a prejudicial interest which should have prohibited their involvement in the preparation of the Background Paper that recommends the LGS allocations in the SCP. 15.22. This Background Paper has been stated in the SCP as the primary evidence base document on which the LGS designations are based (see paragraph 8.8 of the SCP). 15.23. Their failure to disclose their interest and withdraw from the preparation of this document, renders the decision of SPC to include the LGS within the SCP, fundamentally flawed. 15.24. Notwithstanding this, and in addition, it is clear from the audio recording of the SPC meeting of 2nd September that Cllr Campbell was a full contributing member of the meeting; and in particular was instrumental in the decision of SPC to reverse the recommendation of the Steering Group with respect to the inclusion of LGS designations in the Regulation 14 Presubmission SCP. 15.25. Having regard to the Code of Members Conduct, it is submitted that Cllrs Campbell's longstanding interest in seeking to prevent development on land at Bayards Field, constitutes a prejudicial interest in the decision of SPC to allocate land at Bayards Field as an LGS in the SCP. 15.26. Cllr Campbell should have declared a		

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					prejudicial interest at this meeting, not taken part in the discussions or the vote, and indeed should have left the room when the debate and vote on the plan took place. This did not occur. This failure to adhere to the Code of Members Conduct, results in a fatal flaw in the preparation of the SCP, the LGS background paper, and the decision as to the form and content of the Regulation 14 Pre-submission SCP. 15.28. Having regard to the prejudicial interests of Councillors, and non-Councillor members of the Steering Group, it is submitted that the SCP should not be permitted to proceed beyond its Regulation 14 Pre-submission stage consultation in its substantive existing form. 15.29. If the SCP is to proceed, it would be necessary to delete all LGS allocations. This would remove the conflicts identified above. 15.30. If SPC seeks to include LGS allocations within the SCP, then the preparation of the Plan should recommence with the formation of a group to prepare a new LGS Background Paper. This group should be evidentially absent of any conflict of interest. 15.31. Following the completion of the Background Paper, the Steering Group, and then SPC, would then be able to determine the merits/demerits of candidate LGS sites for inclusion in a further Regulation 14 Pre-submission SCP. 15.32. It is submitted that these concerns are substantively echoed by the comments of Councillor Lloyd at the Steering Group meeting on 29th August 2019. At this meeting Cllr Lloyd raised concern over the pecuniary interest of Councillor Campbell, Councillor Young, Stephen Fuggles, and Jo Gordon and their role in the preparation of the LGS		

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					Background Paper. 15.33. In light of the above, it is considered the LGS Assessment has been prepared, in part, by Members who have a prejudicial interest in Bayards Field and has therefore not been prepared in an impartial and subjective manner. It is respectfully required the LGS Background Paper be reviewed by wholly independent Members		
159	Meeting Development Need				Until 24th July 2019, the SCP was being prepared to meet the full range of development needs in the parish. 16.2. SPC had instructed external, independent consultants to advise on the housing need for the parish for the plan period, having regard to, amongst other matters, the requirement of Policy 15 of the HDPF. This states that the housing need of the district shall be met, in part, by the delivery of 1500 dwellings allocated through neighbourhood planning. It was anticipated by HDC that each Neighbourhood Plan area, would determine the appropriate level and location for housing to contribute to this strategic need. 16.3. It is understood that the AECOM report commissioned by SPC had advised in Spring 2019, that the housing need for the parish over the remainder of the plan period (up to 2031) was 165 dwellings. In order to consider sites that might be appropriate to contribute to meeting this requirement, SPC undertook a Call for Sites in April 2019, followed by a Public Meeting in May 2019 to enable land owners to present their concepts, and be questioned by representatives of the Parish Council, in the presence of the public. 16.5. Following the local elections in May 2019, it became clear that Parish Councillors were in		<i>Noted. The AECOM housing need mentioned is derived from HDC and not SDNPA where the housing need is zero. We consider that an appropriate approach has been taken.</i>

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					internal conflict with the Steering Group on the way forward with respect to housing matters in the SCP. On the 24th July the decision was made to proceed with the SCP but without the inclusion of housing allocations. 16.6. It is acknowledged that there is no obligation on the SCP to include such allocations. However, the absence of this presents a number of challenges and consequences in development plan making. 16.7. The parish is located part in the SDNP and part in Horsham District. By electing to omit housing allocations, SPC have indicated that they will defer determination of sites to HDC. The District Council are however, unable to, themselves, allocate land within the SDNP. Without complex joint working arrangements, HDC will not be able to consider all candidate sites in the parish, in determining the most appropriate location for housing to meet identified needs. 16.8. In addition to this, the NPPG makes clear that Neighbourhood Plan making and the designation of LGS must be consistent with local planning for sustainable development in the area; sufficient land should be identified in suitable locations to meet identified needs, and LGS designation should not undermine this aim of plan-making. 16.9. By proceeding with a SCP that omits housing allocations, but includes LGS designation, SPC, are potentially preventing required development to come forward in suitable locations. Until the housing need for the Parish is fixed and housing sites have been selected to meet this need, the SCP should not designate LGS. 16.10. Such designations would either need to be		

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					brought forward in conjunction with housing allocations, or LGS should be brought forward during any future review of the SCP, once housing sites to meet the needs of the area have been identified, in a higher tier development plan document.		
159	Rural and Built Environment of the Parish				The majority of the policies within the SCP seek to ensure future development and change in the Parish preserve and respect the existing natural and built environment. They include policies that seek to encourage development to positively respond to the threat posed by climate change, and for the Parish to be “part of the solution”. 17.2. The Wiston Estate are wholly supportive of this principle. 17.3. Through the day-to-day management of the Estate, and through the policies encapsulated within the Whole Estate Plan, the Wiston Estate positively seek to promote and apply principles that positively address the threat of climate change 17.4 In light of this, the Wiston Estate endorse the aims, aspirations and policies of the SCP, in so far as they seek to positively address this.		<i>Noted.</i>
159	Local Green Space Designation - Landowner Engagement and Selection Criteria				In addition to the submissions set out in Section 15, there are number of further procedural concerns that are raised with respect to the process of LGS designation in the SCP. Failure To Contact Landowners Of Prospective Local Green Space Designation 18.2. As detailed at paragraph 5.13 of this report, the NPPG sets out a requirement for the qualifying body to contact landowners of candidate LGS sites ‘at an early stage’ about the potential for their land to be designated as LGS. 18.3. Whilst discussions took place with representatives of the Wiston Estate and SPC in		<i>Comments noted. Landowners were contacted as soon as there were firm proposals to designate LGS.</i>

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					spring 2019 regarding Bayards Field, this was in respect of the Council's Call for Sites, and the potential for the land to be considered for development. 18.4. No contact was made with respect to the potential for the Bayards Field site, or the Mill Field or Rifle Range to be designated as LGS, until the letter and email from the Parish Clerk on 6th September. This confirmed the Parish Council's decision to allocate LGS in the SCP, and explaining the statutory response period to the consultation of the Regulation 14 Presubmission SCP. 18.5. This is in direct contravention of the NPPG guidance. 18.6. This omission was acknowledged by the Steering Group at their meeting on 29th August 2019, where a public apology was given to landowners of sites promoted for housing which were subsequently proposed as LGS.		
					Criteria for Selection 18.7. Paragraph 13.4 sets out the criteria used in the LGS Background Paper to assess the merit of candidate LGS sites with respect to whether the site is 'demonstrably special and holds a particular local significance to the local community'. This notes the 5 example criteria set out in paragraph 100 of the NPPF, together with a further 2 criteria added by the writers of the Paper; namely 'landscape fringe quality and vantage point', and 'public access'. 18.8. With respect to 'landscape fringe quality and vantage point', the Paper states that this assessment was undertaken as part of the Steyning CAA. 18.9. However, the CAA makes clear that this assessment was undertaken having regard to whether the fringe and the vantage points were relevant with respect to considerations of the		<i>Comments noted. We have reviewed the assessments in light of the comments raised.</i>

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					Conservation Area. This relates to the 'setting' of the Conservation Area, a term defined in Appendix 2 of the NPPF. 18.10. It is a discrete matter related to issues of heritage value. These are matters that are considered separately under planning policy and guidance. It is not intrinsically related to the test of whether a site is 'demonstrably special to a local community and holds a particular local significance'. 18.11. As was made clear in the HDC Committee Report that recommended approval of the CAA, areas beyond the Conservation Area (and not deemed meritorious of inclusion within it) but considered to hold fringe quality, would be a material consideration in the determination of future applications. 18.12. It is considered inappropriate to seek to use matters of Conservation Area setting as justification in determining the merit of sites as LGS. This does not demonstrate compliance with the requisite tests of paragraph 100 of the NPPF. 18.13. With respect to 'public access' the LGS Paper states that 'public access can be a key factor as to why the site might be considered demonstrably special, for example regarding its recreational value'. 18.14. Concerns are raised at this test. The Paper acknowledges it is likely to be a repetition of the 'recreational value' test. It does not represent a discrete stand alone appraisal. In the alternative, if it is a test that sits outside of recreational value (which would contradict para 3.10 of the Background Paper), then it is in potential conflict with NPPG guidance. As detailed at paragraph 5.18 of this report, national planning guidance states that LGS designation should not be used to protect PRoW, as		

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					these are 'already protected under other legislation'. The existence of the PRoW should not be determinative of the merit of the site as an LGS, it should be 'demonstrably special' for a separate, stand alone reason. 18.15. Having regard to the above, it is considered that the 2 criteria of 'landscape fringe quality and vantage point', ad 'public access' should not have been used as relevant factors in assessing the merit of candidate LGS as part of the preparation of the SCP.		
159	Policy SCP5 - Local Green Space - Site Appraisals				Policy SCP5: Local Green Space, proposes to allocate 5 areas as LGS. Representations set out below relate only to those areas proposed as LGS which are in the ownership of the Wiston Estate: namely Bayards Field, Mill Field and The Rifle range. Bayards Field 19.2. Bayards Field comprises two adjoining agricultural field parcels that are the subject of arable cropping. They are bounded and divided by indigenous hedgerows and trees. 19.3. They are located on the west side of Horsham Road, and north of Mouse Lane, close to the built up area of Steyning, defined at its closest point by houses on the north side of Mouse Lane. 19.4. The LGS Background Paper states that the LGS designation extends to some 5.3ha. 19.5. There is a PRoW that runs along the northern boundary of the LGS in a broadly east-west direction. This is detailed on the plan attached at Appendix 9. It is noted that the Background Paper acknowledges that the limited public access from this PRoW means that the LGS it is not considered to be of recreational value. 19.7. Furthermore, the position of the PRoW and the division of the field parcels by a mature hedge mean		<i>Comments noted. We have reviewed the assessments in light of the comments raised.</i>

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					that the southern field parcel is not readily visible from any public vantage points. Views that are possible are over a relatively flat, visually contained arable field. As detailed elsewhere in this report, the existence of a linear PRoW does not justify designation of land as an LGS. The PRoW is protected through other legislation. 19.8. The character of the field is unremarkable and not reflective of the key landscape characteristics of the wider 'scarp footslopes' which define much of the rural area around the south and west edge of Steyning. Instead, the field parcel is more typical of the Low Weald, which lies to the north. It is not considered that the LGS (and noting much is not publicly visible) has a demonstrably special beauty. 19.9. The site is located close to the Horsham Road. This is the main route into Steyning from the north. Immediately east of the PRoW access to the site, is a secondary school and a community leisure centre. As a result of these features, the site is not considered to be demonstrably special for its tranquility. As detailed elsewhere in this report, such tranquil areas are accessible to the community to the south and south-east of Steyning on rising downland. 19.10. The Background Paper asserts that the site is demonstrably special due to its historic significance, a key view from the Conservation Area, and being a landscape fringe to the Conservation Area. 19.11. These issues are comprehensively considered by Forum Heritage in their report attached at Appendix 1. This firmly concludes that the land parcels do not hold historic significance, and there is no evidence of a direct link between the		

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					fields and the community of Steyning; they were instead historically enclosed and associated with a farmstead. It also concludes that the fields have little visibility from the High Street. It notes that the trees beyond the LGS are the more dominant character of the skyline, whilst the fields themselves make little (southern field) or no (northern field) contribution to the significance of the Conservation Area. It also notes that the site cannot be appreciated in relation to the listed buildings that are in proximity of the site. 19.12. For these reasons, it is firmly concluded that the fields do not meet the tests of 'demonstrably special' as set out in paragraph 100 of the NPPF. 19.13. It is submitted that the designation of the land as LGS, is reflective of the more general efforts of the parties who prepared the Background Paper to seek to stymie consideration of the site for development. No development is proposed on the site in the SCP, and the matter for determination in respect of the LGS designation, is whether it passes the tests of demonstrably special for a particular local significance (ie paragraph 100 of the NPPF). The two fields fall far short of this test, and thus are not justified for LGS designation. 19.14. Inclusion of these fields as LGS within the SCP is flawed and thus the SCP fails the Basic Conditions; in particular due to its conflict with national planning guidance. In support of these conclusions, attention is drawn to the Examiner's consideration of a proposed LGS in the Storrington, Sullington and Washington (SSW) Neighbourhood Development Plan (NDP). 19.16. In that case, and in light of the attempts in the Neighbourhood Plan to designate the land as LGS, the landowner had fenced off much of the land and		

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					prevented access by the public. 19.17. The Examiner considered whether LGS status was appropriate given public access to the land has been prevented by the landowner. 19.18. The Examiner set out that he was satisfied that "prior to the erection of this enclosure, the public enjoyed access, albeit on an informal basis, rather than 'by right.' I heard how the land was used for dog walking and jogging, although I imagine that the field was not managed in such a way as to be suitable for formal games, essentially being an agricultural field ... However, since the fence was put up and public access to what is private land, has been effectively denied, the field no longer performs its recreational role, which was the main basis for its designation. I can see no value in recognising the recreational value of the land, if there is no possibility of the public enjoying it for recreational purposes." 19.19. In light of this and in conclusion, the Examiner advised "...it is important that the land should have a likelihood of performing the purpose for which it is recognised at the time when the Pla is being made. Local Green Space does not confer public rights. I see no likelihood that public usage will be reintroduced, irrespective of any conclusion I come on the question of its LGS status. I therefore conclude that in view of the fact that it can no longer be used for recreation, it no longer passes the tests as set out in Paragraph 77 of the NPPF (2012). This is in line with PPG advice that land can be designated without public access 'because of its wildlife, historic significance and/or beauty' rather than for a recreational role, which it no longer performs." 19.20. In light of conclusion regarding the current and future recreational use of this field, the		

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					Examiner concluded that it did not meet the criteria for designation as local green space. Furthermore he advised: 'This potential designation was the primary reason why the Site Assessment Report, rejected the site for residential development. It lies immediately adjacent to the Built-Up Area and I consider that this land has the potential to deliver much-needed new homes, including a significant number of smaller units that the Plan is seeking to provide and there is no reason why it could not deliver the full complement of affordable homes'.20 19.21. The Examiner recommended the site be allocated for "at least 60 dwellings". In light of this recommendation, HDC supported the allocation and invited representations on the proposed allocation for a 6 week period. The SSW NDP, including the additional allocation, was subject to Referendum in July 2019. The SSW NDP successfully passed Referendum and has since been made by HDC. Mill Field 19.22. Mill Field comprises an area grassland that is used for equestrian purposes. It contains 2 horse shelters that serve this use. 19.23. It is located a short way to the west of the built up area of Steyning, defined by the houses that front Mouse Lane. 19.24. The LGS Background Paper states that the LGS designation extends to some 3.23ha. 19.25. There is public access across the site via a PRoW that runs broadly east-west through the centre of the site, before bifurcating toward the eastern end. The extent and alignment of these PRoWs are detailed on the plan attached at Appendix 9.		

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					19.26. Notwithstanding this, and contrary to the assertions of the Background Paper, the site is not considered to be demonstrably special for its beauty or tranquility. There are numerous areas of the parish to the south-west, in particular on the Scarp Footslopes and Downland which are of greater demonstrable quality in relation to these tests. 19.27. Instead, the site is characterised as an unremarkable horse paddock, albeit benefiting from a views toward the rising downland to the south, from the PRoW's at the eastern end of the site. 19.28. Whilst the site is located close to the Conservation Area, the juxtaposition of this designation, means the LGS site makes little meaningful contribution to its setting. In any event setting to a Conservation Area is not considered to be an appropriate test of demonstrably special as required by paragraph 100 of the NPPF. The Rifle Range 19.29. The Rifle Range comprises an area of land that lies to the west of the built up area of Steyning. 19.30. It is physically divorced from the settlement. Noting the assessment of Examiners with respect to the proximity of LGS to the community it serves, it is considered the relative remoteness from the built-up area weighs against the merit of the site as an LGS. 19.31. The LGS Background Paper states that the LGS designation extends to some 9.3ha. This is a relatively large area of land, and the Paper acknowledges that this is larger than other areas that have been allocated in the SCP. 19.32. The Paper states that the site has recreational value and is accessed and crossed by PRoW. This is factually incorrect. There are no PRoW which cross the site. The extent of PRoWs in the area are detailed on the plan attached at Appendix 9. This		

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					notes, the nearest PRoW runs alongside (but outside of) the southern edge of the LGS. 19.33. Notwithstanding this, the site does currently benefit from public access. However, this is at the absolute discretion of the landowner. It is submitted that their decision to open up this area to the public should not be used as a reason to apply future designations on the land that might impinge on the future use of the site. For example, it should be noted that its historic use as a rifle range would not be consistent with public access. On this basis, if this use were to recommence, the current level of public access would have to be curtailed. 19.34. It is material to note that the site is part of the Steyning Downland Scheme. This was launched in 2007 when the Goring family decided to set aside 67 hectares (165 acres) of the Wiston Estate in the SDNP for the benefit of the community, the land and its wildlife. The level of access and quality of the site is a direct reflection of the sites management in accordance with the Steyning Downland Scheme principles. 19.35. It is respectfully submitted that the actions of the landowner, and the work of the Steyning Downland Scheme charity has demonstrated protection and conservation of the area over the last 12 years. The prospective LGS designation is not necessary to deliver the ongoing protection of this area. 19.36. Having regard to the setting of the LGS, and its surroundings, it is considered to be reflective of the typical landscape characteristics of the Scarp Footslopes, and wider downland. It is considered that the site does benefit from natural beauty and tranquility. 20.		

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159	Sustainability Appraisal				The SCP is not accompanied by a SA. Whilst there is no statutory requirement to submit a SA with the SCP, national planning guidance (and the Basic Conditions) require Neighbourhood Plans to demonstrate how they contribute to sustainable development. 20.2. There are no supporting documents that accompany the plan which detail and evidence either how the SCP contributes to sustainable development, or how the requirement to achieve this has underpinned the preparation and policies of the SCP. 20.3. In the absence of this, the SCP is flawed; and fails to comply with the requirements of the Basic Conditions.		
159	Summary and Recommended changes to the emerging Neighbourhood Plan				The Wiston Estate support the principle of the Parish Council's preparation of the SCP. However, as currently drafted the process and content of the SCP is flawed and should not progress. It is concluded that the SCP as drafted is in clear conflict with the Basic Conditions, against which the plan must be considered by an independent Examiner. On this basis it is submitted the SCP, as drafted should not proceed to Referendum. 21.2. There is a requirement to address the deficiencies of the SCP, before it proceeds further. 21.3. This report sets out the prejudicial interests of a number of key parties that have been heavily involved in the preparation of the SCP and its supporting evidence base. This in particular relates to the process of selecting and designating land as LGS. 21.4. It is necessary for the plan preparation to address these conflicts. It is submitted this would either need to comprise removal of the LGS from the SCP, or a withdrawal of the Regulation 14 SCP and its		<i>Concerns and objections are noted and have been fully re-considered prior to proceeding with the neighbourhood plan.</i>

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					review and further preparation by those without a prejudicial interest. This also includes the LGS Background Paper. 21.6. Concerns are also raised at the planning merits of the SCP. The resolution to omit housing allocations but proceed with LGS designations, renders it in conflict with the national planning requirement to ensure plans meet development needs and LGS allocations do not prevent this. 21.7. In light of this, the SCP should either omit LGS allocations or bring such allocations forward in tandem with housing allocations to meet the development needs of the Parish. 21.8. Concerns are also raised at the process of LGS designation with respect to engagement with landowners of candidate sites, and the selection criteria used to justify the allocation. Both are in conflict with national planning guidance and thus fail the Basic Conditions. 21.9. The SCP seeks to designate 3 areas of LGS that fall within the ownership of the Wiston Estate. Each have been appraised for their compliance with the tests set out in national planning guidance, and in particular paragraph 100 of the NPPF. Whilst concerns are raised at the compliance of land at The Rifle Range and Mill Field for inclusion as LGS, the main objections are in respect of the proposed allocation of land at Bayards Field as an LGS. 21.10. This has been appraised against the national tests, including having regard to the justifications advanced in the LGS Background Paper. Whilst the site has a single PRoW that runs along the northern boundary of the land parcel, it otherwise has no public access and is acknowledged by the Background Paper as not qualifying on the grounds		

