

**HORSHAM DISTRICT COUNCIL
NEIGHBOURHOOD PLAN AREA DESIGNATION**

PARISH OF UPPER BEEDING

DESIGNATION OF AREA

1 BACKGROUND

- 1.1 The Neighbourhood Planning (General) Regulations 2012 specify what a local authority must do to publicise an 'area application' and, following consideration and determination of the application, what it must do to publicise the outcome. Regulation 2(6) requires that a copy of the area application, details of how to make representations and the date by which those representations must be received (being not less than 6 weeks from the date the application is first publicised) must be put on the local planning authority website. Regulation 7 requires that as soon as possible after determining the application the decision should be published on their website.
- 1.2 The Council, on 25th July 2013, delegated authority to the Head of Strategic Planning and Performance in consultation with the Cabinet Member for Living and Working Communities, to publicise applications for neighbourhood areas, consider representations and determine applications.

2 APPLICATION

- 2.1 An application for the designation of the Parish of Upper Beeding as a neighbourhood area for the purpose of producing a neighbourhood development plan was made by Upper Beeding Parish Council on 23rd August 2013 as shown in Annex A. The Parish Council had not made any previous application.
- 2.2 The application included a statement that the applicant was a 'relevant body', being a parish council, under Section 61(G) of the Town and Country Planning Act 1990.
- 2.3 The application was accompanied by a statement explaining why this area is considered appropriate to be designated as a neighbourhood area, and a map on an Ordnance Survey base identifying the intended neighbourhood plan area.
- 2.4 The Council considers the application meets the requirements of Regulation 5.

3 PUBLICITY AND CONSULTATION

- 3.1 The application was advertised on the Council's website and by public notice in the West Sussex County Times on 12th September 2013 (Annex B).
- 3.2 The Council's website explained the purpose and period of the consultation (9th September to 21st October 2013), and how to make a representation either on the website or in writing to the Council. There was access via the website to a copy of the application documents received from the applicant. The newspaper advertisement also appeared on the website.

- 3.3 Further discretionary publicity included a press release and a mail-shot to individuals and groups drawn from the Council's planning policy consultation database who might be interested in the area application by virtue of their business, location or other interest in the area. A paper copy of the application documents was available for inspection at the Council's principal offices in Horsham during the consultation period.
- 3.4 The Council is satisfied that this publicity has allowed the area to be brought to the attention of people who live, work or carry on business in the area to which the application relates, and that it meets the requirements set out in Regulation 6.

4 REPRESENTATIONS

- 4.1 The Council received one representation in opposition to the application. The objection was in two parts: the first relating to a perceived lack of business involvement in the process of preparing plans, which is a matter for the Parish Council to address; and the second concerning the village of Small Dole which is divided between the Parishes of Henfield to the north and Upper Beeding to the south. The objector was seeking assurances that a mechanism would be put in place to ensure coherent planning across the parish boundary treating Small Dole as a single entity.
- 4.2 In a meeting arranged by Council officers on 7th November, representatives of the Parish Councils of Henfield and Upper Beeding were apprised of the first part of the objection. In respect of the second part, the PCs agreed to put in place a 'memorandum of agreement' setting out how they would work together over Small Dole including setting up a co-ordinating focus group. Officers were content that this mechanism would address the substantive issue and have therefore concluded that the Upper Beeding area application should be approved.
- 4.3 The issues surrounding the objection are set out in full in the Officers report entitled: 'Applications for Designation of Neighbourhood Plan Areas where Objections have been Received'.


5 COMMENT

- 5.1 The plan area (Upper Beeding Parish) does not overlap with any other area, and is considered to be compatible with the objective of good town planning and the strategic policies of the adopted local development plan, as well as the vision, objectives and strategy for a revised planning policy framework as set out in the Council's Preferred Strategy consultation document (August 2013), although these proposals have yet to be submitted to enquiry by an independent inspector.

6 DELEGATED DECISION

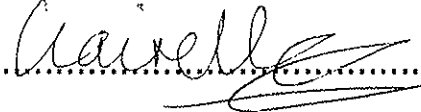
- 6.1 The Head of Strategic Planning and Performance and the Cabinet Member for Living and Working Communities hereby exercise their delegated authority to agree the application and designate the Parish of Upper Beeding as a Neighbourhood Development Plan Area.

- 6.2 A copy of this note will be placed on the Council's website, sent to Upper Beeding Parish Council and to relevant District Councillors. A map of the designated area will also be posted on the Council's website with the reference UBNP2.
- 6.3 The publicity for the Council's decision will thereby meet the requirements of Regulation 7.

