

# Steyning Neighbourhood Plan

## Referendum Information & Frequently Asked Questions



The Steyning Neighbourhood Plan is going to referendum on the 14 July 2022. This is our community's opportunity to vote on whether they would like the plan to be used to determine planning applications.

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### Frequently Asked Questions

**Q:** What happens if the people of Steyning vote NO at referendum?

**A:** *A Neighbour Plan provides protection against the adverse impacts of development; without a plan the Parish may be more vulnerable to speculative development.*

*If it is not accepted, the Neighbourhood Plan policies will not be used to determine planning applications, and all the new local requirements, volunteers have worked hard to ensure, will be scrapped.*

**Q:** What happens if the people of Steyning vote YES at referendum?

**A:** *If it is accepted, the Neighbourhood Plan will become 'made' and adopted by Horsham District Council as a part of their development framework. The Plan, and policies contained within, will be used by Horsham District Council and South Downs Authority to assess development proposals within the designated Neighbourhood Plan Area. Development that accords with the policies contained within the Plan will be approved (subject to whether the proposal complies with policies contained within the other local planning documents and national policy) and proposals that do not, will normally be refused.*

**Q:** What is Neighbourhood Planning?

**A:** *Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth in their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.*

**Q:** How will this affect me?

**A:** *If made, the policies in the Neighbourhood Plan will steer development within the parish neighbourhood plan area, protecting some important local green space, biodiversity and green infrastructure from the adverse impacts of development.*

**Q:** Who has the Neighbourhood Plan been prepared by?

**A:** *The Plan has been prepared by a group of volunteers known as the Steering Committee working with Steyning Parish Council. There has also been valuable input from the community of Steyning through various consultations and engagement at different stages of the preparation of the Plan. The Plan has been in the works since January 2018 following the dissolution of the team working on a combined plan for the parishes of Steyning, Washington, Ashington and Bramber (known as SWAB).*

**Q:** How has the Neighbourhood Plan got to this stage?

**A:** *The plan has been through various stages to reach referendum. After the plan was initially prepared by volunteers, it was agreed by the Parish Council that it would go out for consultation inviting representations on the draft plan. Once comments had been considered and the plan was updated, the Parish agreed to the changes and the Submission Plan was submitted to the district council who undertook a further consultation inviting comment on the plan. Representations received were submitted for examination. At examination, the plan was considered by an appointed independent Examiner who recommended changes needed to the plan to comply with the Basic Conditions to enable it to proceed to referendum. These changes were considered and agreed by the Parish Council. The resulting plan, now subject to the upcoming referendum.*

**Q:** What does the Neighbourhood Plan focus on?

**A:** *The Neighbourhood Plan contains policies that look to protect and enhance green infrastructure and biodiversity, ensure proposals adopt responsible environmental design, provide a positive contribution to local character, improving our local facilities and infrastructure, and designates Fletcher's Croft as local green space – meaning it has the same protection from development as Green Belt land.*

**Q:** Will it stop development?

**A:** *The purpose of the plan is to guide future development with the local community having a meaningful say. Our Neighbourhood Plan sets out how development should be delivered, giving special regard to its impact on green infrastructure and biodiversity, responsible design and its contribution to local character. It does not actively seek to prevent development but focuses on improving its quality so that it benefits Steyning and minimises, or removes, any adverse impacts.*

**Q:** Will the emerging Local Plan prepared by Horsham District Council have an impact on the Neighbourhood Plan?

**A:** *The emerging Horsham District Local Plan has been postponed following a Position Statement released from Natural England on the 14<sup>th</sup> September 2021 regarding water neutrality. Please find more information on this at <https://www.horsham.gov.uk/planning/local-plan>. It is acknowledged that there may be a need to review the Neighbourhood Plan once the emerging Local Plan has been adopted to avoid policies within the Neighbourhood Plan becoming out of date because they have been superseded by new Local Plan policies. Where it is necessary to do so, a full or partial review of the Neighbourhood Plan will commence within six months of the adoption of the emerging Local Plan.*

**Q:** What is the Neighbourhood Plan referendum and what is the procedure?

**A:** *It is the responsibility of Horsham District Council to organise the referendum. The Council will publish a Notice (Information Statement) of Referendum 28 working days before the referendum itself. The referendum must proceed in line with Schedule 3 and 5 of the Neighbourhood Planning (Referendum) Regulations 2012. Copies of the Neighbourhood Plan documents will be available for the public to view at selected deposit points this time. Voters living in the Neighbourhood Plan Area will receive a poll card with details of when, where and how they can vote on whether the Neighbourhood Plan should be adopted. The methods for voting include voting in person at a local polling station, voting by post or by proxy. If more than 50% of people voting in the referendum support the Neighbourhood Plan, it must be “made” or adopted by Horsham District Council.*

**Q:** Are there any other benefits of voting YES in the referendum?

**A:** *Community Infrastructure Levy (CIL) is a charge levied on certain kinds of development, most importantly on development that creates net additional 'gross internal area' of 100 square metres or more, or creates new dwellings. CIL revenues are invested in improving existing infrastructure and providing new infrastructure and is split between the local planning authority, in this case Horsham District Council, and the Parish Council for where the development is located. Without an adopted Neighbourhood Plan, Steyning Parish Council currently receive 15% of CIL revenues from development within the Parish (capped at an amount equal to £100 per existing dwelling in the parish per year) to invest in infrastructure but if the Plan is adopted, they will receive 25% uncapped.*

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## About the Referendum

The referendum is run by Horsham District Council, and full details about it, including how and where you can register to vote in the Referendum, are in the documents linked below:

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|--------------------------------------------------------------------|---------------------------------------------------------------|
| # <a href="#">Information Statement (6 June 2022)</a>              | # <a href="#">Decision Statement (1 June 2022)</a>            |
| # <a href="#">Examiner's Report (13 April 2021)</a>                | # <a href="#">Summary of Representations at Regulation 16</a> |
| # <a href="#">Steyning Neighbourhood Plan (Referendum Version)</a> |                                                               |

The above documents can also be accessed by going to <https://www.horsham.gov.uk/planning/neighbourhood-planning/steyning>.