



Summary of Representations made on the Regulation 16 version of the Steyning Neighbourhood Development Plan (SNDP)

1. This document provides a summary of the representations submitted in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 to the Steyning Neighbourhood Development Plan (SNDP). This document is produced in compliance with the Neighbourhood Plan (Referendum) Regulations 2012.
2. Horsham District Council (HDC) published the SNDP for consultation for 8 weeks from 17th July – 11th September 2020 in accordance with Part 5 of the Neighbourhood Planning (General) Regulations 2012. Representations were submitted during the publicity period by 55 respondents. The representations were received from statutory consultees, developers, their agents, individuals and other organisations.
3. Set out below is a summary of the issues raised in the representations.

Rep	Name/ Organisation	Date received	Method of submission	Summary of representation
1	Resident (Ref 1)	17/08/2020	Representation form	Made particular representation to Policy 14, paragraph SCP5 (support). Support the whole plan, which has been carefully and sensitively made. In regards to Ref 14: Sweetlands, concerns from residents living adjacent to the site. Climate change has caused weather changes (heavy rainfall) that clogs the fields which prevents neighbouring properties from flooding.
2	Resident (Ref 2)	22/08/2020	Representation form	Made particular representation to SNDP6, paragraph 6.10-6.21 (support). Very much in favour of having these green spaces in Steyning.
3	Resident (Ref 3)	01/09/2020	Representation form	Made particular representation to SNDP6, paragraph 6.10-6.21 (support). Green spaces are very important for people's wellbeing, as has been very evident during the coronavirus. Residents have expressed their appreciation for the green spaces. Must protect these spaces, they are the essence of the Downland Town.
4	Resident (Ref 4)	04/09/2020	Representation form	Object to Bayards Field being designated as a Local Green Space (LGS). Bayards Field has no special attributes than other fields around Steyning. Reversal of this designation would seem to make way for the best possibly outcome for the town, for young families

				for affordable housing that is needed. Also for minimum incursion of the views from the South Downs National Park.
5	Resident (Ref 5)	05/09/2020	Representation form	Support for the SNDP and policies contained within it. The representation highlights that the need for housing provision will be met by the Horsham District Local Plan, and the SNDP will not seek to allocate sites to meet any housing provision set by Horsham District Council
6	Resident (Ref 6)	06/09/2020	Representation form	Made particular representation to SNDP6, paragraph 6.10-6.22 (support). We need to protect these vital green spaces for the health of the local community for generations to come. This is vital in light of the current global crisis.
7	Resident (Ref 7)	06/09/2020	Representation form	Made particular representation to SNDP6, paragraph 6.8-6.22 (support with modifications). The five sites that are identified are entirely sensible. Greater public access to Sweetlands Field that would benefit from the protected status.
8	Resident (Ref 8)	03/09/2020	Representation form	Made particular representation to SNDP6, paragraph 6.8-6.22 (support). Full support designating these sites as local green spaces. However all but one are in the SDNP, concerned that developers will favour these sites as they are more valuable. Fletchers Croft is currently protected by the Conservation Area, but will benefit from an extra layer of protection.
9	Resident (Ref 9)	22/07/2020	Representation form	The Horsham District Planning Framework (HDPF) anticipated 1500 new homes to come from Neighbourhood plans. The lack of infrastructure in smaller villages are unable to accept any additional housing. The burden of housing therefore falls on larger villages, such as Steyning. However, they do not propose any new housing so it means other places need to plan for it. The plan also does not contain any Housing Needs Survey.
10	Waverley Borough Council	Redacted	Email	Concluded that we do not wish to comment on any specific issues, look forward to future consultations.
11	Resident (Ref 11)	19/07/2020	Representation form	The representation raises concerns with the process undertaken in the preparation of the SNDP, in particular the decision not to include any housing allocations to meet the housing provision established by Horsham District Council. The representation provides a detailed commentary on the proposed LGS at Fletchers Croft, Sweetlands field and Bayards. The representation concludes that the LGS proposals should not be taken forward until proper consultation had taken place with the relevant landowners and an independent assessment of the sites are carried out

