

**Appendix 2 Steyning**

Consultee Ref	Consultee	Comment Number	How Consultee Responded	Nature of Response	Comment	Officer View and Recommendations	Officer Response	Keep updated
1	I Andrews	1	Email	Observation	Landscape Fringe - Bayards Fields are shown on the Landscape Fringe Sensitivity Map on p.16 (Map 5) as having high sensitivity in fringe area 1 of the Conservation Area. This designation is important to help protect them from development. Views - would like to see View mentioned on p.36 under Chapter 7 "Views". Open Spaces - Would also like to see "Horse Field" and "Bayards Field" included as important green spaces in the Conservation Area on map 6 on p. 21. The footpath that runs along the northern edge of "Bayards Fields" is part of an important pedestrian route through Steyning and provides views across Bayards Fields to the Downs. The footpath and vantage points should be marked on Map 6.	Noted - no action	It is not proposed to extend the conservation area to include "Bayards Field" and "Horse Field". This is because they are located within the South Downs National Park and Horsham District Council has no planning jurisdiction on these sites. The locality is identified as a "high sensitivity" landscape fringe on Map 5, which will be a material consideration in the determination of planning applications. It is not considered that views of Bayards Field from the High Street warrant inclusion as a key view into and out of the Conservation Area.	Yes
2	J Andrews	2	Email	Observation	Landscape Fringe - Bayards Fields are shown on the Landscape Fringe Sensitivity Map on p.16 (Map 5) as having high sensitivity in fringe area 1 of the Conservation Area. This designation is important to help protect them from development. Views - would like to see View mentioned on p.36 under Chapter 7 "Views" and on Map 6 on p. 21. Open Spaces - Would also like to see "Horse Field" and "Bayards Field" included as important green spaces in the Conservation Area on map 6 on p. 21. The footpath that runs along the northern edge of "Bayards Fields" is part of an important pedestrian route through Steyning and provides views across Bayards Fields to the Downs. The footpath and vantage points should be marked on Map 6.	Noted - no action	It is not proposed to extend the conservation area to include "Bayards Field" and "Horse Field". This is because they are located within the South Downs National Park and Horsham District Council has no planning jurisdiction on these sites. The locality is identified as a "high sensitivity" landscape fringe on Map 5, which will be a material consideration in the determination of planning applications. It is not considered that views of Bayards Field from the High Street warrant inclusion as a key view into and out of the Conservation Area.	Yes
3	N Bailey	3	Email	Observation	Landscape Fringe - Bayards Fields are shown on the Landscape Fringe Sensitivity Map on p.16 (Map 5) as having high sensitivity in fringe area 1 of the Conservation Area. This designation is important to help protect them from development. Views - would like to see View mentioned on p.36 under Chapter 7 "Views" and on Map 6 on p. 21. Open Spaces - Would also like to see "Horse Field" and "Bayards Field" included as important green spaces in the Conservation Area on map 6 on p. 21. The footpath that runs along the northern edge of "Bayards Fields" is part of an important pedestrian route through Steyning and provides views across Bayards Fields to the Downs. The footpath and vantage points should be marked on Map 6.	Noted - no action	It is not proposed to extend the conservation area to include "Bayards Field" and "Horse Field". This is because they are located within the South Downs National Park and Horsham District Council has no planning jurisdiction on these sites. The locality is identified as a "high sensitivity" landscape fringe on Map 5, which will be a material consideration in the determination of planning applications. It is not considered that views of Bayards Field from the High Street warrant inclusion as a key view into and out of the Conservation Area.	Yes
4	Sylvia Beckwith, Secretary to Residents' Association in Penns Court	4	Email	Observation	Would like the conservation area in Penns Court to remain the same.	Noted - no action	There are no plans to amend the Conservation Area boundary in the vicinity of Penns Court	Yes
5	Sally & Jon Bigg	5	Email	Observation	Landscape Fringe - Bayards Fields are shown on the Landscape Fringe Sensitivity Map on p.16 (Map 5) as having high sensitivity in fringe area 1 of the Conservation Area. This designation is important to help protect them from development. Views - would like to see View mentioned on p.36 under Chapter 7 "Views" and on Map 6 on p. 21. Open Spaces - Would also like to see "Horse Field" and "Bayards Field" included as important green spaces in the Conservation Area on map 6 on p. 21. The footpath that runs along the northern edge of "Bayards Fields" is part of an important pedestrian route through Steyning and provides views across Bayards Fields to the Downs. The footpath and vantage points should be marked on Map 6.	Noted - no action	It is not proposed to extend the conservation area to include "Bayards Field" and "Horse Field". This is because they are located within the South Downs National Park and Horsham District Council has no planning jurisdiction on these sites. The locality is identified as a "high sensitivity" landscape fringe on Map 5, which will be a material consideration in the determination of planning applications. It is not considered that views of Bayards Field from the High Street warrant inclusion as a key view into and out of the Conservation Area.	Yes
6	RA & M Burgess	6	Email	Observation	Wants to see Bayard's Fields protected from development; concerned regarding impact on sensitive setting and the traffic problems access to site would generate.	Noted - no action	It is not proposed to extend the conservation area to include "Bayards Field". This is because they are located within the South Downs National Park and Horsham District Council has no planning jurisdiction on these sites. The locality is identified as a "high sensitivity" landscape fringe on Map 5, which will be a material consideration in the determination of planning applications. It is not considered that views of Bayards Field from the High Street warrant inclusion as a key view into and out of the Conservation Area.	Yes
7	Paul Campbell	7	Email	Observation	In support of appraisal however raises concerns regarding absence of Article 4 Directions.	Noted- no action	The Council recognises the desire of Steyning residents for the introduction of an Article 4 Direction to provide further protection to Steyning Conservation Area. However, given the resource and possible compensation implications of introducing an Article 4 Direction, it is not possible for the Council, at this time, to pursue the introduction of an Article 4 Direction for Steyning Conservation Area. Horsham District Council officers explained this at the Parish Council meeting on 29 August 2017.	Yes
8	Drs Martin and Angela Caudell	8	Email	Observation	Landscape Fringe - Bayards Fields are shown on the Landscape Fringe Sensitivity Map on p.16 (Map 5) as having high sensitivity in fringe area 1 of the Conservation Area. This designation is important to help protect them from development. Views - would like to see View mentioned on p.36 under Chapter 7 "Views" and on Map 6 on p. 21. Open Spaces - Would also like to see "Horse Field" and "Bayards Field" included as important green spaces in the Conservation Area on map 6 on p. 21. The footpath that runs along the northern edge of "Bayards Fields" is part of an important pedestrian route through Steyning and provides views across Bayards Fields to the Downs. The footpath and vantage points should be marked on Map 6.	Noted - no action	It is not proposed to extend the conservation area to include "Bayards Field" and "Horse Field". This is because they are located within the South Downs National Park and Horsham District Council has no planning jurisdiction on these sites. The locality is identified as a "high sensitivity" landscape fringe on Map 5, which will be a material consideration in the determination of planning applications. It is not considered that views of Bayards Field from the High Street warrant inclusion as a key view into and out of the Conservation Area.	Yes
9	Richard Coatsworth	9	Email	Objection	Please delete the reference on page 38 of the draft report to the Athletic Club premises as being severely utilitarian.	Noted - action proposed.	Agreed, the word 'severely' to be removed.	Yes
9	Richard Coatsworth	10	Email	Objection	Your plan highlights what you consider to be detrimental buildings which include SME Engineering, I would suggest that this building was designed and built to a high standard and has architectural merit in its own right of its era.	Noted - action proposed.	It is agreed to include SME Engineering buildings - they have been built to a high standard. It is proposed to change the reference in the consultation document to say that they are 20th century buildings of interest.	Yes
9	Richard Coatsworth	11	Email	Objection	No such criticism is made of the school classrooms in School Lane off Church Street which I personally consider to be eyesores. These were not built to a high standard and do not blend well with the old Grammar School building in Church Street. They should have been marked as negative buildings on your plan.	Noted - no action	These buildings were not noted as such during the survey. It would be difficult to go back now to look at them and change them to being 'detrimental'	Yes

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9	Richard Coatsworth	12	Email	Objection	No reference is made to the removal of overhead power cables which are detrimental to the appearance of much of Steyning.	Noted - no action	-	Yes
9	Richard Coatsworth	13	Email	Objection	I also find the reference to Cobblestone Walk bizarre since no enforcement was made when the building was converted in the 1980's to its present retail shops and huts. In the light of such I do wonder what point there is in changing the current conservation area at all.	Noted no action	-	Yes
10	Peter Comber (Chair FoMPF) Friends of the Memorial Playing Field	14	Email	Support	We fully support HDC's proposal to include the Memorial Playing Field within the extended conservation area	Noted- no action	-	Yes
