



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Steyning Grammar Upper School, Shooting Field, Steyning
DESCRIPTION:	Part demolition of existing teaching buildings, MUGA's and all-weather pitch. Construction of replacement 2 storey and 3 storey teaching buildings, flood lit all weather pitch and hard surfaced sports courts, with associated access, parking, landscaping and infrastructure.
REFERENCE:	DC/26/0322
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION:	
See below	
MAIN COMMENTS:	
The site is located on one of the main entrances into Steyning, and therefore development should support a soft transition between the countryside and historic town, respecting links to its rural surroundings. A Heritage Statement has been submitted as part of the application, however there is a misunderstanding in terms of describing the significance of any heritage assets affected. The Heritage Statement misinterprets the purpose of the listing description which is (particularly for the earlier entries) a description of the building for identification rather than as a discussion of significance. Significance (for heritage policy) as defined in the current NPPF refers to the "value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting." It would be suggested that the site would fall within the wider setting of Bayards but due to the adjoining topography and land uses would not result in harm to an appreciation of its significance. No objection would therefore be raised.	
ANY RECOMMENDED CONDITIONS:	
NAME:	Nicola Mason

DEPARTMENT:	Strategic Planning
DATE:	15.06.2026