12	Resident (Ref 12)	04/08/2020	Representation form	Strongly support the designation of the Local Green Spaces, particularly those in the South Downs National Park. They have major importance to the preservation of the local environment and character.
13	Resident (Ref 13)	10/09/2020	Representation form	Strongly support the conclusions reached in relation to LGS sites in the Neighbourhood Plan. Group has done a good job with the plan, which is seeking to protect these special sites especially those in the National Park. Important to protect green spaces for the future.
14	Sport England	Redacted	Email	Sets out the requirement for Neighbourhood Plans to reflect and comply with National Policy and Guidance, in particular policy relating to sport facility provision and playing field provision. Provides guidance for Neighbourhood Planning groups and refers to the need for robust and up to date evidence to support Neighbourhood and Local Plan preparation.
15	Resident (Ref 15)	15/08/2020	Representation form	Strongly support the LGS designations, particularly those in the National Park i.e. Bayards Field and Sweetland Field. Bayards Field fill all criteria for LGS designation have been met other than wildlife.
16	Resident (Ref 16)	Redacted	Representation form	The representation suggests that the qualifications of the Local Green Spaces are not the standard criteria set out in the NPPF and have been adapted to include Bayards Field and Sweetlands Field. Furthermore that an area deserves designation; namely Bramber Brooks. Also that there is a dire need for affordable homes both at the entry stage and also retirement homes.
17	Resident (Ref 17)	06/08/2020	Representation form	Strongly support the LGS designations, particularly those in the National Park i.e. Bayards Field and Sweetland Field. Support for the protection of the National Park.
18	Resident (Ref 18)	17/08/2020	Representation form	Strongly support the LGS designations, to protect green infrastructure, biodiversity and support the enjoyment of the area by residents and visitors
19	Natural England	19/08/2020	Email	No specific representation on the Steyning Neighbourhood Development Plan. Provides a response to the screening request for Strategic Environmental Assessment stating that it is unlikely that the plan will have significant environmental impacts on the plan area.
20	Resident (Ref 20)	20/08/2020	Representation form	Strongly support the LGS designations in the SNDP and supports the assessment process adopted by the Steyning Neighbourhood Plan group when assessing potential sites for LGS designation
21	Resident (Ref 21)	21/08/2020	Representation form	Supports the proposed designation of Local Green Spaces, particularly those in the South Downs National Park. Sets out the community support for the protection of green

				spaces, which was identified through the Steyning, Wiston, Ashurst and Bramber Neighbourhood plan preparation. The representation sets out details regarding the provision of housing for Steyning through a provisional allocation made through the draft Horsham District Local Plan. The representation also includes two appendices, which set out in detail the assessment of Sweetlands and Bayards Field Local Green Space proposals.
22	Resident (Ref 22)	24/08/2020	Representation form	Strongly supports the recommendation in the draft SNDP that the five sites identified for Local Green Space designation are of special value to the local community and should be designated as Local Green Spaces
23	Resident (Ref 23)	27/08/2020	Representation form	The representation proposes a number of specific modifications to text to take account of the town's historic heritage and setting within the landscape of the South Downs. The representation also suggests specific modifications to policy and supporting text to reinforce the provision of the green infrastructure network and link it to the surrounding countryside to guard against the loss of biodiversity. There are further specific modifications to recognise the importance of good design but provides additional wording to embrace the highest standards and to ensure that the quality and unique character of Steyning is not jeopardised. The representation also supports the proposals for Local Green Space designations.
24	Resident (Ref 24)	Redacted	Representation form	Support for SNDP policies, which seek to ensure an appropriate provision of infrastructure for the town and support for policies which seek to safeguard biodiversity and important landscape features.
25	Resident (Ref 25)	29/08/2020	Representation form	The representation offers support for the proposed local green space designations
26	Resident (Ref 26)	01/09/2020	Representation form	The representation raises concerns regarding the lack of policy seeking to encourage the provision of housing and employment and the lack of policy to support the largest employer in the town.
27	Resident (Ref 27)	01/09/2020	Representation form	The representation supports the proposed designation of Local Green Spaces, particularly those in the South Downs National Park.
28	Resident (Ref 28)	01/09/2020	Representation form	The representation supports the proposed designation of Local Green Spaces, particularly those in the South Downs National Park.
29	Resident (Ref 29)	01/09/2020	Representation form	The representation supports the proposed designation of Local Green Spaces, particularly those in the South Downs National Park. The representation highlights the

