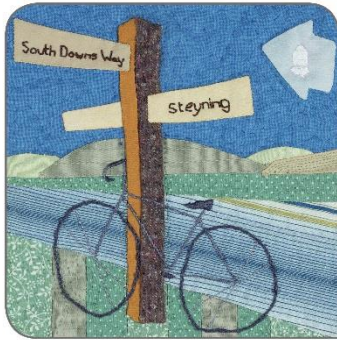




Character Appraisal

OF STEYNING PARISH CONDUCTED IN SUMMER
2019

Published on: 22 November 2019

Prepared to inform and support the Steyning Neighbourhood Plan

More information available at www.steyningcommunityplan.co.uk

TABLE OF CONTENTS

1. Introduction	5
What is a Character Assessment and What is its Purpose?.....	5
Structure of the Appraisal	6
The Appraisal Area.....	6
2. Appraisal Context.....	8
National and Local Planning Policy and Guidance.....	8
Historic Development.....	11
3. Spatial Analysis	14
The character and relationship between the town and open green spaces within and surrounding it.....	14
Trees and Landscape Features	14
Key views, vistas and entrance points	15
4. Character Analysis of the Parish	18
Definition of Character Areas or Zones.....	18
LCA1: Steyning Conservation Area	20
LCA2: Shooting Field.....	27
LCA3: Abbey Road.....	33
LCA4: Penlands.....	41
LCA5: Goring Road and south-eastern edge of Parish	47
LCA6: Kings Barn Lane	56
LCA7: Foothills of South Downs	62
LCA8: Farmland and Floodplains	69
5. Conclusions and Policy Recommendations	77

APPENDICES

Appendix 1a: Map of Listed Buildings within Steyning Conservation Area	80
Appendix 1b: Listed Buildings and Scheduled Monuments in Steyning Parish.....	81
Appendix 2: A Brief Glossary of Terms	89
Appendix 3: List of Source Documents	91
Appendix 4: Map of Tree Preservation Orders in the Parish of Steyning	92
Appendix 5: Extract from Steyning Historic Character Assessment Report – published as part of the Sussex Extensive Urban Survey August 2004.....	93
Appendix 6: Management Plan extract from 2018 HDC Conservation Area Appraisal and Management Plan.....	95

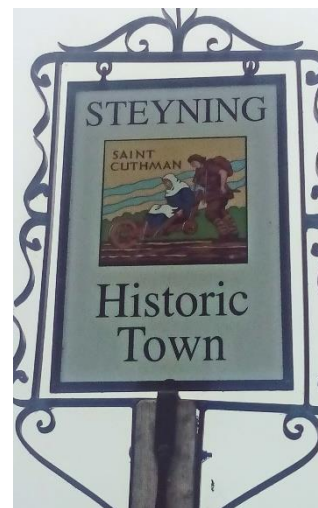
TABLE OF FIGURES

Figure 1 – Steyning Town Sign	5
Figure 2 – Plan of study area (Steyning Parish).....	7
Figure 3 - View towards South Downs from Memorial Playing Field	14
Figure 4 - View of Steyning from the South Downs.....	15
Figure 5 - Entry into Steyning along Horsham Road	16
Figure 6 - Map of Parish showing all LCAs	19
Figure 7 - Extent of LCA1	20
Figure 8 - SME main factory in Mill Road	21
Figure 9 - St. Andrew's and St. Cuthman's Church.....	23
Figure 10 - Gatewick House from the Churchyard	23
Figure 11 - Workhouse Cottages.....	23
Figure 12 - High Street, including Old Market Hall	23
Figure 13 - Church Street	24
Figure 14 - Steyning Police Station	24
Figure 15 - Paving, street lights and bollards in Conservation Area	24
Figure 16 - The White Horse Inn	26
Figure 17 - Extent of LCA2	27
Figure 18 - Bungalows adjacent to Dingemans Court.....	29
Figure 19 - New development at Reads Walk	29
Figure 20 - Semi-detached properties in Shooting Field	30
Figure 21 - Approach to Steyning Grammar School from Shooting Field	31
Figure 22 - Steyning Football Club with new pitch	31
Figure 23 - Green open space in Shooting Field.....	32
Figure 24 - Extent of LCA3	33
Figure 25 - Farnefold Road	35
Figure 26 - Twitten from Church Mead towards town centre	36
Figure 27 - Market Field.....	37
Figure 28 - Bowmans Close - typical house types	38
Figure 29 -Abbey Road open space	39

Figure 30 - Extent of LCA4	41
Figure 31 Newham Lane	43
Figure 32 Catholic Church of Christ the King	44
Figure 33 Hills Road looking South	44
Figure 34 Bungalows in Penlands Vale	45
Figure 35 - Extent of LCA5	47
Figure 36 - Goring Road	49
Figure 37 - Twitten leading from Gpring Road towards Roman Road	50
Figure 38 - Clays Field looking towards rear gardens of Goring Road	51
Figure 39 - Bench on corner of College Hill and The Crescent.....	51
Figure 40 - College Place	52
Figure 41 - Holland Road.....	53
Figure 42 - The Maltings.....	53
Figure 43 – Clivedale, Castle Lane	54
Figure 44 - Extent of LCA6	56
Figure 45 - Entrance to twitten at junction of Roman Road and Castle Way	58
Figure 46 - Kings Barn Villas	59
Figure 47 - Chalet bungalows on Kings Barn Lane with unfenced front gardens	60
Figure 48 - Roman Road	60
Figure 49 - Kings Stone Avenue.....	61
Figure 50 - Extent of LCA7	62
Figure 51 - Newham Lane, looking west up single track road to South Downs	63
Figure 52 - Rifle Range.....	64
Figure 53 - Scaffold business in Newham Lane within SDNP.....	65
Figure 54 - Charlton Court Cottages	66
Figure 55 - Poem on the stone	66
Figure 56 - Tithe barn at Charlton Court.....	67
Figure 57 - View of Steyning from footpath off Bostal Road	68
Figure 58 - Extent of LCA8	69
Figure 59 - Anaerobic Digester Wappingthorn Farm.....	70
Figure 60 - Chanctonfold Business Units	71
Figure 61 - Storage yard and phone mast in King's Barn Lane	72
Figure 62 - The busy junction of the A283 and Horsham Road	73
Figure 63 - Wappingthorn Manor.....	74
Figure 64 - Listed Wappingthorn Farm buildings	75
Figure 65 - View of Downs and caravans from Kings Barn Lane.....	76
Figure 66 - Fairs Field off Charlton Street, where flint has been incorporated into several fascias in retirement homes built for Saxon Weald.....	77
Figure 67 - New boundary wall in Mouse Lane using flint with design feature	78

1. Introduction

- 1.1. Steyning is a small rural town in the Horsham District of West Sussex. It is surrounded by farmland to the south, east and north and has close links to the nearby villages of Bramber, Ashurst and Wiston. Situated in the valley of the River Adur and at the foot of the South Downs National Park, Steyning has existed since Anglo-Saxon times, when it was an inland port and major crossing point of the Adur and a thriving market location.
- 1.2. In the 2011 Census, there were 6269 residents living in 2782 households and the total area of the parish is 2575 hectares (6363 acres).
- 1.3. Steyning's architecture reflects a wide range of historic styles, mainly within its Conservation Area, but with more contemporary domestic housing estates surrounding its centre. In order that the community can preserve and enhance the historic nature of the town whilst planning to meet future housing requirements it is preparing a neighbourhood plan. This report provides supporting information to ensure sensitive growth reflecting design quality, heritage and infrastructure.
- 1.4. This assessment is a background document to the Steyning Neighbourhood Plan, which is also known as the Steyning Community Plan. This document has been prepared for the Steyning Community Plan Steering Group in conjunction with Squires Planning Ltd.



*Figure 1 –
Steyning Town
Sign*

What is a Character Assessment and What is its Purpose?

- 1.5. A character assessment is an objective appraisal of an area which describes its distinctive appearance and 'feel'. It records the key features and characteristics that combine to give a particular settlement and environment its local distinctiveness and unique identity. It may examine specific areas in detail to establish differences in design and origin between one space and an adjacent one. In this instance, the study divides Steyning Parish (using the same boundary as the Community Plan) into eight character areas, each of which is examined so as to identify its unique quality such as architectural types and ages, materials, public realms or spaces, maintenance and general condition.
- 1.6. This document provides an overview of Steyning's character, but omission of a particular building or element of the town does not indicate that it has no value or interest. Details regarding the listed buildings and Scheduled Monuments in Steyning are attached as Appendix 1. There are 120 Grade II, seven Grade II* and two Grade 1 buildings. The Steyning Conservation Area was established in 1973 and enlarged in 2018.
- 1.7. The information within the Assessment comprises descriptive text supported by photographs, maps and other graphic material. Where appropriate it also identifies opportunities for future enhancement of the Parish of Steyning.
- 1.8. The Character Assessment will inform a variety of policies in Steyning's emerging Community Plan and the identification of important issues will help shape the content and direction of that Plan. Consideration will be given in the Plan to policies such as the need to conserve and enhance the local character, to protect and enhance important local views

and vistas, to retain and improve areas with a similar land use such as open spaces and to improve the network of pedestrian and cycle routes.

- 1.9. In addition to the above, the document may be used as a development management tool to secure better quality developments projects appropriate to their surroundings.
- 1.10. Developers and residents may find the document useful when preparing a planning application, or anyone wishing to comment on a current planning application.

Structure of the Appraisal

- 1.11. The appraisal is divided into two parts:
 - The Character Assessment, which identifies and assesses characteristics of a series of eight individual areas which make up the Parish of Steyning, including their unique qualities, architectural variety and, where appropriate, possible threats to their integrity.
 - Appendices: Appendix 1a Map of location of Listed Buildings 1b: Schedule of Listed Buildings and Scheduled Monuments, Appendix 2: A Glossary of Terms, Appendix 3: A list of source documents, Appendix 4: A map of Tree Preservation Orders, Appendix 5: Extract from 2004 Steyning Historic Character Assessment Report – published by Roland Harris as part of the Sussex Extensive Urban Survey, Appendix 6: Management Plan extract from 2018 HDC Conservation Area Appraisal, Appendix 7: Map showing key views to be protected (also from HDC report) and Appendix 8: Extract from a Parish Council report showing areas with inappropriate development to illustrate the need for an Article 4 Direction.
- 1.12. Appendix 3 lists the source documents used and referred to by the Steering Group in writing the Character Assessment. These documents form part of the initial desk top research undertaken before the site visits and in the field survey work undertaken in July 2019.

The Appraisal Area

- 1.13. The survey area covers the entire Parish of Steyning, which has a land area of 2575 hectares (6363 acres). It includes the Steyning Conservation Area, which is the subject of a separate Conservation Area Character Appraisal¹ prepared by Horsham District Council in 2018. Please note that the subject of this character assessment is not designed to replace or be a substitute for it.
- 1.14. This appraisal was conducted in July 2019.

¹ https://www.horsham.gov.uk/_data/assets/pdf_file/0005/50486/Steyning_Final-CA_1March2018_red.pdf

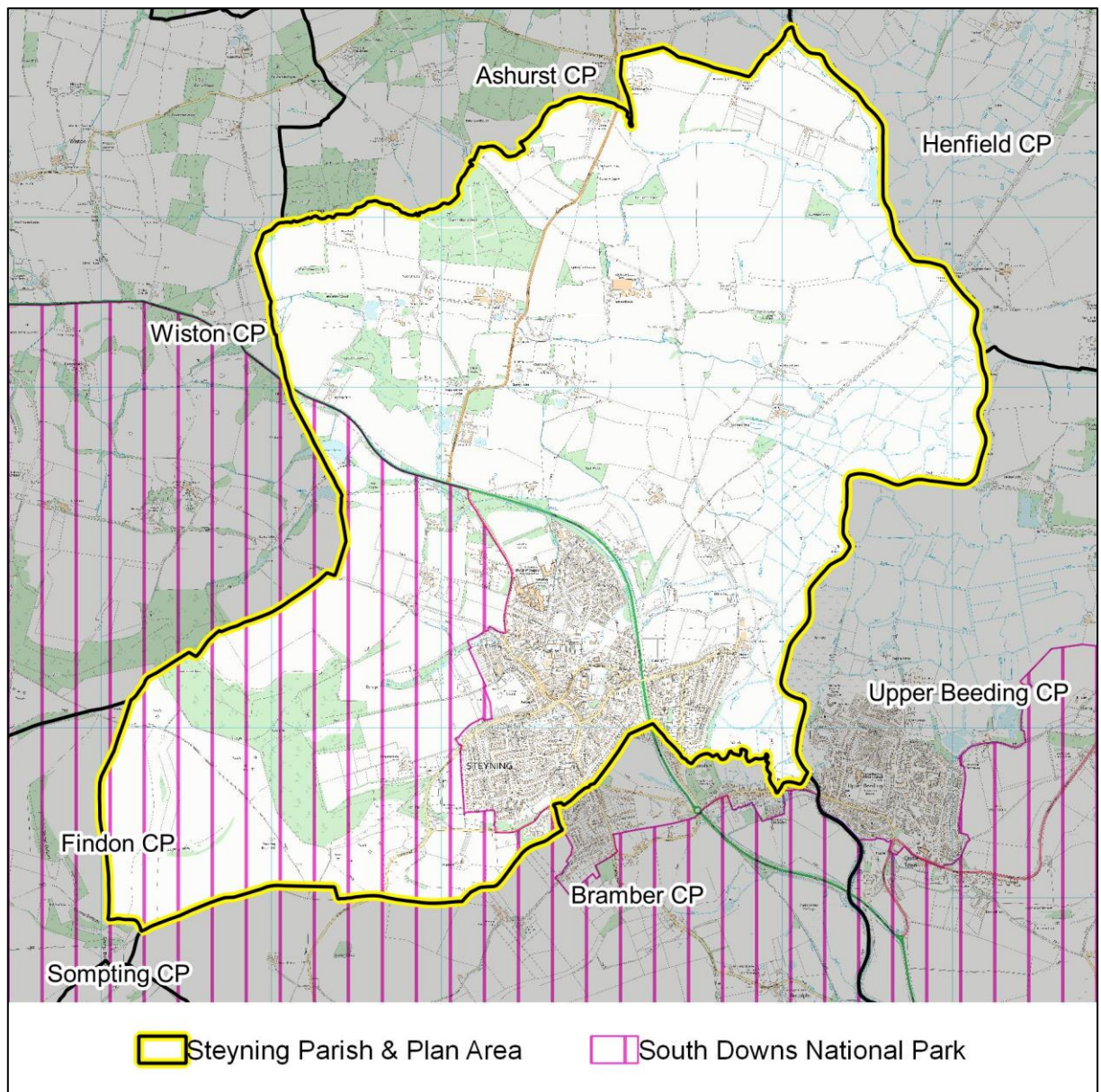


Figure 2 – Plan of study area (Steyning Parish)

2. Appraisal Context

National and Local Planning Policy and Guidance

- 2.1. This appraisal should be read in conjunction with the wider national and local planning policy guidance.

National Policy Guidance

- 2.2. The National Planning Policy Framework (NPPF) was adopted by the Government in February 2019. All the policies in the NPPF constitute the Government's view of what sustainable development in England means in practice. One of the key dimensions of sustainability is that of design. This is supplemented by a second dimension of protecting and enhancing our historic environment. Development that fails to adhere to both the design and the historic environment policies is therefore not considered sustainable development.
- 2.3. The NPPF sets out how the Government intends to deliver sustainable development through the planning process. It expressly states that sustainable development is about achieving positive growth, balancing economic, environmental and social considerations. There is little doubt that the NPPF is pro-development, with a strong presumption in favour of sustainable development. However, the Framework also recognises the finite nature and value of our built heritage and the natural environment, which is especially important since the parish of Steyning borders and overlaps with part of the South Downs National Park, so issues relating to the natural environment are of heightened importance here. Conservation areas are termed designated heritage assets in the Framework. Consequently their importance is elevated by this designation. Steyning's Conservation Area was enlarged in 2018 and is fully recorded in the Horsham District Council document the 'Steyning Conservation Area Appraisal and Management Plan'.
- 2.4. Section 12 and paragraph 124 onwards and Section 16 and paragraph 184 onwards of the NPPF set out the main policies in respect to achieving high quality design and the historic environment. The key messages are:
- 2.5. High Quality Design

The creation of high quality buildings and places are fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities

Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However, their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree

of variety where this would be justified. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

2.6. Historic Environment

Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

c) the desirability of new development making a positive contribution to local character and distinctiveness; and

d) opportunities to draw on the contribution made by the historic environment to the character of a place

2.4 *With regard to conserving and enhancing the natural environment, the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks (paragraph 172).*

The Localism Act 2011 introduces the right for communities to shape their local areas by creating their own Neighbourhood Development Plan (NDP).

Local Level – Horsham District Council

- 2.7. The Horsham District Planning Framework (HDPF²) was adopted in 2015 and sets out planning strategy until 2031. It is currently under review and the new local plan will run from 2018 to 2036. Outside the South Downs National Park (SDNP), the HDPF sets out the Council's planning strategy to 2031 to deliver sustainable development, balancing the social, economic and environmental needs of the plan area. The Site Allocations Document, adopted in 2007, and the West of Bewbush Joint Area Action Plan, adopted in 2009, together with a number of neighbourhood plans, also form part of the Council's adopted Development Plan for the district outside the South Downs National Park.
- 2.8. The Core Strategy, 2007 currently forms part of the Development Plan for the district that lies within the National Park together with the South Downs National Park Local Plan 2019.
- 2.9. **HDPF Strategic Policy 25:** The Natural Environment and Landscape Character states that the Natural Environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats will be protected against inappropriate development. The Council will support development proposals which '*protects, conserves and enhances the landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation*'.
- 2.10. The Quality of New Development - Policy 32 relates to Good Design. Good design is a key element in sustainable development. This policy seeks to ensure that development in the district promotes a high standard of urban design, architecture and landscape. Development will be required to enhance and protect the locally distinctive characters, through good design, landscaping (both within a scheme and having regard to the impact on surrounding landscapes), creating a 'sense of place', and in ensuring that local, social and environmental characteristics are considered.
- 2.11. Development Principles - Policy 33 - to ensure that development is of high quality, well designed and takes account of the existing character of the area Policy 33 design policy will apply to all new development. Applicants must consider the relevance of all the criteria within this policy to their proposal.
- 2.12. A key policy in the current Horsham District Planning Framework which relates to Cultural and Heritage Assets (Policy 34) states;

The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to:

Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;

2. Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;

3. Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques;

² <https://www.horsham.gov.uk/planningpolicy/planning-policy/local-plan/horsham-district-planning-framework>

4. *Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;*
5. *Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;*
6. *Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset;*
7. *Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and*
8. *Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.*

Local Level – South Downs National Park

- 2.13. The South Downs Local Plan³ was formally adopted by the South Downs National Park Authority on July 2019. The Local Plan is part of the statutory development plan for the whole National Park, along with the minerals and waste plans and 'made' (adopted) Neighbourhood Development Plans (NDP). It sets out how the National Park Authority will manage development over the period 2014 to 2033.

Historic Development

Saxon and Norman

- 2.14. Steyning evolved as a port during Saxon and Norman times, when the River Adur was a wide tidal estuary. The settlement developed around the wooden church of St. Cuthman's, and a later flint church with the harbour of Portus Cuthmanni to the east. Ancient trackways and the common fields helped to define the settlement and still influence the form of the town today.
- 2.15. By the 9th century the town was under Royal patronage. Alfred the Great had inherited it from his father but Edward the Confessor granted it to the Norman Abbey of Fecamp and there it remained until alien owners were dispossessed in the 14th century. The monks of Fecamp oversaw the construction of St Andrew's Church starting in the late 11th century, the grand design of which resembles the Romanesque churches of northern France.
- 2.16. By Norman times Steyning was a town of some importance – in the Domesday Book it is recorded as having 123 burgages and a population of several hundred, making it one of the most important towns in southern England. Shallow draft, sea-going boats came up the river to Steyning, which exported wool, salt and wood.

Medieval

- 2.17. In the 13th century Steyning was sufficiently important to be given a grant to hold two fairs a year and a market twice a week. In 1278 it was granted Borough status, returning two members to Parliament. However, in the same century, severe storms swept the Sussex

³ https://www.southdowns.gov.uk/planning/south-downs-local-plan_2019/local-plan/

coast, and this led to the silting up of the Adur estuary. By 1350 Steyning had ceased to be a port, and this, coupled with population decline caused by the Black Death, resulted in the settlement experiencing a period of stagnation.

- 2.18. It is thought that Steyning must have begun to recover from this decline within a period of around 100 years, as many of the timber-framed buildings which survive today were built in the 15th and 16th Centuries. These buildings were constructed away from the former port area, along the High Street. This medieval form of the settlement still influences the present-day layout of the town.

17th and 18th Century

- 2.19. During much of the 17th and 18th centuries the population of Steyning grew little though, towards the end of that period, there was a burst of new building. 1614 saw the formation of Steyning Grammar School in Brotherhood Hall. Thriving fairs and markets and its position on one of the stagecoach routes from London to the South Coast ensured that the town survived. Many of the buildings along the High Street were constructed in response to this trade.

19th Century

- 2.20. In the first half of the 19th century, Steyning experienced a period of uneven growth. The advent of more direct routes from London to the coast meant that the coaching trade virtually ceased to operate. Also, Steyning as a Rotten Borough lost its right to Parliamentary representation under the Reform Act of 1832.
- 2.21. The fortunes of Steyning changed with the establishment of a new tanyard in the 1820's and the opening of the railway in 1861. At this time, Steyning was the home of four breweries and its allied industries (later amalgamated into two), and also supported the dairy-related agriculture of the region by holding numerous livestock markets, together with all the rural trades, and the supply and maintenance of farm machinery. By 1893 the settlement received piped water, although the old water pumps were never removed and remain a feature of the southern end of the High Street to this day.
- 2.22. Many buildings in Steyning survived into the 19th century structurally intact. Some buildings were able to support the construction of neo-Georgian and Queen Ann facades when it became unfashionable to live in timber-framed buildings. In addition, the growth in trade resulted in the insertion of shop fronts into many dwellings. As a consequence of this the High Street now exhibits a mixture of architectural styles. To cope with the expanding population of the settlement, Victorian terraces and villas were built and the town expanded.

20th Century

- 2.23. The 20th century saw the closure of Steyning's two breweries and its markets. The railway was closed in 1966, as the transport focus shifted to the car. With the growth of other settlements in Sussex, Steyning lost its role as a centre of employment and its status became that of a small market town, with a local shopping and tourist centre and the home of many workers commuting to jobs in central Sussex and the coast.
- 2.24. In the 1980s, a bypass was constructed to the east of Steyning on part of the former railway line to ease the problem of traffic congestion through the centre of the town. Associated with the road construction was a large housing development towards the bypass and provides a definitive boundary to the settlement.

21st Century

- 2.25. Development for housing has continued within the town boundary, but at a much slower rate, with smaller developments and infilling on large individual plots. Many properties have been extended. The High Street remains a vibrant centre of the town, with a good range of largely unique retail premises that, together with a variety of food outlets, are able to fulfil the everyday and occasional needs of the community and visitors alike. The primary and secondary schools continue to excel and expand, attracting families to settle in the town. A number of businesses operate within the parish boundary, all providing the opportunity for local employment.

3. Spatial Analysis

The character and relationship between the town and open green spaces within and surrounding it.

- 3.1. This section provides an introduction and overview of the spatial analysis work – looking at the relationship between the town and the wider landscape as well as the spaces and places within. Much work was undertaken in the 2018 Steyning Conservation Area Appraisal and Management Plan on key views and important landscape fringes for the Conservation Area (see Appendix 7).
- 3.2. Steyning lies at the southern edge of the South Downs National Park, with a small area overlapping it. The boundary runs across the west side of the Parish. The Downs provide a dramatic and beautiful backdrop to the town and glimpses of the Downs can be seen from most roads. The densely wooded slopes rise sharply to the south and east. These areas of the Parish are shown in the map of LCA (Local Character Area) 7. Particularly impressive views are available from Steyning's Memorial Playing Field (now designated a Village Green), Mouse Lane and Newham Lane. To the east a significant landscape feature is the River Adur which, although it does not run through the town itself, has resulted in large areas of flood plain and, until it silted up in the 1350s, provided a port facility to Steyning, the basis of most of the town's early economic activity.



Figure 3 - View towards South Downs from Memorial Playing Field

- 3.3. The town itself undulates gently with some sharper rises in levels. It is tightly constrained by the South Downs National Park to the south and west and the River Adur to the east. To a lesser extent Steyning is defined by the A283 Steyning bypass linking Shoreham on the coast to Washington and Storrington to the north west which used to be the route of the now defunct railway linking Horsham to Shoreham. To the north of the town is attractive countryside with small fields, farms and many areas of woodland. The map of LCA8 illustrates these special features.

Trees and Landscape Features

- 3.4. Mature trees are common away from the main High Street and large individual specimens are a particular feature of the Church and Gatewick House area. Trees are not a significant

landscape feature within the centre of the town due to the functionality of the streets, apart from a grand Holm Oak rising up behind Bidlington House at the southern end of the High Street, though in summer planters and hanging baskets, full of colour, add to the street scene.

- 3.5. Within the town, many areas of open space such as that around the Church help to break up the denser development. Within the Conservation Area, Steyning Memorial Playing Field is an important and significant area of open space within the town. A smaller area of green space is Abbey Road, which now also has Village Green status and is at minor risk of flooding due to its proximity to the River Adur. The main locations of trees covered by TPOs (Tree Preservation Orders) are shown in Appendix 4.

Key views, vistas and entrance points

- 3.6. The views from many parts of Steyning towards the west and north are informed by the backdrop of the South Downs National Park and its evocative features such as Round Robin, Bostal Hill and Chanctonbury Ring. In particular, the view from the Memorial Playing Field is referred to by many as “the Jewel in the Crown” of Steyning, now preserved in perpetuity because of its Village Green status. Another Village Green, Abbey Road, offers a more intimate view of a part of town with many fine trees and a meadow with wild plants capable of growth in what can sometimes suffer shallow flooding.
- 3.7. To the south east of the town and from high on Bostal Hill an entirely different vista can be seen, this time looking down upon the whole of Steyning. In the foreground is the post-war development of bungalows, houses and streets including Newham Lane, Hills Road and Penfold Way. Immediately behind it is the much older and historic part of the town, with the occasional historical asset just visible – the Clock Tower on the old Market House and the Norman architecture of St Andrews Church for example.



Figure 4 - View of Steyning from the South Downs

- 3.8. Approaches from Bramber and the south, up the gradient of Bostal Road, are narrow and winding until the road rises up to the small roundabout at the southern end of the High Street at its junction with Church Street. At this point there is a series of mediaeval cottages

on the right, a raised pavement outside the traditional tea rooms with a half-timbered Tudor house standing opposite it and the White Horse Inn standing at a higher level and with a stone enclosing parapet wall to the north west.

- 3.9. A less well used access to the centre of town is via Roman Road towards Church Street leading to the small roundabout mentioned earlier. This approach passes St Andrews Church on the right with a large open green space at Fletchers Croft opposite the church. Situated at Fletchers Croft is a large pay-and-display car park, the Steyning Centre (the Parish Council Office and facilities for dances, films and meetings) and play areas for children and outdoor exercise facilities for the older residents. Beyond the church and on the left is the town's small museum, the modern library and on the right, The Norfolk Arms, one of four public houses in the town. Here the road narrows considerably to one of the oldest parts of the town, with small cottages and one part of the Steyning Grammar School called Brotherhood Hall of the Holy Trinity, which is a C15th century Grade I listed tall red brick building.
- 3.10. From the northern end of the High Street, the approach uses Horsham Road, a turning off Steyning bypass. The tree-lined road with a wild coppice to the east passes the Grammar school playing fields and another part of the school itself standing next to the town's Leisure Centre (a modern swimming pool, gymnasium and badminton courts). The road narrows considerably before it turns through ninety degrees and rises as it forms the northern end of the High Street. Another public house, The Star stands on the left and the fire station is set back from the road at a higher level.



Figure 5 - Entry into Steyning along Horsham Road

- 3.11. Steyning's railway line closed on 7th March 1966 under the "Beeching cuts" so the only entrance points to Steyning now, apart from by car, are on foot, bus or bicycle. Steyning is a short cycle ride (1km) from the Downs Link – a long distance rural bridleway linking Guildford and Shoreham largely following the route of the old railway line. At the time of

writing, an hourly bus service is provided to the High Street from Brighton via Shoreham, with buses turning round in Shooting Field on the northern side of town.

4. Character Analysis of the Parish

Definition of Character Areas or Zones

- 4.1. The character of the built form varies from one part of the parish to another. For the purposes of this assessment, therefore, it has been divided into eight different character areas. Each area has its own characteristics and features unique to it. They are identified by issues such as topography, land uses, road layouts, buildings and more. The Conservation Area requires more detail to address the architectural qualities within it.
- 4.2. The areas have been identified as follows and are shown in Figure 6:
 - Character Area 1 The Conservation Area
 - Character Area 2 Shooting Field Area
 - Character Area 3 Abbey Road
 - Character Area 4 Penlands Area
 - Character Area 5 Goring Road
 - Character Area 6 Kings Barn Lane
 - Character Area 7 Foothills of South Downs
 - Character Area 8 Farmland and Floodplains
- 4.3. In Steyning, the Character Area boundaries are complex and layered, so there is inevitably some overlapping and a subjective view in places. This analysis offers a description of how an area is perceived when walking or driving through it and when boundaries are crossed. This includes sensations such as awareness of enclosure or openness, degrees of noise and activity which may mark edges just as much as map boundaries, or changes of use. The boundaries may therefore have blurred edges or overlap. The information derived from the character areas will then be drawn together in order to summarise the quality, significance and condition overall.
- 4.4. Each character area is described using the following headings
 - General overview of character
 - Topography
 - Land use
 - Layout
 - Roads, streets and routes
 - Spaces
 - Buildings and Landmarks
 - Green and Natural Features
 - Streetscape
 - Views
 - Conclusion – issues to be addressed and sensitivities to change

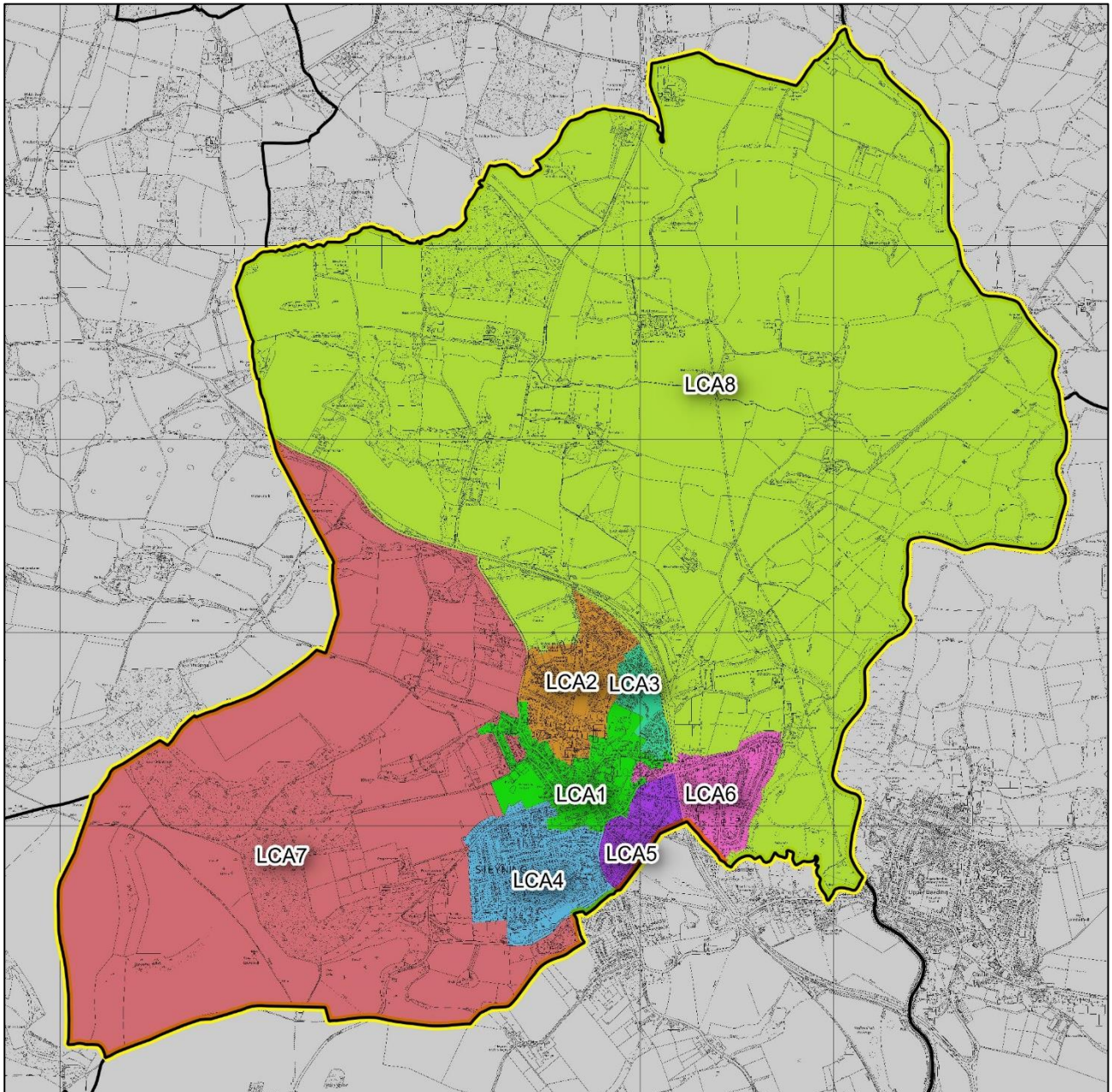


Figure 6 - Map of Parish showing all LCAs

LCA1: Steyning Conservation Area

- 4.5. The boundary of the Steyning Conservation Area Character Area is the same as that set out in the Horsham District Council Appraisal and Management Plan 2018. The information below is mainly extracted from this document together with observations from the working group as part of their field work in July 2019.

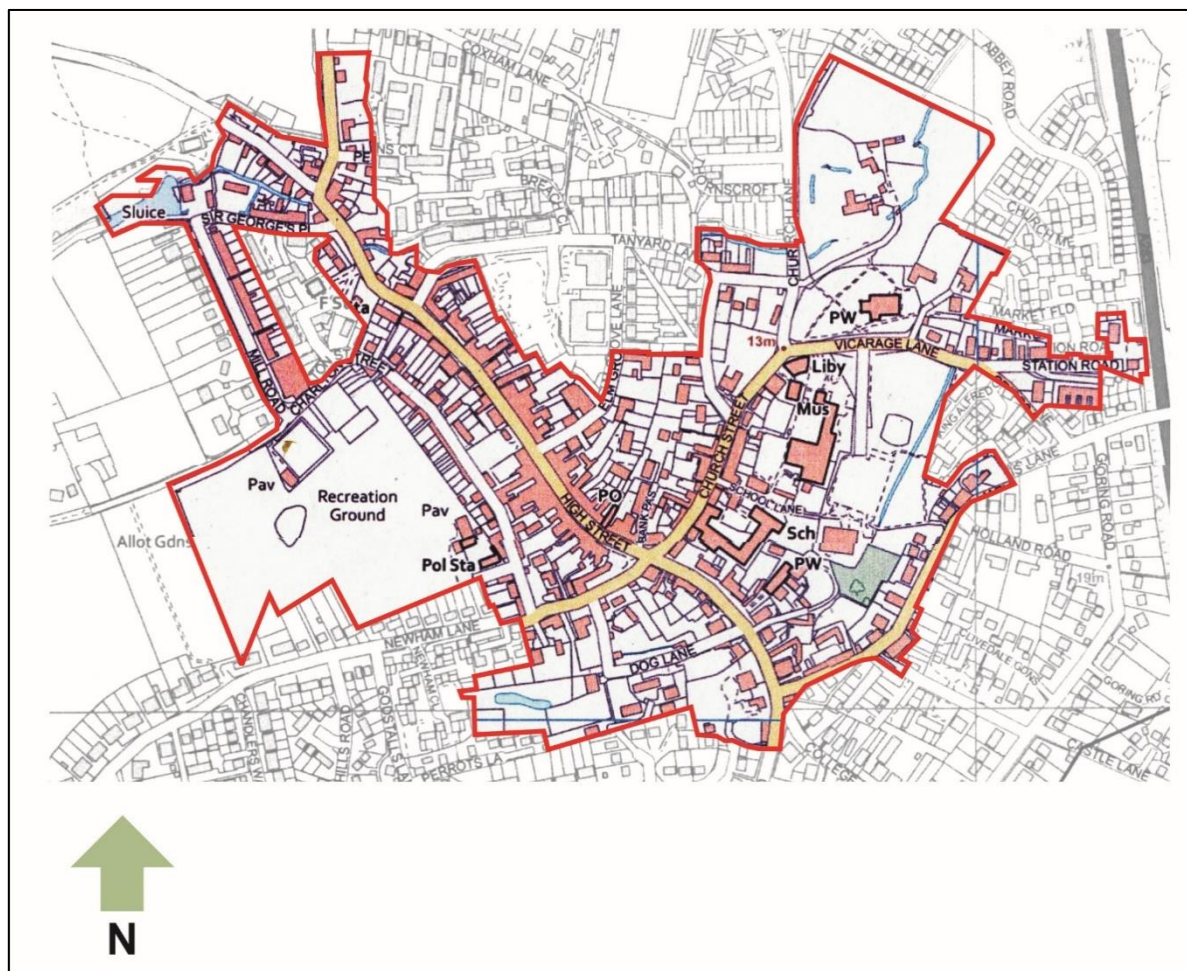


Figure 7 - Extent of LCA1

General Overview of Character

- 4.6. The street plan reflects the evolution of Steyning from a Saxon village centred on a minster to a medieval market town with densely packed burgage plots fronting the High Street and western half of Church Street, providing evidence of its ancient origins. The Conservation Area has a strong relationship with its natural location and setting. The undulating topography makes an important contribution to the sense of place, and there are views of the South Downs in several different directions from within it. There is a high concentration of nationally listed buildings in the Conservation Area - 109 in total, with six listed at Grade II* and two listed at Grade I - exemplifying a wide range of building types and architectural styles.

Topography

- 4.7. Steyning is located on the foot slopes of the chalk escarpment that forms the South Downs National Park and lies to the south and west of the settlement. The north and east of the settlement is defined by the floodplain of the River Adur and its tributaries. The landform of

the settlement edge is gently undulating, and rises steeply across more undulating contours to the south and west. The lowest part of the settlement is along the eastern edge and the highest on the southwest edge, rising from approximately 5m Above Ordnance Datum (AOD) to approximately 50m AOD through the town. The Conservation Area forms the central part of the settlement, which has little height variation. The western fringe is the most prominent landform associated with and defining the extents of the Conservation Area and limits to settlement

Land Use

- 4.8. There is a wide variety of different land uses within the character area. The main land uses are retail and business use, residential, educational and open space. Other uses include public houses, community and church facilities and parking areas, with a manufacturing business SME having two premises in Mill Road and Charlton Street, B&W Loudspeakers having a design centre in Elm Grove Lane. Many retail and catering outlets are based in the High Street alongside residential properties.



Figure 8 - SME main factory in Mill Road

Layout

- 4.9. Steyning is still determined by its medieval street plan, with a small amount of growth in the 18th century. The town is dominated by the High Street, along which there is dense construction.
- 4.10. The form of the Steyning Conservation Area reflects the linear growth of the town along the backbone of the High Street, which runs northwest-southeast.

Roads, Streets, and Routes

- 4.11. The High Street follows the varied topography of the site, descending as it enters the Conservation Area from the north as Horsham Road, bending sharply at its junction with Mouse Lane. It then rises and meandering through the centre, affording changing vistas of the buildings in the vicinity of the Market House. The High Street begins to drop down where it meets the east-west route formed by Sheep Pen Lane and Church Street, and then descends and widens further towards the junction with Jarvis Lane.
- 4.12. Church Lane also has a continuous frontage following the street line from the crossroads as far as Chantry Green. Towards St Andrew's Church the buildings are less densely grouped and there are some large residences in spacious grounds. To the north is Charlton Street, which runs parallel to the High Street but is far narrower and quieter. Charlton Street is adjoined by The Memorial Playing Field.
- 4.13. There are many footpaths that link through the Conservation Area to the countryside surrounding Steyning. Routes of particular value are those linking north and west into the South Downs National Park and following the contours of the escarpment foot slopes. A link to the South Downs Way has been created, passing from the northern edge of the Conservation Area west towards the escarpment.

Spaces

- 4.14. There are two large green spaces within the Conservation Area, which are important public amenities and vital elements in the setting of individual buildings or groups of buildings. The Memorial Playing Field Village Green is an important part of the historic centre's original setting.
- 4.15. Spaces on the east and west of the Conservation Area connect out into the surrounding countryside. The Memorial Playing Field Village Green including sports courts extends west from the Conservation Area edge, and is partially within the South Downs National Park. The space is clearly valued and well used. Public footpaths link through the space, and up the South Downs escarpment slopes. The space on the east side of the Conservation Area extends from the town green, through the Churchyard and private grounds of the Manor House, into a green corridor through more recent development and over the bypass. Public footpaths link through this space and connect to the Downs Way recreational route, which in turn links to Bramber Castle to the south of Steyning.
- 4.16. Other spaces within the Conservation Area are private, but contribute to the treed character of the settlement. The Steyning Down land on the northern edge of the Conservation Area is a valued local site, providing space for recreation and enjoyment of wildlife.

Buildings and Landmarks

- 4.17. Central Steyning displays a highly varied palette of materials. The medieval buildings are timber-framed, but although in some cases the timbering is exposed, just as often it is hidden behind render or tile hanging. Rubble-coursed flint with red brick dressings is common and used for boundary walls and outhouses as well as for residential buildings from over a broad time range. Red brick is initially used for high status houses until the early 20th century, when it becomes more widespread. White- or cream-painted render is also frequently encountered in 19th century housing. Older buildings are typically roofed with Horsham slabs or clay peg tiles, often covering hipped roofs. Slates are generally confined to 19th century buildings.

4.18. There are not many 20th century buildings of note in the settlement. Not much of the post Second World War housing developments can be said to have taken on any style or materials that are locally distinctive, apart from the use of tile-hanging and red bricks. Shopfronts in historic buildings on the High Street remarkably still are of traditional appearance and even newer ones are generally sympathetic, although some over-large fascias with big, bright modern lettering have intruded. Other shopfronts retain elements of earlier designs with alterations or are of modern materials in traditional forms. Other building and architectural features of note are:

- Coursed flint panels and local stone along Charlton Street and Dog Lane;
- Horsham stone slab roofs on several buildings along the High Street;
- Large brick and stone ridge and gable end chimneys; and
- First floor tile-hanging using plain and scalloped tiles.

4.19. Key landmark buildings include:

- St Andrews church and church yard
- Old Workhouse Cottages, Mouse Lane
- Grammar School buildings, Church Street
- Gatewick House
- Saxon Cottage, Church Street.
- The Market Hall, High Street
- Steyning Police Station



Figure 9 - St. Andrew's and St. Cuthman's Church



Figure 10 - Gatewick House from the Churchyard



Figure 11 - Workhouse Cottages



Figure 12 - High Street, including Old Market Hall



Figure 13 - Church Street



Figure 14 - Steyning Police Station

Green and Natural Features

- 4.20. Trees, open spaces, grass verges, parks and gardens all contribute to the character of the conservation area. St Andrew's Church is the centerpiece of the oldest part of the town. Grassed areas, Chantry Green being an example, do much to determine the appearance of this character area, as do mature trees. With the exception of a short run of cottages on Tanyard Lane, the houses here are all detached and set well back from the streets in grounds of their own.

Streetscape

- 4.21. Throughout this Character Area there are areas of stone and brick paving and of cobbles, as well as items of historic street furniture, such as bollards.



Figure 15 - Paving, street lights and bollards in Conservation Area

Views

- 4.22. Fascinating views and vistas are abundant during a walk through Steyning's Conservation Area. From the north, the first view of the High Street is after a sharp 90-degree bend in the road with a former public house, The George Inn, at the corner. At the beginning of Mouse Lane stands the old Workhouse now called Workhouse Cottages, a fine example of a Wealden house. Entering the High Street, The Star Inn is on the left with a high hedge almost opposite concealing the Grade 2 listed mediaeval thatched Chanctonbury Cottage, probably a hall house before adaption.
- 4.23. Further up the slight gradient of the High Street is the old Market Hall, with its distinctive clock tower. Originally called 'The Meeting House', it has served as the central office for the farming market when held in the High Street, a fire station equipped with a horse drawn 'manual' pump and since before the Second World War it has been an office. The best view of the Market Hall is from the car park opposite.
- 4.24. On the right side of the High Street stands The Chequer, an old coaching Inn, and the road then descends, past the old Town Hall, now offices, to the junction with Church Street on the left and Newham Lane on the right. This is just beyond another Steyning public house, The White Horse, now re-branded as 'Whites'. This is a Grade 2 listed building which includes a stable block, but the front Georgian part burned down in a fire discovered not long after the local fire brigade had held its annual ball there in 1949. Coincidentally, the horses which pulled the fire engine at the start of the 20th Century were stabled at The White Horse.
- 4.25. From the small roundabout at the junction of Church Road there is a distant skyline view of Hillside Terrace which is believed to have been used as quarters for soldiers serving during the Napoleonic wars.
- 4.26. Church Street offers a number of changing views because of its winding nature. Lintot Cottage stands on the far corner, with a row of mediaeval cottages running towards the impressive, half-timbered building and the brick-arched structure formerly called Brotherhood Hall and now used by the Grammar School. Further along Church Street stands another of only three thatched cottages in Steyning, Chantry Cottage. On the other side of the street is another row of small cottages with a wide variety of façade treatments, including flint, brick, render and tile-hung frontages, before one reaches Chantry Green, Chantry House and St Andrews Church on the left and the modern library on the right.
- 4.27. Glimpses of the South Downs can be seen from many parts of the Conservation Area, but the Memorial Playing Field provides a panoramic vista of the lower slopes and the tall stands of trees at Chanctonbury Ring at the summit.

Conclusion – issues to be addressed and sensitivities to change

- 4.28. The High Street has suffered from shop closures in recent years but does, however, feature a number of cafes, restaurants, three public houses, antique and gift shops and three charity shops. Its historic character attracts visitors from out of town and thus the preservation of character is key to keeping the retail and catering outlets viable.
- 4.29. Some businesses which remain trading in the High Street have also been adversely affected by the introduction by Horsham District Council of 'pay-and-display' machines at each of their three car parks. Local residents can, however, purchase an annual parking disk for a reasonable sum for limited times. Parking availability and traffic generated by those visiting the high street detract from the historic ambience of the area but do positively

contribute towards the hustle and bustle so in character with a centre of commerce. Due to a lack of access at the rear of business premises, it is common for traffic flow problems to occur as deliveries are made, sometimes by very large commercial vehicles.

- 4.30. Temporary advertising can also detract from the Listed Building. Attempts by Steyning Parish Council to get Horsham District Council to introduce an Article 4 Direction for the Conservation Area to remove some permitted development rights from non-Listed buildings have so far been unsuccessful, so there are risks that inappropriate development may take place.



Figure 16 - The White Horse Inn

- 4.31. The 2004 Steyning Historic Character Assessment Report – published by Roland Harris as part of the Sussex Extensive Urban Survey⁴ includes a detailed assessment of the vulnerability of the historic assets in the Parish and identifies the north High Street, Church Street and the Church and churchyard as being highly vulnerable (see Appendix 5).
- 4.32. There is concern about the large number of un-coordinated signs in the Conservation Area and consideration should be given to the introduction of a cohesive policy concerning signs and street furniture.

4

https://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&ved=2ahUKEwidpljm6dfjAhXViVwKHfsqDp4QFjAAegQIABAC&url=https%3A%2F%2Fwww.westsussex.gov.uk%2Fmedia%2F1747%2Fsteyning_eus_report_and_map.pdf&usg=AOvVaw2mSQhIZUDNGS_6cwDvYpIS

LCA2: Shooting Field

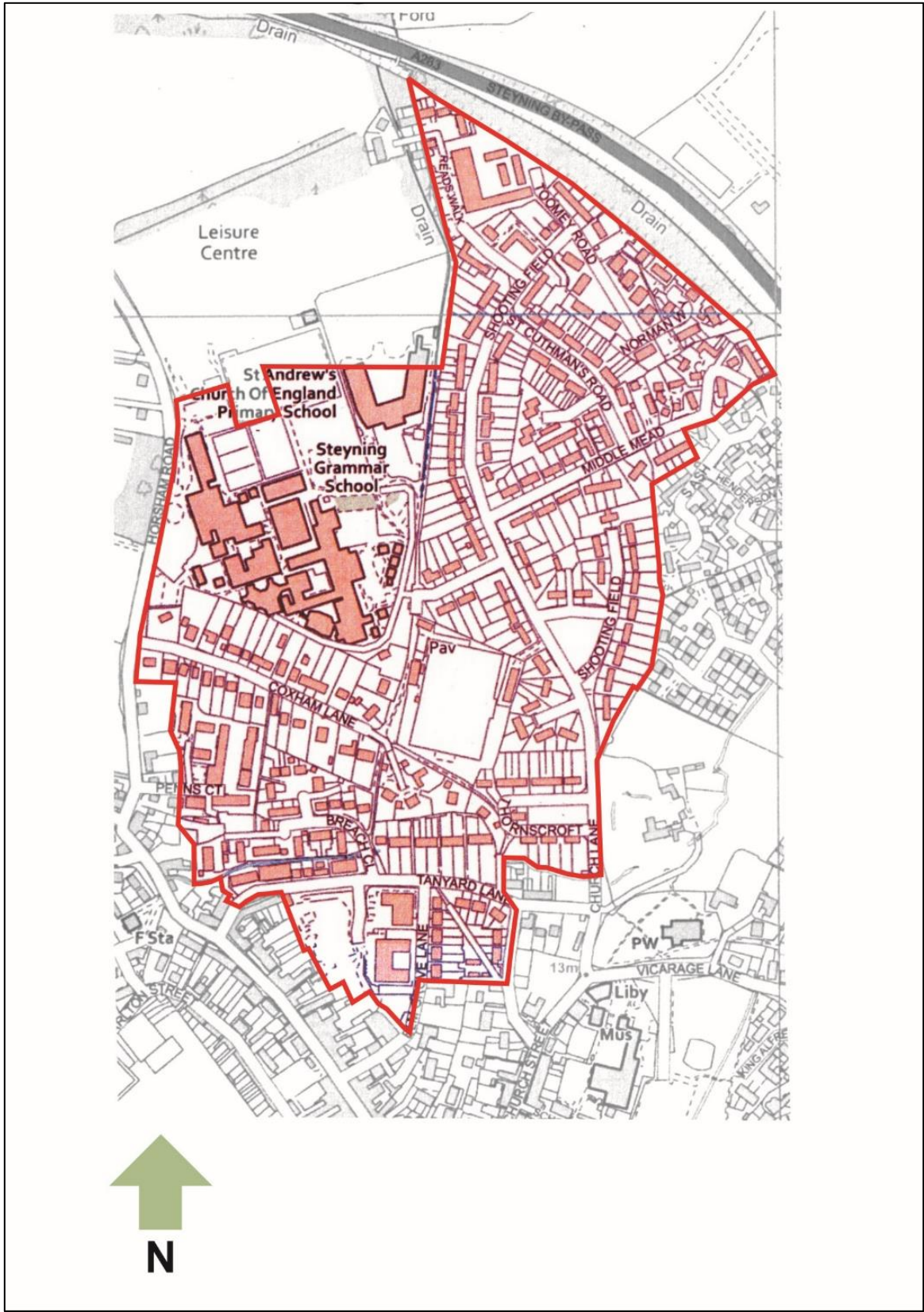


Figure 17 - Extent of LCA2

General Overview of Character

- 4.33. This is an almost entirely residential area built as a Council Estate during the early post-war years, at a time when cars were generally not accommodated off-road. There is therefore a lot of on-street parking. Many properties are now in private ownership and are on well-maintained generous plots. However at the rear of the area by Toomey Road there are more small blocks of flats with only small frontages and more off-road parking areas so a more urban feel develops.
- 4.34. The area is largely bounded by the A283 bypass so is enclosed to a large extent, with the main entrance being via Tanyard Lane/Church Lane. One of the main entrances to the Steyning Primary and Grammar Schools is situated in a narrow access road off Shooting Field itself and the area is briefly very congested at school times. During winter months the local Steyning Football Club ground behind Shooting Field also attracts moderate crowds.

Topography

- 4.35. Shooting Field is largely flat and borders the low-lying fields which approach the River Adur on the north side of the A283.

Land Use

- 4.36. The land use is mainly residential and includes the Dingemans Court scheme in Shooting Field which is run by Saxon Weald Housing Association and consists of 26 one-bedroom apartments in the main block, two three-bedroom houses and 13 one-bedroom bungalows. The scheme is also linked to 22 bungalows in Shooting Field and St Cuthmans Road, and has previously been a centre for community activities for the elderly. The other main land use is educational, with Steyning Grammar School's upper school and the Steyning C of E Primary School both being accessed from Shooting Field. The Grammar School on this site started life as the Shooting Field Secondary Modern School which was officially opened in 1953, and which was amalgamated with the Grammar School in 1968 when a large building programme commenced. The Grammar School now has two sites (one in the Conservation Area) with over 2200 students and 450 Sixth Form students in all. The Primary School has 420 pupils and is housed in a modern building. Adjacent to the entrance to both schools is the Steyning Community Football Ground, which has a new 3G pitch. The only commercial use is at the former St John Ambulance centre in Middlemead, which is now a privately-run fitness centre.

Layout

- 4.37. There are two main roads in the area, Shooting Field and Middlemead, with a network of smaller roads acting as access to housing only. The two main roads are mainly linear with consistent building lines and pavements on both sides but the network of smaller roads are more bendy and enclosed. There are several small green spaces, giving an open feel particularly at the entrance to the area, although there is less green space at the northern end of the estate which feels more enclosed due partly to the taller buildings and also the boundary formed by the A283 by-pass which cannot be accessed at this point.

Roads, Streets and Routes

- 4.38. There are two main vehicular routes, Shooting Field and Middle Mead although both are frequently partially obstructed by parked cars. This is particularly an issue at school times

and when the double decker bus on route 2 uses the estate as its terminus before returning towards Shoreham and Brighton. Other smaller roads include several cul-de-sacs. There are no allocated cycle routes. Two main footpaths access the schools, one leading from the High Street, passing the end of Coxham Lane and the Football Club. The other leading from Reads Walk and Dingemans Court which runs parallel with Shooting Field itself. There are few garages in the area but some of the ex-Council houses have had driveways created, and towards the north end of the estate there are several parking areas and lay-bys provided.

Spaces

- 4.39. There are no public parks but several green open spaces in Thornscroft, Shooting Field and outside a block of the Dingemans bungalows and adjacent to the Football Club. In Thornscroft and Shooting Field these incorporate some mature trees providing amenity and shade. There are no children's play areas any more, a plot of land at the rear of Norman's Way is owned by Steyning Parish Council and used to be run as a play area but was little used and fell into disrepair.

Buildings and Landmarks

- 4.40. On entry into Shooting Field the majority of the buildings are large semi-detached ex-Council House homes, some built in red brick and others of Midhurst white brick. Most have had replacement UPVC windows fitted. Gardens, both front and rear, are large and generally well-tended. Further along Shooting Field and into Middle Mead there are terraces of small bungalows, designed for the elderly, and then at the north of the area around Toomey Road there are several small blocks of flats, three storeys high. The condition of buildings at this end of the area is more mixed. Reads Walk is a small cul-de-sac development completed in 2008 with a mix of more modern houses and flats on smaller plots, some managed by Saxon Weald Housing Association.



Figure 18 - Bungalows adjacent to Dingemans Court



Figure 19 - New development at Reads Walk



Figure 20 - Semi-detached properties in Shooting Field

- 4.41. Steyning Primary School has modern premises but the adjacent Grammar School dates mainly from the 1960s and is largely in need of modernisation. The final ten classrooms housed in 'portacabins' are due to be replaced in the summer of 2019 by a modern single-story flat-roofed classroom block development. The approach to both schools is via a narrow offshoot of Shooting Field and neither has a distinctive frontage, being largely concealed from passing traffic.



Figure 21 - Approach to Steyning Grammar School from Shooting Field

- 4.42. Steyning Football Club was founded in 1892 on a field historically used for shooting. Much work has been done in recent years to improve its facilities, with internal improvements to the clubhouse and a new 3G pitch and floodlighting. However externally it remains in need of updating.



Figure 22 - Steyning Football Club with new pitch

- 4.43. Dingemans Court is a large brick-built facility with its own external car park. It houses 26 apartments and several large rooms for community use by the elderly and was erected in 1981.

Green and Natural Features

- 4.44. The main green features are the open spaces on the corner of Shooting Field and Tanyard Lane, at the entrance to the estate, in Thornscroft, in Shooting Field and near Dingemans Court. These are informal spaces, some with mature trees, that provide a spacious and rural feel.



Figure 23 - Green open space in Shooting Field

- 4.45. The Tanyard stream passes under Shooting Field, just behind Tanyard Lane, but is not a prominent feature, being mainly piped underground at this point.

Streetscape

- 4.46. The streetscape is unremarkable with standard lampposts, there is little in the way of seating and signage is non-descript, even directing towards the schools.

Views

- 4.47. At the end of Church Lane there is a view of the entry into Shooting Field which is the only view of any note in or out of the estate.

Conclusion – issues to be addressed and sensitivities to change

- 4.48. There will continue to be pressure with on-street parking in this area, particularly at school times and weekends.
- 4.49. The open green spaces in the centre of Shooting Field and Thornscroft positively contribute towards the character of the area. It would enhance the Toomey Road end of the estate if improved landscaping and planting could be provided.

LCA3: Abbey Road

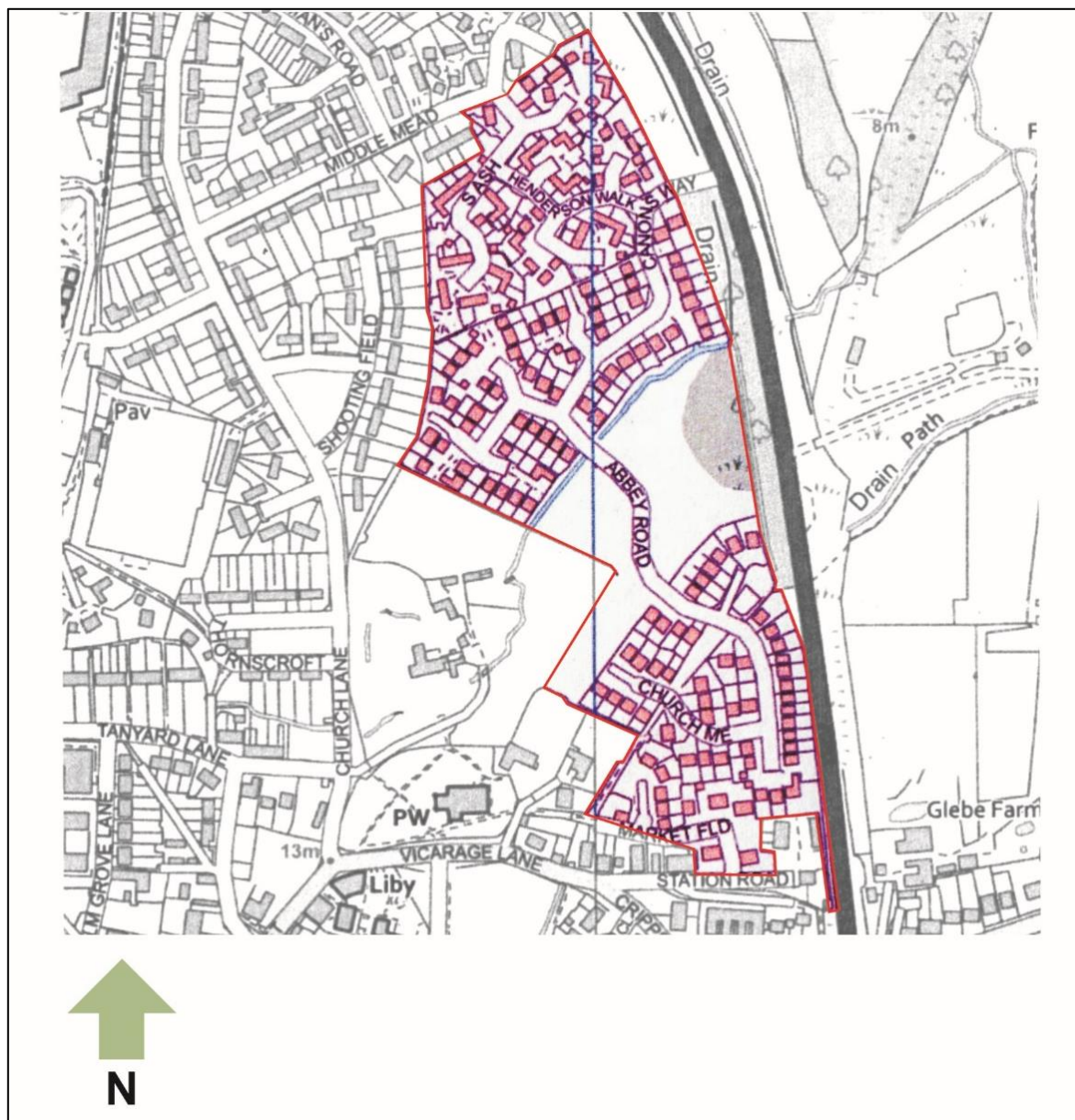


Figure 24 - Extent of LCA3

General Overview of Character

- 4.50. Prior to the 1990s the area known as Abbey Road was a swampy tract of land on the western side of the Steyning Bypass (which replaced the disused railway line in the late 1960s). Where the land was too wet to build on, the green space remained open for community use, but slightly higher tracts of land to the north and the south were developed as modern housing estates. These properties included a range of 2- , 3- and 4-bedroom semi-detached and detached homes, many with garages for at least one car. New construction methods are in evidence and the houses and gardens are well maintained. There is no evidence of any risk to their condition, but the opportunity for further building in the Abbey Road area is restricted by the slight possibility of flooding and the fact that the open space is now a designated Village Green. There is another area of fairly recent development called Market Field, which is a cul de sac off Station Road that was built in the late 1980s on the site of a former cattle market that had been located here between 1890 and 1974.

- 4.51. The area suffers from a high level of background noise due to its proximity to the busy A283.

Topography

- 4.52. This is a mainly flat area, which is bounded by the A283 Steyning bypass to the east and is adjacent to Shooting Fields on the north and west. To the south is St Andrews church and the Old Market Square, both within the Conservation Area.
- 4.53. It is probable that Abbey Road was at or very near to the original location of the inland port and the lowest crossing point of the River Adur. The road itself runs parallel to Steyning Bypass and bisects the land into two areas, the boggy field adjacent to the bypass and, on the other side, a large grassed area which backs onto Gatewick House, next to St Andrews Church.
- 4.54. Both before and after the low wetland space, the ground is firm enough for building and construction of new houses commenced there in the 1990s. At the southern end of the area, on slightly higher ground, the disused cattle market made way for new homes in Market Field with footpaths linking Abbey Road to Vicarage Lane, Fletcher's Croft and Church Street.

Land use

- 4.55. Abbey Road has been developed entirely for domestic housing and is a small suburb of Steyning. It has its own character, created because of the housing style there and linked visually with the natural wetland space and open Village Green. There are three small recreation and play areas for children, one at the northern end where it meet the Shooting Field development and one towards the south, in Abbey Road. There are no retail outlets, businesses or community buildings.

Layout

- 4.56. To the north the houses are largely compact and built closely together and include small cul-de-sacs with narrow roadways such as Henderson Way and South Ash This area has an urban feel due to the density of the building. Abbey Road itself also has small cul-de-sacs leading off it and a series of bends and junctions but many gardens open directly onto the pavement without fencing giving a more open and green feel. There are small areas of off road car parking, and many houses have garages, which reduces on-street parking.



Figure 25 - Farnfold Road

Roads, streets and routes

- 4.57. There are two main vehicular access routes into the Abbey Road estate. One is direct from the A283 bypass into Canons Way, which provides easy access to the whole area and is well used. The other is via Middlemead in Shooting Field into Farnfold Road and mainly serves the larger complement of houses. This route is winding and narrow, making the access from Middlemead to the A283 awkward.
- 4.58. A series of small winding roads make up the majority of the north part of the area which is linked to the south of the area by Canons Way. Abbey Road is longer but still bendy and leads to the main twitten towards the Church and High Street which is accessed off Church Mead. There is a second pedestrian access to the A283 adjacent to the Abbey Road playground.



Figure 26 - Twitten from Church Mead towards town centre

- 4.59. The road arrangements in Abbey Road are dictated by the land's suitability for building and development, hence housing on firm ground to the north and to the south, but with open green space between the two.
- 4.60. Before houses were built an un-made track crossed the area and was called Chanctonbury Walk, as marked on contemporary Ordnance Survey maps. Abbey Road follows the line of this old path.
- 4.61. Market Field and Market Square are accessed by car from Station Road, but can be reached on foot direct from Abbey Road using a turning off the main twitten.



Figure 27 - Market Field

Spaces

- 4.62. The open spaces along Abbey Road divide into two areas of rather boggy ground too prone to floods for building on but valuable as a public amenity space where wild flowers and plants can grow. There are two children's play areas.

Buildings and Landmarks

- 4.63. Houses here are distinctively to the patterns favoured by large developers in the late 20th and early 21st Centuries, mainly of brick with white UPVC windows. A variety of smaller maisonettes and 2- and 3- bedroom homes feature in the area adjacent to Shooting Field and larger detached houses predominate at the southern end of the area. Two storey blocks of maisonettes form Market Field and Market Square properties are of an older style.
- 4.64. There are no landmarks in Abbey Road worthy of note.



Figure 28 - Bowmans Close - typical house types

Green and Natural Features

- 4.65. Most of Abbey Road has a generous open feel about it, with the Village Green at its heart. A number of mature trees stand on the western side, between Abbey Road and Gatewick House. A more secluded area of trees surrounds the Play Area at the southern end of the estate and many of the houses have large gardens with shrubs, plants and small trees. Abbey Road green is well used by dog walkers especially. There is a more rural feel to this part of the area.



Figure 29 -Abbey Road open space

- 4.66. There is a large privately owned field which can only be seen by some of the houses in Bowmans Close on which sheep and pigs have been kept.

Streetscape

- 4.67. The overall streetscape is orderly, clean and well tended. There are non-descript and unobtrusive streetlights and signage is adequate. Pavements and footpaths are properly maintained.

Views

- 4.68. Views within the Abbey Road area are restricted to housing and the Village Green, but from some vantage points it is possible to see glimpses of St Andrews Church and Gatewick House. Fortunately, the A283 Steyning Bypass, which can be heard prominently in the background, is screened by a high row of mature trees running along it.
- 4.69. Because the very south end of the estate merges with the old Station Road area, the commercial railway warehouse, now converted into flats, can be seen. There is no evidence now of the Cattle Market which once operated in the area, nor of the railway's infrastructure. To the south, Church Mead is another cul-de-sac off Abbey Road with views of St Andrews Church from back gardens.

Conclusion – issues to be addressed and sensitivities to change

- 4.70. This area already suffers from noise pollution from the adjacent A283 which is likely to increase as the traffic use increases.

- 4.71. There is no prospect of the open spaces off Abbey Road being developed as they now have village green status, so the spacious feel of this 1980s/1990s development should continue. Consideration should be given to improving the recreational facilities on the western side of the village green and to maintaining the east side as a natural wildlife area.
- 4.72. The play area in South Ash is in need of updating. The old playground off Norman's Way, owned by the Parish Council, should be considered for development.

LCA4: Penlands



Figure 30 - Extent of LCA4

General Overview of Character

- 4.73. In 1930 the whole of what is now the Penlands Estate was a green field with the occasional plant nursery and smallholding. The land rises gently towards the lower slopes of the South Downs and the first area to be developed was at Laines Road and nearest to the Downs. By the 1990's, however, the space between Laines Road and the main road into Steyning from the south had been developed into a pattern of roads and houses and bungalows, all of which appear to be well maintained and without any threat of deterioration. Street parking is evident and is increasingly hampering traffic flows particularly in Newham Lane and Ingram Road. The gardens are well cared for and the Penlands area seems to be a model of post-war development.
- 4.74. Penlands is an entirely domestic housing development area lying to the south of the Parish of Steyning and bordered by Bramber Road to the east, Bostal Road to the south, Newham Lane to the north and the foothills of the South down to the north. It is a relatively level area,

but gently slopes up towards the South Downs along its southern and western edges. The Downs form a backdrop to houses in Penlands Vale, to the south-west.

Land uses

- 4.75. The whole area was, in 1911, an area of open fields with just three plant nurseries there. The land remained unchanged before World War II, but post war, by 1971, the first part of the Penlands area to be built on had been developed in The Laines and Coombe Drove, area immediately adjacent to what is now the South Downs National Park. By 1993, almost all of the Penland estate had been fully developed. There is no commercial use but the Catholic Church of Christ the King occupies a large corner site as the Penlands estate is entered from Bramber Road.

Layout and roads, street and routes

- 4.76. Broadly speaking the wider access roads such as Ingram Road, Penlands Rise and Newham Lane run from west to east, an easy route out of the estate and into Steyning or Bramber Road. Other roads at right angles link these access roads, but there is a 'horseshoe' layout of Penlands Vale and Coombe Road, which back onto the South Downs and Bostal Road.
- 4.77. The majority of homes have at least one garage, although the normality of two-car families now presents some congestion caused by cars parked on roadways. Many of the gardens, both front and back, are generous in size, particularly on the eastern side of Laines Road. Penlands Vale has large gardens too, but these slope dramatically upwards towards the Downs.
- 4.78. When new, the various housing developments took account of small open spaces between blocks of dwellings and numerous large shrubs and trees which were sensitively designed into the projects as an integral part of the schemes. A large green area, owned by the Parish Council, is accessible by footpath from Chandlers Way and a children's play area is situated there.
- 4.79. There are no designated cycle paths, but a network of 'cut-through' paths, known locally as twittens, exists.

Buildings

- 4.80. The style of architecture in and off Newham Lane very much reflects the time in which houses were constructed, with those developed to the south of Hills Road being of a more contemporary and well-considered design.



Figure 31 Newham Lane

- 4.81. The Roman Catholic Church is set back on its own open lawn with a large car park for the use of worshippers and all other buildings in the Penlands Area are entirely devoted to domestic dwellings. They vary in style and include semi-detached bungalows, semi-detached and detached houses, terraces of four 2-storey houses and individually designed homes in the Penlands Vale region. The materials are conventional and include brick, tile hanging and windows which have been mostly replaced with white uPVC fenestration. White painted timber has been employed for some balustrades, balconies and fencing on later housing developments.



Figure 32 Catholic Church of Christ the King



Figure 33 Hills Road looking South



Figure 34 Bungalows in Penlands Vale

Green and natural features

- 4.82. The whole area has been landscaped to include many grassed areas which have been planned to mark the entrance to side roads, or as open spaces for children to play in. The trees, which are now mature, sometimes stand in areas where a view is briefly blocked and then a few metres further on the view is revealed. This makes a journey around the Penlands area visually interesting. The front gardens of most houses have large front gardens, and many are enhanced by wide grassed strips between front walls, pavements and roads. Homeowners are diligently maintaining their properties and the whole area seem to be smart and good looking. The steep hills behind the southern houses on Penlands Vale are covered in vegetation and trees, forming a useful backdrop to the road.
- 4.83. Trees, shrubs, hedges and plants are in such abundance that the houses seem to be well separated, providing privacy, and completely established.

Streetscape

- 4.84. The Penlands Rise development, when designed, allowed for street lighting, street signs and other street furniture at the outset. It would seem that these elements are thoughtfully placed and in good condition. The many grass areas, small and large, are regularly mowed and the whole feeling of the place is one of neatness, with continuing good maintenance as a result. Hedges and dwarf walls separating front gardens from pavements are also well maintained. The whole estate seems very tranquil.

Views

- 4.85. Entering Penlands from Bramber Road offers a contrast between the narrow fast-moving main road and the relaxed and wide expanse of the estate. Housing here is widespread and sitting back from the road, with generous grassed areas in front of them. This journey continues with wide roads and many green features to soften the ambience. The whole estate has a backdrop of the distant rolling hills of the South Downs.

- 4.86. The same is true if one enters Penlands from Newham Lane, although some houses are detached, modern and with large garages, forecourts for parking and grass verges.
- 4.87. There is evidence of many Penlands properties being enlarged, but opportunities for new housing are few.

Conclusion – issues to be addressed and sensitivities to change

- 4.88. The green spaces at Ingram Road opposite the Catholic Church and on the corner of Penlands Vale, and on the entry to Hills Road from Ingram Road should be preserved by designation.
- 4.89. There is increasing parking in Newham Lane, particularly at the eastern end, which is adversely affecting traffic flow.

LCA5: Goring Road and south-eastern edge of Parish

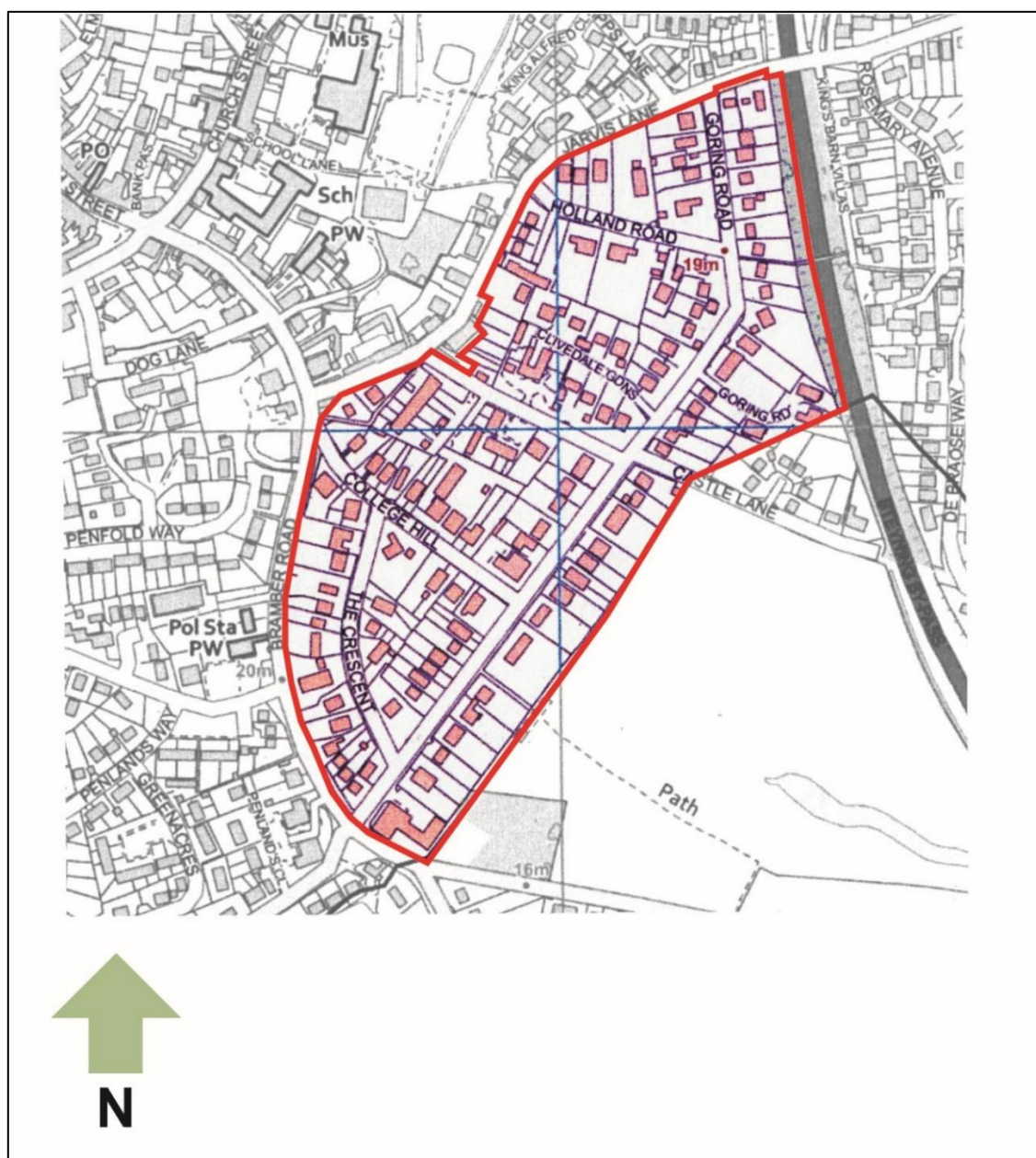


Figure 35 - Extent of LCA5

General Overview of Character

- 4.90. This area comprises Goring Road, Holland Road, College Hill, Castle Lane and The Crescent and lies south east of the town. It includes spacious villas, dating from the 1880s onwards. The most recent building has been at a higher density, including flats/sheltered housing. Goring Road is distinguished by its wide roadway and individual large houses. A few are relatively modern with faux Doric columns, panelled double garage doors and neo-Georgian windows, but others are of genuine Edwardian design and all have generous and beautifully manicured front gardens. This pattern is repeated on the roads which lead from Goring Road in a north-westerly direction. The principal threats are the continuing replacement of some of the better late 19th-century and early 20th-century villas, and development on (or further suburbanisation of) adjacent Clays Field. There is evidence of demolition and replacement with a small block of flats or semi-detached houses where one detached house once stood.