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					of recreation value. Instead significant weight has been placed on its historical value. The report from Forum Heritage clearly demonstrates such conclusions are not justified. There is no other reason for designation that meets the national tests. 21.11. On this basis land at Bayards Field, as a minimum, should be removed from an LGS designation in the SCP. A failure to do so would render the SCP in conflict with the Basic Conditions. 21.12. Finally, the SCP is not supported by a SA, or similar, that demonstrates that the plan has been prepared having regard to, and contributing to, the achievement of sustainable development. This is a further failure of the Basic Conditions. 21.13. The SCP cannot proceed until such evidence has been prepared and is provided alongside the SCP for assessment. To accord with best practice, this should be provided alongside a further 6-week consultation with a Regulation 14 Pre-submission version of the Plan.		
160	Neighbourhood Plan		2.34 - 2.41		The biodiversity of our countryside is fundamental to maintain. As we already know numbers of birds have dropped significantly in the last 50 years and the same is said of insects. If we do not purposely protect areas and galvanize the community (as Steyning does so well with volunteer groups see below) to look after the breadth of wildlife, little will be done. Budgets at DEFRA are reduced and it seems not to be a priority for funding from central government.		<i>Noted</i>
160	Neighbourhood Plan		2.22 - 2.24		Health and Wellbeing. Nature and green spaces are essential for our overstimulated deviced world. Steyning is a hub of activity, brining different members of the community together and		<i>Noted</i>

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					encouraging us to engage with the natural world. One of these projects is https://steyningdownland.org/ which relies on the accessibility to the Downs on the doorstep of Steyning. I myself had breast cancer 2 years ago and have chosen to move to the countryside to detox from city life. I have chosen Steyning because of its engagement with, celebration of and education about the natural world		
161	Neighbourhood Plan			Local Plan Review	It is duly noted there has been reference to Horsham District Council's Local Plan Review throughout the document. (p2 and paragraph 8.3). For clarification, the District Council is required to undertake a review of its Local Plan to ensure there is a positive planning framework for the district. The district council has ensured there has been the establishment of a positive pathway for local neighbourhood plan groups in Horsham to follow to avoid any potential conflict with the local plan review. This has been discussed extensively with local groups throughout 2019 and there has been ample time for local groups to progress their neighbourhood plans within agreed timescales.	For clarification	<i>Thank you for the comment - we will make the appropriate changes to these paragraphs.</i>
161	Neighbourhood Plan			SCP1	It is recommended for avoidance of doubt key PRoW, river corridors and areas of ecological importance are identified on the Policies Map which SPC1 applies	For clarification.	<i>Comments noted. The policy is intended to provide examples of green infrastructure and landscape features across the parish and these in many cases cannot be definitively mapped. We consider that for a development to attract policy support they would need to undertake their own assessments and demonstrate whether they protect/enhance the green infrastructure and/or valued</i>

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							<i>landscape features set out. In addition it is noted that the Arun River Corridor is identified in the SDNPA's emerging Green Infrastructure Framework as a Green Infrastructure Investment Area and we would not want to conflict with such a policy in a higher level document.</i>
161	Neighbourhood Plan			SCP2	SCP2.1 Design All new development must be designed, considering the impact it will have on the environment . SCP2.2 All developments where reasonably possible should seek to: For criterion (b) it is not always possible for implement additional habitats on all development proposals. For example, a single infill proposal may not be able to implement such measures. Such policy wording should be avoided. Reference is made to planting species native to Steyning in criterion (c). This should be avoided. Please amend accordingly. d. Utilise landscape to minimise the (visual impacts) and actual urbanising impact of any new built form.	The words 'responsible' and 'perceived' is considered to be ambiguous and should be avoided. Planning policies should be clear and concise adhering to national guidance. Further textual amendments are suggested to ensure flexibility. Please amend accordingly.	<i>Comments noted - policy updated accordingly.</i>
161	Neighbourhood Plan			SCP3	Support is given to development proposals which seeks to...The reference to the Character Assessment should comply with National Planning Policy and be part of a strong and robust evidence base	To allow for flexibility. To ensure a strong and robust evidence base supports viable policies in the emerging neighbourhood plan.	<i>Comments noted - policy updated accordingly.</i>
161	Neighbourhood Plan			SCP4	For the purposes of clarification please identify existing communities' facilities this policy applies.	For clarification	<i>Comment noted. The policy is intended to encompass improvement opportunities in line with the criteria set out. Confusion may have arisen from the policy title which has now been changed. Given the policies intention it is not considered appropriate to designate where the policies apply.</i>

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							<i>Supporting text also updated in preceding paragraphs.</i>
161	Neighbourhood Plan			SCP5	As state in the main body of this representation, local green space designations must adhere to a strict criterion or tests as stated in the NPPF. It is advised all proposed designations should be clearly and robust supported by comprehensive evidence. It will be for the examiner to decide the validity of the proposal and the process of designating local green spaces not be employed if there is an appropriate designation or adequate policy protection already in place nor should it be used to specifically to prevent development	To meet the Basic Conditions	<i>Comments noted. We have reviewed the representations received prior to submission and agree that it is for the examiner to make a final decision at examination on the validity of the designation.</i>
161	Neighbourhood Plan			Maps	Please ensure Policies Map are comprehensively delineated in order to meet the legislation. It is duly noted that inset maps are not numbered nor referenced in full. It is further noted Green Space (e) appears wholly in one inset plan (framed blue) but is partly delineated in another inset plan (framed red/pink). All insets need to show the whole boundary of all sites shown. As a statutory planning document and for public consumption full referencing relating to existing designations or proposed land uses should be denoted on inset plans	To accord with legislation. The Policies Map shows allocations and designations arising from policies in the local plan or neighbourhood plan. The Policies Map should be a map which— (i) identifies the location and boundaries of allocations and designations, (ii) is reproduced from, or based on, an Ordnance Survey map, (iii) shows National Grid lines and reference numbers, and (iv) includes an explanation of any symbol or notation which it uses It follows all policies relating to land use should be delineated on the policies map – proposed local green spaces, proposed buffer zones, designated play spaces and any proposed cycling or pedestrian links	<i>Noted - maps have been updated accordingly.</i>
161					Thank you for the opportunity to make comments on the Pre-Submission Draft Steyning Neighbourhood Plan. Horsham District Council is supportive of the parish's work to develop their Neighbourhood		<i>Kind words noted.</i>

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					Development Plan. It is acknowledged the Parish Council have undertaken a significant amount of work to reach this particular point and should be commended for all their effects.		
161					The following are general comments to the Pre-Submission Draft Steyning Neighbourhood Plan. Further detailed comments can be found in the schedule of comments on page 3:		<i>Noted</i>
161					1. Steyning is identified as a larger village in the settlement hierarchy as set out in Policy 3 of the adopted Horsham District Planning Framework (HDPF). There is an expectation that emerging neighbourhood plans are required to accommodate its fair proportion of the minimum 1,500 dwellings to be delivered from Neighbourhood Plans across Horsham in accordance with Policy 15 (4). Horsham District Council acknowledges Steyning is not looking to allocate sites in this emerging Neighbourhood Plan. The Parish Council has confirmed in a communication with HDC dated the 13 June 2019 that the parish council will look to HDC through its local plan review to deliver planned growth for the village. Officers will look to engage with the Parish Council as the Local Plan review progresses.		<i>Comments noted and the Parish Council looks forward to engaging with HDC as the Local Plan review moves forward.</i>
161					2. It is duly noted that the Plan did not undertake an informal Health Check as offered to them by Horsham District Council prior to Regulation 14 consultation.		<i>Noted - unfortunately in a bid to meet the November deadline there was not the time to take HDC up on their kind offer.</i>
161					3. The emerging Steyning Neighbourhood Plan proposes a number of Local Green Spaces (LGS) in and around the village. Horsham District Council supports the principle of Local Green Space designations. However, it is acknowledged that a strict criterion must be satisfied before formal		<i>Noted. We have sought to engage with everyone affected by the proposed designations as soon as a decision was made by the Parish Council to progress this. We are content that the LGS assessments</i>

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					designation and there is the potential that not every proposal put forward by the local community will meet the requirements as stipulated by Paragraph 100 of the National Planning Policy Framework. Horsham District Council strongly advocates each neighbourhood plan group adheres to best practice as stipulated in the Planning Practice Guidance with particular reference made to contacting landowners and consultees impacted by the proposed local green space designation or any other policy to invite representations on the emerging plan.		<i>are robust and we will ensure that all comments received are used to inform the assessments prior to submission.</i>
161					4. The council notes reference in the neighbourhood plan concerning the Local Plan Review (page 2 and paragraph 8.3). For clarification, please note the HDPF Inspector's Report dated 8 October 2015, recommended a review of the HDPF should commenced within 3 years of adoption of the HDPF (November 2015). This process duly started last year and is ongoing. The district council is committed to a review of its Local Plan to ensure development comes forward in a sustainable and timely manner and there is an up to date local plan framework for the district.		<i>Noted - timings are regrettable but we hope that all parties can continue working towards the creation of a sound development plan for the area.</i>
161					5. It is the consideration of Horsham District Council that SPC and Steering group has looked to develop a neighbourhood plan that contributes positively towards sustainable development and the improving the quality of the environment.		<i>Thank you for your comment - this has always been the intention of those working on the plan.</i>
161	Neighbourhood Plan			Title	Please amend all references in the plan to read: Steyning Community [insert] Neighbourhood Plan 2019 – 2031	To comply with Legislation and for clarification. Please amend and implement correct title throughout the whole plan.	<i>Noted - the document have been renamed accordingly.</i>

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162	Neighbourhood Plan	12	3.6		I believe we need to include housing within this plan in order that we can shape steyning future. The plan states that hundreds of hours of volunteer time has gone into the plan so surely it would be possible to include housing, even if we need to ask for an extension.	Include housing	<i>Comments noted - A decision has been made to achieve the submission deadline. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>
163	Neighbourhood Plan				A Vision for Steyning 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. There is no housing plan, something that I feel is the most important factor for retaining the beauty of our wonderful town and for providing sustainable housing for those who are growing up here, who may wish to remain or move back to when they come to raise families of their own. Smaller properties 1 and 2 bedroom, not 4-5 bedroom developments as currently being proposed on Glebe Farm. 100's of hours work have been used on the housing element but have now been dropped from the plan. Can we not get be allowed to raise a committee who can revisit the housing plan? It is what people want and need.	Use the information gathered and add to that and re submit a housing plan	<i>Comments noted - A decision has been made to achieve the submission deadline. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>
164					Fully support the aim to provide housing in appropriate locations, outside the National Park and identified Green Space		<i>Noted</i>

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165		8	2.18		If increased High Street parking is partially a result of car parking charges having been introduced in the larger car parks, as suggested, then introducing higher charges for on-street parking is likely to reduce it. Car park meters	Make High Street parking expensive and less attractive, by introducing charges, but give exceptions or discounts to those certified disabled. Use the freed-up space for creating convenient bicycle parking. There are currently only 3 spaces, in the small High Street car park, for securing bikes, as the stands have been put outside a doorway that requires free access at all times.	<i>Unfortunately much of this is considered to be outside the scope of the plan.</i>
165		8	2.19		Plan, and, in future, create, a dedicated cycling network that SAFELY and conveniently connects key destinations: a) withing Steyning town (e.g. Leisure Centre, library, High Street shops, Health Centre, etc.) b) between towns and villages in the region (e.g. Wiston, Storrington, Shoreham, Washington, etc.).	Include making sure that there is convenient cycle parking at each location (currently no provision for bikes at the Health Centre). I say SAFELY because currently cycling on the Horsham Road to or from, e.g. the Health Centre is not safe for young persons on their own, nor for hesitant cyclists	<i>Noted - requirement added to policy 2 to promote the use of non-motorised transport modes.</i>
165	VISION statement	13			The CLIMATE CHANGE supporting document states that a radical transformation in various things including the way we get around is required (para 2.6) and I agree with this. It also states that Steyning is currently heavily car-based and that this is partly down to geography and the lack of alternatives, but also no doubt a matter of habit and convenience (para 3.14).	It is difficult to change entrenched behaviour and I think the VISION sections should be re-arranged to give greater priority to desirable change in transport, as follows: Keep 'i' as point 1 Make 'v' point 2 or 3 Make 'vii' point 2 or 3 PS E-bikes make the geography much less of a factor.	<i>Thank you for your comments. However the vision statement has been arrived at after much public consultation and is considered appropriate.</i>
165	Neighbourhood Plan	14	1.1 & 1.2	SCP1	A dedicated cycling network will make a significant contribution towards this policy. For an example of how this results in healthy habits and attractive networks see here: http://www.hdcf.org.uk/another-summer-in-cycling-heaven/	Local: cycling should be made safe and attractive so it is a real alternative to getting in the car, for practical daily purposes such as doing some food shopping or going to the dentist. Regional: Like the Downs Link, bridleways in a cycling network could incorporate natural-looking picnic places to encourage people to enjoy the landscape in a health-enhancing way.	<i>Noted, the plan provides policy support for cycle networks.</i>

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165		15	4.1		This paragraph, I believe, sensibly talks about incorporating measures to reduce the impact of new development at the design stage. I believe SAFETY should be a key requirement, which will often mean physical segregation between vehicles travelling at very different speeds	I believe it should be made a REQUIREMENT for every new development to create a separate cycling/walking infrastructure plan at the design stage that shows new high-quality infrastructure AND how it connects to existing infrastructure. This would make it less likely that cycling is added as a minor afterthought	<i>Noted.</i>
165	Neighbourhood Plan	17		SCP4 1	The proposed dedicated cycling/walking network should NOT focus on sports cycling in lycra, which is not attractive to many adults, but on practical everyday cycling ('utility cycling') to get from A to B. This should be door-to-door cycling and not require a bike to be transported in or on a car	Please see the photos illustrating this kind of cycling in the article referred to in point (4) above. There is a wide variety of panniers, basket and bags to transport goods and people conveniently.	<i>Noted.</i>
165	Climate Change	24			It's excellent that this document has been prepared and incorporated but, in my view, it is not sufficiently ambitious (See point (3) above	CC p. 20 Under 'Suggested Policy' add a 4th bullet: I Infrastructure that enables safe cycling CC p. 22/23 I agree with para's 5.16 & 5.17, but would swap the suggested policies and put cycling first, because: • Cycling is available to everyone in reasonable health, at low cost but offering significant gains in health • Electric cars are expensive and therefore out of reach to low-income households Para 5.18 should therefore begin: 'As an immediate step, the Parish Council should work with HDC and WSCC to: • explore options for improving the quality and connectivity of local cycle paths and footpaths • introduce guided health rides led by trained volunteer ride leaders, as HDC have successfully done in Horsham. CC p. 23 The suggested policy should refer to an "effective bicycle commuter route to Shoreham AND (not or) better East-West bicycle links". PS I believe that the	<i>Comments noted.</i>

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						Wiston estate had plans for a bridleway connection to Washington?).	
166					At present, I do not support the current Community Plan. I feel it does not do the residents of Steyning justice and with the Council choosing not to include housing, it will force Horsham to allocate homes onto a specific location, which is utterly devastating for the surrounding residents I would support a plan that included the following: - Housing allocation - Policies relating to youth, including a need for youth facilities and affordable housing - A stronger case about the importance of climate action and creating green homes - A local green space policy which has consulted the owners of the land - Policies that discuss the decline of the Highstreet and how to keep it running, keeping in mind the growing community and its infrastructural needs		<i>Comments noted - A decision has been made to achieve the submission deadline.</i> <i>Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>
167		4	1.1		this para is inaccurate, the steering group voted against the inclusion of local green space	reword to say the plan has been prepared by the parish council against the advice of the steering group.	<i>Noted - test tweaked.</i>
167					To me this is not a neighbourhood plan, the purpose of a plan is to support the development of a neighbourhood, based on local needs and views. This plan does not do that, it specifically excludes to main development drivers, housing and infrastructure, albeit largely due to HDC's local plan timeframe. This plan's purpose seems to be focussed on preventing development, however creative and sustainable that might be in areas deemed unpopular by certain vocal		<i>Comments noted - A decision has been made to achieve the submission deadline.</i> <i>Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>

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					pressure groups, and in maximising CIL for little effort. If this plan is adopted it will prevent the community considering development on sites brought forward during the steering group phase that sit within the SDNP and within sites adopted as local green space. The public should be given an opportunity through consultation prior to the development of plan to seriously consider the merits of sites as either development opportunities or another options such as local green space. The introduction to the plan talks about its green credentials; to me there is very little in reality in the document that supports this. Green here seems mainly to be about conservation of ecology and biodiversity at the expense of improvement and sustainable development. At 4.9, p15, there is rightly recognition of Steyning being a part of the global challenge in relation to climate change but the report is weak around national challenge of housing need and town centre decline. If this plan is made there is a real risk that poor quality suburban sprawl will be the result, built on land away from the town centre, outside of the SDNP, which is highly unlikely to meet the aspirations of the vision statement around affordable homes.		
168	Neighbourhood Plan	8 & 9	2.16 & 2.20		The bus network has been decreased over the past few years with a VERY limited bus service	The neighbourhood plan should site this as it is a very important factor to consider when placing additional housing in the area	<i>Comments noted - A decision has been made to achieve the submission deadline. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>

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168	Neighbourhood Plan		2.21		The context of Steyning grammar isn't discussed	It is one of the largest grammar schools in the country spread across three sites with little capacity to expand. It has not been considered how developments in the local area including housing will impact on the school. There is also no mention of the impact of developments to primary school in the document	<i>Comments noted - A decision has been made to achieve the submission deadline. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>
168	Neighbourhood Plan	18	SCP5		The designation of local green spaces is clumsy, ill prepared and not in the public interest	There should be consultation with the wider public and landowners before proposing to designate areas as local green spaces. Whilst some of these spaces clearly fit the criteria, some don't and I cannot help but summarise that these are being designated as green spaces to prevent building on them rather than because they fit the framework. The people designating the areas as green spaces have vested interest therefore are not making an impartial judgement.	<i>The LGS assessments have been prepared in accordance with a sound methodology by volunteers who offered to provide assistance in undertaking this task. In completing the assessment work individuals ensured that any previous interests were put to one side in the interest of preparing robust and well thought out assessments.</i>
168					The document itself is unsubstantial and has very little detail	Consider development of local businesses Lack of Housing provision given there were numerous sites with extensive development plans in place • Transport links • Protection for EXISTING local residents • Protection of the rural community feel of Steyning • Provision of facilities for children and young people • Consider the routes in and out of Steyning and how developments will affect this in the future given the recent chaos caused by closing the bridge by the	<i>Comments noted - A decision has been made to achieve the submission deadline. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>

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						Bramber roundabout • There are areas of green space in Steyning (Glebe farm and kings barn farm) which are home to significant wildlife such as badgers, red kites and buzzards and there haven't even been consider in the plan as building there doesn't affect councillors • There is not mention of there being no local banks and currently only one indoor cashpoint as access to money • There is not enough details about the context of the landscape that constrains building in Steyning such as the south downs and the flood planes • This document reflects the views of the few in Steyning, not the many. It doesn't fit the criteria of a neighbour hood plan. By definition: "A Neighbourhood Plan (sometimes called a Neighbourhood Development Plan) is a way of helping local communities to influence the planning of the area in which they live and work. It can be used to: Develop a shared vision for your neighbourhood." The views are not that of the local community but those of the parish council	
169	Neighbourhood Plan				Decisions made by Neighbourhood Plan steering group being overturned by Parish Council		<i>Noted - this has been set out in full in the Consultation Statement</i>
169	Neighbourhood Plan				Inclusion of Local Green Spaces which included Bayards and Sweetland on very poor criteria and without consultation with landowners. LGS in Shooting Field not included.	A less partisan group of people on the LGS working party	<i>The LGS assessments have been prepared in accordance with a sound methodology by volunteers who offered to provide assistance in undertaking this task. In completing the assessment work individuals ensured that any previous interests were put to one side in the interest of preparing</i>