JILL SCARFIELD 

HEAD OF STRATEGIC PLANNING AND PERFORMANCE

Date: 19/12/13

COUNCILLOR CLAIRE VICKERS 

CABINET MEMBER FOR LIVING AND WORKING COMMUNITIES

Date:



Neighbourhood Planning (General) Regulations 2012

This application form asks for information (Regulation 5) to assist the Council in publishing an area application (Regulation 6) and after receiving any relevant comments in taking a decision* on the suitability of the Plan Area (Regulation 7).*

If you have any queries about this form please contact:

- telephone Strategic and Community Planning - 01403 215208
- email to: strategic.planning@horsham.gov.uk
- post to: Strategic Planning and Performance, Horsham District Council, Park North, North Street, Horsham, West Sussex, RH12 1RL

Note all information provided on this form in support of the application will be publicised

Thank you. When completed please return this form - together with your intended Plan Designation Map - to the above address.

*We will acknowledge and advise you on publicity and reporting arrangements and the decision of Horsham Council on your application. *Where the intended Plan Area includes land within the South Downs National Park then this application will also fall for their consideration and approval.*

APPLICATION INFORMATION

A CONTACT DETAILS

Name	Steve Coberman
Telephone number	01903 810316
E-mail address	upper.beeding@btconnect.com
Position in organisation	Clerk & RFO

B ABOUT YOUR ORGANISATION

Name of Organisation	Upper Beeding Parish Council
Address and postcode	r/o 3 Hyde Square, Upper Beeding, West Sussex, BN44 3JE.
Parish Council <input checked="" type="checkbox"/>	Prospective Neighbourhood Forum <input type="checkbox"/>

C AREA DETAILS

Intended Name of Neighbourhood Area		Upper Beeding & Small Dole
Extent of the area and boundaries	Whole Parish/Neighbourhood Forum area?	<input checked="" type="checkbox"/>
	Part of a Parish/Neighbourhood Forum area?	<input type="checkbox"/>
	Is this a joint application with a neighbouring Parish or Forum?	<input type="checkbox"/>
	Is any part of this area within the South Downs National Park?*	<input type="checkbox"/>
Add a Map Reference Number	Please provide a Map showing your draft Plan Designation Area Preferably using an Ordnance Survey base map - with copyright acknowledgement.	
<div style="border: 1px solid black; padding: 2px;">UBNP1</div>	Show clearly the boundary of the intended Neighbourhood Plan area and if different from the Parish or Forum area the boundary of these and include the boundary of the District Council (and South Downs National Park if applicable).	

C STATEMENT

<p>Plan Area Statement (required)</p> <p>Explain why this area is considered appropriate to be designated as a neighbourhood development plan area</p> <p><i>Please use another sheet if necessary</i></p>	<p>The villages of Upper Beeding and Small Dole, together with the small hamlets of Edburton and Truleigh Hill, comprise a single parish within the area of Horsham District Council. The settlements lie between the larger market towns of Henfield to the north and Steyning to the southwest, and form a single coherent community. The population comprises 3,013 registered electors, with a total of approx 4,500 persons.</p> <p>The parish council formally decided in June 2013 to seek Neighbourhood Planning status. Consideration has been given to "clustering" with one or more neighbouring parishes, but it was felt that the distinctive nature of the community - different in function, population profile, and appearance - made such an idea inappropriate. As evidence of these distinctions, the 2011 census shows the resident population of Upper Beeding to be younger than in the main neighbouring settlement of Steyning (52% under 44 years old, compared to 44%), poorer (evidenced by 16% detached housing compared to 52%), and worse educated (25% to degree level compared to 43%).</p> <p>The settlement has some wholly distinctive features, including a mediaeval church and saltings, and two substantial conservation areas largely comprising 18th century housing. It also has industrial areas lacking in neighbouring parishes, including a disused cement works and quarry, and an extensive industrial estates in Small Dole, Golding Barn, and Upper Beeding.</p> <p>The majority of the land area of the parish falls within the area of the South Downs National Park, but the vast majority of the population lives in the built-up area outside the park. Whilst there are no significant greenfield development sites within the villages, we would seek both to guide "infill" development opportunities, enhance the overstretched infrastructure of the villages, and preserve and improve the appearance and potential of the villages.</p> <p>A provisional neighbourhood plan committee, comprising a mixture of parish councillors and community representatives, has been formed, and will meet in September 2013.</p>
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D SUPPORTING INFORMATION

Supporting Information	The following full-page notice appeared in the June edition of the parish
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(optional)

For publicity purposes

You could use this to e.g explain your objectives in producing a Neighbourhood Plan

Please use another sheet if necessary

council newsletter. This encapsulates the position of the council with respect to the plan.

Planning Matters

Neighbourhood Plans and Parish Design Statement

Until recently it has been the responsibility of Government bodies down to District Council level to make plans for development in their areas. Now as part of the move towards Localism the government has devolved some of the powers to the level of Parish Councils. The Parish Council can apply to make its own development plan, called a Neighbourhood Plan, and receive funding to carry out the work. Upper Beeding Parish Council has decided it is in the best interests of the Parish to take part in this scheme. We hope to include in our plans a Design Statement.

Both of these documents would enable parishioners to have more influence over any future developments within the parish for the lifetime of the plan. Importantly this lifetime is determined by us. On successful submission of the Plan the parish would also qualify to receive more money from planning gains levies, the old Section 106 levy that has become the Community Infrastructure Levy.

The Parish Council cannot make its own Neighbourhood Plan or Parish Design Statement. We need the opinions and help of parishioners. We would like to hear your opinions on the questions below and, if you can, your help in joining councillors to work out the details.

First of all we need to be clear that there is very limited scope for the development of greenfield sites within the parish of Upper Beeding. We are surrounded by National Park, floodplain and agricultural land. However there are sites within or near our settlements that may be designated in a Neighbourhood Plan as suitable for development; The Cement Works site is a good example. It isn't necessary to go into great detail, could it be used for housing, leisure or industrial development at some time in the future? In a previous draft local plan the Geoff Greenfield site was earmarked as suitable for housing, for example.

To help with the Design Statement we would also like to hear your opinion on what characterises the appearance of Upper Beeding Parish. Land uses, the types of building, sizes and colours, building materials and the layout of settlements can be specified. Anything that makes the place what it is in your opinion. What do you notice that typifies our parish when you come back from a trip away?

In brief, we would like to hear:

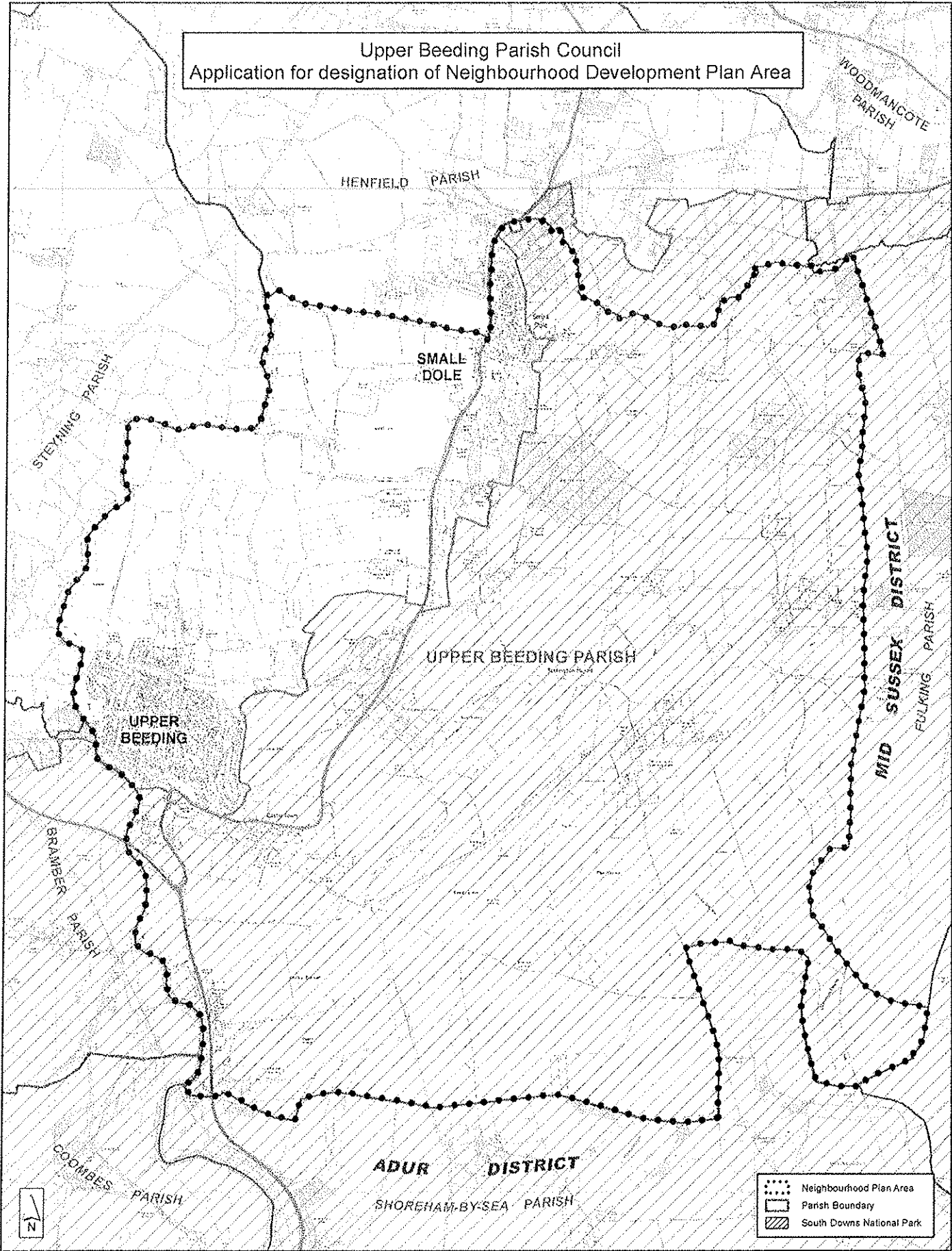
1. Is there anywhere you know within the parish of Upper Beeding that might be suitable for future development?

	<p>2. Is there any sort of development that is particularly needed in the parish?</p> <p>3. What, in your opinion, is it in the designs of existing developments and land uses that characterise the parish of Upper Beeding?</p> <p>If you can spare some time to join a team putting these documents together please contact the Parish Council either in person at the rear of 3 Hyde Sq. (behind the Computer Shop), by phoning 01903810316 or by email to upper.beeding@btconnect.com</p> <p>LET'S GET BEHIND THIS INITIATIVE AND HELP THE PARISH COUNCIL. IF YOU CAN'T SPARE THE TIME TO ATTEND MEETINGS AT LEAST SEND US YOUR THOUGHTS OR IDEAS SO THAT WE CAN MAKE THE BEST OF OUR LIMITED RESOURCES. SEND TO SEAN at: teatum@btinternet.com</p>
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E DECLARATION

<p>I / We hereby apply to designate a Neighbourhood Area. <i>In the case of joint applications, please provide the name of the relevant person and attach a confirmation letter on behalf of each Parish</i></p>	<p>Name and position Steve Coberman; Clerk & RFO Date 23rd August 2013</p>
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Upper Beeding Parish Council
 Application for designation of Neighbourhood Development Plan Area



Horsham District Council
 Park North, North Street, Horsham,
 West Sussex, RH12 1RL
 Rod Brown : Head of Planning & Environmental Services

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Application to the Horsham District Council and to the South Downs National Park Authority under The Neighbourhood Planning (General) Regulations 2012 Regulation 5.

Reference No : UBNP1	Date : 12/08/13	Scale : 1:20,000
Drawing No :	Drawn :	Checked :
		Revisions :

Neighbourhood Planning (General) Regulations 2012 - Part 2)

NOTICE OF CONSULTATION APPLICATION FOR NEIGHBOURHOOD PLAN AREA DESIGNATION

Upper Beeding Parish Council has applied to Horsham District Council and the South Downs National Park Authority for Designation of a Neighbourhood Plan Area.

The name of the proposed Neighbourhood Plan Area will be:

Upper Beeding and Small Dole Neighbourhood Area

The application is to identify an area for which the Parish Council intends to prepare local planning policies and formulate land allocations to be consulted upon in due course in accordance with the Localism Act 2011.

If you wish to comment on the intended Neighbourhood Plan Area please note all comments must be received by **Monday 21 October 2013.**

Comments on the application can be made directly on the website, by post to the address below – please mark 'FAO Neighbourhood Planning', or by email to neighbourhood.planning@horsham.gov.uk.

Inspecting the documents

The application, draft designation map and supporting submission can be viewed on the website www.horsham.gov.uk.

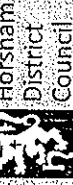
A copy of the application documents is available for inspection at:

Horsham District Council Offices

Park North, North Street,

Horsham, West Sussex RH12 1RL

8.45am - 5.20pm Monday to Thursday and 8.45am - 4.20pm Fridays



Horsham
District
Council