Topography

- 4.91. The area is largely flat with an access from the junction of Clays Hill and the Bostal Road. There is also steep access up College Hill from Bramber Road. Adjacent is The Crescent another moderately sloping road connecting College Hill to Goring Road. The area is bordered by Jarvis Lane, Bramber Road, Clays Field and the A283 bypass.
- 4.92. Goring Road runs from the south-west to the north-east at the southern border of Steyning Parish with the Bramber Parish adjacent. It is wide straight road for most of its length and the land to the south-east slopes down to Clays Field and rises slightly on the other side before the land drops steeply to Jarvis Lane and the approach to the High Street. It is sometimes used as short cut from the Bramber Road and Bostal Road junction to Kings Barn Lane in one direction and the back roads leading to St Andrews Church and the centre of town via Cripps Lane in the other. In Goring Road, coming from Clays Hill, the houses to the right have back gardens which run downhill to Clays Field and on the left the back gardens rise slightly.

Land use

- 4.93. The land use is all residential. Residences include privately owned flats at the corner of Goring Rd and Clays Hill which have retained the name of Carisbrooke Lodge, the nursing home they replaced, and Primrose Court, which comprises retirement housing of 29 one and two bed flats built in 1985 with resident management staff and regular social activities. There has been some back land development off Goring Road.
- 4.94. Some of the pre- c1800 field boundaries have been preserved in this area, but most of the land has been developed as a residential suburb of Steyning since it was first built upon in the late 19th Century. The majority of dwellings were constructed in the early 20th Century. A few properties have either been infilled at a later date or have replaced older homes and some are post-war neo-Georgian properties with garages and generous driveways.
- 4.95. A short-lived barracks existed in the Goring Road area during the Napoleonic Wars and Hillside Terrace, which lies at the north-west end of Castle Lane is believed to have been used as accommodation by soldiers waiting to go to war. There is moderate archaeological potential as a result, but this is threatened by possible development on Clays Field in Bramber Parish, and by further replacement of late 19th- and early 20th-Century villas.
- 4.96. When the Steyning Railway line existed, until the 1960's, residents of Goring Road could walk easily to Steyning Station via Cripps Lane at the top end, or across Clays Field to Bramber Station, now the location of a roundabout at the bottom of Clays Hill.

Layout

- 4.97. The houses are on spacious long plots and predominately red brick and flint with a mix of styles. Some of the later houses are part rendered. The roads are mainly linear with consistent building lines.

Roads, streets and routes

- 4.98. There is a spacious, green leafy feel to the area with many mature hedges and trees in the front gardens of most houses, which are all well maintained. Goring Road is the longest and widest road in this area. The Crescent road surface is not tarmac.



Figure 36 - Goring Road

- 4.99. Several minor roads join Goring Road on the north-west side, including The Crescent, College Hill, Castle Lane and Holland Road. Castle Lane continues on the other side of Goring Road and is a cul-de-sac with houses on one side, but excellent views across Clays Field on the other. It is possible to walk down to the A283 Steyning Bypass and to cross it to access Bramber. A footpath is situated opposite to the Holland Road junction and this leads to a footbridge across the A283 and to Rosemary Avenue and the Kings Barn area, another residential suburb of Steyning. Pavements are on both sides of the roads with the exception of Castle Lane, which has no pavements at the slightly sloping end from the garages behind Hillside Terrace to the junction with Jarvis Lane.



Figure 37 - Twitten leading from Gpring Road towards Roman Road

Spaces

- 4.100. There is no open space in this area although Goring Road and the southern part of Castle Lane border Clays Field, which lies within the parish of Bramber. This is a large informal open space, which includes a pond, but maintenance has ceased in recent years so it is developing an overgrown appearance.



Figure 38 - Clays Field looking towards rear gardens of Goring Road

4.101. There is a very small triangular space at the corner of The Crescent and College Hill with a mature tree. Sadly, the sign on it is too faded, but it may be in commemoration of one of the World Wars. It is a perfect spot to sit in quiet contemplation.



Figure 39 - Bench on corner of College Hill and The Crescent

Buildings and Landmarks

- 4.102. The houses in this area are a mix of large detached and semi-detached with spacious front and back gardens. The front gardens being tidy and well maintained, some with driveways for parked cars.
- 4.103. Properties on the west side of Goring Road mainly date from the 1920s but on the east side from Castle Lane to Clays Hill there are several 1970s buildings. The houses are mainly constructed of red brick and flint with some that are rendered. There are several developments of flats in College Hill and Goring Rd, including College Place, which is faced in flint. There is one modern three-storey block of flats on the corner of College Hill, Carisbrooke Lodge, which stands next to a much older property, once possibly a coach house or a house with an attached motor garage. Primrose Court is another 3-storey property, a sheltered home for the elderly with 29 one- and two-bedroom flats and a residential manager. Built in 1985, it stands at the corner of Goring Road and Bramber Road.



Figure 40 - College Place

- 4.104. Many residences have off road parking – although in Holland Road continuous road parking on one side reduces it to a single car width.



Figure 41 - Holland Road

- 4.105. There is a well maintained L-shaped terrace of seven small cottages in Castle Lane called The Maltings, set back from the road and fronted by a small green with several small trees.



Figure 42 - The Maltings

- 4.106. Hillside Terrace is set above Jarvis Lane with views over Steyning to the west. Access for cars is from Castle Lane into their garages at the rear of properties. Footpath access is from the junction of High St and Jarvis Lane.
- 4.107. A landmark building is Clivedale in Castle Lane.



Figure 43 – Clivedale, Castle Lane

Green and Natural Features

- 4.108. There are many fine gardens with mature trees in this area.

Streetscape

- 4.109. The immediate impression of Goring Road is one of generous space because of its wide roadway, good pavements and well-maintained front gardens, many with a variety of mature trees, shrubs and beautifully manicured hedges. Street lighting is evenly spaced and has no visual impact on the street scene. A post-box stands at the junction of Goring Road and Bramber Road.
- 4.110. Side roads have a similar quality, although many cars are parked here on both sides, creating slow driving conditions for local traffic. This is particularly evident at the lower end of College Hill, where it meets the bottom end of the High Street and cars have difficulty entering and leaving this bottleneck.
- 4.111. The north-west part of Castle Lane has a narrow pavement on one side only, and cars are parked here for most of its length making the lane narrow and driving here difficult. In the same area stands 'The Maltings' a small development of modern but sympathetically designed cottages built around an open green garden, with well-tended trees and shrubs.

Views

- 4.112. The houses on the east side of Goring Rd have views over Clay's Field. Hillside Terrace homes have views of Steyning and the Downs from their top floors

Conclusion – issues to be addressed and sensitivities to change

- 4.113. The future of Clays Field is currently being considered as part of the Bramber Neighbourhood Plan but in the meantime its unmaintained condition is starting to detract from the area. Development there would greatly affect residents in Steyning as it is likely vehicular access would be via Castle Lane, and could remove open space which Steyning residents have prized for many years.
- 4.114. There is an ongoing risk that large plots containing only one house could be sold for development and several properties erected on the site which would detract from the spacious character of the area. The large plot on the corner of The Crescent and Goring Road is visually sensitive and any development should be sensitive to the architectural character and density of the area.

LCA6: Kings Barn Lane

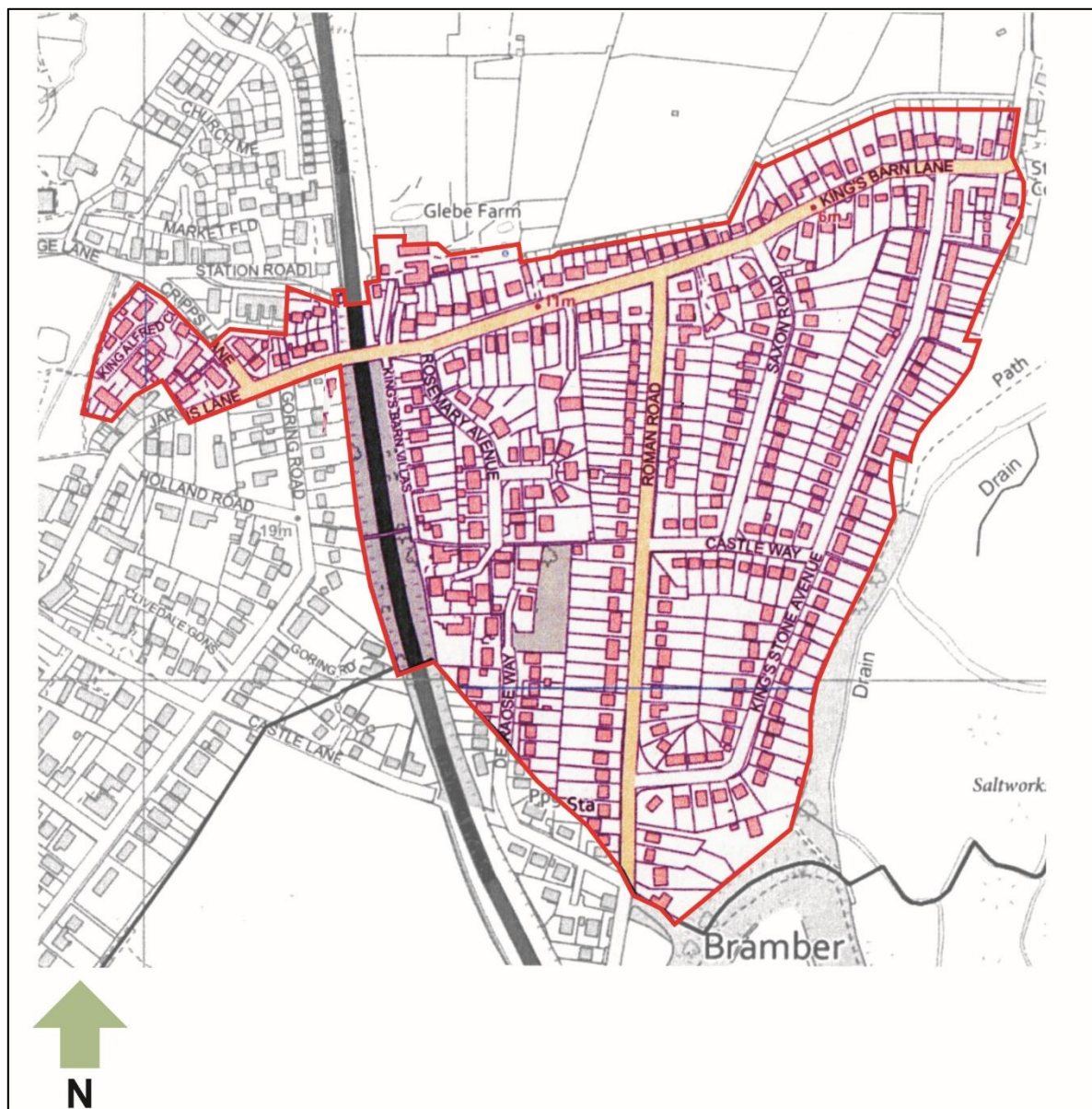


Figure 44 - Extent of LCA6

General Overview of Character

- 4.115. This is a 'ribbon' development, a continuation of Jarvis Lane to the west and accessed via a road bridge originally over the railway lines but now above the A283 Steyning Bypass. A number of side roads to the south form an individual estate, largely of bungalows many of which have been extended both laterally and vertically to increase accommodation. Properties on the northern side of Kings Barn Lane back onto Glebe Farm, where open fields are being offered for consideration as future housing development. Properties on the east side of Kings Stone Avenue benefit from views over farmland towards the River Adur at the rear.
- 4.116. This area is wholly residential and several roads suffer from parked cars making traffic flow difficult.

Topography

- 4.117. Kings Barn Lane and Kings Stone Avenue are largely flat, both backing onto farmland, but the land rises in a north-south line in Roman Road, which peaks at its junction with Castle Way. Subsidence has been a problem in this area.

Land use

- 4.118. The land use is almost exclusively residential apart from Kings Barn Farm which is a cattle farm.

Layout

- 4.119. The roads are mainly linear and regular with reasonable size front gardens. At its eastern end Kings Barn Lane turns a corner and continues into open countryside and the character of the road changes, becoming narrow and winding.

Roads, streets and routes

- 4.120. Certain roads in particular the north end of Kings Stone Avenue suffer from on-street parking so traffic flows are hampered. There is good access to footpaths into the countryside from the east end of Kings Barn Lane and directly opposite Castle Way The important Downs Link cycle path passes along Kings Stone Avenue and onwards to Wyckham and the North. The twittens towards Steyning High Street are well-used and help to prevent this part of the parish from feeling too cut-off from community facilities.



Figure 45 - Entrance to twitten at junction of Roman Road and Castle Way

Spaces

- 4.121. There are no play areas, allotments or recreation grounds in this area but there is good access to open countryside and the River Adur.

Buildings and Landmarks

- 4.122. In Kings Barn Villas there are several imposing Edwardian villas, built of red brick. This is a non-adopted cul-de-sac which ran alongside the old railway line, before it became the A283 bypass.



Figure 46 - Kings Barn Villas

- 4.123. In Rosemary Avenue there are mainly post-war bungalows and in Kings Barn Avenue there is a row of distinctive white chalet bungalows, lying opposite many properties which have been extended. Kings Stone Avenue includes small two-story blocks of flats, terraced houses and bungalows of varying sizes. Saxon Road and Castle Way have larger properties with a mix of bungalows and detached houses.



Figure 47 - Chalet bungalows on Kings Barn Lane with unfenced front gardens

- 4.124. Roman Road consists of a mix of detached and semi-detached properties, many built in the 1930s. Pebble dash render is seen as is black wood laid for decoration across white render.



Figure 48 - Roman Road

- 4.125. Located close to the junction of Kings Barn Lane and Kings Stone Avenue can be found the site of Kings Barn Manor that was part of the estate of William de Broase, described in 1086 as lying in Steyning

Green and Natural Features

- 4.126. There are many attractive gardens in the area, some open to the pavement but many enclosed within fences, which provides a more suburban character. The backdrop of the Downs can be seen from Roman Road and Castle Way and properties on the east side of Kings Stone Avenue and the north side of Kings Barn Lane overlook open countryside and farmland at the rear, but this largely cannot be seen from the roads.

Streetscape

- 4.127. The area is blighted by many overhead cables for telephone and electricity.



Figure 49 - Kings Stone Avenue

Views

- 4.128. There are good views of the Downs from the southern end of Roman Road but few public views of the low-lying farmland and open-countryside behind Kings Barn Lane and Kings Stone Avenue.

Conclusion – issues to be addressed and sensitivities to change

- 4.129. The problems of on-street parking and unsightly cabling will be very hard to resolve. This area is already densely built on so there is little space for development, except for possible backland development on fields at the rear of Kings Barn Lane. This would bring increased traffic to the area where traffic flows are already difficult. Roman Road leads to a single track lane within the parish of Bramber, which connects with the A283. At present this takes two-way traffic but this will become less tenable if more housing is built in this area.
- 4.130. The potential backland development at Glebe Farm is currently red-flagged under the Horsham District Council SHLAA (Strategic Housing Land Availability Assessment), and considered to be un-developable.

LCA7: Foothills of South Downs

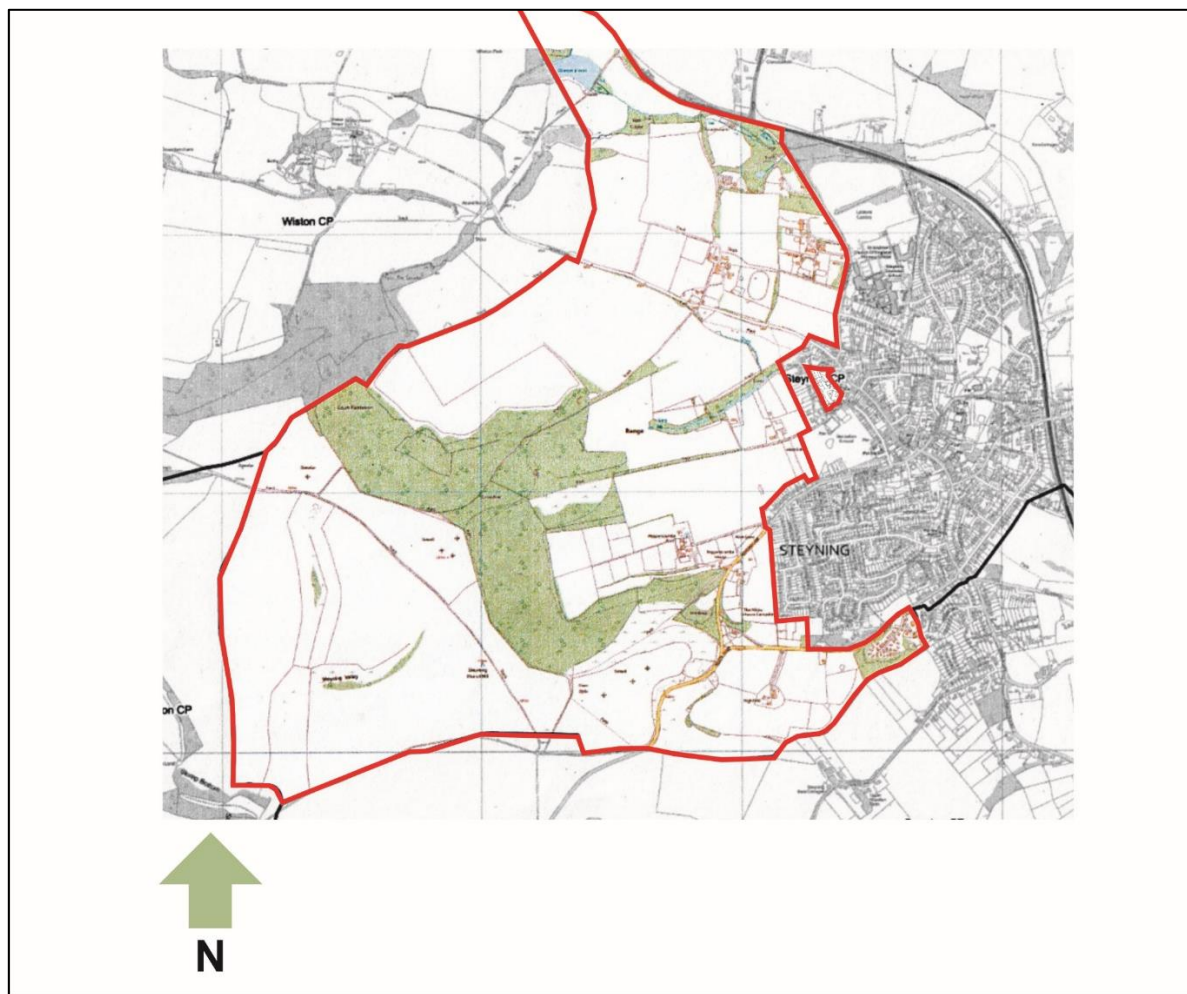


Figure 50 - Extent of LCA7

General overview of character

- 4.131. Character Area 7 is defined by its hilly topography, woodland and its rural qualities. Housing within this area is largely to be found adjacent to the built up boundary of Steyning. Apart from farming, the main use of the area is as an alternative traffic route to Worthing and for outdoor recreation. It is a generally well tended area, apart from the loss of recent woodland due to Ash die-back disease. This significant section of the Parish is a part of the South Downs National Park (SDNP) and now subject to the 'made' SDNP Local Plan that was approved in July 2019.

Topography

- 4.132. This area lies to the south west of Steyning and is mostly within the South Downs National Park. It is characterised by the sloping land which starts as a shallow gradient at the edge of the built-up area but then rises steeply towards the top of the Downs. It is largely unpopulated although land is farmed where the topography is reasonably level.

Land uses

- 4.133. Arable and livestock farming is practiced but the farmhouses are outside the Steyning Parish. The Downs are extensively used, however, by walkers and cyclists keen to travel

along the South Downs Way. There are allotments at Canada Gardens off Newham Lane and more are located to the west of the Memorial Playing Fields, called Rublees. Both locations are owned by the Parish Council.

Layout and roads

- 4.134. The natural topography dictates the layout of this Character Area. The only 2-lane wide road capable of taking light traffic, Bostal Road, runs along the very southern edge of the Parish and rises steeply to the top of the Downs, towards Sompting and eventually to the A27 Worthing to Lewes dual carriageway. There are a few houses on each side of Bostal Road near to the junction with the Bramber Road leading out of Steyning, and a small but well-maintained estate of static caravan homes called Mount Park, which is secluded and surrounded by woodland. A number of farm tracks lead from Bostal Road to fields and pastures. A narrow single-track road provides a short-cut from Bostal Road, halfway up its incline and this is used by some to reach the western end of Newham Lane and Steyning High Street. All roads and footpaths can be dangerous during winter months and are sometimes closed to traffic. From Newham Lane the very popular footpaths, the Lower and Upper Horseshoe, can be accessed. These are managed by a charity run by the Wiston Estate called the Steyning Downland Scheme which aims to 'involve local people with the gift of our unique piece of downland in order to benefit lives and improve a special habitat for wildlife'. This scheme extends to include the Rifle Range, a well-walked open area, and wooded slopes at the Wiston boundary of the parish where mountain bike tracks have been established.



Figure 51 - Newham Lane, looking west up single track road to South Downs



Figure 52 - Rifle Range

Buildings

- 4.135. There are no extensive working farm buildings in Character Area 7. However, Sweetland Field is normally put down to pasture and occasionally arable crops, such as maize, are sown as part of a crop rotation. The land is well fenced and sheep and cattle are routinely grazed there on well-draining soil characteristic of the lower chalk scarp slope of the South Downs. There are, a limited number of large homes, such as 'Charlton Court' 'Sweetlands' and 'Pepperscoombe Farm' in Character Area 7 set in their own extensive grounds, 'The Grade II listed White House' has a large field used as an official Camping and Caravan Club site whilst the White House itself is now available for holiday lets thereby actively contributing towards local tourism. Pepperscoombe Farm also has 'Coombe Cottage' for rent as a holiday let. Halfway down the road from the Downs to Newham Lane there is a disused chalk pit which is now the site of an untidy scaffolding yard and industrial building leased to its tenant until 2020. It is the subject of a number of enforcement notices because of its unkempt appearance. Fortunately, this eyesore is only readily visible from two limited locations, namely the road entrance and from a single location on the Upper Pepperscoombe path that could be fenced and screened by trees.



Figure 53 - Scaffold business in Newham Lane within SDNP

- 4.136. Once the boundary of the Conservation Area is passed in Mouse Lane the only other housing is the Grade II listed Charlton Court Cottages owned by the Wiston Estate. At the junction of Mouse Lane and Charlton Court is a poignant First World War poem carved in stone and maintained by the Parish Council.



Figure 54 - Charlton Court Cottages

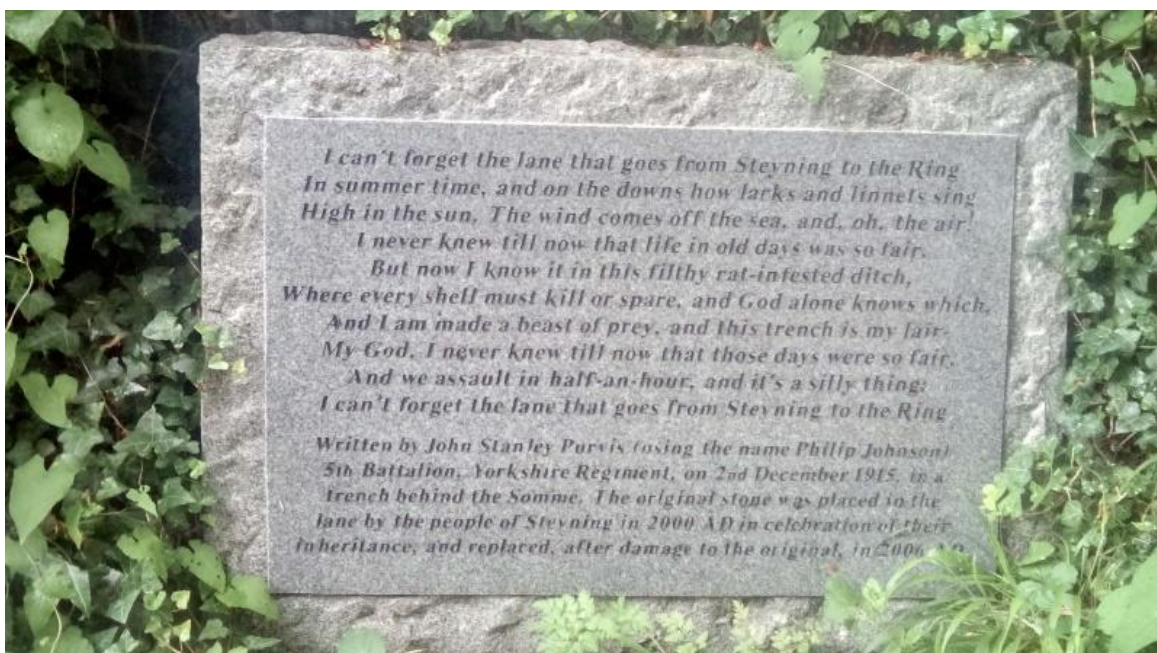


Figure 55 - Poem on the stone

- 4.137. The Grade II listed Charlton Court is a landmark building as are the historic barns associated with it. The owners have provided a permissive footpath so walkers are able to use the land here for recreation..



Figure 56 - Tithe barn at Charlton Court

Green and natural features

- 4.138. The whole area may be defined by natural features characteristic of the northern slopes of the South Downs that in this particular area are largely wooded. A number of natural springs originate from the lower slopes and the spring that rises from just below the Rifle Range is a very significant feature because historically it provided water to power a flour mill at Court Mill as well as providing fresh drinking water for the earliest inhabitants of Steyning .

Streetscape

- 4.139. Benches are located along the South Down Way and fingerposts and signs indicating the routes of footpaths which cross the Downs. The road and farm tracks have post and wire fencing to separate them from adjacent fields and where cattle graze there are occasional electric fences. Hedges only occur on the lower slopes of Bostal Road and Newham Lane but towards the north and on top of the Downs there are many trees, some of which are diseased with ash die-back and are being felled to prevent spread and replaced when the soil is clear of infection.

Views

- 4.140. From the top of the South Downs at this point the views are spectacular. To the south, the Downs gently undulate before dropping away to the coastal shelf and the English Channel beyond. On a clear day, the newly installed Rampion windfarm can be seen. The disruptive work which buried the cables from landfall at Lancing up to the Electricity Station in Bolney avoided Steyning altogether.

- 4.141. The eastward view includes Truleigh Hill and Mill Hill, just inland from Shoreham-by-Sea and the location for TV relay station terrestrial aerial masts.
- 4.142. Halfway down Bostal Road it is possible to see the whole of Steyning spread out below, with the Penlands development in the foreground and the occasional 'landmark' building such as the Market House with its clock tower and St Andrews Church.



Figure 57 - View of Steyning from footpath off Bostal Road

- 4.143. To the north, the land continues to rise gently along a ridge towards the Wiston Estate, but the park and Wiston House are camouflaged by the trees of Chanctonbury Ring, a prehistoric hill fort.

Conclusion – issues to be addressed and sensitivities to change

- 4.144. Although this land should be protected as it is part of the South Downs National Park, unsympathetic developments such as the scaffolding business in the Chalk Pit on Newham Lane demonstrate that protection is not always sufficient.
- 4.145. The land adjacent to the Rifle Range is currently open to public use as the Steyning Downland Scheme although this is only by permission of the Wiston Estate, with no official rights of way in existence.

LCA8: Farmland and Floodplains

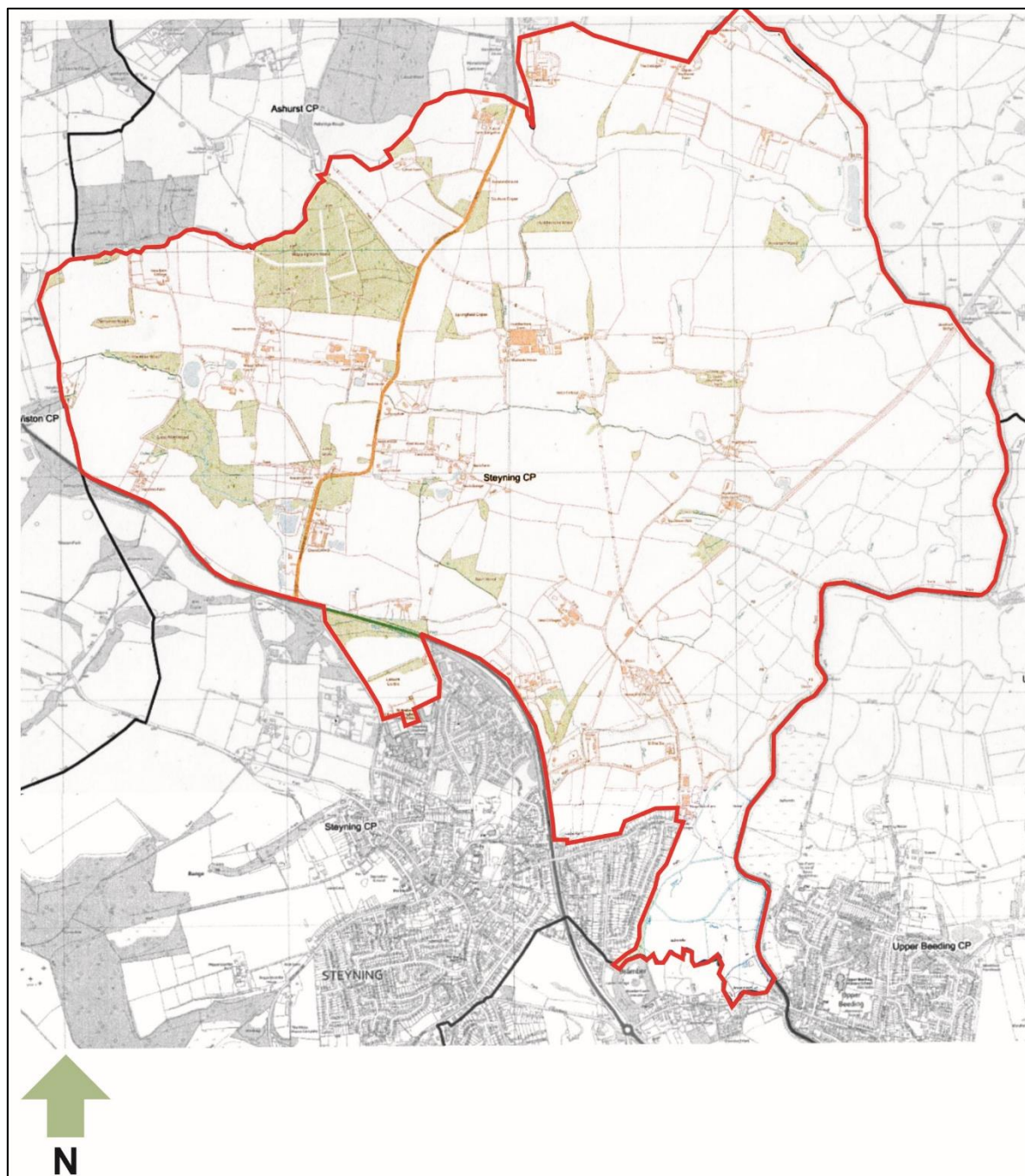


Figure 58 - Extent of LCA8

General Overview of Character

- 4.146. The northern half of the Parish of Steyning is very rural, with many farms and only a few properties, mainly farmhouses and associated farm buildings. Several small businesses exist. There are a small number of noted Listed Buildings such as Wappingthorn Manor and several notable concrete farm buildings at Wappingthorn Farm. Generally, the area is in good condition although the B2135 Horsham Road from Steyning Bypass to adjacent Ashurst, is winding and treacherous in poor weather. The River Adur runs along the eastern edge of the land and in flood it is clear that many acres become water-logged. From the top of distant Bostal Hill wide expanses of the flood plain can often be seen covered in water in winter.

- 4.147. This part of the parish occupies over 50% of its total land area, yet is separated from the town centre and community facilities by the A283 by-pass so is often not acknowledged or recognised as being part of Steyning.

Topography

- 4.148. The area extends from Hammes Farm on the A283 as far as Glebe Farm, and then takes in the rural end of Kings Barn Lane, extending to the River Adur which forms the border with Bramber Parish at this point. To the north the parish boundary extends along the B2135 Horsham Road as far as Northover Farm.
- 4.149. The land between Kings Barn Lane and the river Adur is flat and can be water-logged. There is a gentle rise along Horsham Road travelling towards Ashurst and along the A283 towards Washington. The Downs are to the south and this area is visible from the ridge.

Land use

- 4.150. The land is sparsely populated, with scattered farmhouses and both arable and livestock farming. There has been some diversification in recent years and Wappingthorn Farm has built a large anaerobic digester and Huddleston Farm applied for planning permission to erect a solar farm, although that was rejected.



Figure 59 - Anaerobic Digester Wappingthorn Farm

- 4.151. There is a small estate of business/ light industrial units at Chanctonfold, which have been sensitively constructed with wooden fascias to blend in with the rural surroundings, and businesses in this area include a children's nursery, cattery, fishing ponds and jewellery making. Nash Farm used to be a hotel but is now a private home.



Figure 60 - Chanctonfold Business Units

- 4.152. Along Kings Barn Lane there is the Steyning Wastewater Treatment Plant which is malodourous, and due to lack of capacity frequently has to be emptied by lorry, followed by some storage yards and phone masts. These do not enhance the rural nature of their surroundings.



Figure 61 - Storage yard and phone mast in King's Barn Lane

Layout

- 4.153. There is no consistent layout, with the only main access road being the B2135 which is narrow and bendy. Many farmhouses and larger properties have long access driveways and can hardly be seen from the road.

Roads, streets and routes

- 4.154. King's Barn Lane ceases to be tarmac near Greenfields and then has a loose gravelled surface until it leads into Huddlestone Farm. The B2135 Horsham Road is bendy and not de-iced in winter, despite being well-used by local residents travelling north. The junction between both ends of Horsham Road and the A283 is very busy.



Figure 62 - The busy junction of the A283 and Horsham Road

- 4.155. The Downs Link cycle path can be accessed off the untarmaced section of Kings Barn Lane and leads between Guildford and Shoreham. This is also used for countryside walking and there is also a network of smaller country footpaths across the area.

Spaces

- 4.156. Despite the many green fields there is little public open space and no facilities such as playgrounds or playing fields, allotments etc.

Buildings and Landmarks

- 4.157. Many of the buildings are linked to the farms, such as barns and cowsheds, and building density is low. There are several large detached homes set back from the road and scarcely visible due to high hedging and trees. There are also some buildings of note such as Wappingthorn Manor and the unusual concrete silos at Wappingthorn farm.



Figure 63 - Wappingthorn Manor



Figure 64 - Listed Wappingthorn Farm buildings

Green and Natural Features

- 4.158. This area is very rural with many mature trees and hedges. The land towards the River Adur can be water-logged. There is Alderwood fishing pond but it is not visible from the road.

Streetscape

- 4.159. There is little street furniture in this area with no street lighting or waste bins provided.

Views

- 4.160. Many of the buildings have fine views over open countryside. However views from Kings' Barn Lane near Greenfields are now marked by the intrusion of the large caravan storage facility at Gatewick Farm which lies in the parish of Wiston.



Figure 65 - View of Downs and caravans from Kings Barn Lane

Conclusion – issues to be addressed and sensitivities to change

- 4.161. There are proposals to build a soft sand quarry off the A283 just west of Hammes Farm and there are concerns this will bring more heavy traffic to the A283, noise and dust and be unsympathetic to the surrounding countryside and spoil views from the ridge of the Downs.
- 4.162. The need for farmers to diversify may increase and this may bring pressure for more developments such as solar farms or anaerobic digesters.
- 4.163. There are proposals for housing on fields at Glebe Farm, which would be on the north side of the bypass occupying low-lying fields.

5. Conclusions and Policy Recommendations

- 5.1. In this undertaking the study the special qualities of the parish have been re-discovered by its authors and it is newly appreciated how much green space there is throughout the area which provides a semi-rural feel to Steyning. With no direct overhead flights and no nearby railway, much of the parish has low background noise levels, and dark skies in the areas with no street lighting. It is also appreciated just how much local character there is, in terms of historic buildings and the use of materials such as flint for walls and Horsham Stone for roofs.
- 5.2. There are good examples of new building work which blends in well with the character of the existing. Two examples are shown below but flint has also been well used in College Place, and the business units at Chanctonfold blend in well with their environment.