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							<i>robust and well thought out assessments.</i>
169	Neighbourhood Plan				Lack of inclusion of affordable housing in the Neighbour Plan.		<i>Comments noted - A decision has been made to achieve the submission deadline. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>
170	Neighbourhood Plan				No Comment		<i>n/a</i>
171	Neighbourhood Plan				Cannot see the point of a Neighbourhood Plan which excludes housing, making large developments on the fringes of the town more likely.	Include housing!	<i>Comments noted - A decision has been made to achieve the submission deadline. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>
171					Questionable decisions about inclusion of certain areas as green spaces, specifically Bayards and Sweetlands		<i>Comments noted - the LGS assessments are considered robust.</i>
172	Neighbourhood Plan			SCP5 (c)	With reference to the Draft - Evidence – Local Green Space document, this seeks to use the Green Belt criteria of “openness” to support a LGS designation and I think this is misleading and the assessment for designating a LGS should be based solely on the	Mill Field should be removed from the list of proposed LGS	<i>Comments noted - the assessment has been reviewed in light of your comments. However, the LGS assessments have been prepared in accordance with a sound</i>

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					criteria for LGS. Mill Field is arable land which is regularly cropped and cannot be considered as tranquil and is not demonstrable special to the local community. The designation of “beauty” is very subjective and this site is no different to adjacent land and therefore has no special attribute in this respect. It is surrounded by other regularly cropped fields and therefore it cannot be considered as forming part of the highly sensitive landscape fringe to the Conservation area. It therefore in my view does not meet the LGS criteria Designating this as an LGS will limit the possible sites for limited housing development which the Steyning community were in favour to avoid any one area of the town having to absorb the full future housing requirement for the town		<i>methodology in a uniform and robust way.</i>
172	Neighbourhood Plan			SCP5 1 (a)	With reference to the Draft - Evidence – Local Green Space document, this seeks to use the Green Belt criteria of “openness” to support a LGS designation and I think this is misleading and the assessment for designating a LGS should be based solely on the criteria for LGS. Bayards is arable land which is regularly cropped and cannot be considered as tranquil and is not demonstrable special to the local community. The designation of “beauty” is very subjective and this site is no different to adjacent land and therefore has no special attribute in this respect. The views from the High Street are questionable as they are obscured by high mature hedges/trees. It is surrounded by other regularly cropped fields and farm and business developments to the West and therefore it cannot be considered as forming part of the highly sensitive landscape fringe to the Conservation area.	Bayards should be removed from the proposed lost of LGS	<i>Comments noted - the assessment has been reviewed in light of your comments. However, the LGS assessments have been prepared in accordance with a sound methodology in a uniform and robust way.</i>

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					It therefore in my view does not meet the LGS criteria. Designating this as an LGS will limit the possible sites for limited housing development which the Steyning community were in favour to avoid any one area of the town having to absorb the full future housing requirement for the town		
172	Neighbourhood Plan			SCP5.1 (d)	Designation of Sweetlands as a LGS should not be done in order to prevent possible sensitive future development which could include better access to this area and to the SDNP. Designating this as an LGS will limit the possible sites for limited housing development which the Steyning community were in favour to avoid any one area of the town having to absorb the full future housing requirement for the town	Remove Sweetlands from the list of proposed LGS	<i>Comments noted - the assessment has been reviewed in light of your comments. However, the LGS assessments have been prepared in accordance with a sound methodology in a uniform and robust way.</i>
172	Neighbourhood Plan			SCP5.1 (a)	With reference to the "Draft Evidence – Local Green Space" document and Space Ref No 7 Shooting Field Green. I am very disappointed to see this has not been included as a proposed LGS. This is the only accessible open area for the local residents to enjoy. Contrary to what has been written this is used by the local families as a meeting place and play area. In the hot summers they can be seen picnicking or taking refuge from the heat. It is located in one of the most densely populated areas in the town and experiences high levels of traffic emissions every day due to school drop-off and pickups. It is populated with some mature trees which help to absorb the CO2 from this pollution. The Draft Ecology – Biodiversity document recommends protecting mature trees.	In my opinion this area should be included as a proposed LGS.	<i>Comment noted - the assessment has been reviewed in light of your comments. However, the LGS assessments have been prepared in accordance with a sound methodology in a uniform and robust way.</i>

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173	Vision for Steyning					Point ii should specifically include public houses as not all pubs provide food (and therefore fall under 'dining outlets').	<i>there is no reference to pub's in the vision statement.</i>
173	Neighbourhood Plan			SCP1 & SCP 2	I strongly support these policies		<i>Noted</i>
173	Neighbourhood Plan			SCP3		Point SCP3.2 should include constraints on external lighting to have zero impact on neighbours and on the National Park which has International Dark Sky Reserve status	<i>Within the National Park there are already policies to protect dark skies. It should be noted that zero impact would not be feasible.</i>
173	Neighbourhood Plan			SCP4		Public transport (i.e. bus services) should be maintained and enhanced (e.g. buses to Worthing) and residents encouraged to use them. There needs to be better integration between the bus and train services in Shoreham – the buses should go to and from the station not 'just down the road'.	<i>Noted. Unfortunately, this is largely outside of the scope of this plan.</i>
173	Neighbourhood Plan			SCP5	I support the designation of these areas as 'local green spaces'.		<i>Noted</i>
174	Neighbourhood Plan	1			This image looks like it came from a Saga country cycling tourist brochure from the 1950s – it does not depict a vibrant town in the 21st century. It rustic imagery says nothing about the current nature of the town, sport, commerce, young people or the future it is backward looking	Something modern and vibrant that isn't just for elderly ramblers. Why not get an Art student from the town Grammar School to design something more contemporary	<i>Noted</i>
174	Neighbourhood Plan		3.3 - 3.6		Very concerned that Housing was not included for in-fighting political reason that made it impossible to meet deadline. Do not consider that reasons given	I consider a community plan that does not include housing to be incomplete and miss focused. Believe the conduct and internal dysfunction of the parish council on this matter warrants external scrutiny. If	<i>Comments noted - A decision has been made to achieve the submission deadline. Unfortunately some topics have</i>

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					for not including housing are accurately explained based on consultant's letter 13th June.	for no other reason than wasting volunteer's/steering group members time, alienating residents and creating doubt about the objectivity of the plan	<i>been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>
174	Climate Change/Climat e Smart Steyning				WHY IS THIS NOT IN THE VISION??? Why has most of the valuable work done by the Maidment's been ignored and most of their specific recommendations been omitted from this draft?	The plan MUST be stronger on climate change and biodiversity and these must be mentioned in the vision statement and then link to specific actions that need to be taken within the next 3-5 years or the rest of the plan is pretty irrelevant. The green spaces and beautiful landscape of the area are under threat from climate change as is the whole country this should not be ignore and left to national government all communities can make an impact with good local green initiatives. Some of the policies outlined in Environment Working Groups report on CLIMATE CHANGE must be included in the final document. The parish council needs to get their heads out of bygone days and preserving the historic nature of the town and address the urgent 21st Century concerns that will impact on all future generations	<i>this plan has been updated to place climate change in a much more central and prominent position.</i>
174	Neighbourhood Plan			SCP5	Consider this another highly inadequate section of the document – needs TOTALLY redoing as cannot support any aspect of this section! It is bias and lacks objectivity in the selection criteria. Also the sites are not evenly dispersed across the town but all linked in a green corridor off the cricket pitch side of the town. There is no evidence of consideration of their relevance or significance to the whole community being taken into account. The Downs Link & Bramber Castle areas and the adjoin fields seem to have been totally overlooked despite their historic significance and value for tourism in the town.	Needs further public consultation and this should be linked with biodiversity, conservation, historic significance, existing access and recreational use by the community. These sites seem to have been selected to appease a small cross-section of the residents living in a narrow corridor of the town.	<i>Comments noted. The full assessment document is included in the evidence base.</i>

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174	Neighbourhood Plan				A disappointing, light weight and ineffectual plan that seems be pulled together in a haphazard manner as it has overlooked, quashed and ignored numerous steering committee and planning group findings	The general behaviour of some members of the parish council and the processes involved in the preparation of this draft do not incline me to consider that any unfavourable feedback will be objectively or democratically reviewed	<i>Comments noted.</i>
175				General Comment	Neighbourhood Plans are a statutory planning document and the use of the title 'Community Plan' gives the impression that this is a non-statutory plan along the lines of previous Action Plans or Parish Plans. The use of this title is confusing and potentially misleading.	It is recommended that future versions of the plan are properly titled 'Steyning Neighbourhood Plan' so its importance as part of the statutory development plan for the area is clearly understood	<i>Noted - a decision had been made to use an alternative title to differentiate it from the SWAB plan. We will revert to calling it the n.plan from now on.</i>
175				General Comment	The impact of the letter from Horsham District Council on the timing and scope of the Steyning Neighbourhood Plan is very regrettable given the amount of time and effort already spent by the community on the background evidence on a wide range of important issues. The statement from HDC that neighbourhood plans submitted to them after the end of November 2019 would not proceed to examination until the new Local Plan had been adopted was in contradiction of Neighbourhood Planning Regulations which require local planning authorities to progress the examination of neighbourhood plans "as soon as possible" after receipt of the Plan and supporting documents (Regulation 16 of The Neighbourhood Planning (General) Regulations 2012). There is no provision in legislation for local planning authorities to prevent the examination of a neighbourhood plan just because it is not convenient for their own Local Plan timetable	We would suggest that HDC be asked to reconsider their position on the timetable for this Neighbourhood Plan.	<i>We have already sought to extend the timeframe but to no avail.</i>
175				General Comment	The vision and objectives of the Neighbourhood Plan are supported and reflect the very high-quality heritage and landscape assets of Steyning. The evidence base documents are also very impressive,	We would suggest that HDC be asked to reconsider their position on the timetable for this Neighbourhood Plan.	<i>We have already sought to extend the timeframe but to no avail.</i>