				importance of these Local Green Space proposals to provide access to the countryside for residents and visitors.
30	Resident (Ref 30)	01/09/20	Representation form	The representation offers general support for the SNDP but highlights concerns regarding the lack of proposals for new housing development to meet the needs of the local community
31	Southern Water	Redacted	Email	Confirm that we have reviewed the document and are pleased to note our previous comments have been addressed, and therefore have no further comments to make.
32	Resident (Ref 32)	03/09/2020	Representation form	The representation supports the proposed designation of Local Green Spaces, particularly those in the South Downs National Park. The representation also supports the designation of Fletchers Croft, the only proposed LGS designation outside the National Park
33	Resident (Ref 33)	03/09/2020	Representation form	The representation supports the proposed designation of Local Green Spaces, particularly the important role Sweetlands field serves as a transition between the built environment and wider countryside setting of the South Downs.
34	Resident (Ref 34)	04/09/2020	Representation form	The representation supports the proposed designation of Local Green Spaces
35	Resident (Ref 35)	04/09/2020	Representation form	The representation supports the proposed designation of Local Green Spaces in particular Sweetlands Field
36	Resident (Ref 36)	05/09/2020	Representation form	The representation supports the proposed designation of Local Green Spaces, particularly those in the South Downs National Park. The representation highlights the importance of these Local Green Space proposals to provide access to the countryside for residents and visitors. The representation specifically support the proposed designation of Sweetlands Field
37	Resident (Ref 37)	07/09/2020	Representation form	The representation supports the proposed designation of Local Green Spaces, particularly those in the South Downs National Park. The representation highlights the importance of these Local Green Space proposals to tackle the negative effects of climate change.
38	Resident (Rep 38)	15/08/2020	Representation form	The representation opposes the proposed neighbourhood plans general approach, highlighting concerns about the lack of housing provision. The representation specifically opposes the designation of Sweetlands as a Local Green Space, setting out in detail why the site does not meet the necessary criteria for designation.
39	Resident (Rep 39)	07/09/2020	Representation form	The representation strongly opposes the proposed designation of Sweetlands field as a Local Green Space. The representation highlights the proposals included in the Steyning

				Wiston, Ashurst and Bramber Neighbourhood Plan for the Sweetlands site to come forward as a possible development site. The representation raises concerns regarding the lack of consultation with the landowner of the Sweetlands site in its proposal for Local Green Space designation. The representation goes on to provide a detailed analysis of the assessment criteria their failure to meet the requirements of the National Planning Policy Framework.
40	Surrey County Council	Redacted	Email	Do not have any comments to make.
41	Resident (Ref 41)	07/09/2020	Representation form	The representation supports the proposed designation of Local Green Spaces
42	Resident (Ref 42)	08/09/2020	Representation form	Made particular representation to SDNP 4 and 6 (support). Fully support the proposed neighbourhood plan as submitted, with emphasis on improvements to local infrastructure. Also the importance of protection of green spaces. Steyning also provides services, which are under pressure. Vitally important that before any further housing, provision of improvements are made. It is heartening to see several areas, which are within the National Park, are being respected.
43	Resident (Ref 43)	Redacted	Email	Wholeheartedly support the draft plan. I strongly support the site assessments and the Conclusions that identify the five LGS designations. Last few months have empathised how important the Downs are for recreation/visitors and rebuilding of local businesses.
44	Horsham District Council	11/09/2020	Email	Recognise the amount of work put into the SNDP. The representation notes that Steyning is a larger village in the settlement hierarchy. That all NDP's agreed to taking a portion of the 1500 homes noted in the HDPF. HDC acknowledges Steyning is not looking to allocate sites in this emerging NDP. There will be a chance to review the NDP once the Local Plan review has been through the legislative process. The main proportion of the representation makes general suggestions for amendments to policy wording. Especially Policy SNDP 1, in relation to providing adequate clarity on Local Green Spaces.
45	Richborough Estates	10/09/2020	Email	Richborough Estates is promoting land at Glebe Farm on the northeast boundary of the town for residential development. The representation objects to the approach taken by the SNDP not including a housing allocation, specifically at Land at Glebe Farm, Steyning for residential development. The representation also requests that the SNDP include a policy to allow for an early review of the SNDP. The representation offers general support for SNDP2.2 which seeks to incorporate existing hedgerows, trees, woodlands,