10	Peter Comber (Chair FoMPF) Friends of the Memorial Playing Field	15	Email	Observation	We would very much like the boundary of the conservation area to include the historic Rublees hedgerow with its important Perry trees which forms the junction between the MPF and the Rublees Allotments. This hedgerow provides vital screening of the allotment sheds etc. beyond. The hedgerow forms an integral part of the spectacular view from the Town across the MPF to the slopes of the Downs.	Noted - action proposed.	The Rublees allotments are in SDNP and the hedgerow is on the boundary. Because of this, it is unnecessary to extend the CA in the SDNP area, but the hedgerow can be marked on Map 7	Yes
10	Peter Comber (Chair FoMPF) Friends of the Memorial Playing Field	16	Email	Observation	We fully support HDC's opinions expressed about the "Conservation Area Setting" and about the three Landscape Fringe Areas (pages 14 – 19). We believe that all three landscape fringes (MPF Village Green, Bayards Fields and Abbey Road Village Green), supported by the fourth landscape fringe at Clays Field (not in the report as it is not contiguous to the conservation area) form vital abrupt transitions from town to countryside at all four points of the compass. They work together to give Steyning its unique setting.	Noted- no action	-	Yes
10	Peter Comber (Chair FoMPF) Friends of the Memorial Playing Field	17	Email	Observation	We would like the description of the "recreation ground" in the document to be amended to correctly describe it as the "MPF Village Green", please.	Noted- action proposed	Text to be amended to change reference to "recreation ground" to the "Memorial Playing Field Village Green".	Yes
11	Trevor Cree	18	Online Form	Support	Supportive of document.	Noted - no action	-	Yes
11	Trevor Cree	19	Online Form	Observation	Reference Sources appendix should be added because clearly many references were consulted and they should be acknowledged.	Noted - no action	-	Yes
12	Michael Reed	20	Online Form	Support	I totally support the proposed extension to the conservation area which includes the MPF. In addition I would suggest that it includes the hedgerow dividing the MPF Rublees allotments. This is especially important since I suspect the intention of SPC is to extend the new metal fence, already erected at the end of the allotment area, along the boundary of the MPF. This metal fencing will make the allotment area look like a builders yard. Totally out of keeping with the National Park.	Noted - action proposed.	The Rublees allotments are in SDNP and the hedgerow is on the boundary. But the hedgerow can be marked on Map 7 as a landscape feature.	Yes
13	Philip Brown	21	Online Form	Support	I am very much in favour of the proposal to include the Memorial Playing Field (MPF) in the Steyning Conservation Area. I am also in favour of the Conservation Area boundary including the Rublees Hedgerow on the Western edge of the MPF. This Hedgerow screens the MPF Western views which would otherwise be of the less attractive Rublees allotments. The Hedgerow has also been shown to include rare Perry trees and other interesting species. I understand there are proposals to grub up this historic hedgerow and replace it with a chain link fence which is a deplorable idea and another reason to include the Hedgerow in the conservation area.	Noted - action proposed.	The Rublees allotments are in SDNP and the hedgerow is on the boundary. Because of this, it is unnecessary to extend the CA in the SDNP area, but the hedgerow can be marked on Map 7 as a landscape feature.	Yes
14	Lorna Vickery	22	Online Form	Observation	I feel strongly that the three areas known as Landscape fringes 1,2& 3 should be conserved as they are indefinitely. Areas 1 & 3 add so much to the beauty of the area and provide areas for children to play safely. This also applies to areas 2 which is regarded as Medium sensitivity, which although is bordered by houses, does break up the estate nicely and provides lovely open space for dog walkers, children to play and everyone can enjoy. We don't need more development in this area.	Noted- no action	The character of the conservation area is influenced by the landscape and development that surrounds it. The Council therefore considers it vital that a Conservation Area Appraisal includes a landscape analysis, with an indication of where there might be areas of medium or high landscape sensitivity.	Yes
15	Michael Chalcraft	23	Online Form	Support	I fully support the proposals put forward by HDC, but I would like to include the ancient hedgerow between the Memorial Playing Field and the adjacent allotments, to stop the Steyning Town Council from ripping out the existing hedge and erecting a high chain link fence, all with out consultation of the residents!	Noted - action proposed.	The Rublees allotments are in SDNP and the hedgerow is on the boundary. But the hedgerow can be marked on Map 7 as a landscape feature.	Yes
16	Martin Toomey	24	Online Form	Observation	WRONG ATTRIBUTION TO PHOTOGRAPH "COLLEGE HILL" ON PAGE 11 This photo was taken from just east of the Church Street, Sheep Pen Lane and High Street junction looking down the LOWER HIGH STREET TOWARDS COLLEGE HILL AND BRAMBER ROAD. On the right you see the Water pump (still existing) and at the bottom left you see the pitched roof of Norfolk Cottages and the White Face of the Three Tuns behind. You also see what might be the chimney of the Jarvis Lane Brewery of which the Three Tuns was the street pub.	Noted - action proposed.	Text accompanying photograph to be amended	Yes
17	Stephen Blakelock	25	Online Form	Observation	I am concerned by suggestions that the Wiston Estate is intending to develop the land adjacent to the NW fringe of Steyning. This is an area of outstanding natural beauty and is intrinsic to the sense of place enjoyed by Steyning as being a small town nestling beneath the South Downs. Any residential development at this end of the town would adversely affect important views of the South Downs and alter the relationship between buildings and settings in a detrimental way. It is important to protect key open spaces such as this landscape fringe from further development. As such I hope that planning permission will not be granted for further residential development on the NW fringe.	Noted- no action	All land to the NW of Steyning is in the SDNP area. Any application for development would be considered by them as the planning authority.	No
18	Pam Hills	26	Online Form	Observation	Opposed to any development on the open area between Bowmans Close and Abbey Road, Steyning	Noted- no action	There are no proposals to extend the Steyning Conservation Area to the north east to Abbey Road. Any application for development on the open area between Bowmans Close and Abbey Road would be considered against the policies of the Horsham Development Planning Framework (November 2015)	No
19	Roger Brown (Friends of Steyning Community)	27	Online Form	Support	We strongly support the proposal to include the MPF in the Steyning Conservation Area. (this will include all of the MPF Community Orchard)	Noted - no action	-	Yes
19	Roger Brown	28	Online Form	Observation	We also propose that the boundary of the MPF Conservation area includes the hedge that runs between the Rublees allotments and the MPF. ( The Perry Pear hedge). One third of this hedge forms the boundary of the Community Orchard. A very recent survey has identified 65 Perry Pear trees growing on this boundary. It is a significant historic and environmental feature in the landscape ( possibly even nationally unique) and is worthy of all the protection we can give it. Would like hedge included in the conservation area.	Noted - action proposed.	The Rublees allotments are in SDNP and the hedgerow is on the boundary. But the hedgerow can be marked on Map 7 as a landscape feature. A request was made to the Council's Arboricultural Officer for a Tree Preservation Order (TPO) to be placed on the Perry Pear trees in the Memorial Playing Field. The Arboricultural Officer concluded that the specimens did not meet the criteria for formal protection by TPO.	Yes

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19	Roger Brown	29	Online Form	Observation	The Memorial Playing Field (MPF) is the primary open space in Steyning enjoyed by so many local residents for sport and leisure. Most residents would rate the view from the cricket pitch up to the Downs as one of the 'Key Views' in Steyning. (see attached file photos - looking south towards the Community Orchard, the Perry Pear hedge, and the Downs beyond.)	Noted - no action	The view from the middle of the cricket pitch towards the Downs was not considered a 'key' view as it is not an obvious place to stop.	Yes
19	Roger Brown	30	Online Form	Observation	We would like to see other feature trees added to this map. There are 4 old Apple trees and 2 large Cherry Plums in the Community Orchard area as well as a mature Walnut tree nearer to the bowling club that should all be recognised.	Noted - no action	It is considered that this would add too much detail to the map.	Yes
20	Anne Blakelock	31	Online Form	Observation	I am very concerned that Wiston Estate and some parish councillors want to build on Bayards Field. This is an area of outstanding beauty which has the most wonderful views. As a Health Walk Leader for Horsham District Council I often lead walks across the field so that walkers can enjoy the views and enjoy the wild life. It is easily accessible from the town and provides a wonderful experience encouraging physical and mental well being. I do hope that this is not the thin end of the wedge because we could lose a beautiful area that many enjoy and we do need to preserve our countryside for our children and our grandchildren.	Noted - no action	All land to the NW of Steyning is in the SDNP area. Any application for development would be considered by them as the planning authority.	Yes
21	Nick Muggridge, Vice-Chair of SWAB Neighbourhood Plan	32	Online Form	Objection	Highlights that Proposed Fringe Area 1 on p.16 includes Bayards Fields, which is a key recommended housing site in the Steyning part of the emerging Neighbourhood Plan. Asks that Council re-considers the scale of Fringe Area 1, limiting it to land to the south of Mouse Lane. Argues that Bayards Fields site is barely visible from Steyning High Street due to the existing buildings and the raised level of the housing on the northern side of Mouse Lane. Further along Horsham Road, the site is obscured by trees.	Noted- no action	It is noted that the SWAB Plan includes this site. Other consultees have expressed the opinion that Bayards Fields closes the view from the High Street.	Yes
22	George Gordon	33	Online Form	Observation	I congratulate you on your Steyning Conservation Appraisal Plan and in particular urge you to keep - and if possible reinforce - your High Sensitivity status for Bayards Fields and the "Horse Field" on page 16 (Map 5). This beautiful area, although within the National Park, is under threat from possible development (included in the Wiston Estate Plan). It is a vital part of Steyning's setting, offering superb views of the town and surrounding downland - and also itself being viewed from the Downs and from the High St. We look to you to help us protect it. Steyning's future lies in its beautiful setting. I would also like to see the inclusion of these fields ("Landscape Fringe 1") as important green open spaces in the Conservation Area on Map 6 in addition to Mouse Lane itself, which runs between them and is already shaded green (in part).	Noted - no action	The Bayards Fields and Horse Field area is in the SDNP area and as such the National Park Planning Authority will be responsible for considering any future planning applications. The extending of the green space demarcation was considered but it is difficult to do this when the settlement boundary is onto open countryside and all fields west of Mill Road and either side of Mouse Lane form part of this open space character.	Yes
23	Steve Northam, Chair of Steyning Parish Council	34	Online Form	Observation	I note that the proposed fringe area 1 appears to include the site known as Bayards Fields north west of Mouse Lane). However, this is a site recommended for housing development under our developing Neighbourhood Plan. The present landowner is Wiston Estate who I believe intend to include a number of sorely needed affordable homes as well as local green space for use by the whole community in Steyning, as well as some important community facilities. Being effectively "shrink-wrapped" between the SDNP and the Adur flood plain, Steyning faces a serious threat to its future as a sustainable and vibrant community as a result of the extreme scarcity of development sites, and particularly those that can accommodate much needed affordable homes for young people and local workers. The prohibition of the intended NP development at Bayards Field would represent a significant and negative impact upon our community. I accept of course that there will be local residents in the immediate vicinity of any potential development site, and other albeit well-meaning people who wish to protect green space. However, please recognise the difficulty that Steyning faces largely as a result of ill-considered drawing of National Park boundaries around our town. I would ask that you scale back the Fringe Area 1 to exclude the site known as Bayards Field and limit this to land south of Mouse Lane.	Noted- no action	The points are well made but the identification of the fringe area is because it has an important role in the setting of Steyning, and therefore the consideration of any development proposed here needs to take this into account. A counter view has been expressed by a number of people who wish to see Bayards Fields retained as they form an important backdrop to views from the High Street. Being marked as a Fringe area of High Sensitivity does not in itself preclude development.	Yes
24	Stephen Fuggles	35	Online Form	Observation	Landscape Fringe - Bayards Fields are shown on the Landscape Fringe Sensitivity Map on p.16 (Map 5) as having high sensitivity in fringe area 1 of the Conservation Area. This designation is important to help protect them from development. Views - would like to see View mentioned on p.36 under Chapter 7 "Views" and on Map 6 on p. 21. Open Spaces - Would also like to see "Horse Field" and "Bayards Field" included as important green spaces in the Conservation Area on map 6 on p. 21. The footpath that runs along the northern edge of "Bayards Fields" is part of an important pedestrian route through Steyning and provides views across Bayards Fields to the Downs. The footpath and vantage points should be marked on Map 6.	Noted - no action	It is not proposed to extend the conservation area to include "Bayards Field" and "Horse Field". This is because they are located within the South Downs National Park and Horsham District Council has no planning jurisdiction on these sites. The locality is identified as a "high sensitivity" landscape fringe on Map 5, which will be a material consideration in the determination of planning applications. It is not considered that views of Bayards Field from the High Street warrant inclusion as a key view into and out of the Conservation Area.	Yes
26	Andrew McIvor	36	Online Form	Observation	This is valuable work and I think that this is an excellent document. As Steyning resident I am particularly concerned about preserving the historic, aesthetic, and tranquility aspect that the Bayards Fields provide. These fields are in the National Park bordering the Horsham road and provide the only intact surviving medieval boundary to the town. This document correctly recognises this and they are depicted on Map 5 as a "high sensitivity" area. These fields can be seen in many historic photographs and paintings and it is comforting that they provide the town with such continuation and rooting to the past. The fields are in an elevated position and can be seen from the centre of the town as part of the historic skyline to the north end of the high street. They are visible from many footpaths on the downs themselves and also frame views of the downs from the footpaths used by many residents and visitors throughout the year. If possible I would like to see the document go further and designate the high sensitivity areas marked on Map 5 (Area 1 Bayards and Horses Fields, and Area 3 Memorial field) as preserved green spaces within the conservation area to fully secure them from any threat of damage or development.	Noted - action proposed.	All land to the NW of Steyning is in the SDNP area. Any application for development would be considered by them as the planning authority. The extending of the green space demarcation was considered but it is difficult to do this when the settlement boundary is onto open countryside and all fields west of Mill Road and either side of Mouse Lane form part of this open space character.	Yes
27	Hywel and Jean Griffiths	37	Online Form	Observation	Landscape Fringe - Bayards Fields are shown on the Landscape Fringe Sensitivity Map on p.16 (Map 5) as having high sensitivity in fringe area 1 of the Conservation Area. This designation is important to help protect them from development. Views - would like to see View mentioned on p.36 under Chapter 7 "Views" and on Map 6 on p. 21. Open Spaces - Would also like to see "Horse Field" and "Bayards Field" included as important green spaces in the Conservation Area on map 6 on p. 21. The footpath that runs along the northern edge of "Bayards Fields" is part of an important pedestrian route through Steyning and provides views across Bayards Fields to the Downs. The footpath and vantage points should be marked on Map 6.	Noted - no action	It is not proposed to extend the conservation area to include "Bayards Field" and "Horse Field". This is because they are located within the South Downs National Park and Horsham District Council has no planning jurisdiction on these sites. The locality is identified as a "high sensitivity" landscape fringe on Map 5, which will be a material consideration in the determination of planning applications. It is not considered that views of Bayards Field from the High Street warrant inclusion as a key view into and out of the Conservation Area.	Yes
28	John Cooper	38	Online Form	Observation	I fully support the well researched and written Steyning Draft CAAMP especially the inclusion of the open spaces on the edge of this ancient market town including the Memorial Playing Field. I agree with and endorse the comments about the cluttered, unattractive and inappropriate signage on what seems to be every lamppost in the High Street. This detracts from the historic buildings and shops in the centre of the town.	Noted - no action	-	Yes

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29	Hugh Pettifer	39	Online Form	Observation	Regarding the Consultation Draft (July 2017): photo bottom left p.11 - this is High Street looking south (not College Hill). The pump in the foreground is outside Springwells. p.33 - Mill Road - the terrace was built by local builder Frank Duke. It was started about 1911 and it was treated as a "hospital job" in the absence of other work. No.4 dates from 1913 and my own (No.17) was sold by Frank Duke in 1921. We believe the terrace was completed about 1924. No.17 was sold on a double plot and the "historic workshop" with rooms above was built later (by Woolgars - Mrs Grigg's family) as a garage for the vans used by Bertram Grigg whose grocery business, AB Grigg, was at 94 High Street. This information was given to me by Ruth Boyd, daughter of Mr & Mrs Grigg, when I bought the house from Bertram Grigg in 1976.	Noted - action proposed.	The text will be corrected to reflect the useful local history information from Mr Pettifer.	Yes
30	Karen Fuggles	40	Online Form	Observation	Landscape Fringe - Bayards Fields are shown on the Landscape Fringe Sensitivity Map on p.16 (Map 5) as having high sensitivity in fringe area 1 of the Conservation Area. This designation is important to help protect them from development. Views - would like to see View mentioned on p.36 under Chapter 7 "Views" and on Map 6 on p. 21. Open Spaces - Would also like to see "Horse Field" and "Bayards Field" included as important green spaces in the Conservation Area on map 6 on p. 21. The footpath that runs along the northern edge of "Bayards Fields" is part of an important pedestrian route through Steyning and provides views across Bayards Fields to the Downs. The footpath and vantage points should be marked on Map 6.	Noted - no action	It is not proposed to extend the conservation area to include "Bayards Field" and "Horse Field". This is because they are located within the South Downs National Park and Horsham District Council has no planning jurisdiction on these sites. The locality is identified as a "high sensitivity" landscape fringe on Map 5, which will be a material consideration in the determination of planning applications. It is not considered that views of Bayards Field from the High Street warrant inclusion as a key view into and out of the Conservation Area.	Yes
31	Harry Fuggles	41	Online Form	Observation	Landscape Fringe - Bayards Fields are shown on the Landscape Fringe Sensitivity Map on p.16 (Map 5) as having high sensitivity in fringe area 1 of the Conservation Area. This designation is important to help protect them from development. Views - would like to see View mentioned on p.36 under Chapter 7 "Views" and on Map 6 on p. 21. Open Spaces - Would also like to see "Horse Field" and "Bayards Field" included as important green spaces in the Conservation Area on map 6 on p. 21. The footpath that runs along the northern edge of "Bayards Fields" is part of an important pedestrian route through Steyning and provides views across Bayards Fields to the Downs. The footpath and vantage points should be marked on Map 6.	Noted - no action	It is not proposed to extend the conservation area to include "Bayards Field" and "Horse Field". This is because they are located within the South Downs National Park and Horsham District Council has no planning jurisdiction on these sites. The locality is identified as a "high sensitivity" landscape fringe on Map 5, which will be a material consideration in the determination of planning applications. It is not considered that views of Bayards Field from the High Street warrant inclusion as a key view into and out of the Conservation Area.	Yes
32	Joan Francis, Horsham District Archaeology Group	42	Online Form	Observation	STEYNING Historic built environment, p40 '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'. While photographic evidence of a building's former construction may be useful, it should ideally only form part of any proposed alteration/demolition of a listed building. Guidelines set out in the 'Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings', ABIR published 2014 should be followed, so that the knowledge of their original construction can be preserved before it is lost. This has not always happen in West Sussex. Standing building deserve the same level of recording as below ground archaeology.	Noted - no action	The importance of fabric as well as historic photographs is understood	Yes
33	Anne Mackinnon	43	Online Form	Observation	1. Bayards Field and Horse Field. The view of Downs landscape on entry on Horsham road encompasses the very nature of Steyning and its relationship with the surrounding landscape. Wiston estate have wanted to develop Bayards for years and down grading sensitivity might allow them to do this. HDC would be playing into their hands whilst letting down the inhabitants of Steyning. ( This must be separated from our neighbours' plans to encompass the wider Wiston Estate Vision.) Views in many directions would then be blighted and much valuable wildlife potentially destroyed.	Noted - no action	There are no plans to downgrade the "High Sensitivity" landscape setting identified on Map 5. All land to the NW of Steyning is in the SDNP area. Any application for development would be considered by them as the planning authority.	Yes
33	Anne Mackinnon	44	Online Form	Observation	2. Whilst I welcome certain aspects of extension of the conservation area to maintain historically valuable buildings, the thrust of the document feels that the interest of HDC is in buildings rather than maintaining total environment. Environment is of increasing importance in all our lives . This does include sensitivity in building which to my mind has been to some extent recently been ignored even in the conservation area.	Disagree - no action	Disagree that the thrust of the document is on buildings, rather than on total environment. The draft Conservation Area Appraisal deals with a number of "environmental" sections, in addition to the built environment e.g. Section 4 Landscape Setting and Section 5 Townscape, Section 7 Views and Section 9 Management Plan.	Yes
34	Gerard Bagley	45	Online Form	Observation	Thank you for preparing such an impressive document. I am in full support of the proposed extensions to the Steyning Conservation Area. I would however go further and suggest that the area you highlight as "Landscape Fringe 1", and in particular the fields known as Bayards Fields, be included in the Conservation Area as any development that may be allowed there in the future will cause a significant intrusion into the visual amenity of the Conservation Area as anything built there will be visible from the High Street, rising above the rooftops of the cottages in Mouse Lane.	Noted - no action	It is not proposed to extend the conservation area to include "Bayards Field" and "Horse Field". This is because they are located within the South Downs National Park and Horsham District Council has no planning jurisdiction on these sites. The locality is identified as a "high sensitivity" landscape fringe on Map 5, which will be a material consideration in the determination of planning applications. It is not considered that views of Bayards Field from the High Street warrant inclusion as a key view into and out of the Conservation Area.	Yes
35	Mrs H Cusdin	46	Email	Observation	Landscape Fringe - Bayards Fields are shown on the Landscape Fringe Sensitivity Map on p.16 (Map 5) as having high sensitivity in fringe area 1 of the Conservation Area. This designation is important to help protect them from development. Views - would like to see View mentioned on p.36 under Chapter 7 "Views" and on Map 6 on p. 21. Open Spaces - Would also like to see "Horse Field" and "Bayards Field" included as important green spaces in the Conservation Area on map 6 on p. 21. The footpath that runs along the northern edge of "Bayards Fields" is part of an important pedestrian route through Steyning and provides views across Bayards Fields to the Downs. The footpath and vantage points should be marked on Map 6.	Noted - no action	It is not proposed to extend the conservation area to include "Bayards Field" and "Horse Field". This is because they are located within the South Downs National Park and Horsham District Council has no planning jurisdiction on these sites. The locality is identified as a "high sensitivity" landscape fringe on Map 5, which will be a material consideration in the determination of planning applications. It is not considered that views of Bayards Field from the High Street warrant inclusion as a key view into and out of the Conservation Area.	Yes
36	S. Duffett	47	Email	Support	I am delighted that the Memorial Playing Field (recreation ground in draft) is to be included in the extension of the conservation area. There is a historic hedgerow between the boundary of the MPF and the allotment gardens (Rublees). This hedgerow contains a row of rare Perry Pear trees and I wish for it to be included in the conservation area. It also houses much wildlife and frames the transitional view up the Downs.  Congrats to HDC for a very well supported draft S.C.A.A.M.P - well done.	Noted - no action	Rublees Allotments are in the SDNP and the hedgerow will form the boundary between them and the MPF. It is proposed to include in as a landscape feature on Map 7	Yes
37	Michelle & Paul Etheridge	48	Email	Observation	Landscape Fringe - Bayards Fields are shown on the Landscape Fringe Sensitivity Map on p.16 (Map 5) as having high sensitivity in fringe area 1 of the Conservation Area. This designation is important to help protect them from development. Views - would like to see View mentioned on p.36 under Chapter 7 "Views" and on Map 6 on p. 21. Open Spaces - Would also like to see "Horse Field" and "Bayards Field" included as important green spaces in the Conservation Area on map 6 on p. 21. The footpath that runs along the northern edge of "Bayards Fields" is part of an important pedestrian route through Steyning and provides views across Bayards Fields to the Downs. The footpath and vantage points should be marked on Map 6.	Noted - no action	It is not proposed to extend the conservation area to include "Bayards Field" and "Horse Field". This is because they are located within the South Downs National Park and Horsham District Council has no planning jurisdiction on these sites. The locality is identified as a "high sensitivity" landscape fringe on Map 5, which will be a material consideration in the determination of planning applications. It is not considered that views of Bayards Field from the High Street warrant inclusion as a key view into and out of the Conservation Area.	No

Consultee Ref	Consultee	Comment Number	How Consultee Responded	Nature of Response	Comment	Officer View and Recommendations	Officer Response	Keep updated
39	Frank Fenn	49	Email	Observation	The character of each area proposed and future planning within or adjoining needs to be in keeping. Look at as the planning application for a 20 metres mast at the Steyning football club shooting field. To support 6 telecommunications antennae with the views from Mouse Lane and surrounding South Downs Way the mast will not be in keeping with a Conservation Area.	Noted - no action	In future planning applications should take into account the new CA Management Plan and consider such impacts.	Yes
40	Mrs CM Ghaye	50	Email	Observation	Landscape Fringe - Bayards Fields are shown on the Landscape Fringe Sensitivity Map on p.16 (Map 5) as having high sensitivity in fringe area 1 of the Conservation Area. This designation is important to help protect them from development. Views - would like to see View mentioned on p.36 under Chapter 7 "Views" and on Map 6 on p. 21. Open Spaces - Would also like to see "Horse Field" and "Bayards Field" included as important green spaces in the Conservation Area on map 6 on p. 21. The footpath that runs along the northern edge of "Bayards Fields" is part of an important pedestrian route through Steyning and provides views across Bayards Fields to the Downs. The footpath and vantage points should be marked on Map 6.	Noted - no action	It is not proposed to extend the conservation area to include "Bayards Field" and "Horse Field". This is because they are located within the South Downs National Park and Horsham District Council has no planning jurisdiction on these sites. The locality is identified as a "high sensitivity" landscape fringe on Map 5, which will be a material consideration in the determination of planning applications. It is not considered that views of Bayards Field from the High Street warrant inclusion as a key view into and out of the Conservation Area.	Yes
41	Rod Goldsmith	51	Email	Observation	1/ I agree with virtually all the contents but I would like to see the Rublees hedge located between the Memorial Playing Field (MPF) and the allotments also included. This ancient hedge is the 'link' between the MPF and breathtaking and inspirational views of the South Downs looking west toward Chanctonbury Ring and it also forms a barrier 'hiding' the clutter usually associated with allotments.	Noted - action proposed.	Rublees Allotments are in the SDNP and when the conservation is extended, the two will abut with the hedge as the boundary. It is agreed that the hedge should be shown as a landscape feature on Map 7.	
41	Rod Goldsmith	52	Email	Observation	2/ The inclusion of the three landscape fringes are welcome as both areas 2 and 3 have village green status. And area 1 has been recognised by the SDNPA as "High sensitivity" due to the very visual impact this part of Steyning has from the South Downs and because of the elevated position of this fringe area 1 has from most parts of the High Street which is within the conservation area.	Noted - no action	-	Yes
41	Rod Goldsmith	53	Email	Observation	3/ I don't think the negative elements should be highlighted at all.	Disagree - no action	The purpose of noting them in a management plan is so that they offer opportunities for improvement achieved by development or use of S106 or CL. monies.	Yes
41	Rod Goldsmith	54	Email	Observation	4/ For future added protection of the existing and proposed areas of the conservation area, I think the Article 4 Direction should be implemented as soon as possible and the confusion that was created at the public meeting should be sorted out especially as there are grants available for this.	Noted - no action	The Council recognises the desire of Steyning residents for the introduction of an Article 4 Direction to provide further protection to Steyning Conservation Area. However, given the resource and possible compensation implications of introducing an Article 4 Direction, it is not possible for the Council, at this time, to pursue the introduction of an Article 4 Direction for Steyning Conservation Area. Horsham District Council officers explained this at the Parish Council meeting on 29 August 2017.	Yes
42	Joanna Gordon	55	Email	Support	In agreement that the sensitivity of the area, including Bayards, is recognised.	Noted - no action	-	No
43	Richard Goring , Wiston Estate, The Estate Office, Wiston Park, Steyning, BN44 3DD	56	Online Form	Observation	In taking advice, we have been advised by our planning professionals that High Sensitivity to development does not mean that development is precluded from taking place in this area merely that it must be brought forward sensitively. In this regard we note the comments on page 39 of the document relating to the need for development to preserve or enhance the setting of the special qualities of the character area. Our planning consultants have also referred us to paragraphs 137 and 138 of the NPPF which we believe are relevant. I confirm that in bringing forward proposals for any development in this area the Estate will pay close attention to the Conservation Area Appraisal. However, we are surprised that the area north of Mouse Lane is seen to have the same level of sensitivity to the area to the south of Mouse Lane..	Noted - no action	The landscape assessment in Section 4 Landscape Setting identified Bayards and Horse Field as having high sensitivity by virtue of the how visible they are from the CA and also historic links with it. In many ways the field west of the houses on the west side of Mill Road should also be considered within this category. The point is well made that this designation is made to ensure a sensitive approach is taken to development.	Yes
44	Catrina Heal	57	Email	Support	The Consultation Draft for the Steyning Conservation Area Appraisal and Management Plan is an excellent comprehensive piece of work which has obviously been extremely well researched by Built Heritage Consultancy.	Noted - no action	-	Yes
44	Catrina Heal	58	Email	Support	The consultants have included just about everything of importance to Steyning into the document and the inclusion of landscape fringes is as important to the area as are the listed buildings. Without these landscape fringe areas, especially the highly sensitive ones, such as the Memorial Playing Field and Bayards Field, the whole of the character of Steyning could change. Any development on these sites however minimal would have a hugely adverse impact on Steyning. As the consultants have advised - it is of paramount importance to retain all these sensitive landscapes as transitional environments to the more rural areas. The highly sensitive sites are 'priority interfaces' essential as natural boundaries and unless protected are vulnerable to suburbanisation which would consequently impact on the character of Steyning.	Noted - no action	-	
44	Catrina Heal	59	Email	Observation	I totally agree with the consultants that the Memorial Playing Field should be included into the Conservation area. It is the only decent sized public open space available for the town and as such must retain its open aspect with its incredible aesthetic views. The MPF has been a recreational area for at least 100 years. The ancient hedgerow which separates The Memorial Playing Field and Rublees should also be included into the conservation area as it has its own intrinsic value (a high species diversity including rare perny pear trees) and it is worthy of such protection.	Noted - action proposed.	Rublees allotments are in SDNP and the CA extnsion will meet it with the hedgerow on the boundary. It is intended to add the hedgerow as a landscape feature on Map 7.	Yes
45	Historic England	60	Email	Observation	Thank you for consulting Historic England on the above documents. We welcome and support the approach that Horsham Council is taking to revising and updating its conservation area appraisal and plans and the above documents, in our view, appropriately reflect the advice set out in our own guidance and more broadly in the National Planning Policy Guidance. While we have no specific comments to offer at this time on the individual conservation area documents, we would be pleased to offer advice on any specific matters arising from the preparation of the documents that fall within our remit, e.g. listed building repairs or parks and gardens enhancement.	Noted - no action	-	Yes

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46	PA Holmes	61	Email	Observation	Landscape Fringe - Bayards Fields are shown on the Landscape Fringe Sensitivity Map on p.16 (Map 5) as having high sensitivity in fringe area 1 of the Conservation Area. This designation is important to help protect them from development. Views - would like to see View mentioned on p.36 under Chapter 7 "Views" and on Map 6 on p. 21. Open Spaces - Would also like to see "Horse Field" and "Bayards Field" included as important green spaces in the Conservation Area on map 6 on p. 21. The footpath that runs along the northern edge of "Bayards Fields" is part of an important pedestrian route through Steyning and provides views across Bayards Fields to the Downs. The footpath and vantage points should be marked on Map 6.	Noted - no action	It is not proposed to extend the conservation area to include "Bayards Field" and "Horse Field". This is because they are located within the South Downs National Park and Horsham District Council has no planning jurisdiction on these sites. The locality is identified as a "high sensitivity" landscape fringe on Map 5, which will be a material consideration in the determination of planning applications. It is not considered that views of Bayards Field from the High Street warrant inclusion as a key view into and out of the Conservation Area.	Yes
47	Sarah Lemonious	62	Email	Observation	Landscape Fringe - Bayards Fields are shown on the Landscape Fringe Sensitivity Map on p.16 (Map 5) as having high sensitivity in fringe area 1 of the Conservation Area. This designation is important to help protect them from development. Views - would like to see View mentioned on p.36 under Chapter 7 "Views" and on Map 6 on p. 21. Open Spaces - Would also like to see "Horse Field" and "Bayards Field" included as important green spaces in the Conservation Area on map 6 on p. 21. The footpath that runs along the northern edge of "Bayards Fields" is part of an important pedestrian route through Steyning and provides views across Bayards Fields to the Downs. The footpath and vantage points should be marked on Map 6.	Noted - no action	It is not proposed to extend the conservation area to include "Bayards Field" and "Horse Field". This is because they are located within the South Downs National Park and Horsham District Council has no planning jurisdiction on these sites. The locality is identified as a "high sensitivity" landscape fringe on Map 5, which will be a material consideration in the determination of planning applications. It is not considered that views of Bayards Field from the High Street warrant inclusion as a key view into and out of the Conservation Area.	Yes
48	Lisa Lewis-Yallop	63	Email	Observation	Concerned that arguments may be presented at the Extraordinary Planning Committee Meeting to request that Bayards Fields be removed from the Landscape Fringe Sensitivity Map on Page 16 of the Conservation Area document, and I wanted to ensure that Councillors were fully informed on the heritage importance of the site.	Noted - no action	It is not proposed to extend the conservation area to include "Bayards Field" and "Horse Field". This is because they are located within the South Downs National Park and Horsham District Council has no planning jurisdiction on these sites. The locality is identified as a "high sensitivity" landscape fringe on Map 5, which will be a material consideration in the determination of planning applications. It is not considered that views of Bayards Field from the High Street warrant inclusion as a key view into and out of the Conservation Area.	Yes
49	Andrew and Nikki McIvor	64	Email	Observation	So we would like to see Area 1 (Bayards and Horses Fields) given the highest possible protection and notified as important green open spaces and included in the Conservation Area of Map 6. The path and view vantage points should be shown on Map 10.	Noted - no action	It is not proposed to extend the conservation area to include "Bayards Field" and "Horse Field". This is because they are located within the South Downs National Park and Horsham District Council has no planning jurisdiction on these sites. The locality is identified as a "high sensitivity" landscape fringe on Map 5, which will be a material consideration in the determination of planning applications. It is not considered that views of Bayards Field from the High Street warrant inclusion as a key view into and out of the Conservation Area.	Yes
49	Andrew and Nikki McIvor	65	Email	Observation	So Area 3 (Memorial Field) AND the hedge border should be notified as an important green space and included in the Conservation Area to best protect it.	Noted - action proposed.	The MPF is included in the CA extension and the hedgerow will be the boundary between it and SDNP.	Yes
50	Mrs McKennie	66	Email	Observation	Landscape Fringe - Bayards Fields are shown on the Landscape Fringe Sensitivity Map on p.16 (Map 5) as having high sensitivity in fringe area 1 of the Conservation Area. This designation is important to help protect them from development. Views - would like to see View mentioned on p.36 under Chapter 7 "Views" and on Map 6 on p. 21. Open Spaces - Would also like to see "Horse Field" and "Bayards Field" included as important green spaces in the Conservation Area on map 6 on p. 21. The footpath that runs along the northern edge of "Bayards Fields" is part of an important pedestrian route through Steyning and provides views across Bayards Fields to the Downs. The footpath and vantage points should be marked on Map 6.	Noted - no action	It is not proposed to extend the conservation area to include "Bayards Field" and "Horse Field". This is because they are located within the South Downs National Park and Horsham District Council has no planning jurisdiction on these sites. The locality is identified as a "high sensitivity" landscape fringe on Map 5, which will be a material consideration in the determination of planning applications. It is not considered that views of Bayards Field from the High Street warrant inclusion as a key view into and out of the Conservation Area.	Yes
51	Mr. Stuart McNeillis	67	Email	Observation	The draft appraisal document is very detailed and informative although the negative description of the SME factory building in Mill Road seems to be unfair and not justifiable. The SME factory is maintained to very high standards and considered to be an iconic industrial heritage building of great significance and importance by many within the local community, clients, suppliers and partners in England and extended throughout the United Kingdom and Worldwide.	Noted - action proposed.	It is considered, upon re-evaluation that the building is an interesting 20th century design and is a positive contributor.	Yes
51	Mr Stuart McNeillis	68	Email	Observation	The owner of SME and myself would welcome the opportunity to meet with you, introduce you to our buildings and unique company and to discuss what options exist for SME against the draft conservation area appraisal in which SME has been identified. We are keen to work with you in exploring options and possibilities and finding agreement with you on how best to proceed.  I look forward to hearing from you and hopefully meeting you very soon.	Noted- action proposed	Officers note and welcome the invitation to meet with Mr McNeillis and his staff at SME. The building has been re-evaluated and is now designated as a positive contributor.	Yes
52	Christine Miles	69	Email	Observation	Landscape Fringe - Bayards Fields are shown on the Landscape Fringe Sensitivity Map on p.16 (Map 5) as having high sensitivity in fringe area 1 of the Conservation Area. This designation is important to help protect them from development. Views - would like to see View mentioned on p.36 under Chapter 7 "Views" and on Map 6 on p. 21. Open Spaces - Would also like to see "Horse Field" and "Bayards Field" included as important green spaces in the Conservation Area on map 6 on p. 21. The footpath that runs along the northern edge of "Bayards Fields" is part of an important pedestrian route through Steyning and provides views across Bayards Fields to the Downs. The footpath and vantage points should be marked on Map 6.	Noted - no action	It is not proposed to extend the conservation area to include "Bayards Field" and "Horse Field". This is because they are located within the South Downs National Park and Horsham District Council has no planning jurisdiction on these sites. The locality is identified as a "high sensitivity" landscape fringe on Map 5, which will be a material consideration in the determination of planning applications. It is not considered that views of Bayards Field from the High Street warrant inclusion as a key view into and out of the Conservation Area.	Yes
53	Dennis Muchmore	70	Email	Observation	It is essential that the Memorial Playing Field is included in the Conservation Area in our town. We feel that the hedgerow adjoining the Rublees allotments should be included too.	Noted - action proposed.	Rublees allotments are in SDNP and when the CA is extended the hedgerow will be the boundary between the two. It will be noted on Map 7 as a landscape feature	Yes

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54	Mr A McKechnie	71	Email	Observation	Landscape Fringe - Bayards Fields are shown on the Landscape Fringe Sensitivity Map on p.16 (Map 5) as having high sensitivity in fringe area 1 of the Conservation Area. This designation is important to help protect them from development. Views - would like to see View mentioned on p.36 under Chapter 7 "Views" and on Map 6 on p. 21. Open Spaces - Would also like to see "Horse Field" and "Bayards Field" included as important green spaces in the Conservation Area on map 6 on p. 21. The footpath that runs along the northern edge of "Bayards Fields" is part of an important pedestrian route through Steyning and provides views across Bayards Fields to the Downs. The footpath and vantage points should be marked on Map 6.	Noted - no action	It is not proposed to extend the conservation area to include "Bayards Field" and "Horse Field". This is because they are located within the South Downs National Park and Horsham District Council has no planning jurisdiction on these sites. The locality is identified as a "high sensitivity" landscape fringe on Map 5, which will be a material consideration in the determination of planning applications. It is not considered that views of Bayards Field from the High Street warrant inclusion as a key view into and out of the Conservation Area.	Yes
55	Natural England	72	Email	Observation	Natural England does not consider that these Draft Conservation Area Appraisals and Management Plans poses any likely risk or opportunity in relation to our statutory purpose, and so does not wish to comment on this consultation.	Noted - no action	-	No
56	Richard and Pamela Perry	73	Email	Observation	We would like to add our support to the plans to include Steyning Memorial Playing Field and the adjacent Rubelees Allotments in the proposed Conservation Area planning.  We feel that this field with it's views across to the South Downs is a beautiful area in need of preservation and the conservation plan offers this security for it being maintained.	Noted - no action	?	Yes
57	Richard & Audrey Pike	74	Email	Observation	Landscape Fringe - Bayards Fields are shown on the Landscape Fringe Sensitivity Map on p.16 (Map 5) as having high sensitivity in fringe area 1 of the Conservation Area. This designation is important to help protect them from development. Views - would like to see View mentioned on p.36 under Chapter 7 "Views" and on Map 6 on p. 21. Open Spaces - Would also like to see "Horse Field" and "Bayards Field" included as important green spaces in the Conservation Area on map 6 on p. 21. The footpath that runs along the northern edge of "Bayards Fields" is part of an important pedestrian route through Steyning and provides views across Bayards Fields to the Downs. The footpath and vantage points should be marked on Map 6.	Noted - no action	It is not proposed to extend the conservation area to include "Bayards Field" and "Horse Field". This is because they are located within the South Downs National Park and Horsham District Council has no planning jurisdiction on these sites. The locality is identified as a "high sensitivity" landscape fringe on Map 5, which will be a material consideration in the determination of planning applications. It is not considered that views of Bayards Field from the High Street warrant inclusion as a key view into and out of the Conservation Area.	Yes
58	Preston	75	Email	Observation	Landscape Fringe - Bayards Fields are shown on the Landscape Fringe Sensitivity Map on p.16 (Map 5) as having high sensitivity in fringe area 1 of the Conservation Area. This designation is important to help protect them from development. Views - would like to see View mentioned on p.36 under Chapter 7 "Views" and on Map 6 on p. 21. Open Spaces - Would also like to see "Horse Field" and "Bayards Field" included as important green spaces in the Conservation Area on map 6 on p. 21. The footpath that runs along the northern edge of "Bayards Fields" is part of an important pedestrian route through Steyning and provides views across Bayards Fields to the Downs. The footpath and vantage points should be marked on Map 6.	Noted - no action	It is not proposed to extend the conservation area to include "Bayards Field" and "Horse Field". This is because they are located within the South Downs National Park and Horsham District Council has no planning jurisdiction on these sites. The locality is identified as a "high sensitivity" landscape fringe on Map 5, which will be a material consideration in the determination of planning applications. It is not considered that views of Bayards Field from the High Street warrant inclusion as a key view into and out of the Conservation Area.	Yes
59	Mr John Fullbrook, Clerk to Steyning Parish Council	76	Email	Observation	On Page 6 in the document it states that there are unlisted buildings in Steyning that are potential candidates for the national listing, the Parish Council would like to know which buildings are being referred to and what the process is for listing them. We would like to propose the following new listings: The Police Station.	Noted- action proposed	There are some buildings that at the time when Steyning was surveyed for listing, were not included and these were identified in the EUS report. To get a building listed apply online: <a href="https://www.historicengland.org.uk/listing/apply-for-listing/">https://www.historicengland.org.uk/listing/apply-for-listing/</a>	Yes
59	Mr John Fullbrook, Clerk to Steyning Parish Council	77	Email	Observation	2. Councillors were disappointed that some of the areas that they had proposed to be added to the Conservation Area in their draft Steyning Conservation Area Character Assessment Document (2015) have been omitted from the HDC document. The Council would want the following areas to be included: <ul style="list-style-type: none"> <li>□ College Hill, excluding College Place featuring mostly 3 storey semi-detached Victorian Villas; The east side of the Crescent</li> <li>□ Goring Road, no's 43-61 on the east side which includes semi-detached Victorian villas and large detached Edwardian/arts and craft properties, and from 34 (Copper Beech House) to 52 (Chancton House) on the west side</li> <li>□ Edge Hill and Clivedale in Castle Lane which includes the flint wall on the front boundary</li> <li>□ The grounds of Chanctonbury Cottage, High Street</li> <li>□ Dukes Yard and Dukes Lane</li> <li>□ In addition we would want the proposed extension in Jarvis Lane to include (on the eastern side) from Oxford Terrace to Lynwood and to include St John's and Little St John's (on the western side). It is not clear from the HDC map exactly which properties are being proposed in Jarvis Lane.</li> </ul>	Noted- action proposed	A short report was sent to Horsham in July explaining why these areas had not been included in the proposed conservation area extensions. This can be shared with Steyning Parish Council.	Yes
59	Mr John Fullbrook, Clerk to Steyning Parish Council	78	Email	Observation	On page 8 the inclusion of the Memorial Playing Field is welcomed. The council want confirmation that the historic eastern allotment hedgerow and War Memorial Garden are included in this extension. The council have asked that the words 'the recreation ground' on pages 3 and 20 and everywhere else when mentioned be replaced with 'the Memorial Playing Field' and that an extra sentence is included which states the following 'Memorial Playing Field and Abbey Road have the benefit of Village Green status'.	Noted - action proposed.	Rubelees allotments are in SDNP and when the CA is extended the hedgerow will be the boundary between the two. The War Memorial garden is in the S corner of the boundary. The Memorial Playing Field will be named in the text instead of 'recreation ground'	Yes
59	Mr John Fullbrook, Clerk to Steyning Parish Council	79	Email	Observation	It is requested that the Abbey Road area (page 18) be referred to as 'Abbey Road Village Green'.	Noted - action proposed.	Text to be altered.	Yes
59	Mr John Fullbrook, Clerk to Steyning Parish Council	80	Email	Observation	The picture on page 11 'College Hill, looking south' needs to be amended to 'High Street looking south'	Noted - action proposed.	Text to be altered.	Yes
59	Mr John Fullbrook, Clerk to Steyning Parish Council	81	Email	Observation	Page 15 Map 4 does not show clearly how the boundary of the SDNP will run through the Conservation Area. The council would like this clarified.	Noted - no action	The boundaries of the SDNP and conservation area often meet but they do not overlap	Yes
59	Mr John Fullbrook, Clerk to Steyning Parish Council	82	Email	Observation	Negative elements (on page 38 and shown on Map 7, page 26)- the Council would want negative references to the SME building and the athletics clubhouse in Charlton Street to be removed, including the comment that re-development of the SME building could greatly enhance this part of Charlton Street.	Noted - action proposed.	The SME building has been re-evaluated as a positive contributor and the negative references to this site and to the athletics clubhouse have been amended.	Yes
59	Mr John Fullbrook, Clerk to Steyning Parish Council	83	Email	Observation	Councillors are disappointed that so much of the draft Steyning Conservation Area Character Assessment Document that the Parish Council consulted on 2015 has not been incorporated within the HDC document, and Councillors would like the Appendix guidelines regarding material and decoration requirements for buildings to be included in the Management Plan to give clear guidance to householders and those considering planning applications within the Conservation Area. A full list of alterations is provided for which planning permission would have to be sought.	Noted - no action	The management section of the plan was drawn up with Horsham DC to be a concise set of guidelines that was not too proscriptive, and helped both those involved in Development Management in the Council and owners and their agents and builders.	Yes
60	Gary Sullivan	84	Email	Observation	Congratulations on an extremely thorough draft Steyning Conservation Area Appraisal and Management Plan.	Noted - no action	-	Yes

Consultee Ref	Consultee	Comment Number	How Consultee Responded	Nature of Response	Comment	Officer View and Recommendations	Officer Response	Keep updated
60	Gary Sullivan	85	Email	Observation	I share the opinions of the landscape architects that fringes 1, 2 and 3 be included in the extended CA.	Noted - no action	-	Yes
60	Gary Sullivan	86	Email	Observation	The 'recreation ground' Memorial Playing Field is a Village Green (status worthy of mention) and I support its inclusion in the proposed enlarged Conservation Area. Due to the importance of the ancient hedgerow between the MPF and the Rublees Allotments it too should be included in the CA. This hedgerow frames the breathtakingly beautiful view of the South Downs known as Steyning's Jewel in the Crown. It contains 65 rare Perry Pear trees forming a possible unique row and should be protected. (fringe 3)	Noted - action proposed.	Rublees allotments are in SDNP and when the CA is extended the hedgerow will be the boundary between the two. The War Memorial garden is in the S corner of the boundary. The Memorial Playing Field will be named in the text instead of 'recreation ground'	Yes
60	Gary Sullivan	87	Email	Observation	Abbey Road Open Space holds Village Green status which too should be recorded. (fringe 2)	Noted - no action	-	Yes
60	Gary Sullivan	88	Email	Observation	Development of Bayards Fields would have a huge visual impact on views from the Upper Horseshoe of it and the countryside beyond and also from the North end of Steyning's High Street. It should be noted that in the SWAB survey 82.9% of residents wanted views from the Downs protected. (fringe 1).	Noted - action proposed.	It is not proposed to extend the conservation area to include "Bayards Field" and "Horse Field". This is because they are located within the South Downs National Park and Horsham District Council has no planning jurisdiction on these sites. The locality is identified as a "high sensitivity" landscape fringe on Map 5, which will be a material consideration in the determination of planning applications. It is not considered that views of Bayards Field from the High Street warrant inclusion as a key view into and out of the Conservation Area.	Yes
60	Gary Sullivan	89	Email	Observation	I believe an immediate Article 4 Direction should be imposed on the Conservation Area to properly protect it.	Noted - no action	The Council recognises the desire of Steyning residents for the introduction of an Article 4 Direction to provide further protection to Steyning Conservation Area. However, given the resource and possible compensation implications of introducing an Article 4 Direction, it is not possible for the Council, at this time, to pursue the introduction of an Article 4 Direction for Steyning Conservation Area. Horsham District Council officers explained this at the Parish Council meeting on 29 August 2017.	Yes
61	Sarah Sullivan.	90	Email	Observation	Memorial Playing Field and Rublees Allotment Historic hedgerow. I welcome the inclusion of the Memorial Playing Field (described as 'recreation field' in document) in the extended CA. I also seek the historic hedgerow between the Memorial Playing Field and Rublees allotments to be included. This Rublees allotment eastern hedgerow is considered of possible national importance due to its unique row of 65 rare Perry Pear trees. Due to the topography of the Memorial Playing Field the Rublees hedgerow is in the foreground of the view up the slopes of the South Downs, and screens the sheds and associated paraphernalia of the allotments. (fringe 3).	Noted - action proposed.	The MPF is included in the CA extension and the hedgerow will be the boundary between it and SDNP. In addition on Map 7 the hedgerow will be noted as a landscape feature.	Yes
61	Sarah Sullivan.	91	Email	Observation	Village Green Status. Reference to the Memorial Playing Field's Village Green status and that of Abbey Road Open Space should be mentioned. (fringes 3 and 2).	Noted - no action	-	Yes
61	Sarah Sullivan.	92	Email	Observation	Landscape Fringes. I agree with the landscape architects that fringes 1, 2 and 3 should all be included in the extended Conservation Area with landscape fringes 1 and 3 deserving the assessments of high sensitivity. Fringe 1 (Bayards Fields) forms the highly visible green backdrop from the North end of the High Street and can be viewed from many of the walks above the town, and across the Rifle Range.	Noted - no action	Landscape fringes 1 and 2 are located within the South Downs National Park, so it is not proposed to incorporate them within the Conservation Area.	Yes
61	Sarah Sullivan.	93	Email	Observation	I feel all references to 'negative' buildings should be removed.	Noted - no action	Conservation Appraisals and Management Plans are supposed to identify areas and buildings that make a negative contribution to look for opportunities to improve them.	Yes
61	Sarah Sullivan.	94	Email	Observation	Finally, I would welcome an immediate Article 4 Direction for the CA which would provide an effective aid to preserve the character of Steyning.	Noted - no action	The Council recognises the desire of Steyning residents for the introduction of an Article 4 Direction to provide further protection to Steyning Conservation Area. However, given the resource and possible compensation implications of introducing an Article 4 Direction, it is not possible for the Council, at this time, to pursue the introduction of an Article 4 Direction for Steyning Conservation Area. Horsham District Council officers explained this at the Parish Council meeting on 29 August 2017.	Yes
62	T Sunney	95	Email	Observation	Landscape Fringe - Bayards Fields are shown on the Landscape Fringe Sensitivity Map on p.16 (Map 5) as having high sensitivity in fringe area 1 of the Conservation Area. This designation is important to help protect them from development. Views - would like to see View mentioned on p.36 under Chapter 7 "Views" and on Map 6 on p. 21. Open Spaces - Would also like to see "Horse Field" and "Bayards Field" included as important green spaces in the Conservation Area on map 6 on p. 21. The footpath that runs along the northern edge of "Bayards Fields" is part of an important pedestrian route through Steyning and provides views across Bayards Fields to the Downs. The footpath and vantage points should be marked on Map 6.	Noted - no action	It is not proposed to extend the conservation area to include "Bayards Field" and "Horse Field". This is because they are located within the South Downs National Park and Horsham District Council has no planning jurisdiction on these sites. The locality is identified as a "high sensitivity" landscape fringe on Map 5, which will be a material consideration in the determination of planning applications. It is not considered that views of Bayards Field from the High Street warrant inclusion as a key view into and out of the Conservation Area.	Yes
63	The Steyning Society	96	Email	Support	Wrote to Council in 2016 re: concerns about a number of "islands" outside the existing area that were being proposed for inclusion within the conservation area. One of these has disappeared (43-61 Goring Road), now omitted. Still remains the Mill Road High Street Gap. As this is the only remaining 'island', we accept the situation.	Noted - no action	-	Yes
64	J Trower	97	Email	Observation	Landscape Fringe - Bayards Fields are shown on the Landscape Fringe Sensitivity Map on p.16 (Map 5) as having high sensitivity in fringe area 1 of the Conservation Area. This designation is important to help protect them from development. Views - would like to see View mentioned on p.36 under Chapter 7 "Views" and on Map 6 on p. 21. Open Spaces - Would also like to see "Horse Field" and "Bayards Field" included as important green spaces in the Conservation Area on map 6 on p. 21. The footpath that runs along the northern edge of "Bayards Fields" is part of an important pedestrian route through Steyning and provides views across Bayards Fields to the Downs. The footpath and vantage points should be marked on Map 6.	Noted - no action	It is not proposed to extend the conservation area to include "Bayards Field" and "Horse Field". This is because they are located within the South Downs National Park and Horsham District Council has no planning jurisdiction on these sites. The locality is identified as a "high sensitivity" landscape fringe on Map 5, which will be a material consideration in the determination of planning applications. It is not considered that views of Bayards Field from the High Street warrant inclusion as a key view into and out of the Conservation Area.	Yes



Consultee Ref	Consultee	Comment Number	How Consultee Responded	Nature of Response	Comment	Officer View and Recommendations	Officer Response	Keep updated
65	Annabelle Wilkie	98	Email	Observation	Landscape Fringe - Bayards Fields are shown on the Landscape Fringe Sensitivity Map on p.16 (Map 5) as having high sensitivity in fringe area 1 of the Conservation Area. This designation is important to help protect them from development. Views - would like to see View mentioned on p.36 under Chapter 7 "Views" and on Map 6 on p. 21. Open Spaces - Would also like to see "Horse Field" and "Bayards Field" included as important green spaces in the Conservation Area on map 6 on p. 21. The footpath that runs along the northern edge of "Bayards Fields" is part of an important pedestrian route through Steyning and provides views across Bayards Fields to the Downs. The footpath and vantage points should be marked on Map 6.	Noted - no action	It is not proposed to extend the conservation area to include "Bayards Field" and "Horse Field". This is because they are located within the South Downs National Park and Horsham District Council has no planning jurisdiction on these sites. The locality is identified as a "high sensitivity" landscape fringe on Map 5, which will be a material consideration in the determination of planning applications. It is not considered that views of Bayards Field from the High Street warrant inclusion as a key view into and out of the Conservation Area.	Yes
66	Christine Young	99	Email	Observation	• Bayards Fields are the two fields in the National Park bordering the junction of the Horsham Road and Mouse Lane Conservation Areas (located behind the old Workhouse Cottages). They form the only intact surviving medieval boundary of the town and due to their elevated position above the Conservation Area, are an important part of the historic landscape setting – being the rural view northwards from the High Street. The fields are also highly visible from the South Downs above Steyning and provide the rural setting on Horsham Road as you enter the town from the north (mentioned on Page 30 of the Conservation document).	Noted - no action	-	Yes
66	Christine Young	100	Email	Observation	• Bayards Fields are shown on the Landscape Fringe Sensitivity Map on P. 16 (Map 5) as having High Sensitivity in Fringe Area 1 of the Conservation Area. This "Highly Sensitive" designation is important to help protect them from development.	Noted - no action	-	Yes
66	Christine Young	101	Email	Observation	• I would like to see the inclusion of the 'Horse Field' and 'Bayards Fields' ('Landscape Fringe 1') as important green open spaces in the Conservation Area on Map 6. As the Conservation document states on Page 20: "The Steyning Downlands on the northern edge of the Conservation Area is a valued local site, providing space for recreation and enjoyment of wildlife". At the moment, the only area that is shaded green on Map 6 in this location is a small section of Mouse Lane itself.	Noted - no action	It is not proposed to extend the conservation area to include "Bayards Field" and "Horse Field". This is because they are located within the South Downs National Park and Horsham District Council has no planning jurisdiction on these sites. The locality is identified as a "high sensitivity" landscape fringe on Map 5, which will be a material consideration in the determination of planning applications. It is not considered that views of Bayards Field from the High Street warrant inclusion as a key view into and out of the Conservation Area.	Yes
66	Christine Young	102	Email	Observation	• The footpath that runs across the northern edge of Bayards Fields is part of an important pedestrian route through Steyning and provides important views across Bayards Fields to the Downs. The footpath and the vantage points along the path should be marked on Map 6.	Noted - no action	It is not proposed to extend the conservation area to include "Bayards Field" and "Horse Field". This is because they are located within the South Downs National Park and Horsham District Council has no planning jurisdiction on these sites. The locality is identified as a "high sensitivity" landscape fringe on Map 5, which will be a material consideration in the determination of planning applications. It is not considered that views of Bayards Field from the High Street warrant inclusion as a key view into and out of the Conservation Area.	Yes