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					in particular the Character Assessment, the Climate Change and Ecology and Biodiversity documents appear very robust and visionary in their recommendations. However, the recommendations in the Climate Change and the Ecology and Biodiversity documents have not been taken forward into the Plan. Again, this is explained in paragraph 8.3 as a result of the deadline for submission imposed by Horsham District Council This is a huge missed opportunity and a waste of all the considerable work put into these documents.		
175	Green Infrastructure & Biodiversity			SCP1	Given the amount of work put in to the Ecology and Biodiversity report, and its high quality, there should be a reference to this report within the text of the policy to give it weight in the planning process and so that it informs assessments of existing and proposed biodiversity carried out for planning applications.	Reference the Ecology and Biodiversity report in the text of the policy.	<i>Noted - plan updated accordingly.</i>
175				SCP2	There should be a reference to the Character Assessment within the text of this policy so that it informs the design of proposed developments. Whilst this is covered under SCP3 Contribution to Character, it also needs to be an integral part of the design so that it is 'landscape-led' approach that is informed by its context and the character components on the site.	Reference the Character Assessment within the text of the polic	<i>Reference added to policy.</i>
175				SCP4	Whilst this policy supports new facilities it does not protect existing ones from alternative uses. Whilst there are general HDC Local Plan policies protecting community facilities most Neighbourhood Plans take the opportunity to specify those facilities that are particularly important to community life and need the most protection. Whilst some of these are referred to in Chapter 2, it would strengthen the	This policy should specify those facilities that are particularly important to community life and need the most protection, together with a strong statement supporting their retention	<i>The policy has deliberately been left open to ensure no facilities are missed or new facilities in the future not excluded from policy support.</i>

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					Plan if they were also listed in policy SCP4 together with a strong statement supporting their retention.		
175	Local Green Space			SCP5	This policy could be clearer within the text of the policy on the implications of being designated as Local Green Space. NPPF paragraph 101 says that “policies for managing development within a Local Green Space should be consistent with those for Green Belts”, that is that inappropriate development should not be approved except in very special circumstances. The wording at the end of paragraph 6.13 of the Plan could be pulled into the text of the policy itself to strengthen it.	Use the wording at the end of paragraph 6.13 of the Plan within the text of the policy itself to strengthen it.	<i>Noted - policy updated.</i>
175				Policy Gap	In addition to the missed opportunity for including policies based on the Climate Change and Ecology and Biodiversity reports, this Neighbourhood Plan is notably lacking in any recognition of the problem that young people and those in lower paid work have in affording their own home, whether as a tenant, part or full owner. Community-led housing is one way that communities can address this issue, through policies in their Neighbourhood Plans and through direct action in securing and developing affordable housing sites that will be managed by the community for the community. It is disappointing that there is no mention of any aspirations in this direction within the Neighbourhood Plan. There are also no policies which direct the type of housing (see for example the Village Design Statement within Ringmer NP: http://www.ringmerparishcouncil.gov.uk/media/2.-ringmer-neighbourhood-plan.pdf which includes the following policy “Policy 10.7: Larger developments (20 units or more)	Consider the addition of a policy in relation to community-led housing and the potential of creating a Community Land Trust or other mechanism to secure and develop affordable housing sites that will be managed by the community for the community. Consider a policy which would support smaller 2/3 bed houses for first time/last time buyers.	<i>Comments noted - A decision has been made to achieve the submission deadline. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>

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					should be mixed, but with a high proportion of 2-3 bed houses suitable for young families. They should include some 1-2 bed starter homes and smaller homes built to Lifetime Homes standards for the elderly and disabled. Proposals for sheltered housing, self build schemes, flats or large houses will be considered on their merits."		
176				General		I think it would be helpful to give a commitment to visit those areas not covered by the shortened plan within a defined period and short timescale	<i>Noted - unfortunately at this time such a commitment cannot be made.</i>
177					No Comment		<i>n/a</i>
178					No Comment		<i>n/a</i>
179			6.11		1) Bayards Field and Sweetlands do not meet the requirement for Local Green Spaces and not of historic significance, or of any special beauty. 2) The Steering Committee voted not to designate them as Local Green Spaces, but were overridden three days later. 3) I am of the impression that this is a ploy to ensure that Glebe Farm becomes the only remaining choice available to Horsham District Council. 4) It falls foul of the OGS Rule that 'Care is required to ensure that green space policies are not being misused, e.g. through making designations to stop development	Removal of Bayards Field and Sweetlands from Local Green Space designation.	<i>Comments noted. We consider that all sites have been considered in a uniform and robust way. LGS designations are not proposed to block development, they are only proposed where the space is considered to meet the policy tests.</i>

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179			8.2		The Steering Committee's recommendations that Bayards Field and Sweetlands not be designated as LGS must be mentioned in the document, as it most certainly did evidence both Steering Committee and Local Support		<i>This has been set out in the Consultation Statement which accompanies the n.plan at submission.</i>
180		2			We note the reasons why this 'condensed' version of the Community Plan has been published and we do have some sympathy with the Steering Committee that they cannot advance a more comprehensive Plan. However, it is disappointing that the emerging Plan has not allocated sites for new development, particularly as the Parish Council has had AECOM assess local housing need; the conclusion of which is that 165 dwellings are required. As the Steering Committee is aware, Richborough Estates is promoting residential-led development on circa 29 acres North of Kings Barn Lane. A further 5¼ acres are also within the same landownership. The Steering Committee kindly invited us to present to the Site Promoters Event held in May this year; and from this presentation the Committee are aware of our proposals and how we could deliver at least the suggested AECOM housing figure, including 35% affordable homes. Our scheme is based on having dwellings two storey high across a full range of sizes but with a bias towards 2 and 3 bedroom properties. As the Committee is also aware, we are proposing vehicular access from the A283 bypass via a new roundabout together with new pedestrian, cycle and emergency vehicle access from King's Barn Road; new public open space incorporated including equipped play areas and natural play; a community orchard; a green buffer against existing houses; the	Vision iii Have energy efficient new housing utilising good design principles, and taking account of its location and relationship with surrounding built form	<i>Comments noted.</i>

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					site falls within the lowest risk of flooding (Zone 1); the site is not within the National Park; it is not within the conservation area; and it is only approximately a 10 minute walk from the high street. Our highway engineers have submitted details to West Sussex County Council (as the local Highway Authority) of our vehicular/pedestrian/cycle access strategy utilising the A283 and King's Barn Road as described above. These submissions have included vehicular access designs, a Transport Assessment Scoping Report; a Walking, Cycling, Horse-Riding Assessment and Review report; and a Design Audit. The Highway Authority has accepted the principle of our access strategy; and a technical note summarising the steps that have been taken and responses from the Highway Authority is appended to these representations, together with our roundabout design for the main site access.		
180	Vision				We are not convinced that the following aim in the Vision is achievable without specifically allocating new residential development: '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' Whilst it is a laudable aim, the Parish has already identified a local need for 165 new homes so without actually identifying these it would seem difficult to suggest by 2031 the Parish will have met local need, or indeed aspirations. The second part addresses affordable housing but without allocating land for housing it is unlikely there will be any real progress on meeting affordable housing needs either.		<i>Comments noted - A decision has been made to achieve the submission deadline.</i> <i>Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>

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					Without a residential allocations policy we do not consider having this aim in the Vision is appropriate because we do not believe it can be achieved. We therefore suggest alternative wording that recognises there may be some new housing but does not specifically link that to meeting the needs and aspirations of the local community; which as discussed would in reality requirement the construction of at least 165 dwellings.		
180	Green Infrastructure & Biodiversity		SCP1 .2	SCP1	We are supportive of development proposals having a biodiversity net gain, particularly where proposals increase the amount of publicly accessible green infrastructure		<i>Noted</i>
180	Responsible Design		SCP2 .2 (a)	SCP2	We are supportive of the principle of incorporating existing hedgerows, trees, woodlands, banks, ponds, watercourses and other natural features, such as green corridors, into schemes. However, there will be occasions where some sections of hedgerows have to be removed to form an access or poor quality / dangerous trees need to be removed. It can also be that an existing pond is removed and replaced by a better water feature as part of sustainable drainage. We therefore consider part (a) needs a slight caveat at the beginning as shown opposite.	Where appropriate and practical, incorporate existing hedgerows, trees, woodlands, banks, ponds, watercourses and other natural features, such as green corridors, into the design.	<i>Noted</i>
180			SCP2 .2 (e)	SCP2	It is not always possible to incorporate permeable hard landscaping as this depends on the specific ground reference. However, if the Community Plan feels it is important to reference it we have offered two alternative wording options opposite conditions. If the water did not soak away then this could lead to significant surface water issues. Permeable hard landscaping is just one element of	Incorporate sustainable urban drainage solutions. OR Incorporate sustainable urban drainage solutions, including where possible permeable hard landscaping	<i>Noted</i>

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					sustainable drainage and does not actually require a specific		
180	Additional policy		1.14		Para 1.14 acknowledges that once the new Horsham Local Plan is adopted there may be a need to review the Neighbourhood Plan. Our view is it will be inevitable that parts of the Neighbourhood Plan will become out-of-date as soon as a new Local Plan is adopted and consequently the Neighbourhood Plan must then be revised. These out-of-date elements will certainly include the housing requirement for the Neighbourhood Plan Area, and the lack of land allocated for development. There will no doubt be other sections that conflict / do not support the strategic policies and general thrust of the new Local Plan. We do recognise why this version of the Community Plan has not addressed the need to allocate land for new residential development. The new Local Plan may allocate that land itself, or conversely it may provide the policy context for neighbourhood plans to make allocations. Either way it is important that this current emerging Community Plan has a specific policy that triggers a review of itself based on the new Local Plan. If the Local Plan gives the power to the next Community Plan to allocate land then this trigger policy is vital so that local housing need can be met (including affordable homes); the Parish Council can benefit from enhanced Community Infrastructure Levy income resulting from allocation(s); and the Neighbourhood Area	NEW POLICY WORDING An early review of the Neighbourhood Plan (Steyping Community Plan 2019-2031) will be undertaken once the review of the Horsham District Planning Framework 2015 has established a new spatial strategy for the District. This Neighbourhood Plan review will be submitted to Horsham District Council within one year of the adoption of the new Horsham District Local Plan.	<i>We do not consider that such a policy or commitment is required.</i>

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					would be better protected from speculative development. As indicated above, AECOM has provided the Parish Council with a housing requirement figure of 165 dwellings over 12 years. We have no specific comment to make on the AECOM work but we do note Paragraph 64 of their Housing Needs Assessment (April 2019) says “.....Horsham District Council have advised that the final housing need figure presented in this report, while considered defensible at present, needs to be caveated on the basis that a forthcoming review, expected to take place in 2021, is likely to result in an uplift to all such figures across the District. It is recommended that the neighbourhood group engage regularly with HDC in the intervening period to monitor the status and anticipated impacts of this forthcoming review.” Boyer Planning, on our behalf, has reflected on the potential housing situation for Steyning based on the Government’s standard method for calculating housing requirements. The standard method for Horsham results in a need for 974 homes per year. This represents an uplift on the current Local Plan target of 800 homes per year of around 18%. Given Steyning is a ‘Tier 2’ settlement in the current Local Plan and the standard method unveils a District-wide increase of 18%, Steyning’s uplift could be fairly significant.		

