



**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 – 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 ; 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.

PART A	Your Details
Full Name	[REDACTED]
Address	[REDACTED]
Postcode	[REDACTED]
Telephone	[REDACTED]
Email	info@wpsplanning.co.uk
Organisation (if applicable)	WPS Planning
Position (if applicable)	
Date	10 February 2021

PART B

To which part in the plan does your representation relate?

Paragraph Number:	5 - Housing	Policy Reference:	
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Do you support, oppose, or wish to comment on this plan? (Please tick one answer)

Support

Support with Modifications

Object

Comment

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

We have been instructed by Mr N Illes to provide comment on the latest consultation process for the Lower Neighbourhood Plan.

It is considered that the housing allocations do not go far enough in providing much needed additional housing to the Parish of Lower Beeding. As has been demonstrated in the Indicative House Requirement for LBNP (Nov 2018), the long term need for housing within the Parish during the term of the current Local Plan.

In addition to this HDC have moved forward with their new Local Plan and it is likely the requirement for district wide housing numbers could be higher than currently sought, as such the derived figure of 24 is likely to rise. Added to this the figure of '95 dwellings' derived from the HDC housing register for 92 households choosing Lower Beeding as their preference. As much as it is appreciated that these reports cannot be undertaken annually, there must be other data to reaffirm this figure is accurate, otherwise it would appear out of date, before it has even started.

Therefore, it is unclear how the mid-point figure has been reached to determine the requirements for new housing. In any case, it would appear to be too low and additional sites for development in and around the village should be considered.

In the HDPF, Lower Beeding is considered a '*Smaller Village*', which is defined as a village with limited services, facilities etc. however, it is generally accepted that the principle of additional development is acceptable within the built up area.

The draft LBNP has earmarked only four sites for additional housing, which would provide up to 47no. new dwellings. This would allow additional units for windfall developments to meet the indicative housing number of 51 units over the Plan period.

Given the low indicative housing number, this limits future development outside the allocated sites, as the BUA for Lower Beeding is very small. All the allocated sites are located outside the existing BUA boundary, leaving little scope for windfall sites.

What improvements or modifications would you suggest?

As such greater consideration should have been given to sites, which were considered “not developable” as they were also located outside the BUA. Additional development along Sandygate Lane, would be considered just as sustainable a location as the allocated sites, as the access to the centre of Lower Beeding is no different. Further, it is acknowledged in the HDPF that the residents of ‘smaller villages’ would rely on larger settlements for other services and facilities.

A number of the sites promoted with the SHELAA and the NP review should be included within the NP. This would give the PC greater control with the type of development within the Parish and therefore less windfall or ad hoc development.

Lower Beeding is a rural area with a small area of housing and there is a clear need for the village to be expanded, this in turn will support local businesses and even provide business opportunities, elements which create sustainable development. As such, the proposed housing levels even in this small village are clearly too low, given the greater need for housing District wide.

(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: