



**Horsham  
District  
Council**

## Representation Form

### Lower Beeding Neighbourhood Plan 2019-2031

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

#### Lower Beeding Neighbourhood Development Plan

*Horsham District Council has reviewed its protocols regarding the consultation process for neighbourhood plans. In order to continue to progress neighbourhood plans, we have made a decision to continue with the consultation process with measures we feel are in accordance to the government guidelines.*

Lower Beeding Parish Council has prepared a Neighbourhood Development Plan (LBNP). The Plan sets out a vision for the future of the parish and planning policies which will be used to determine planning applications locally. In accordance with Regulation 16 of the Neighbourhood Planning Regulations 2012 (as amended), the LBNP and associated documents will go out to consultation from:

**5pm 17 December to midnight 11 February 2021** for 8 weeks inviting representations on the draft submission plan, basic conditions statement, consultation statement, Habitat Regulations Assessment and the full Strategic Environmental Assessment (SEA).

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

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

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

Email: [neighbourhood.planning@horsham.gov.uk](mailto:neighbourhood.planning@horsham.gov.uk) – [SAS@southdowns.gov.uk](mailto:SAS@southdowns.gov.uk)

Telephone: 01403 215398

### **All comments must be received by midnight on 11 February 2021**

There are a number of ways to make your comments:

1. Please click on the weblink above to view the plan and support documents;
2. Complete this form and email it to: [neighbourhood.planning@horsham.gov.uk](mailto:neighbourhood.planning@horsham.gov.uk) ; or
3. Print this form and post it to: Neighbourhood Planning Officer, Horsham Council, Parkside, Chart Way, North Street, Horsham, RH12 1RL

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

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

**How to use this form**

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

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

<b>PART A</b>	<b>Your Details *</b>
Full Name	[REDACTED]
Address	[REDACTED]
Postcode	[REDACTED]
Telephone	[REDACTED]
Email	[REDACTED]
Organisation (if applicable)	
Position (if applicable)	
Date	6 <sup>th</sup> Feb 2021

**PART B**

To which part in the plan does your representation relate?

Paragraph Number: 1.12/1.13		Policy Reference:	Plan Preparation
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Do you support, oppose, or wish to comment on this plan? (Please tick one answer)

Support  Oppose  Support with  modifications   
 Oppose  Have Comments

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

This refers to information being available and refers to regular updates and the use of the dedicated Web page. The minutes of any meetings held which were not open to the public were completely lacking in detail and gave no indication of decisions being made. By their nature, minutes are supposed to inform of issues discussed, decisions made and actions resulting from these discussions to a level of detail whereby non attendees can have a full picture of what actually took place at the meeting.

In the Final Consultation Statement 3.6 for the Stakeholder process ... engage in a manner that is extensive, inclusive, fair, transparent and proportionate. The manner by which meetings were reported did not adhere to this.

The response from LBPC is that HDC have requested that all Parish Councils submit to a review however this lack of transparency does not support the development of a Neighbourhood Plan with the support of the Neighbourhood. This however does not rectify that the way in which the sites were selected was neither transparent or open to public review.

**What improvements or modifications would you suggest?**

If the NP is modified/ re done, care should be taken to ensure that accurate information is made available in a timely manner to keep interested Parties informed of what decisions have been taken and how they have been reached

(Continue on separate sheet if necessary)

<b>Paragraph Number:</b> 5.07 – 5.16		<b>Policy Reference:</b>	<b>Housing</b>
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**Do you support, oppose, or wish to comment on this plan? (Please tick one answer)**

Support  Oppose  Support with  modifications   
 Oppose  Have Comments

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

The main issue relates to the number of new dwellings being considered for the NP. At the last public exhibition and subsequent public meeting on 28th June 2018, the number of dwellings on which site selection was based was 22-24. I have checked the limited information available in minutes of meetings after this date and no revised dwelling numbers were either mentioned or published.

The Draft NP on which comments are being sought is based on the assumption that 45 new dwellings, excluding windfall development, will be built. The residents of the Parish were asked to choose/ rank their preferable and least preferable development site locations based on the assumption that only 22-24 new dwellings would be built. I fail to see how those choices can now be used to allocate the provision of 45 dwellings. I would therefore suggest that the fundamental decision-making process on site allocation is flawed.

In the Final Consultation Statement 4.49 refers to the fact that prior to the meeting the NPWG identified 4 sites. This was prior to the Public Exhibition.

5.23 that local residents desire for small developments throughout the Parish to retain the rural nature. By taking sites based on a requirement for 22-24 units and scaling three of them up to meet the 45 dwellings will not meet this requirement.

The comment from LBPC - No changes to NP. No mention of when and how the numbers were increased from 22 to 45.

At the NP meeting 12<sup>th</sup> Feb 2019, the following was noted:

LB informed the group that Glayde Farm Field B has been proposed by the developer as preferential over Field A and a combination of both. The team agreed with the proposal. A vote was taken regarding the addition of Glayde Farm Field B. The resolution was carried and approved.

This request was driven by the developer and did not take into account comments from the Exhibitions. Nor is this reflected in the LB Consultation document para 4.49.

**What improvements or modifications would you suggest?**

The site selection should be re-addressed.

(Continue on separate sheet if necessary)

<b>Paragraph Number:</b> 5.1		<b>Policy Reference:</b>	Housing Strategic Objectives
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**Do you support, oppose, or wish to comment on this plan? (Please tick one answer)**

Support  Oppose  Support with  modifications   
Oppose  Have Comments

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

Ensure housing densities are in keeping with existing densities in the surrounding area. I would challenge this statement for at least 2 of the chosen sites (North of Sandygate Lane and Glayde Farm).

No comment received from LBPC

**What improvements or modifications would you suggest?**

Ensure that each site selected meets the objective

(Continue on separate sheet if necessary)

<b>Paragraph Number:</b> Paragraph 5.20		<b>Policy Reference:</b>	<b>Housing (Site Selection)</b>
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**Do you support, oppose, or wish to comment on this plan? (Please tick one answer)**

**Support**  **Oppose**  **Support with**  **modifications**   
**Oppose**  **Have**  **Comments**

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

At the meeting of 28th June 2018, it is recorded that one of the reasons for excluding LBP24 (Cedar Cottage) at that stage was due to access problems. This is 100% inaccurate as there were no access issues and legal agreements covering access were available. At no time was the landowner questioned about this perceived issue. I would suggest that this was unfair practice and again brings into question the validity of the decision-making process.

No comment was received from LBPC on this matter

In the supporting document SA\_July2020 for the following assessment criteria,

Objective 1: Conserve/ Enhance Rural Character  
Objective 2: Protect/ Enhance Biodiversity,

the three main preferred sites, Land North of Sandygate Lane, Church Farm and Glayde Farm all scored a negative impact while Cedar Cottage identified within the HDC Landscape Capacity Assessment was discounted even with though development of this site would have less of an impact.

**What improvements or modifications would you suggest?**

Re-address site selection using accurate information

(Continue on separate sheet if necessary)

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

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

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