				banks, ponds, watercourses and other natural features into schemes, however its seeks some flexibility in how the policy could be applied.
46	Resident 46 (Ref 46)	10/09/2020	Representation form	The representation supports the proposed designation of Local Green Spaces
47	South Downs National Park Authority	Redacted	Email	SDNPA commend the group on producing a clear and well laid out Neighbourhood Development Plan. The representation seeks a number of minor modifications to policy wording and supporting text. The SDNPA are supportive of Neighbourhood Planning groups seeking to designate sites as Local Green Spaces. However, the Authority suggests that further justification could be included to expand on the reasons for the designations, for example, there is no information on the wildlife significance of the Rifle Range. Three of the proposed LGS are within the Wiston Estate. The SDNPA has endorsed the Wiston Whole Estate Plan (WEP) and it is recommended that the NDP cross-refers the WEP and that the Parish Council liaises with the Estate to discuss how the WEP and Neighbourhood Plan can achieve the delivery of both Visions
48	Cala Homes	11/09/2020	Email	Both the landowner and prospective developer (CALA Homes) strongly object to the Sweetlands field site being designated as LGS. The delivery of development on this site is consistent with the SPC Housing Needs Assessment and the Horsham Local Plan ranking of Steyning as a category 2 settlement with a good range of services and facilities. This development can facilitate the provision of public open space, deliver biodiversity enhancements and ensure access to the countryside, significantly above the present baseline. The SNDP assessment of Local Green Spaces fails to explain how the land is “demonstrably special” or how it “holds a particular local significance”.
49	West Sussex County Council	Redacted	Email	We can confirm we have no further comments to make on the proposed plan.
50	Historic England	Redacted	Email	No objections to raise and would like to express support for Policy SNDP6. The recognition of the LGS that have historic significance, make a notable contribution to the setting of the Conservation Area.
51	Dowsett Mayhew obo The Wiston Estate	11/09/2020	Email	The Wiston Estate strongly object to the approach taken by the SNDP. The representation raises issues with the process and legitimacy of the preparation of the Neighbourhood Plan, in particular the landowner engagement process and the selection criteria used in the designation of land as LGS. The estate also raise concerns regarding the SNDPs approach to meeting the development needs of the town and wider area. The

				representation also includes commentary on policies that relate to the rural and urban environment, and climate change.
52	Resident 52 (Ref 52)	11/09/2020	Representation form	Made particular representations on Local Green Spaces and Housing. Oppose to the Neighbourhood Plan, does not reflect the views of Steyning as a community. Concerns on the methodology for selecting the LGS', and how they were chosen. The housing policy is an important aspect of any neighbourhood plan but was made without proper consultation. Housing affects every aspect of the community.
53	Resident 53 (Ref 53)	10/09/2020	Representation form	Does not support the approach taken by the SNDP. Concerns raised on the inclusion of the LGS Policy, and thinks it should be removed. Considers the policies to be too vague. Further concerns on the removal of infrastructure, development (inc housing), local economy, youth services, recreation, or design code policies. Concerns that the use of LGS seems to be to block development. Many of the LGS are within the South Downs, but has not been expanded to include sites within Adur valley. Notably the Nature Reserve at Bramber Brooks. Approach HDC about housing allocations, as they suggested a target of 50 homes which can be delivered within the town.
54	Resident 54 (Ref 54)	Redacted	Representation form	Made particular representation to SDNP6, paragraph 6.10-6.21 (support). Would like to support the plan for all the LGS. They are important for the identity and fabric of the community.
55	Resident 55 (Ref 55)	10/09/2020	Representation form	Made particular representations on affordable housing, consultation statement, local green spaces (object). Concerns that the plan does not address the need for local housing, especially affordable. Also, concerns on the type of consultation that has taken place, especially with landowners. Local Green Spaces of Bayards Field and Sweetland Field, resident is unsure if they meet the LGS tests.