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					Although the Steyning Neighbourhood Plan Area does not just include Steyning itself, the bulk of any new development will inevitably be focussed on the settlement. The issue of course is that a significant amount of land adjoining the western and southern boundaries is within the National Park or the neighbouring Bramber Parish. Our site is free of either of those constraints. Steyning has a very good range of shops, services and facilities for its size and this is very well summed up in the Regulation 14 Plan. The town and its local residents should be proud of these and how they are supported; but continued patronage over the coming years cannot always be guaranteed. Some new residential development with new members of the community, and the spend they can bring to the local economy, will help sustain Steyning as a healthy vibrant town. Having an immediate review would not be an unusual step because this is exactly what the regulation 14 Bramber Neighbourhood Plan is proposing. Our suggested wording for a new review policy is provided opposite.		
181			3.3-3.6		It would appear that the reasons given within the Neighbourhood Plan for why Housing has been withheld is not strictly accurate as evidenced by the Planning Consultants in their letter of the 13 June 2019. This letter identified that the Parish Council work on all aspects of the Plan had slowed and the volunteers were "increasingly uncertain of whether	It is not clear from the information whether this can now be rectified by including the Steering Groups' recommendations on housing. If it can this should occur. If the timeline now means that the above cannot occur, then the conduct of the Parish Council should be investigated as it would appear that it is the Parish Council's actions that have led to this vital	<i>Comments noted - A decision has been made to achieve the submission deadline. Unfortunately some topics have been omitted from this version of the plan. It is intended that missed</i>

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					their efforts had the support of the Parish Council". The letter refers to "recent discussions" "Fuelling this dubiety" and the Consultants warned the Parish Council that "Unless the current turbulence is resolved very soon and volunteers are able to re-engage with the process we advise that this target (the consultation deadline (sic)) may not be reached. The letter goes on to say that "We understand that the current upheaval may be centred around the question of whether SPC should allocate sites for development". That the ongoing work was to "assess the sites that have come forward" and that the Consultants felt that "It is vital for a decision to be made on this point with haste to enable volunteers to reconnect with the process, resume efforts on all topics and avoid abortive work". In July 2019 the Consultants identified that the Plan had not progressed in line with its timeline agreed at the beginning of the year and as a result the abortive work that they were trying to avoid had become necessary It is therefore clear that the "turbulence" within the Parish Council and the resulting "disfranchisement" of volunteers working on the Plan by the Parish Council had a direct effect on the timeline for proper completion of the Plan and prevented the housing element from being included.	part of the Plan being withdrawn, the views of the residents of Steyning being ignored and the significant time and cost of the steering group's work lost	<i>topics will be considered through any future review of the plan.</i>
181	Local Green Space			SCP5	The evidence used to decide on which sites should be designated as Local Green Spaces is flawed, ignores relevant information and takes into account irrelevant information within the decision-making process. As such, sadly, this part of the Plan is not fit for purpose and should be reworked with expert guidance Taking for example the following decisions: Space Ref: 12 - Land East of King's Stone Avenue "Beauty" -the analysis fails to identify the significant	For there to be a proper, open and honest assessment of the sites put forward. The current Local Green Space Plan is so fundamentally flawed in its decision-making as to make at least some of the decisions irrational. There should be proper consultation on the sites, including inviting the views of local conservationists involved in the nature reserves in the area, plant and animal life.	<i>Comments noted - A decision has been made to achieve the submission deadline.</i> <i>Unfortunately some topics have been omitted from this version of the plan. It is intended that missed topics will be considered through any future review of the plan.</i>

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					and wide ranging views from the site to Bramber Castle, the River Adur valley, Truleigh Hill, the cement works (love them or hate them!) and views leading across the Downs to Devils Dyke. "Historical Significance" - the analysis fails to identify that as well as forming part of the historical port it connects to the moat of Bramber Castle and forms part of the surrounding area of the Castle. "Recreational use" - the analysis fails to identify that the footpaths that traverse the land link the Downlink to the River Adur, Bramber Castle, Bramber Brooks Nature Reserve and Saltings Field. These all form part of the nature and historical walks around the area. The footpaths have considerable footfall and are used extensively by hikers, dog walkers, bird watchers and nature lovers. "Tranquility" - the analysis dismisses the truly tranquil nature of the area purely because the A283 can be heard at certain times if the wind direction is correct. As someone that walks across this field daily, the road noise is simply insignificant if at all noticeable. It is of note that most of the green spaces within Steyning have the road noise to some degree due to the proximity of the town to the bypass. To dismiss this area's "tranquillity" on this basis is irrational, particularly if you compare this with the decision made for the Bayards Field site. Bayards Field is much closer to the A283. It is opposite the school and leisure centre which has vehicles entering from early morning until late evening. It is directly opposite the school coach car park, which at school drop off and pick up times has the additional movement of numerous coaches picking and dropping children off. It is of further note that this site is on the main road leading from the High Street to		

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					the A283 as compared with the King's Stone Avenue site which is at the end of a single track lane. Anybody that uses both sites regularly will question how these conclusions could be drawn. "Wildlife" - the analysis fails to identify the significant wildlife in the area. The site connects to the Bramber Brookes Nature Reserve which has been recognised has having an abundance of important bird species and the area of importance to migrating birds. Just across the river is the Saltings Field nature reserve. Over the spring and summer months the area is home to short-eared owls. In the small stream at the foot of the site swans nest annually and it is abundant with amphibians. There are Roe Deer that roam the area. As the site leads down to the river (and has a small off shoot stream at its eastern boundary) the site regularly has egrets, heron, grebe, geese, ducks and other water and sea birds. The site is abundant with bats flying over in the summer months. Therefore, it is beyond comprehension how the conclusion on this site has been arrived at when compared to a site such as Bayards Field. It is therefore clear that this site, Bayards Field and I suspect many of the other sites have not been properly appraised. It certainly leads to the impression when comparing the analysis of this site with others that the Parish Council has had an agenda to protect certain sites, particularly those to the west of the town, regardless of the evidence, and to fit them into the definition of a Local Green Space, whilst ignoring others that could correctly be considered. Further I am not aware of any proper consultation with Steyning residents about which sites they would like included as a Local Green Space.		

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181	Supporting Climate change evidence		8.4		There is no consideration of the findings of the climate change evidence within the Plan. This is particularly important when considering future housing plans and infrastructure. Protection of the flood plans to prevent the diversion of water to other parts of the town should be protected. There are no practical recommendations at all within the plan for tackling climate change, including minimising the use of cars for any future development of Steyning, environmentally focussed housing, etc. The proposed policies and measures within the supporting evidence appears to have been ignored by the PC	To include climate change recommendations within the plan in line with the policies and measures in the supporting evidence	<i>Climate change does not take a more central role in the plan.</i>
181	Character Appraisal		4.12 0		The Character Appraisal of the Kings Barn Lane area of I Steyning fails to identify the true character of the area. For similar reasons to my comments under the Local Green Plan, significant omissions and errors have been made. It is of concern that the Plan fails to identify that the Downslink passes along Kings Stone Avenue and along Castle Lane, which demonstrates a basic lack of knowledge of this area and its important recreational use. Further it fails to identify that the Downs can be seen from Kings Barn Lane and Kings Stone Avenue (both sides of the street) and the significant views from Kings Stone Avenue of Bramber Castle, Truleigh Hill and the Downs from the cement works to Devils Dyke. It is almost as if the writers of the Plan have not visited this side of town!	Further work is required to record the true character of this area and the location of the Downslink with its important recreational use.	<i>Noted - comments have been incorporated into the document.</i>
182		18		SCPS	The Local Green Space supporting evidence report does not correctly apply the methodology for designating a Local Green Space and has not followed guidance to consult with the local community and landowners prior to designation The Local Green Space Report completes Stages 1 and 2 of the methodology correctly, however, Stage 3		<i>Comments noted. We consider the methodology adopted in the assessment of open spaces to be sound and in accordance with the NPPF and relevant information to justify any conclusions is provided within the evidence document. The</i>

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					(validation) does not take into consideration the weight Of existing designations in specific cases. For the . Purposes of this response, Bayards Field has been used as An example: Bayards Field should not be designated as a local green Space for the following reasons: 1. The designation within the report provides no Explanation or evidence that Bayards Field is 'demonstrably special to the community' within the Context of historic significance as stated in paragraph 100b of the NPPF. The evidence provided from the Steyning Historic Character Assessment report 2004 Mentions the 'rare historic urban/countryside interface Must be a priority', however, with no formal designations Since 2004 and no consultation with the local community And landowners there is no evidence that Bayards Field Historic significance is special to the community. 2. The designation within the report unduly Disregards the existing protection of the South Downs National Park. This is based on what is written within Paragraph 172 of the NPPF: 'Great weight should be Given to conserving and enhancing landscape and Scenic beauty in National Parks, the Broads and Areas of Outstanding national beauty, which have the highest status of protection in relation to these issues'. As Bayards Field is located within the boundary of the South Downs National Park, the designation of a local green space will not provide any additional protection. As this is the case, the validation of Bayards Field within the Local Green Space assessment has been incorrectly applied. Additionally, the local green space assessment identified the reason for Bayards Field designation		<i>protection already afforded to sites including the SDNP designation is also considered in the document at length.</i>

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					was due to its 'beauty' as a more granular consideration than 'scenic beauty', however there is no mention of Bayards Field's beauty and views within the identified Vantage Points to and from the Steyning Conservation Area within the Steyning Conservation Area Appraisal and Management Plan. Therefore, based on the fact that no consultation with landowners or the community has taken place on the consideration of Bayards Field's 'beauty', there are no grounds to designate Bayards Field as a local green space for 'beauty'.		
183			1.2 & 1.4	SCP1. 1	Development proposals 'will be supported' is perhaps abit too strong, as there may be other reasons for rejection outside the aspects listed	Maybe 'will be looked on more favourably'	<i>All policies should be read when considering applications for development. It is not necessary to include such caveats.</i>
183				SCP3. 2	Strongly supported: too many modern developments focus on profit at the expense of their neighbours and the existing housing stock.		<i>Noted</i>
183				SCP5. 1	Strongly support the designation of the 5 areas listed as local green space		<i>noted</i>
184				SCP 5.4	Fully Support 5SHPS for local green space (rifle range, Mill Field, Bayards Field, Sweetlands and Fletchers Croft) in view of the need to protect biodiversity and environment		<i>Noted</i>
185				SCP 5.4	Fully Support 5SHPS for local green space (rifle range, Mill Field, Bayards Field, Sweetlands and Fletchers Croft) in view of the need to protect biodiversity and environment		<i>Noted</i>

