



**Horsham
District
Council**

Representation Form

Steyping Neighbourhood Development Plan 2019-2031

The Neighbourhood Planning (General) Regulations
2012 (as amended) - Regulation 16

In light of recent announcements regarding COVID-19, Horsham District Council has reviewed its protocols regarding the consultation process for neighbourhood plans, a number of which were published for public consultation shortly before the government imposed the nationwide lockdown.

In order to continue to progress neighbourhood plans, we have made a decision to continue with the consultation process with measures we feel are in accordance to the government guidelines. Please ensure you follow the latest guidance.

Steyping Parish Council has prepared a Neighbourhood Development Plan (NDP). The Plan sets out a vision for the future of the parish and planning policies which will be used to determine planning applications locally. In accordance with Regulation 16 of the Neighbourhood Planning Regulations 2012 (as amended), the NDP and associated documents will go out to consultation for 8 weeks inviting representations on the draft submission plan, basic conditions statement, consultation statement and supporting evidence base from: **5pm Friday 17 July to midnight on Friday 11 September 2020**

Copies of the SNP Neighbourhood Plan and supporting documents are available to view on the Horsham District Council's website:

<https://www.horsham.gov.uk/planningpolicy/planning-policy/currentconsultations>

Documents will not be made available in deposit locations due to the current COVID-19 pandemic. If local residents have difficulty in engaging online we have provided a telephone number and email address below. Members of the public are encouraged to leave their details for an officer to contact them back if they need further information.

Email: neighbourhood.planning@horsham.gov.uk - SAS@southdowns.gov.uk

Telephone: 01403 215398

All comments must be received by midnight on 11 September 2020

There are a number of ways to make your comments:

1. Please use the above web address above to make your representation online; or
2. Complete this form and email it to: neighbourhood.planning@horsham.gov.uk ; or
3. Print this form and post it to: Neighbourhood Planning Officer, Horsham Council, Parkside, Chart Way, North Street, Horsham, RH12 1RL

All comments will be publicly available, and identifiable by name and (where applicable) organisation. Please note that any other personal information provided will be processed by

Horsham District Council in line the Data Protection Act 1998 and General Data Protection Regulations. Horsham District Council will process your details in relation to this preparation of this document only. For further information please see the Council's privacy policy: <https://www.horsham.gov.uk/privacy-policy>

How to use this form

Please complete Part A in full, in order for your representation to be taken into account at the Neighbourhood Plan examination.

Please complete Part B, identifying which paragraph your comment relates to by completing the appropriate box.

PART A	Your Details
Full Name	Tony Struthers OBE MRTPI(Rtd.)
Address	4 Highland Croft, Steyning
Postcode	BN44 3RF
Telephone	01903 814180
Email	tonystruthers@me.com
Organisation (if applicable)	The Steyning Society
Position (if applicable)	Secretary
Date	27 August 2020

PART B

To which part in the plan does your representation relate?

A Vision for Steyning Pages 14 -15	Para. 3.8	Policy Reference:	
Chap.4 The Natural Environment Pages 16 -17		SNDP1.1 and 1.2	
Chap. 5 Steyning's Distinctive Character Page 18		SNDP3.1 and 3.2	
Chap. 6 Community Resources Pages 19 -21		SNDP4.1, SDNP5.1 and SDNP5.2 SNDP6.1 and 6.2	

Do you support, oppose, or wish to comment on this plan? (Please tick one answer)

Support
Oppose

Support with
Have Comments

/

modifications

Please give details of your reasons for support/opposition, or make other comments here:

A Vision for Steyning p.15 needs to take account of the town's historic heritage and setting within the landscape of the South Downs, the key views in and out of the town and the constraints posed by the South Downs National Park and the flood plain of the Adur.

Modify second sentence -

Our historic market town provides the hub for the community. Its built and natural heritage and setting within the National Park and River Adur will be protected and enhanced.

It is important that the unique setting of the town within its wider surrounding landscape is recognised and protected for future generations.

Add/modify to sub-paragraph i

i. Treasure and enhance the historic heritage, character and designated and non -designated assets of the town so that the Parish continues to be an attractive place to live, learn, work and visit.

The town has significant history and a distinctive character as recognised in paragraphs 5.1 and 5.2. Its listed buildings and non-listed assets such as 20th C houses and terraces contribute to its sense of place. They make the town what it is today and need to be valued and cherished.

What improvements or modifications would you suggest? *See above and below*

SNDP1 Green Infrastructure and Biodiversity

Policies SNDP1.1 and SNDP1.2

Support and Modify

SNDP1.1 A green infrastructure network will be provided, developed and enhanced both within the town and with links to the surrounding countryside. Development proposals will be supported

SNDP1.2 Development proposals which result in a loss of biodiversity will not normally be permitted, but those which result in a biodiversity net gain will be supported, particularly...

The Plan recognises the importance of the natural environment, these suggested modifications seek to reinforce the provision of the green infrastructure network link it to the surrounding countryside and guard against the loss of biodiversity.

SNDP2 Responsible Environmental Design p.17

Policy SNDP2.1

Support and Modify

SNDP2.1 All new development will be expected to meet the highest standards of design and make a positive contribution to the quality and character of Steyning. Proposals must respect and enhance Steyning's distinctive built environment and its high quality countryside setting. Developments must be designed responsibly

The Plan's policies recognise the importance of good design but need to be strengthened to embrace the highest standards and to ensure that the quality and unique character of Steyning is not jeopardised.

Chapter 5 Steyning's Distinctive Character

The Plan fails to reference the Steyning Conservation Area Appraisal and Management Plan 2018 (CAAMP) which has been adopted by Horsham D.C. Nor does it mention the contribution made to the town's character by 20th century buildings in Goring Road or terraces such as Stonecroft.

SNDP3 Contribution to Character

Policies SNDP3.1 and SNDP3.2

Support and Modify

SNDP3.1 Development proposals must demonstrate how they positively contribute to the character and distinctiveness of Steyning taking account of the Conservation Area Appraisal and Management Plan 2018, the Steyning Character Assessment 2019 and locally listed buildings. Proposals should preserve or enhance the setting of adjacent buildings, landscape features and trees and particularly the special qualities of the town's conservation area and its unique 20th Century villas and terraces. Proposals should recognise and take into consideration the character areas identified in the Appraisal and Assessment.

SNDP3.2 Development proposals should protect the amenity and setting of neighbouring properties together with the character, setting and context of the site in relation to its history, scale, landscape, townscape, building types and grain of plots and streets. Density should be appropriate to the site's context, with massing and built form that creates a sense of place and sensitively relates to its surroundings.

These modifications seek to reinforce importance of the Steyning's unique built heritage. This includes its conservation area and its 20th century villas and terraces, such as those in Goring Road, Stonecroft and Highland Croft.

Chapter 6 Community Resources

Policies SNDP4 Improving our Facilities and SCNDP5 New Community Infrastructure

Support

Policies SNDP6 Local Green Space

Support

These designations and the reasons for them are explained in the Local Green Space chapter pages 21 - 23. They are fully supported because they provide spaces of beauty and tranquility together with a landscape context and framework which assist in defining the town's character and identity on the edge of the Downs. This is particularly the case with those in the National Park - 2. Rifle Range, 3. Mill Field, 4. Bayards Field and 14. Sweetland Field.

If you have additional representations feel free to include additional pages. Please make sure any additional pages are clearly labelled/ addressed or attached.

Do you wish to be notified of the local planning authority's decision under Regulation 19 of the Neighbourhood Plan (General) Regulations 2012 in relation to the Steyning Neighbourhood Development plan?

Please tick here if you wish to be to be notified: