

Horsham District Council

Steyping Neighbourhood Plan 2015-2031

FINAL DECISION STATEMENT

Date: 1 June 2022

1.0 INTRODUCTION

- 1.1 Horsham District Council (“the Council”) (HDC) has a statutory duty¹ to support Parish Councils and Qualifying Bodies in the preparation of Neighbourhood Development Plans (NDPs) and Orders and to take NDPs and Orders through a process of examination and referendum.
- 1.2 This decision statement relates to the Steyping Neighbourhood Development Plan produced by Steyping Parish Council (SPC). Under the Town and Country Planning Act 1990 (as amended), (“the 1990 Act”). The Localism Act 2011 (Part 6 chapter 3) sets out the responsibilities under Neighbourhood Planning.
- 1.3 Following the Examination of the Steyping Neighbourhood Development Plan (SNDP) and the receipt of the Examiner’s Report, HDC is required to make a decision on the next steps. As set out in the Neighbourhood Planning (General) Regulations 2012 (as amended) 17A and 18 these are:
- a) to decline to consider a plan proposal under paragraph 5 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or a modification proposal under paragraph 5 of Schedule A2 to the 2004 Act;
 - b) to refuse a plan proposal under paragraph 6 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or a modification proposal under paragraph 8 of Schedule A2 to the 2004 Act;
 - c) what action to take in response to the recommendations of an Examiner made in a report under paragraph 10 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) in relation to a neighbourhood development plan or under paragraph 13 of Schedule A2 to the 2004 Act in relation to a proposed modification of a neighbourhood development plan;

¹ The Town and Country Planning Act 1990 (as amended)

- d) what modifications, if any, they are to make to the draft plan under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or paragraph 14(6) of Schedule A2 to the 2004 Act;
- e) whether to extend the area to which the referendum is (or referendums are) to take place; or
- f) that they are not satisfied with the plan proposal under paragraph 12(10) of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or the draft plan under paragraph 14(4) of Schedule A2 to the 2004 Act.

1.4 In accordance with the Regulations, this report forms the Council's Decision Statement (Regulation 18(2)) and sets out the Council's decision and the reasons for this.

1.5 Appendix A of this document is a map of the Steyning Neighbourhood Development Plan Area. Appendix B sets out the Examiner's Proposed Modifications to the Plan along with the actions taken and revised modifications.

2.0 BACKGROUND

2.1 The Steyning Neighbourhood Development Plan (SNDP) relates to the area that was designated by the Council as a neighbourhood area on 21 May 2018 (Appendix A).

2.2 The Steyning Neighbourhood Plan group published the Pre-Submission SNDP for consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The consultation commenced on 6 September 2019 and concluded on the 18 October 2019.

2.3 The SNDP Neighbourhood Plan group then submitted the submission draft plan to the HDC. The submission draft SNDP was publicised, and representations were invited for eight weeks commencing 17 July 2020 and concluding on 11 September 2020.

2.4 Andrew Ashcroft was appointed by HDC with the consent of the Qualifying Body, as 'the Examiner' to undertake the examination of the SNDP and to prepare a report of the independent examination.

2.5 The Examiner's report was received on the 13 April 2022. It concludes that the SNDP, subject to a number of recommended changes, meets the basic conditions set out in the legislation and can proceed to referendum.

3.0 WATER NEUTRALITY AND NEIGHBOURHOOD PLANNING

3.1 HDC commissioned a Habitats Regulations Assessment (HRA) of the Steyning Neighbourhood Development Plan in October 2019. It concluded that the SNDP would not have significant environmental effects on designated European Nature Conservation Sites known as Special Protection Areas and Special Areas of Conservation (SPAs/SACs) or undermine their conservation objectives alone or in combination. The assessment took account of the Arun Valley SPA/SAC, Ashdown Forest (SAC) and The Mens (SAC).

- 3.2 In September 2021, Natural England² released a Position Statement on the issue of Water Neutrality. The Position Statement states that in the Sussex North Water Resource Zone (which includes the whole of Horsham District), data collected by Natural England shows that increasing levels of water abstraction for drinking water supplies is harming the Arun Valley SPA/SAC. The effect of the Position Statement is that new development within Sussex North Water Resource Zone must demonstrate that it is not adding to the adverse impact. This includes considering any development which may come forward through plans and programmes that are being prepared including Neighbourhood Plans.
- 3.3 A way of ensuring that new development is not increasing rates of water abstraction and demand is for Neighbourhood Plans to demonstrate that they are 'Water Neutral'. The definition of water neutrality is for the level of water abstraction in the Water Resource Zone to remain the same or lower after any development / development plan is in place.
- 3.4 The receipt of the Natural England Position Statement triggered an additional requirement to re-screen the Steyning Neighbourhood Development Plan under the Habitat Regulations Assessment process to consider whether the content of the Plan is water neutral.
- 3.5 Horsham District Council therefore commissioned further Habitat Regulations Assessment work in November 2021 and consulted Natural England on the conclusions of this assessment. Natural England responded in February 2022. The response agreed that the Steyning Neighbourhood Development Plan is unlikely to have a significant effect on the protected habitats as the plan does not contain policies which allocate land for development. However, sites or projects which come forward on a project level basis still need to conform to Habitat Regulations and be subject to a project level Habitat Regulations Assessment. Additional wording to the SNDP has been suggested to reflect this point.
- 3.6 The Examiner has confirmed he is satisfied with this approach as being entirely appropriate and proportionate for the SNDP. The additional text has now been accepted and can be found in the Schedule in Appendix B (page 8 and 9). As the competent authority, HDC therefore considers the submitted plan including the recommended modifications meets the Basic Conditions and should proceed to referendum.

4.0 DECISION

- 4.1 Having considered the recommended modifications made by the Examiner's Report, and the reasons for them, Horsham District Council, with the consent of Steyning Parish Council has considered each of the recommendations and agreed the action to take in response to each recommendation. It was decided to accept all the modifications made to the draft plan by the Examiner under paragraph 12(2)(4) of Schedule 4B to the Town and Country Planning Act 1990. The Examiner's proposed modifications are set out at Appendix B alongside the reason why the modifications were accepted.

5.0 THE REFERENDUM AREA

- 5.1 The Council is in agreement with the Examiner's recommendation that there is no policy or proposal significant enough to have an impact beyond the designated neighbourhood plan area, and that any referendum that takes place in due course be extended only to electors registered within the boundary of the designated neighbourhood plan area (Please refer to Appendix A). It is noted the referendum area straddles two Local Authority administrative

² Natural England is a Non-Departmental Public Body whose purpose is to help conserve, enhance and manage the natural environment for the benefit of present and future generations, thereby contributing to sustainable development. It is a statutory consultee in relation to planning and development control issues.

areas and it follows the referendum question must reference both Horsham District Council and South Downs National Park Authority to comply with the Referendum regulations.

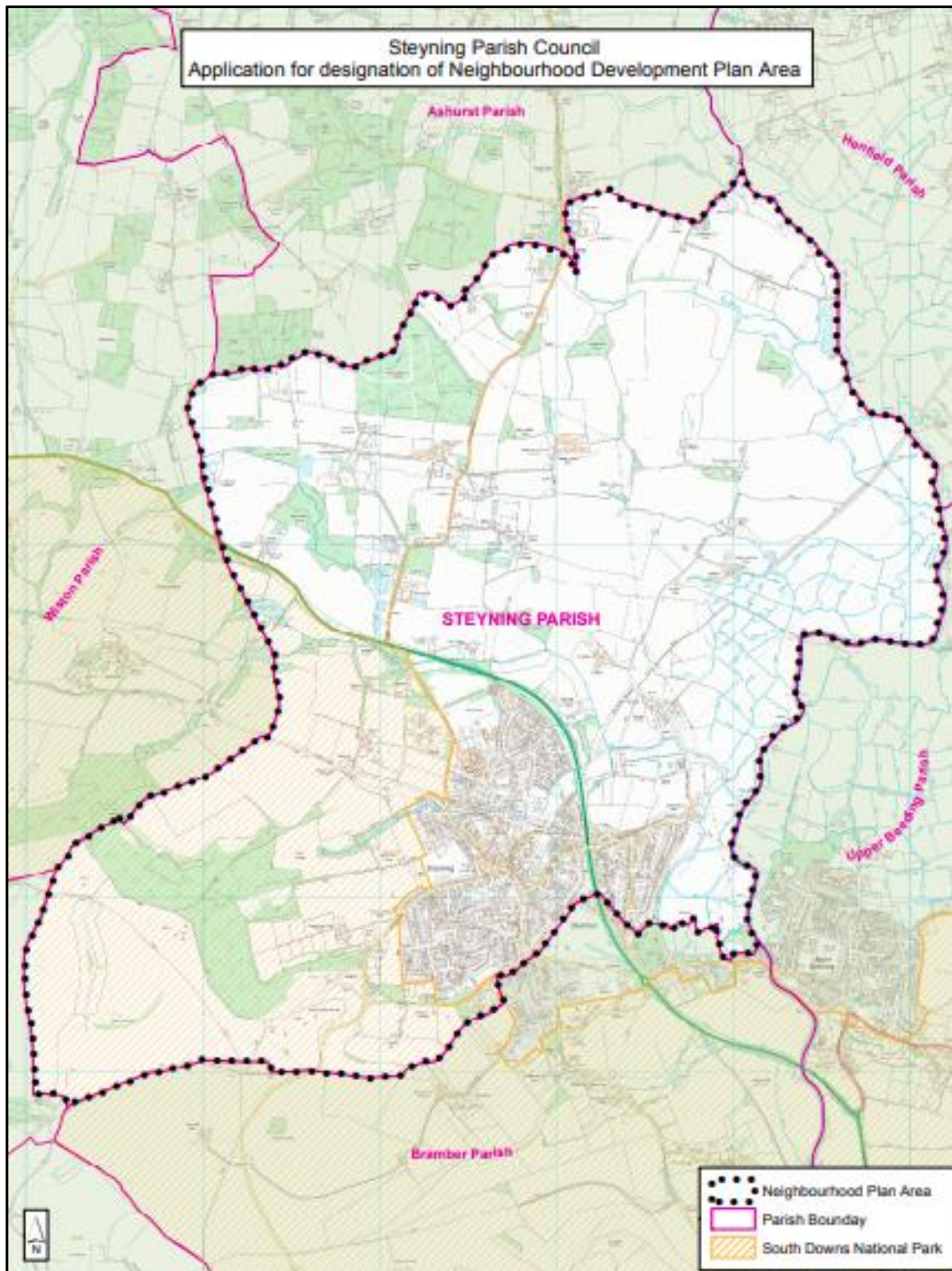
6.0 CONCLUSION

- 6.1 The Council is of the view that the submission SNDP as modified in Appendix B: Examiner's Proposed Modifications to the Steyning Neighbourhood Plan 2015-2031, complies with the legal requirement and may now proceed to Referendum.

Signed:

A handwritten signature in black ink, appearing to read 'B Childs', written over a horizontal line.

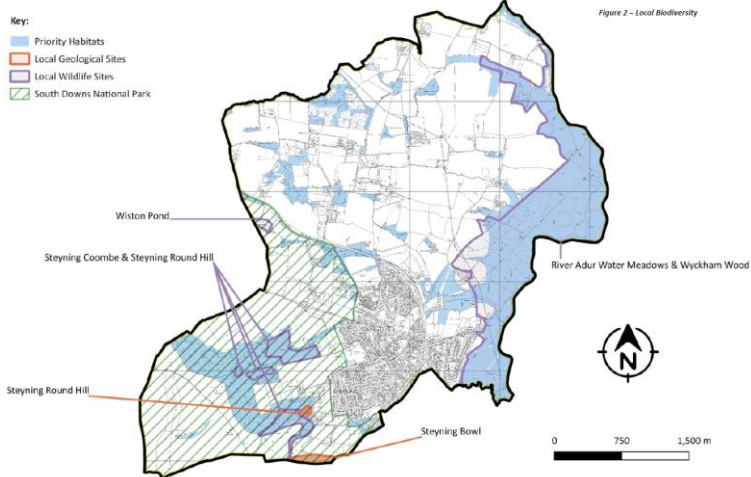
Barbara Childs
Director of Place
Date: 1 June 2022



Appendix A: Steyning Neighbourhood Plan Area

Appendix B: Examiner's Proposed Modifications to the Steyning Neighbourhood Development Plan

Policies	Examiner's Modifications (insertion <u>underline</u>, omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
General: In paragraph 1.12 replace '2019 (NPPF)' with '2021 (NPPF)	It is important to recognise that the points highlighted in bold above mean the neighbourhood plan should not be in conflict with existing planning policy and guidance set out at the national level and should seek to accord with district level planning policy. <u>The neighbourhood area is partly in Horsham District and partly in the South Downs National Park Authority's administrative area.</u> The key documents in this regard are the National Planning Policy Framework 2019 <u>2021</u> (NPPF), the Horsham District Planning Framework 2015 (HDPF) and the South Downs Local Plan 2019 (SDLP).	HDC agrees with this recommendation. For clarification. Minor amendment.	No further action required. Modification to be taken forward to the final plan.
General: After the first sentence in paragraph 1.12 add: 'The neighbourhood area is partly in Horsham District and partly in the South Downs National Park Authority's administrative area.'	It is important to recognise that the points highlighted in bold above mean the neighbourhood plan should not be in conflict with existing planning policy and guidance set out at the national level and should seek to accord with district level planning policy. <u>The neighbourhood area is partly in Horsham District and partly in the South Downs National Park Authority's administrative area.</u> The key documents in this regard are the National Planning Policy Framework 2019 <u>2021</u> (NPPF), the Horsham District Planning Framework 2015 (HDPF) and the South Downs Local Plan 2019 (SDLP).	HDC agrees with this recommendation. For clarification. Minor amendment.	No further action required. Modification to be taken forward to the final plan.
At the end of paragraph 1.14 add:	<u>In this context the Parish Council will assess the implications of the adopted Horsham Local Plan on the policies in the Neighbourhood Plan. 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 Horsham District Local Plan.</u>	HDC agree with the Examiner's recommendation.	No further action required. Modification to be taken forward to the final plan.

<p>General:</p> <p>In paragraph 1.16 replace 'Estate Wide Plans' with 'Whole Estate Plans'</p>	<p>The Local Plan sets out how the National Park Authority will manage development over the period 2014 to 2033. It also includes reference to supporting development proposals set out in <u>Estate Wide Plans</u> <u>Whole Estate Plans</u>. The Wiston Estate has such a plan and covers a large area of Steyning Parish. As such this is also a relevant document.</p>	<p>HDC agrees with this recommendation. For clarification. Minor amendment.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>
<p>General:</p> <p>'About Steyning' section include a map to highlight the wildlife sites (as described in paragraphs 2.35 to 2.42)</p>	 <p>Figure 2 – Local Biodiversity</p>	<p>HDC agrees with this recommendation. For clarification and to meet the Basic Conditions</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>
<p>General:</p> <p>In paragraph 2.43 replace 'he' with 'The'</p>	<p>The threats posed by climate change are staring humanity in the face and awareness and concern among the public has never been stronger. It is also higher up the political agenda than ever before. The clear consensus from scientists is that we need to take urgent and decisive action now as we have only a few years to turn the situation around if we are to avoid the worst effects of climate change</p>	<p>HDC agrees with this recommendation. For grammar and clarity.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>
<p>General:</p> <p>After paragraph 2.42 add the following four additional paragraphs of supporting text</p>	<p><u>'The neighbourhood area is now affected by recent guidance on water neutrality. In September 2021 Natural England issued a Position Statement on water neutrality which impacts on the whole of the Horsham District. For all plans and projects, this has triggered an additional requirement to screen for likely significant effects on Arun Valley Special Area for Conservation (SAC), Arun Valley Special Protection Area (SPA) and Arun Valley Ramsar site from the increased demand for mains water in the Sussex North Water Resource Zone. The District</u></p>	<p>HDC agrees with this recommendation. To comply with the Basic Conditions and to provide clarification on the issue of Water Neutrality.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p><u>Council has responded to these changed circumstances by preparing an Addendum to the initial Habitats Regulations Assessment.</u></p> <p><u>With specific reference to Natural England’s Position Statement, Steyning lies within this Water Supply Zone which includes supplies from a groundwater abstraction which cannot, with certainty, conclude no adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar site. As it cannot be concluded that the existing abstraction within Sussex North Water Supply Zone is not having an impact on the Arun Valley site, Natural England advises that developments within this zone must not add to this impact.</u></p> <p><u>Natural England has advised that this matter should be resolved in partnership through local plans across the affected authorities, where policy and assessment can be agreed and secured to ensure water use is offset for all new developments within Sussex North. To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England has advised that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.</u></p> <p><u>Developments within Steyning must therefore not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place’</u></p> <p><i>Update the numbering of the remaining supporting text in Section 2 (from the submitted paragraph 2.43 onwards).</i></p>		
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<p>General:</p> <p>At the end of paragraph 3.6 add:</p>	<p>This deadline meant the Steering Committee and Parish Council had to decide whether the plan should be delayed until after the Local Plan is adopted or finalise as much of the evidence base as possible, prepare a plan and go through the various regulatory stages to achieve submission of the plan before the end of November. The latter was chosen and the team has focussed on those topic and policy areas with demonstrated community support and evidence to support the policy content.</p> <p><u>[new paragraph 3.7]</u></p> <p><u>The emerging Horsham Local Plan has not proceeded as quickly as was intended. A draft Regulation 18 Local Plan was published for consultation between February and March 2020. However further progress on the Plan has now been affected by Natural England’s Position Statement on Water Neutrality which was issued in 2021. The District Council is currently addressing the significance of this matter on the overall strategy of the Plan.</u></p>	<p>HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>
<p>General:</p> <p>In paragraph 3.8 reformat the paragraph number</p>	<p>Amend the paragraph font size on page 15 of the submission plan.</p>	<p>HDC agrees with this recommendation. For consistency.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

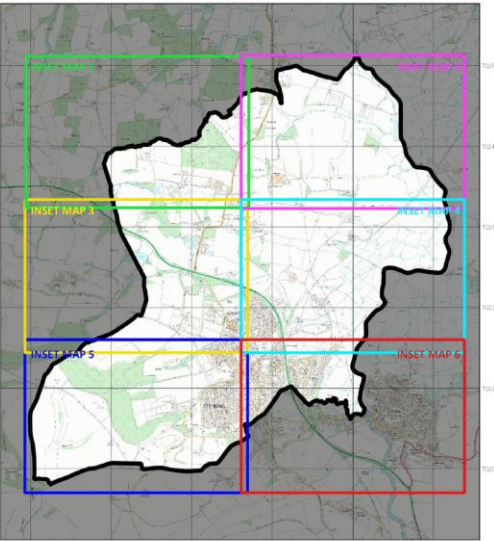
General:
On the Policies Map acknowledge the relevant designations from the South Downs Local Plan.

7. POLICIES MAP

7.1. The Policies Map shows designations arising from policies contained in this plan, and other relevant planning documents. For ease of reference the policies map is included across several inset maps on the following pages.

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- Geopolitical Boundaries**
 - Parish Boundary
 - Not in Plan Area
 - South Downs National Park
- Steyning Neighbourhood Plan**
 - Local Wildlife Sites (SNDP1, SD9, & Policy 25)
 - Local Geological Sites (SNDP1, SD9, & Policy 25)
 - Priority Habitat (SNDP1)
 - Local Green Space (SNDP5)
- Other relevant planning policy**
 - Conservation Areas (SD15 & Policy 14)
 - Scheduled Monuments (SD15 & Policy 14)



HDC agrees with this recommendation. To accord with the Basic Conditions.

No further action required. Modification to be taken forward to the final plan.

Policy SNDP1: Green Infrastructure and Biodiversity

~~Development proposals will be supported, where they protect and, wherever possible, enhance the green infrastructure, natural capital and valued landscape features of the Parish, and add to the potential for carbon sequestration. Valued landscape features include, but are not limited to:~~

- a) Green road verges;
- b) Accessible green space;
- c) Public Rights of Way and their settings;
- d) Hedgerows;
- e) Trees, copses and woods, including ancient woodland and orchards;
- and
- f) River corridors.

Development proposals which protect and, where practicable, enhance the green infrastructure, natural capital and valued landscape features of the parish, and/or add to the potential for carbon sequestration will be supported.

HDC agrees with this recommendation. To meet the Basic Conditions.

No further action required. Modification to be taken forward to the final plan.

<p>At the end of paragraph 4.7 add.</p>	<p><u>[new paragraph 4.8]</u></p> <p><u>Policy SNDP1 provides a local dimension to national planning policies and those in the Horsham District Planning Framework. Valued landscape features include, but are not limited to green road verges, accessible green space, public rights of way and their settings, hedgerows, trees, copses and woods, including ancient woodland and orchards and river corridors. The specific habitats protected by this policy are set out in paragraphs 3.1.4 and 5.14 of the Biodiversity Report. They specifically include four Local Wildlife Site (LWS) – Wiston Pond, River Adur Water Meadows & Wyckham Wood and Steyning Coombe and Steyning Round Hill and the Local Geological site at Steyning Bowl and Steyning Round Hill.</u></p> <p>Show the areas concerned on the Policies Map.</p>	<p>HDC agrees with this recommendation.</p>	<p>Show the areas concerned on the Policies. Policies Map Modifications to be taken forward to the final plan.</p>
<p>Policy SNDP2: Responsible Environmental Design</p>	<p>All new development must be designed responsibly, considering the impact it will have on the environment over its lifetime.</p> <p><u>As appropriate to their scale and nature, development proposals should be designed responsibly, and take account of their impact on the environment throughout their lifetime.</u></p> <p>As a minimum all developments should accord with the National Design Guide and seek to:</p> <p><u>As appropriate to their scale and nature, and taking account of the findings of the Steyning Character Assessment 2019, development proposals should:</u></p> <p>a) Incorporate existing hedgerows, trees, woodlands, banks, ponds, watercourses and other natural features, such as green corridors, into the design.</p> <p>b) Provide additional indigenous habitat on site where possible through planting and the creation of new wildlife corridors.</p>	<p>HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p>c) Incorporate indigenous plant species into landscaping schemes, avoiding species which would not normally be found within the parish.</p> <p>d) Utilise landscaping to minimise negative visual impacts and actual urbanising impact of any new built form.</p> <p>e) Incorporate permeable hard landscaping and sustainable urban drainage solutions.</p> <p>f) Design buildings so that they are energy efficient, ensuring they are sited and orientated to optimise passive solar gain, use high quality and thermally efficient building materials.</p> <p>g) Be energy self-sufficient, utilising renewable energy sources wherever possible.</p> <p>h) Promote the use of non-motorised or zero emission transport modes.</p>		
<p>Policy SNDP3: Contribution to Character</p>	<p>Support is given to development proposals which demonstrate how they will positively contribute towards Steyning's character, taking into consideration the most recent character assessment of the area (currently the Steyning Character Assessment 2019).</p> <p>Insert:</p> <p><u>SNDP3.1 Development proposals which demonstrate how they will positively contribute towards Steyning's character will be supported.</u></p> <p>Development shall protect the amenity of neighbours, and respond to the scale, mass, height, building materials and form of neighbouring properties.</p>	<p>HDC agrees with this recommendation. To comply with the Basic Conditions and to provide clarity.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p>Insert:</p> <p><u>SNDP3.2 Development proposals should respect the amenity of properties in their immediate locality, and respond positively and sensitively to the scale, mass, height, building materials and form of neighbouring properties.</u></p>		
At the end of paragraph 5.4 add	<p><u>This approach is captured in Policy SNDP3. The first part of the policy refers to the general character of Steyning. In formulating proposals Steyning Neighbourhood Plan – Examiner’s Report 20 developers should take into consideration the most recent character assessment of the area (currently the Steyning Character Assessment 2019).</u></p>	HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.
Policy SNDP4: Improving Our Facilities	<p>Development proposals will be supported which:</p> <p>a) Improve the health and wellbeing of our community; OR</p> <p>b) Improve recreational facilities for local people; OR</p> <p>c) Improve public / non-motorised transport infrastructure; OR</p> <p>d) Provide new or improved essential infrastructure to serve our community.</p>	HDC agree with the Examiner’s recommendation.	No further action required. Modification to be taken forward to the final plan.
Delete paragraph	<p>[delete] The Community Infrastructure Levy (CIL) is a planning charge introduced by the Planning Act 2008 (and brought into force by 2010 Community Infrastructure Levy Regulations) as a mechanism for local authorities to provide or improve infrastructure that will support the development of their area.</p> <p>In England, where there is a neighbourhood plan in place, the neighbourhood is entitled to 25% of CIL revenues from new development taking place in the Plan Area (for areas without a neighbourhood plan, the neighbourhood proportion of CIL is a lower figure of 15%). This money is paid to Parish Councils to spend on local priorities.</p> <p>The policy below confirms how CIL monies will be spent and provides policy support for appropriate developments.</p>	HDC agree with the Examiner’s recommendation.	No further action required. Modification to be taken forward to the final plan.