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186	Climate Change				I am disappointed that the Greening Steyning policy has been left out		<i>Noted</i>
186	Climate Change		3.1 111		Needs Greater emphasis on public transport	Stress new for Safer Cycling 20MPH through Steyning	<i>Noted</i>
187	Local Green Space			SCP5 1	I disagree with designation of Bayards Field as a green space. As Worked fields, its barely visible from the high street (only the far field boundary, unless one is standing on a ladder), and has just one peripheral footpath which is hardly a major route! As this designation is, I suspect, to block the proposed affordable housing development by Wiston Estate, it should be removed from the plan. 1. Shooting Field green space and land at Thornscoft would seem to be special to those living adjacent – did you ask them? Include them? Housing not assessed. Too late now – HDC will thus not be informed when reviewing their local plan.		<i>Noted</i>
188	Local Green Space				I am surprised that Spring Meadows Farm has not been listed as a local green site (LGS) The area comprises of unimproved grassland totally within the national park at one of its narrowest parts. The land has and still is grazed by horses, sheep, cattle and lately goats for the last 30 years. It provides rich habitat and forms a wildlife corridor from the court mill middle pond to the memorial playing field (MPF) It is home to many species including the scarce grass snake. It also provides a clear line site from the MPF to the rifle range and Chanctonbury ring beyond. Access to the farm site is restricted to a bridle path at the North end of Mill Road. This valuable open space does not deserve to be left off the LGS register	Designating the spring meadow farm a local green space	<i>Noted - your comments have been considered alongside the LGS assessment report before the plan is submitted.</i>

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188	Local Green Space				Court Mill Middle Pond – this site seems to have been missed off both the Mill Field and the Rifle range LGS. It is a very important wildlife habitat supporting wild duck, migrant warblers including nightingales, kingfisher and the brown hairstreak butterfly. This site must be included in either the Mill Field of Rifle Range LGS.	Adding the Court Mill Middle pond to a LGS so that it not left out	<i>Noted</i>
189					I feel I need to write my feelings down in a letter for them to be known Firstly, I am not saying we do not need housing, what I would like to say is, we need small pockets of housing, not housing estates at the end of peoples gardens. The area behind Kings Barn Lane is beautiful place. I can stand in my garden and hear nothing but birds singing, it is so tranquil. I cannot understand why it is not regarded as outstanding beauty to be honest. When I asked Councillor Campbell if he new the area, he said he was aware of it – I asked why it was not considered as beautiful he said”well the noise from the by-pass and the pylons. You cannot hear the traffic most of the time, and you do not see the pylons because you are taken in by the surrounding beauty, you just do not notice them. It makes me wonder how thorough these searches are. Another concern is how will the schools cope, and the Dr’s and dentists with all these extra people. How will all the extra traffic effect the bypass, with the round about that will be put in, with the roundabout already at Bramber Castle,It will create backlog. The traffic coming through Steyning now is horrendous, we are getting the traffic form the A27 cutting through. Also, traffic cutting through the housing estate next to the bypass is bad enough now outside the school. A gate is being installed at shooting field school to stop parents parking in the		<i>Noted</i>

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					school grounds and the knock on effect will be bad enough without having more traffic coming through and parking every-where. It is far too dangerous now.		
190					NO Comment		<i>n/a</i>
191					No Comment		<i>n/a</i>
192					No Comment		<i>n/a</i>
193					No Comment		<i>n/a</i>
194	General Comments				The parish council should be congratulated on producing a clear and well laid out Neighbourhood Development Plan (NDP) document. We recognise that this plan has been prepared within a relatively short time frame and therefore addresses a limited scope of issues. However, we welcome the focus on the natural environment, design and green spaces which are key to the Purposes of the National Park. Nearly a third of the parish area lies within the South Downs National Park (SDNP). We therefore welcome the prominence given to promoting the parish as a key gateway to the National Park in the Vision. We	Show the National Park boundary on the Policies Maps	<i>Noted - boundary is now shown on the map.</i>

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					would request that the National Park boundary is clearly shown on the Policies Maps.		
194				SCP1	The Plan is called 'Steyping Community Plan', we consider this may lead to confusion over the status of the Plan and recommend that the plan is titled 'Steyping Neighbourhood Plan' or NDP so it is clear it has been prepared under the relevant legislation and has the status of NDP once made i.e. it will be part of the Development Plan for the parish of Steyping. A useful section on the biodiversity of the Parish is included from 2.34 to 2.41. It would be helpful to have a map of the wildlife sites referred to in this section within the Plan at this point. We welcome and support the inclusion of river corridors in the Green Infrastructure and Biodiversity policy. The Arun River Corridor is identified in the SDNPA's emerging Green Infrastructure Framework as a Green Infrastructure Investment Area.	Re-title the Plan 'Steyping Neighbourhood Plan' or 'Steyping Neighbourhood Development Plan 'Include a map of designated wildlife sites within the Plan	<i>Noted, plan title has been renamed.</i> <i>We note the request for a map showing the designated wildlife sites within the plan. These designations are controlled by other organisations and we would not want mapping within our plan to become out of date. It is better to refer to the designated bodies' mapping as needed on a case by case basis (such as The Arun River Corridor is identified in the SDNPA's emerging Green Infrastructure Framework).</i>
194	Community Resources				We welcome the focus of SCP2 <i>Responsible Design</i> and suggest the policy could be strengthened by including measurable targets, for example: a 19% CO2 reduction improvement against Part L (2013) Building Regulations. This target is included in SD48 of the Local Plan and will apply to proposals within the SDNP.	Include measurable targets within the policy	<i>Noted - we see no reason to duplication existing adopted policy in the SDNP Local Plan. We also expect HDC to adopt appropriate standards in the emerging Local Plan.</i>
194	Local Green Space				We welcome the reference to Community Infrastructure Levy (CIL) under Community Resources. Paragraph 6.7 refers to a policy which appears to have been omitted from the Plan. It is useful for a NDP to set out a list of priorities for CIL funding although this does not need to be in the	Include a list of priority projects for CIL funding.	<i>Noted - text updated to reflect areas where CIL should be spent within the parish and a policy is being included which will refer to the Parish Council infrastructure delivery plan.</i>

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					form of a policy and can be a list of aspirations/ actions. The Plan should also acknowledge that other sources of funding will be required to make many of the aspirations/ action happen.		
194					We note the proposed designation of five Local Green Spaces, four of which are within the SDNP. We would refer the Parish Council to the NPPF which states LGS designation should only be used where green space is demonstrably special to the local community and holds a particular local significance and that designating land as LGS should be consistent with the local planning of sustainable development.	Include within the Plan a short paragraph for each LGS with reasons for its designation	<i>Noted - text has been added to the policy to provide clarity</i>
194					A detailed background paper sets out the analysis and assessment of proposed LGS in support of this policy. The methodology for assessing LGS includes a criterion for 'landscape fringe quality and view/vantage point re the Conservation Area'. This does not correspond to the NPPF LGS criteria, although the evidence presented may be relevant to other criteria such as historical significance or beauty.	Ensure LGS assessment methodology is consistent with the NPPF	<i>Comment noted. We consider our methodology to be in absolute conformity with the NPPF. Criterion b of para 100 of the NPPF provides examples of what makes a space demonstrably special and not an exhaustive or definitive list.</i>
194					We would recommend the Plan includes details of the reasons for designation for each LGS included in the Plan.	Include LGS reasons for designation with the Plan	<i>Noted - this has been included in the policy.</i>
194					Three of the proposed LGS are within the Wiston Estate. The SDNPA has endorsed the Wiston Whole Estate Plan (WEP) and it is recommended that the NDP cross-refers the WEP and that the Parish Council liaises with the Estate to discuss how the WEP and Neighbourhood Plan can achieve the delivery of both Visions.	Cross-refer to the Wiston Whole Estate Plan and Liase with the estate.	<i>Comment noted - Policy SD25 provides support for development proposals set out in an endorsed Whole Estate Plan. This N.Plan is not considered to introduce any policy which conflict with the endorsed estate plan. We note the perceived potential conflict</i>

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							<i>between the Estates' aspirations and the neighbourhood plan LGS proposals but would flag that proposals which meet the exceptions as set out in para 145 & 146 of the NPPF would still be allowed on LGS sites. The Wiston Estate have provided a Reg.14 response which has been taken into account and the Parish Council will seek to further engage with the Wiston Estate as we move forward.</i>
195					Thank you for consulting Historic England on the pre-submission version of the Steyning Neighbourhood Plan. I am happy to confirm that we have no issues to raise with the plan. We look forward to seeing the submission in due course		<i>Thank you for your response</i>
196					I have not had time to fill in a response form, but would just like to say that we are experiencing a climate emergency, so I would like to see climate change front and centre in the text of the plan – an opportunity not to be missed. All the best with the plan		<i>Noted - climate change references increased thorough the plan and in policies.</i>
198					As the climate is changing at a far faster rate than scientists predicted, zero carbon must be achieved ASAP	All new homes should be built to BREEAM or passihaus standard in order to meet government carbon targets as soon as possible	<i>Noted - unfortunately without additional evidence relating to viability implications we feel we are unable to require such standards.</i>
198					Support for cycling is good, but not strong enough	Secure public cycling facilities must be provided at places of congregation such as playing fields, churches and shops. These should include provision for e bike charging	<i>Noted - reference to cycling has been increased in the plan.</i>

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198					Support for cycling is good, but not strong enough	Please expand your consideration of infrastructure to 'positively encourage cycle use for all ages by provision of infrastructure and disincentivise private car ownership'	<i>Noted - reference to cycling has been increased in the plan.</i>
198					No consideration is given to the recent influx of planning applications for oil or gas extraction affecting several other nearby parishes	No fossil fuel extraction to take place within the Parish Boundary	<i>Noted - this would fall outside of the scope of the neighbourhood plan.</i>