Figure 66 - Fairs Field off Charlton Street, where flint has been incorporated into several fascias in retirement homes built for Saxon Weald

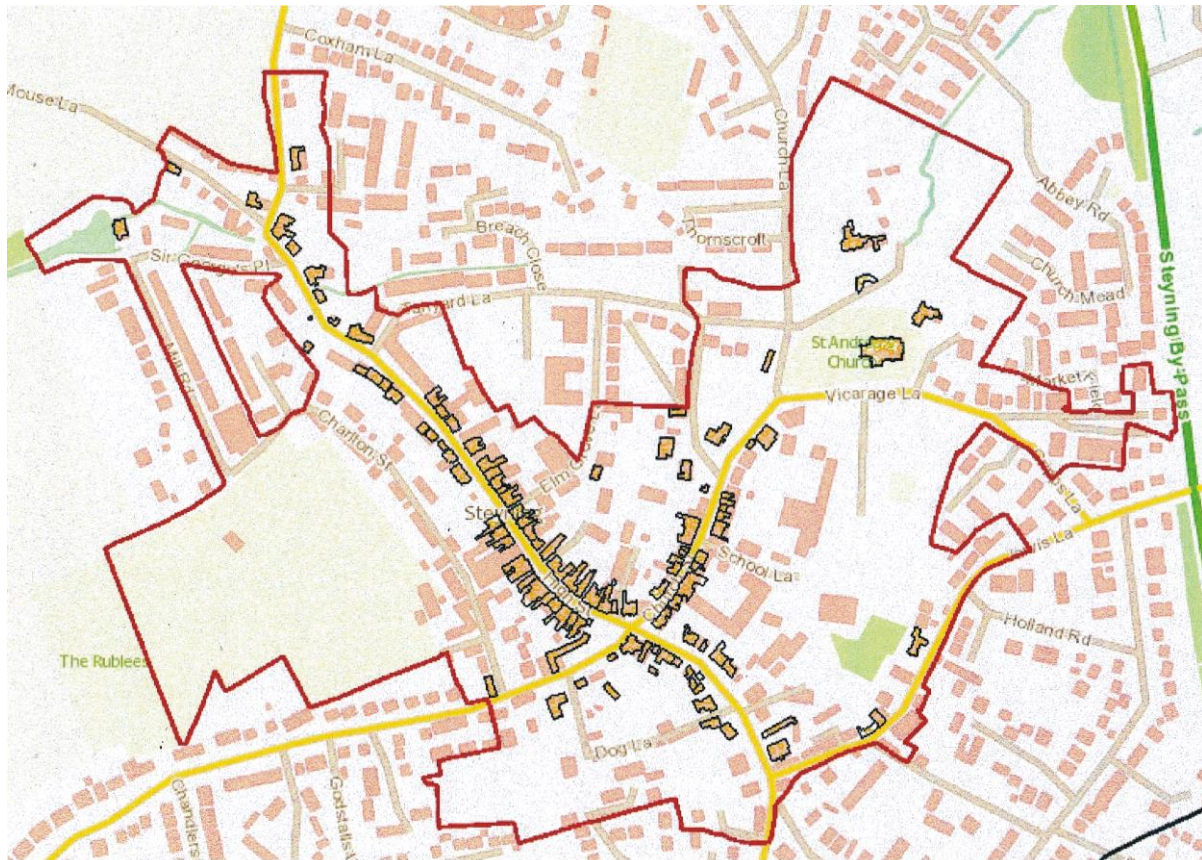


Figure 67 - New boundary wall in Mouse Lane using flint with design feature

- 5.3. This character appraisal has identified the ongoing issues of; on-street parking, often illegal, which is blighting several parts of the town; unsympathetic land use such as the scaffolding works in Newham Lane within the South Downs National Park and the use of much overhead cabling, for example in Newham Lane and the Kings Barn area.
- 5.4. Extracts from the case presented to Horsham District Council showing examples of inappropriate design is attached as Appendix 8. There is concern with unsympathetic building work such as the use of poorly-designed UPVC windows in the Conservation Area, and it is recommended that an Article 4 Direction is very important to protect non-Listed buildings and maintain our historic environment.
- 5.5. As experienced in similar small towns elsewhere in the country Steyning's High Street is at risk from changes in consumer shopping habits with the increase in online shopping and is not assisted by high business rates and rents.
- 5.6. Unless the A27 is improved to accommodate the expected increase in traffic from the proposed IKEA store and 600 homes to be built in Lancing, there will be an increasing risk of traffic on the A283. In addition, the proposed Quarry in the parish of Wiston will lead to an increase in heavy lorry movements. The main routes into and out of Steyning use the A283 and it will adversely affect the rural feel of the area and reduce visitor numbers if traffic increases still further.
- 5.7. The following recommendations should be considered for inclusion in the Steyning Community Plan policies:
 - Recognition of the need to conserve and enhance the local character of the parish
 - Recognition of the importance of the historic character of Steyning to the financial viability of the High Street
 - Recognition of the importance of the green and rural nature of the parish, its tranquility and dark skies to the wellbeing of residents and visitors, and to work to protect these

- To protect and enhance important local views and vistas, as shown in Appendix 7.
- To retain and improve open spaces, where specified in this Assessment.
- To undertake a Transport and Parking Study and Strategy to consider issues and options for parking related problems, and work with West Sussex County Council on ways to ameliorate future increase in traffic using A283.
- To improve the network of pedestrian and cycle routes and reduce the amount of on-street parking, especially illegal parking.
- To work with Horsham District Council to ensure the management plan contained in their 2018 Conservation Area Appraisal and Management Plan (Appendix 6) is carried out, and also to introduce an Article 4 Direction for the Conservation Area.
- To work with any potential developers in the town to encourage them to design buildings that reflect the local character, and use building materials in keeping with the historic nature of the town. It is proposed that a Village Design Statement be prepared based on this Assessment.
- There is an identified need to improve the broadband and mobile phone signal strength in the parish and to support the local economy consideration should be given to improve the facilities to 4/5G while ensuring the provision of masts does not detract from the character of the area where they are sited.
- There is concern about the large number of un-coordinated signs in the Conservation Area and consideration should be given to the introduction of a cohesive policy concerning signs and street furniture.
- To compile a list of buildings that are not yet formally listed but which should be preserved as they are important to the town following a detailed survey of buildings and consultation with owners. The consultants that prepared the 2018 HDC Character Area Appraisal referred to the existence of such buildings.

Appendix 1a: Map of Listed Buildings within Steyning Conservation Area



North

KEY:

 Perimeter of Steyning Conservation Area

NOTE: In addition to the buildings illustrated there are approx.12 Listed Buildings around the outlying areas of Steyning Parish.

Appendix 1b: Listed Buildings and Scheduled Monuments in Steyning Parish

KEY:

- I Grade 1
 - II Grade 2
 - II* Grade 2 star
-

II 1 and 2 Huddleston Farmhouse
Steyning, Horsham, West Sussex, BN44

II 1 and 2, Church Lane
Steyning, Horsham, West Sussex, BN44

II 1, 2, and 3, White Horse Square (See details for further address information)
Steyning, Horsham, West Sussex, BN44

II* 1, 3 and 5, Church Street
Steyning, Horsham, West Sussex, BN44

II 11, Church Street
Steyning, Horsham, West Sussex, BN44

II 11, High Street
Steyning, Horsham, West Sussex, BN44

II 12, Church Street
Steyning, Horsham, West Sussex, BN44

II 120 and 122, High Street
Steyning, Horsham, West Sussex, BN44

II 124, High Street
Steyning, Horsham, West Sussex, BN44

II 13, High Street
Steyning, Horsham, West Sussex, BN44

II 134 and 136, High Street
Steyning, Horsham, West Sussex, BN44

II 138 and 140, High Street
Steyning, Horsham, West Sussex, BN44

II 17b, High Street
Steyning, Horsham, West Sussex, BN44

II 24, High Street
Steyning, Horsham, West Sussex, BN44

II 26, High Street
Steypning, Horsham, West Sussex, BN44

II 27, High Street
Steypning, Horsham, West Sussex, BN44

II 28, 30 and 32, Church Street
Steypning, Horsham, West Sussex, BN44

II 32 and 34, High Street
Steypning, Horsham, West Sussex, BN44

II 33 and 33a, High Street
Steypning, Horsham, West Sussex, BN44

II 33, Church Street
Steypning, Horsham, West Sussex, BN44

II 36, High Street
Steypning, Horsham, West Sussex, BN44

II 38, High Street
Steypning, Horsham, West Sussex, BN44

II 39, High Street
Steypning, Horsham, West Sussex, BN44

II 4 and 6, Church Street
Steypning, Horsham, West Sussex, BN44

II 46 48 and 50, High Street
Steypning, Horsham, West Sussex, BN44

II 47 and 49, High Street
Steypning, Horsham, West Sussex, BN44

II 51 and 53, Church Street
Steypning, Horsham, West Sussex, BN44

II 51, High Street
Steypning, Horsham, West Sussex, BN44

II 52 and 54, High Street
Steypning, Horsham, West Sussex, BN44

II 53, High Street
Steypning, Horsham, West Sussex, BN44

II 56, High Street
Steypning, Horsham, West Sussex, BN44

II 58, High Street
Steypning, Horsham, West Sussex, BN44

II 60 and 62, High Street
Steypning, Horsham, West Sussex, BN44

II* 61, 63 and 65, High Street
Steyning, Horsham, West Sussex, BN44

II 64, High Street
Steyning, Horsham, West Sussex, BN44

II 66, High Street
Steyning, Horsham, West Sussex, BN44

II 67, High Street
Steyning, Horsham, West Sussex, BN44

II 68 and 70, High Street
Steyning, Horsham, West Sussex, BN44

II 7, Church Street
Steyning, Horsham, West Sussex, BN44

II 71 and 73, High Street
Steyning, Horsham, West Sussex, BN44

II 74, High Street
Steyning, Horsham, West Sussex, BN44

II 75, High Street
Steyning, Horsham, West Sussex, BN44

II 78 80 and 80a, High Street
Steyning, Horsham, West Sussex, BN44

II 83 and 85, High Street
Steyning, Horsham, West Sussex, BN44

II 84 and 86, High Street
Steyning, Horsham, West Sussex, BN44

II 87, High Street
Steyning, Horsham, West Sussex, BN44

II 89-93, High Street
Steyning, Horsham, West Sussex, BN44

II 90 and 92, High Street
Steyning, Horsham, West Sussex, BN44

II 94 and 96, High Street
Steyning, Horsham, West Sussex, BN44

II 95 and 97, High Street
Steyning, Horsham, West Sussex, BN44

II Amberley Cottages
Steyning, Horsham, West Sussex, BN44

II April Cottage
Steyning, Horsham, West Sussex, BN44

II Atherton, Ambrose and Malthouse Cottage
Steyning, Horsham, West Sussex, BN44

II Barclays Bank and Down House Nyewood House
Steyning, Horsham, West Sussex, BN44

II Barn at Wappingthorn Farm
Steyning, Horsham, West Sussex, BN44

II* Barn to North West of Charlton Court
Steyning, Horsham, West Sussex, BN44

II Bayards
Steyning, Horsham, West Sussex, BN44

I Brotherhood Hall, 9, Church Street
Steyning, Horsham, West Sussex, BN44

II Calcot Farmhouse
Steyning, Horsham, West Sussex, BN44

II Causeway Cottage
Steyning, Horsham, West Sussex, BN44

II Chanctonbury Cottage
Steyning, Horsham, West Sussex, BN44

II Chantry Green House
Steyning, Horsham, West Sussex, BN44

II* Chantry House
Steyning, Horsham, West Sussex, BN44

II Charlton Court
Steyning, Horsham, West Sussex, BN44

II Charlton Court Cottages
Steyning, Horsham, West Sussex, BN44

II* Charlton House and Garden Wall, Gate and Railings to North East
Steyning, Horsham, West Sussex, BN44

II Clematis Cottage, Court Cottage and Harry Gough's House
Steyning, Horsham, West Sussex, BN44

II Court Mill House and Entrance Gates
Steyning, Horsham, West Sussex, BN44

II Detached Portion of Springwells Hotel to the North
Steyning, Horsham, West Sussex, BN44

II Elm Grove
Steyning, Horsham, West Sussex, BN44

II Faggs Barn
Steyning, Horsham, West Sussex, BN44

II Gable End
Steyning, Horsham, West Sussex, BN44

II Gateway in the Garden to South of Gatewick
Steyning, Horsham, West Sussex, BN44

II Gatewick
Steyning, Horsham, West Sussex, BN44

II Hawthorn Cottage
Steyning, Horsham, West Sussex, BN44

II Holland Cottage
Steyning, Horsham, West Sussex, BN44

II Holly Cottage
Steyning, Horsham, West Sussex, BN44

II Horsebrook Cottage
Steyning, Horsham, West Sussex, BN44

II Jarvis
Steyning, Horsham, West Sussex, BN44

II Jarvis Hall
Steyning, Horsham, West Sussex, BN44

II K6 Telephone Kiosk
Steyning, Horsham, West Sussex, BN44

II K6 Telephone Kiosk, High Street
Steyning, Horsham, West Sussex, BN44

II Kings Barn Old Cottages
Steyning, Horsham, West Sussex, BN44

II Lashmars
Steyning, Horsham, West Sussex, BN44

II Lloyds Bank
Steyning, Horsham, West Sussex, BN44

II Mill House
Steyning, Horsham, West Sussex, BN44

II Mouse Cottage
Steyning, Horsham, West Sussex, BN44

II Newham Cottage
Steyning, Horsham, West Sussex, BN44

II Newham House and the Two Medieval Arches in the Garden
Steyning, Horsham, West Sussex, BN44

II Norfolk Cottages
Steyning, Horsham, West Sussex, BN44

II Northover Farmhouse
Steyning, Horsham, West Sussex, BN44

II Old Workhouse Cottages
Steyning, Horsham, West Sussex, BN44

II Orwell Cottage
Steyning, Horsham, West Sussex, BN44

II Outbuilding Adjoining Gatewick to the South East
Steyning, Horsham, West Sussex, BN44

II Pen Cottage and White Horse Cottage
Steyning, Horsham, West Sussex, BN44

II Penfold Cottage
Steyning, Horsham, West Sussex, BN44

II Penfold Hall
Steyning, Horsham, West Sussex, BN44

II* Penfold House Penfold Lodge
Steyning, Horsham, West Sussex, BN44

II Penn Cottage Penns House
Steyning, Horsham, West Sussex, BN44

II Preston House
Steyning, Horsham, West Sussex, BN44

II Rosemary Cottage
Steyning, Horsham, West Sussex, BN44

II Rosewell Cottage
Steyning, Horsham, West Sussex, BN44

II Saxon Cottage
Steyning, Horsham, West Sussex, BN44

II Smugglers Cottage
Steyning, Horsham, West Sussex, BN44

II* Springwells Hotel
Steyning, Horsham, West Sussex, BN44

II Stable Bungalow at Wappingthorn Farm
Steyning, Horsham, West Sussex, BN44

II Staplefields
Steyning, Horsham, West Sussex, BN44

II The Cavalier
Steyning, Horsham, West Sussex, BN44

II The Chequers Inn
Steyning, Horsham, West Sussex, BN44

II The Forge
Steyning, Horsham, West Sussex, BN44

II The Market House
Steyning, Horsham, West Sussex, BN44

II The Norfolk Arms and the Model Bakery
Steyning, Horsham, West Sussex, BN44

II The Old Cottage
Steyning, Horsham, West Sussex, BN44

II The Old Priory
Steyning, Horsham, West Sussex, BN44

I The Parish Church of St Andrew
Steyning, Horsham, West Sussex, BN44

II The Post Office
Steyning, Horsham, West Sussex, BN44

II The Star Public House
Steyning, Horsham, West Sussex, BN44

II* The Stone House
Steyning, Horsham, West Sussex, BN44

II The Three Tunns Inn
Steyning, Horsham, West Sussex, BN44

II The Village Pumps and the Drinking Fountain in Front of Detached Part of Springwells Hotel
Steyning, Horsham, West Sussex, BN44

II The White Horse Inn and the Stables Adjoining to the South West
Steyning, Horsham, West Sussex, BN44

II The White House
Steyning, Horsham, West Sussex, BN44

II Wappingthorn
Steyning, Horsham, West Sussex, BN44

II Wappingthorn Farm Dairy Buildings, Including Silo Towers, Linking Wall and Circular Dairy
Steyning, Horsham, West Sussex, BN44

II Warwick House
Steyning, Horsham, West Sussex, BN44

II Water Tower and Sun Room at Wappingthorn to the North East of the House and to the North West of the
Steyning, Horsham, West Sussex, BN44

II Wellingham House
Steyning, Horsham, West Sussex, BN44

II Wyckham Farm Cottage Wyckham Farmhouse
Steypning, Horsham, West Sussex, BN44

II Wyckham Manor Farmhouse
Steypning, Horsham, West Sussex, BN44

List of Scheduled Monuments in the Parish of Steypning, from Historic England⁵

1. Barrows and ditches on Steypning Round Hill

- List Entry Number: 1005852
- Heritage Category: Scheduling
- Location: Steypning, Horsham, West Sussex

2. Cross dyke 760m WNW of Pepperscoombe

- List Entry Number: 1015918
- Heritage Category: Scheduling
- Location: Steypning, Horsham, West Sussex

3. Cross dyke on Steypning Round Hill, 700m south west of Pepperscoombe

- List Entry Number: 1016235
- Heritage Category: Scheduling
- Location: Steypning, Horsham, West Sussex

⁵ https://historicengland.org.uk/listing/the-list/results/?searchType=NHLE%20Simple&search=West%20Sussex&page=&filterOption=filterValue&facetValues=facet_cb_url_Scheduling:Scheduling:hcgrade%7Cfacet_ddl_countyDistrict:West%2520Sussex:countyDistrict%7Cfacet_ddl_parish:Steypning:parish%7C&pageId=20973&searchResultsPerPage=20

Appendix 2: A Brief Glossary of Terms

Appraisal	An appraisal, in the context of an area's character, identifies what is special and needs to be protected. It should be carried out with the involvement and approval of the community who live and work in the area. In that way it can be 'owned' by the whole parish and by the community living within it. An appraisal needs to combine historical records, local maps and a visual analysis of the current condition of the area involved. Further guidance may be found in English Heritage's Guidance on Conservation Area appraisals.
Character Area	A character area is a small area within a Parish having its own characteristic features unique to it. They are identified in matters such as architectural styles, materials, ambience, age of the buildings and the uses which have taken place there.
Conservation Area	Defined by English Heritage as "<i>areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance</i>". Some permitted developments rights are removed from owners of building within a Conservation Area and special planning controls (such as an Article 4 Condition) may apply.
Development Management	Development management is the process through which decisions are made on applications for permissions such as planning permissions or Listed Building Consents.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. The description includes designated heritage assets and those identified by the Local Authority (including local listing).
Listed Building	A listed building is one that has been identified by the Secretary of State as being 'of special architectural or historic interest'. As such it is worthy of special protection. The listing process is not restricted to buildings; it can include any structure of interest, for example a bridge, wall, telephone kiosk and even a gravestone. Listed buildings are graded according to their relative importance. Despite this grading it should be noted that the statutory controls are the same for all grades of listed structures.
Local Plan	The Local Plan is the principal development plan document and sets out the long-term spatial vision for the Horsham District.
National Planning Policy Framework (NPPF)	The Government policy with respect to planning.
Permitted Development	Under current planning legislation ('General Permitted Development Order 1995 as amended in 2008') owners of single dwelling houses

have the right to alter them in certain ways without needing Planning Permission from the Local Authority. For example, a house can have its windows, front door or roof covering changed, its front garden paved over or its front elevation painted in a striking colour without the need for formal consent. In Conservation Areas, such alterations can be very harmful to the character and appearance of an area.

Planning (Listed Building & Conservation Area) Act 1990

Primary legislation for the historic environment.

Public Open Space

All open space of public value, including not just land but also areas of water such as rivers, canals, lakes and reservoirs, which offer important opportunities for sport and recreation and may act as a visual amenity.

Public Realm

The term used for the spaces between and within buildings/built up areas that are publicly accessible, including streets, alleys, squares, forecourts, parks and open spaces. Areas between buildings, including roads, may also be referred to as 'streetscapes'.

Streetscape

Same as Public Realm, see above.

Appendix 3: List of Source Documents

Steyning Conservation Area Appraisal and Management Plan- published by Horsham District Council January 2018

Salehurst and Robertsbridge character appraisal – published by Salehurst and Robertsbridge Neighbourhood Development Plan June 2016

How to Prepare a Character Assessment to Support Design Policy within a Neighbourhood Plan – Putting the pieces together – published by Planning Aid England

Character Assessment pro forma notes – published by Planning England

Horsham District Council Planning Framework (2015 – under revision)

South Down National Park Local Plan (July 2019)

Steyning Historic Character Assessment Report – published by Roland Harris as part of the Sussex Extensive Urban Survey August 2004

Appendix 4: Map of Tree Preservation Orders in the Parish of Steyning



Appendix 5: Extract from Steyning Historic Character Assessment Report – published as part of the Sussex Extensive Urban Survey August 2004

Summary of assessment of Historic Urban Character Areas (HUCAs) for Steyning				
<i>Historic Character Types (HCTs)</i>	<i>Historic Urban Character Area (HUCA)</i>	<i>Archaeological potential</i>	<i>Historic Environment Value (HEV)</i>	<i>Vulnerability</i>
Regular burgage plots School/college	1. Church Street	High	5	High
Regular burgage plots Light industry	2. High Street – north	High	5	High
Irregular historic plots Informal parkland Public	3. High Street – south	Medium (but variable across area)	4	Relatively high
Irregular historic plots	4. Chantry Green	High	5	Low
Church/churchyard Irregular historic plots Informal parkland Suburb	5. Church	High	5	High
Irregular historic plots Mill Suburb	6. Mouse Lane corner	Moderate	3	Relatively high
Suburb	7. Jarvis Lane	Moderate	2	Low
Light industry Suburb	8. Tanyard Lane	Moderate to high	2	Medium to high
School/college Public	9. New school buildings – Church Street	High (in open areas)	2	Relatively high
Irregular historic plots Public Suburb	10. Charlton Street (for east side of street, see HUCA 2)	Moderate	2	Low
Station, sidings and track Farmstead/barn Suburb	11. Station	Variable (high along Station Road, low elsewhere)	2	Low
Suburb	12. Coxham Lane	Limited	1	Low
Light industry Public Suburb	13. Briton's Croft	Variable (high on High Street, low elsewhere)	1	Low
Suburb	14. Newham Lane	Limited	1	Low
Suburb	15. Goring Road	Moderate	1	Low
Suburb	16. Maudlin	Limited	1	Low
Sports field Suburb	17. Shooting Field	Limited	1	Low

School/college Sports field	18. New schools – Shooting Field	Limited	1	Low
Suburb	19. Cripps Lane	Moderate	1	Low
Lane/road Suburb	20. King's Barn	Limited	1	Low
Summary of assessment of Historic Urban Character Areas (HUCAs) for Steyning				
<i>Historic Character Types (HCTs)</i>	<i>Historic Urban Character Area (HUCA)</i>	<i>Archaeological potential</i>	<i>Historic Environment Value (HEV)</i>	<i>Vulnerability</i>
Suburb	21. Penlands	Limited	1	Low
Farmstead/barn Suburb	22. The Ridings	Moderate	1	Low
Suburb	23. Mount Park	Limited (industrial archaeology)	1	Low
Suburb	24. Market Field	Moderate	1	Low

Appendix 6: Management Plan extract from 2018 HDC Conservation Area Appraisal and Management Plan

9. Management plan

The need for a Management Plan

It is the role of the Management Plan to take forward the challenges and opportunities identified in the appraisal, and to identify means by which the special interest of the Conservation Area will become self-sustaining into the future. To achieve this requires a partnership between those living, working and carrying out property improvement and development in the Conservation Area and Horsham District Council.

All development proposals should preserve or enhance the character and appearance of the Conservation Area in accordance with the Horsham District Planning Framework. In a Conservation Area there are some extra controls over works to buildings, boundaries and trees intended to ensure that the character is not eroded by unintended loss or change and the appearance is not changed in a negative way.

For advice on whether planning permission is required for works please refer to the Horsham District Council website or The Planning Portal

(https://www.planningportal.co.uk/info/200125/do_you_need_permission).

Control of development

It is essential that any development should preserve or enhance the setting of any adjacent historic buildings and existing landscape features and trees, and the overall special qualities of the character

area. Therefore, careful consideration must be given to the size, scale, urban grain, layout, design, massing, height, plot width, frontage activity, landscape and materials in any such development.

This does not dictate architectural style but does attempt to ensure that proposals respond positively to their context.

The Council strongly encourages applications for planning permission or other consents for proposals which meet these criteria and avoid:

- the demolition of any building or structure if its loss would damage the character or appearance of the Conservation Area;
- development (including extension/alteration) which would be harmful to the setting or character or appearance of the Conservation Area; and
- development which would adversely affect or result in the loss of important views, open spaces, tree cover or boundary features within the Conservation Area.

Residents and business owners should contact the Council to confirm what proposed extensions and alterations constitute 'development'.

Monitoring and compliance

If necessary, the Council has a range of tools at its disposal to compel building owners to appropriately maintain and repair buildings which are causing a local nuisance or which are designated heritage assets.

Issues

The preparation of the Steyning Conservation Area Appraisal has included consultation with stakeholders, specifically the Parish Council. A number of issues were identified. These have been used as a basis for the following section identifying principal issues to be addressed by this Management Plan.

Historic built environment:

- Loss of traditional architectural features;
- Equipment and installations;
- Boundary enclosures;
- Drives, off-street parking and loss of front gardens;

- Enhancement of existing buildings;
- Shopfronts;
- Extensions;
- Window replacement;
- Dormer windows and rooflights;
- Cladding, rendering and the painting of walls;
- Re-pointing of brickwork and stone walls; and
- Demolition.

New development and environmental improvement

- Opportunities for new development
- Setting and Views

The Environment and Public Realm

- Trees;
- Public Realm;
- Street furniture;
- Surface materials;
- Car parks;
- Opportunities for enhancement

Historic built environment

Loss of traditional built and architectural features – architectural features set out in section 6 of the Appraisal, such as stone boundary walls, traditional windows, Horsham stone slate roof covering and so on, should be preserved due to the significant contribution they make to the character and appearance of the buildings and the Conservation Area.

Equipment or installations - the presence of modern types of equipment on or around buildings, such as large aerials or satellite dishes and micro- generators, can detract from the character of a Conservation Area and/

or the special architectural qualities of buildings. To minimise their visual impact, they should be positioned away from public view or prominent positions. The removal of existing fixtures cluttering front elevations is encouraged and care should be taken to repair the affected surfaces.

Boundary enclosures - most buildings in the Conservation Area have a variety of boundary walls although along High Street many buildings

abut the back edge of pavement and there are no front areas. At present, some poorly maintained boundary treatments harm the character and

add to the appearance of buildings and the overall street scene, including rear boundaries which are visible in several locations when viewed from the public realm. A characteristic boundary of settlements in Horsham District is local stone laid in rubble courses. Retention of these walls and increased use of trees and hedgerow as a 'soft' boundary treatment is considered preferable. In some cases, installing traditionally detailed brick walls and railings may be appropriate.

Drives, off street parking and loss of front gardens - landscaped gardens to building frontages make an important contribution to the quality of the streetscape. Historically, many buildings in the Conservation Area had front gardens with enclosing low stone or brick walls, hedges or railings. The loss of front gardens to parking detracts from their historic setting and is resisted. The use of porous pavements, reinforced grass paving, or gravel instead of tarmac, with the retention of some garden space and the use of appropriate boundary treatments, would offer a more attractive setting for buildings, reduce run-off and give a more sustainable approach.

Where there is existing frontage parking which adversely impacts the character and setting of the Conservation Area, any new planning application should include a condition requiring the reinstatement of front garden areas and any traditional boundary treatments.

Enhancement of existing buildings – many of the listed and unlisted buildings in Steyning have been altered and lost features. Fortunately, there exists good photographic coverage of the place, allowing for the possibility of accurate restoration. Proposed enhancements to make a building look grander than it ever was should be resisted. There are several buildings on the High Street where reinstating traditional features would improve their appearance.

The following enhancement works should be encouraged as part of any future development:

- Reinstate boundaries where they have been removed to their original height and footprint;
- Ensure that new boundaries are built from quality materials, paying full attention to stone coursing, brick bond, lime mortar, and coping details;
- New gates and timber fences should be good quality traditional timber design; and
- Encourage the use of good quality paving, trees or planting where the back yards or gardens are visible from the public domain.

Shopfronts - Steyning Conservation Area retains several well-designed and well maintained traditional shopfronts and the retention of these is encouraged. A number of commercial premises have garish and poorly designed shopfronts which should be improved. The reinstatement of a traditional shopfront design and appropriately designed signage that complement the building and streetscape is encouraged, when redecorating or carrying out any works.

Extensions - modern extensions should not dominate the existing building in either scale, material or their siting. There will always be some historic buildings where any extensions would be detrimental and should not be permitted. Successful extensions require a sound understanding of the building type to be extended together with careful consideration of scale and detail.

Window Replacement - the loss of traditional windows, ironmongery and glazing from our older buildings poses one of the major threats to our heritage and the character of historic areas. The character

of windows profoundly affects the appearance of buildings but are particularly vulnerable as they are easily replaced or altered. The desire to improve the energy efficiency of historic buildings encourages windows' replacement with inappropriate and inferior quality modern alternatives. If well maintained, historic windows can last more than 200 years. Where the windows being considered for replacement are themselves modern replacements in inferior softwood that are now failing, what they are replaced with needs to be carefully assessed.

Within the Conservation Area, historic windows should be retained whenever possible and their repair prioritised. In general, consent will not be granted for their removal. Within the Conservation Area there are a variety of timber casement and vertical sliding sash windows.

The design of historic windows evolved through the early modern period and so, where repair is not possible, replacement windows should be designed to either replicate the historic windows being replaced or be based upon a period design contemporaneous with the host building. In general, a consistent approach should be taken across a building.

Dormer Windows and Rooflights - New dormer windows and rooflights should not be located on street-facing and prominent roofscapes. Where new dormer windows and rooflights are considered appropriate, they should be small in scale and not dominate the roofslope, ensuring that a large area of the roof remains visible. Dormers need to be of a traditional form, in scale with the building and its roof and their windows should be smaller than those on the floor below. Rooflights need to be flush with the roof face and normally the 'conservation' type rooflight is preferred. In most cases, the dormer or rooflight should align with the window below.

Cladding, rendering or painting of walls - In most cases, the walling material of a building is part of its character and contributes positively to the appearance of the Conservation Area. There may, however be cases where the existing wall surface is unattractive or is decaying, and cladding, rendering or painting can be justified. Where this is the case the cladding needs to be in a locally used material, such as tile-hanging using local red clay tiles, or timber weatherboarding. Painting of natural brickwork and stonework is discouraged. If proposed work involves changing the front elevation of a building, Conservation Area advice from the Local Planning Department at Horsham District Council should be sought.

Repointing of brick or stone walls - Repointing can ruin the appearance of brick or stone walls. The purpose of the mortar in the joints is to stop rainwater penetrating into the wall and to act as a conduit for moisture trapped in the wall to escape. The mortar joint or pointing is therefore sacrificial and needs to be softer and more porous than the wall material. This is why for conservation work a lime based mortar is normally recommended. It is important to dig out the old pointing to allow a sufficient 'key' for the repointing. Mortar should fill the joints but not spread out onto the surface of the wall material, and where the arises (corners) have been worn away, the mortar face may have to be slightly setback.

Raised or 'strap' pointing should be avoided as not only does it stand out and change the appearance of the wall, it can act as a shelf for rainwater

Demolition - within the Conservation Area, the demolition of an unlisted building or wall over a certain volume or height without prior planning permission is a criminal offence. Furthermore, demolition of buildings

or built features which have been identified as making a neutral or positive contribution to local character will normally not be permitted.

Where buildings and features have been identified as making a negative contribution of local character, development incorporating some demolition may be permitted, as long as what will replace the existing building is judged to respond positively to its local context.

For advice on whether planning permission is required for works please refer to the Horsham District Council website or The Planning Portal (https://www.planningportal.co.uk/info/200125/do_you_need_permission).

New development

Opportunities for new development - must be considered carefully and the effect of new buildings on the setting of the Conservation Area, and on views both into it and out of it, particularly taken into account. New

development must be sympathetic to its context in terms of its siting, scale (including height, size and massing), materials and details. It should also follow the existing pattern or grain of development, not obstruct important views, and not dominate buildings in the immediate vicinity. Materials should be carefully chosen to complement the Conservation Area's existing palette of materials.

Setting and views - all development affecting the setting of the Steyning Conservation Area should demonstrate how the setting and long distance views, into and from the Conservation Area, are preserved and enhanced. The important views are identified in section 7 of the Conservation Area appraisal.

Key threats:

- Further erosion of front boundaries in the Conservation Area;
- Closure of more shops as retail becomes more marginal and the difficulty of retaining the character of the buildings when allowing conversion from retail;
- Loss of traditional joinery details in windows and doors and in particular shopfronts, as properties are improved both visually and for thermal upgrading;
- Loss of traditional roof coverings, chimneys and chimneypots on unlisted properties when the roof is replaced. Machine made clay tiles, imported slates and similar though 'natural' materials look different to what is there now;
- Loss of setting relationship between the rest of the Conservation Area and the religious and manorial sites of the settlement off Church Street and Vicarage Lane;
- Further erosion of front boundaries in the Conservation Area; and
- Erosion of green spaces and loss of prominent trees and bushes in the Conservation Area.

The Environment and Public Realm

Trees - the presence of trees makes an important contribution to the character and appearance of the Conservation Area. Anyone who cuts down, uproots, lops, wilfully destroys or wilfully damages a tree of a diameter 75mm or more at 1.5m above ground level in a Conservation Area without giving the Local Planning Department at Horsham District Council six weeks' prior notice of their intention may be guilty of an offence. In Conservation Areas, the same penalties as those for contravening a Tree Preservation Order apply and a person who cuts down a tree in a Conservation Area without first giving notice is liable, if convicted in the Magistrates Court, to a fine. A person who carries out damaging work in a way that is not likely to destroy the tree is also liable to a fine.

Public realm

Street furniture - there needs to be a consistency of style to help create a cohesive identity for the Conservation Area. The presence of excessive or redundant street furniture causes street clutter and is visually unattractive.

The rationalisation of street furniture such as street nameplates (a simple design of black letters on a white background), lamp posts, seating and the provision of a standard sage green for finger posts and litter bins is encouraged.

A-boards and blade, feather and teardrop flags though not fixed add to street clutter and are generally discouraged in Conservation Areas.

Surface Materials - A large format paving slab in natural stone should be used as part of considered approach to the location and the heritage context. Older surfacing materials such as local stone on edge, pebbles

and even flint are rare vernacular survivals that should be conserved. The use of high quality paving materials, together with the layout and jointing detail are key elements of the overall surface appearance.

The following measures should be encouraged:

- The existing areas of high quality traditional paving must be protected;
- Further areas of traditional paving should be added as funding allows; and
- The street lights need to be upgraded and out of date fittings removed.
- Any redundant street furniture such as signage should be removed.

Car parks - there are some visually poor car parking areas which would benefit from enhancement works such as appropriate resurfacing, sensitive bay marking and the introduction of soft landscape. A good example is the main car park off Tanyard Lane which is relatively secluded and has an interpretation board about Steyning.

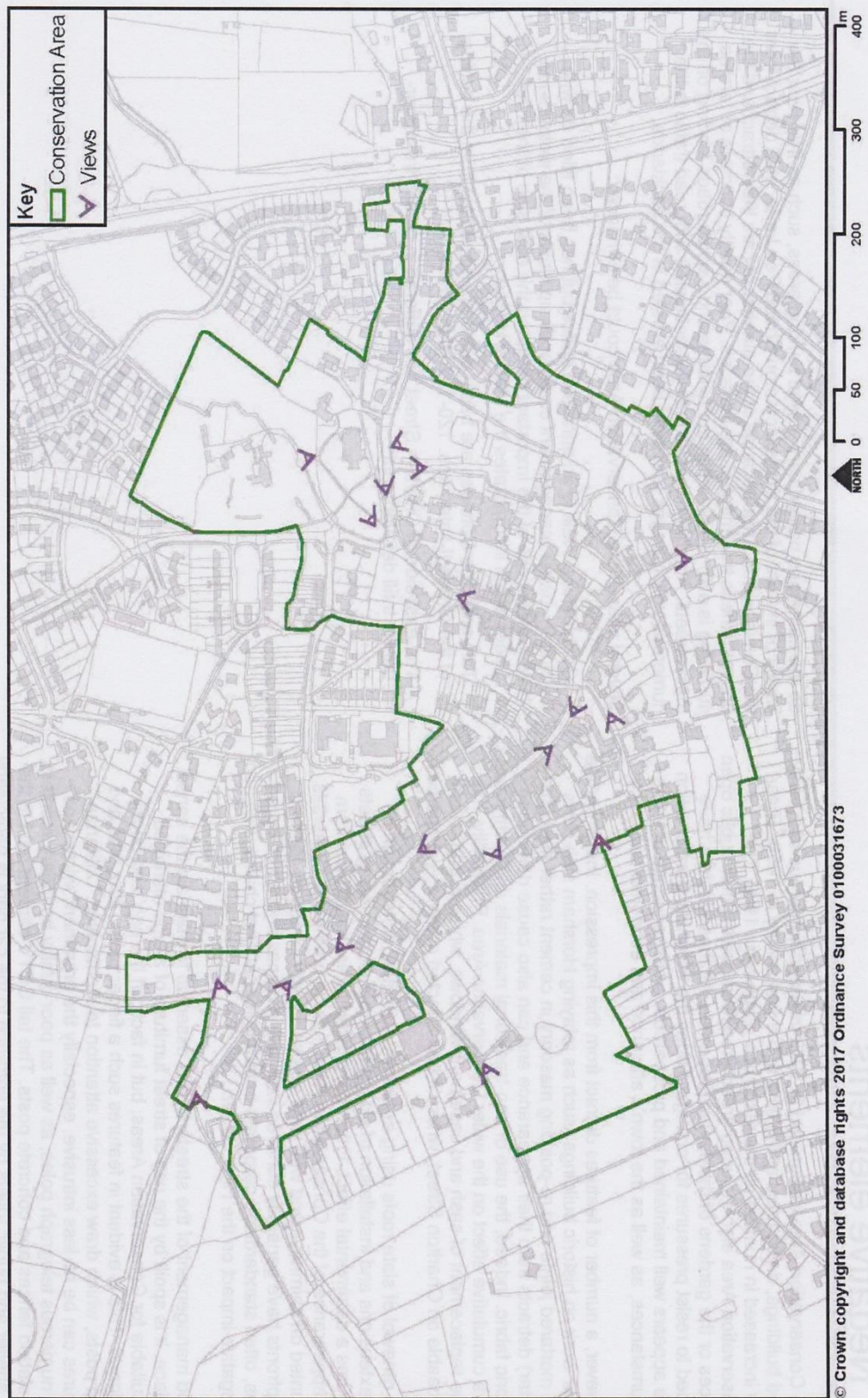
Opportunities for enhancement – Several sites in the Conservation Area could be enhanced with great benefit to it. Cobblestone Walk is an

attractive space but has been filled up with clutter. Better managing poorly coordinated low-rise construction and removing the obtrusive pergola- type structures would open up views of the picturesque rear elevations of the important range on the east side of the High Street incorporating the Market House. Redevelopment of a number of sites occupied by poor quality, insensitive construction could enhance the Conservation Area.

Tanyard Lane Cottages are badly detailed and detract from the setting of the Grade II-listed nos. 120-122 High Street. The east side of Charlton Street has suffered in places from poor-quality infill development.

**Appendix 7 Views to be preserved- extract from 2018 Horsham District
Council Character Area Appraisal and Management Plan**

Map 10: Steyning views map.



Appendix 8: Extract from a Case for an Article 4 Direction – a lengthy document prepared by Steyning Parish Council and submitted to Horsham District Council in January 2019.

This 28-page document was prepared in 2015 and updated in 2019 to demonstrate examples of inappropriate development that has taken place within the Conservation Area as evidence of the need to introduce an Article 4 Direction. Below is only one section, but the full document can be supplied by Steyning Parish Council.

1. Windows and doors

Steyning Parish Council would want owners to reproduce the historic appearance of the original property. Permission would be given for either wooden or UPVC replacement windows and doors in the style of the original building, with integral, not stick-on, glazing bars. We are seeking designs that revert to the style of the original building and match the surrounding street scene.



14 Charlton Street, Steyning



104 High Street, Steyning



SME, Charlton Street, Steyning