<p>Policy SNDP5: New Community Infrastructure</p>	<p>[Delete policy]</p> <p>SNDP5.1 New Community Infrastructure</p> <p>Any CIL funds raised by development within the Plan Area and paid to Steyning Parish Council will be used to support infrastructure projects identified as a priority by the Parish Council.</p> <p>SNDP5.2 The Parish Council will maintain an Infrastructure Delivery Plan identifying priority infrastructure projects.</p>	<p>HDC agree with the Examiner's recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>
<p>New section to the Plan Section 9: Community Action Aim: Community Action</p> <p><i>Renumber the existing Section 8 of the Plan to Section 9.</i></p>	<p><u>Insert:</u></p> <p><u>8. Community Action</u></p> <p><u>8.1 This part of the Plan comments about an issue which has arisen as the Plan was being prepared. Whilst it is not a land use matter it is an important issue for the Parish Council. In addition, it may assist with the delivery of the ambitions of Policy SNP4 (Improving our Facilities)</u></p> <p>Insert previous paragraphs 6.5 to 6.7 at this point:</p> <p><u>8.2 The Community Infrastructure Levy (CIL) is a planning charge introduced by the Planning Act 2008 (and brought into force by 2010 Community Infrastructure Levy Regulations) as a mechanism for local authorities to provide or improve infrastructure that will support the development of their area.</u></p> <p><u>8.3 In England, where there is a neighbourhood plan in place, the neighbourhood is entitled to 25% of CIL revenues from new development taking place in the Plan Area (for areas without a neighbourhood plan, the neighbourhood proportion of CIL is a lower figure of 15%). This money is paid to Parish Councils to spend on local priorities.</u></p>	<p>HDC agree with the Examiner's recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p><u>8.4 The policy below confirms how CIL monies will be spent and provides policy community action support for appropriate developments.</u></p>		
<p>Policy SNDP6: Local Green Space</p>	<p>SNDP6: Local Green Space</p> <p>SNDP6.1</p> <p>The following green areas, as defined on the Policies Map, are designated and protected as Local Green Spaces, in line with the NPPF:</p> <p>a) Bayards Field (because of its beauty, historic significance and tranquillity. It also provides a key view from, and an important landscape fringe to, the Conservation Area)</p> <p>b) Fletcher's Croft (because of its recreational value and also because it provides a key viewpoint of the Church)</p> <p>c) Mill Field (because of its beauty and tranquillity. It also provides key views into the Conservation Area and acts as an important landscape fringe to the Conservation Area.)</p> <p>d) Sweetland Field (because of its beauty and tranquillity)</p> <p>e) The Rifle Range (because of its beauty, historic significance, recreational value, tranquillity and wildlife)</p> <p>SNDP6.2</p> <p>Proposals on Local Green Space will be considered as if they were proposed on Green Belt.</p> <p>SNDP5.1</p> <p><u>Land at Fletcher's Croft (as shown on the Proposals Map) is designated as local green space.</u></p>	<p>HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p><u>SNDP5.2</u></p> <p><u>Development proposals on the Fletcher’s Croft Local Green space will only be supported in very special circumstances.</u></p>		
Paragraph 6.9	<p>Replace the final sentence of paragraph 6.9 with:</p> <p>Volunteers have prepared a detailed assessment of the open spaces within the Plan Area to identify which spaces meet the above criteria and should therefore be designated as Local Green Space. The assessment process concludes that five of the seventeen spaces considered meet the criteria for designation as Local Green Space. <u>‘The site at Fletcher’s Croft is considered to meet the criteria for designation as Local Green Space’</u></p>	No further action required. Modification to be taken forward to the final plan.	No further action required. Modification to be taken forward to the final plan.
Paragraph 6.10	<p>At the end of paragraph 6.10 add:</p> <p>National policy sets out how Local Green Spaces are protected. Development proposals should not conflict with the reasons that the local green space has been demonstrated to be special to the local community or prejudice its role as a Local Green Space. <u>‘Policy SNDP6 follows the matter-of-fact approach in the NPPF. In the event that development proposals come forward on the Fletcher’s Croft local green space within the Plan period, they can be assessed on a case-by case basis by the District Council. In particular it will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the ‘very special circumstances’ required by the policy’.</u></p>	HDC agree with the Examiner’s recommendation.	No further action required. Modification to be taken forward to the final plan.
Paragraph 6.11	<p>Delete paragraph 6.12 – 6.14 (renumber):</p> <p>6.11 For clarity, the justifications for the above designated LGS are set out below with the full assessment being included in the Evidence Base.</p> <p>Bayards Field</p> <p>6.12 Bayards Field is demonstrably special to the local community and holds a particular local significance because of its beauty, historic significance and tranquillity. It also provides a key view from the Conservation Area and acts as an important landscape fringe to the</p>	HDC agree with the Examiner’s recommendation.	No further action required. Modification to be taken forward to the final plan.

	<p>Conservation Area. Although located within the South Downs National Park, LGS designation is considered to provide additional local benefit.</p> <p>6.13: Bayards is considered suitable for designation, amongst other things, because of its historic significance as the only remaining intact medieval boundary of Steyning. The “exceptional circumstances” required to remove the permanent openness of LGS designation gives significantly more weight to the protection of this feature, about which the Historic Character Assessment referred to in the appraisal of that site says “maintaining this rare historic urban/countryside interface must be a priority”. than does the “important consideration” of conservation and enhancement of cultural heritage required by NP status.</p> <p>6.14 Beauty and sensitivity of the landscape fringe and views in relation to the Conservation Area are other factors which qualify Bayards for LGS designation. National Park designation refers to “landscape” and “scenic beauty” whereas LGS designation refers to “beauty”. This permits more granular consideration of local views rather than of the broader vistas which the landscape and scenic descriptors suggest. The view from the High Street to Bayards which forms the very important green backdrop to the end of the High Street is a local view of a beautiful field and associated trees and hedges which very much enhances the High Street, rather than being a National Park level view of scenic or landscape beauty. Because of its elevated position in relation to the High Street, the permanent preservation of Bayards Field free of buildings or similar development is essential to the preservation of this highly distinctive local view which is a very important feature of the Town and in particular the Conservation Area.</p> <p>Mill Field</p> <p>6.17 Mill Field is demonstrably special to the local community and holds a particular local significance because of its beauty and tranquillity. It also provides key views into the Conservation Area and acts as an important landscape fringe to the Conservation Area. Although located within the</p>		
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	<p>South Downs National Park, LGS designation is 25 considered to provide additional local benefit. National Park designation refers to “landscape” and “scenic beauty” whereas LGS designation refers to “beauty”. This permits more granular consideration of local views rather than of the broader vistas which the landscape and scenic descriptors suggest. The Mill Field qualifies on “beauty” in part because it provides an important view into the Conservation Area and in part because it forms part of a highly sensitive landscape fringe to the conservation Area.</p> <p>6.18 The “exceptional circumstances” required to remove the permanent openness of LGS designation gives significantly more weight to the protection of this feature than does being in the National Park alone.</p> <p>Sweetland Field</p> <p>6.19 This space is demonstrably special to the local community and holds a particular local significance because of its beauty and tranquillity. Although located within the South Downs National Park, LGS designation is considered to provide additional local benefit.</p> <p>6.20 National Park designation refers to “landscape” and “scenic beauty” whereas LGS designation refers to “beauty”. This permits more granular consideration of local views rather than of the broader vistas which the landscape and scenic descriptors suggest. Sweetland qualifies on “beauty” in part because it forms the “gateway view” when leaving the Town and entering the countryside of the National Park and because it also forms one side of the beautiful sunken single track country lane which Newham Lane has become at that point.</p> <p>6.21 The permanent preservation of Sweetland Field free of buildings or similar development is essential to the preservation of these highly important aspects of its beauty. The “exceptional circumstances” required to remove the permanent openness of LGS designation gives</p>		
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	<p>significantly more weight to the protection of this feature than does being in the National Park alone.</p> <p>The Rifle Range.</p> <p>6.22 The Rifle Range is demonstrably special to the local community and holds a particular local significance because of its beauty, historic significance, recreational value, tranquillity and wildlife. Although located within the South Downs National Park, LGS designation is considered to provide additional local benefit. The Rifle Range has features which qualify it for LGS designation based on an exceptional number of factors. The “exceptional circumstances” required to remove the permanent openness of LGS designation gives significantly more weight to the protection of these features than does being in the National Park alone.</p>		
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