

**Lower Beeding
Neighbourhood
Plan**

2014-2031

**Submission
Plan**

December 2020



Page Left Intentionally Blank

Version 1.5

Date: December 2020

Contents	Page
Foreword	(i)
1. Introduction	1
2. Parish Profile	5
3. Vision and Strategic Objectives	11
4. Environment and Heritage	12
Policy 1: Biodiversity	12
Policy 2: Landscape Character	13
Policy 3: Green Infrastructure	14
Policy 4: Sustainability	15
Policy 5: Energy Efficiency	15
Aim 1: Light Pollution	16
Aim 2: Air Quality	16
Aim 3: Water Environment	16
5. Housing	18
Policy 6: Land at Cyder Farm	21
Policy 7: Land at Trinity Cottage	23
Policy 8: Land north of Sandygate Lane	24
Policy 9: Land at Glayde Farm (Field B)	25
Policy 10: Windfall Development	27
Policy 11: Housing Mix	28
Policy 12: Design	29
Aim 4: Garden Space	29
Policy 13: Density	30
6. Community Facilities	31
Aim 5: Education	31
Aim 6: Waste Management	32
Policy 14: Recreation Areas	32
Policy 15: Protection of Local Green Spaces	33
Aim 7: Community Infrastructure Levy (CIL)	34
Policy 16: Broadband and Telecommunications	34
Aim 8: Utilities	35
7. Economy	36
Policy 17: Existing Employment Sites	37
Policy 18: Economic Growth	38
8. Transport	39
Aim 9: Parking	40
Aim 10: Traffic Management	40
Aim 11: Accessibility	41
Aim 12: Public Rights of Way (PRoW)	41
9. Monitoring and Review	43
10. Maps	44
11. Schedule of Evidence	48
12. Addendum	52
13. Glossary	56

Foreword

Lower Beeding Parish Council is in full support of the Lower Beeding Neighbourhood Plan (LBNP) and publication. We recognise the hard work put into what is a high quality set of deliverables by the Neighbourhood Plan Working Group (NPWG).

The LBNP has been developed in close and continuous dialogue with Horsham District Council, and takes into account the views of Parishioners, many of whom have spent time considering the proposals at exhibitions and meetings.

To develop a professional and compliant Plan, the Parish Council engaged external advisors, and we are also grateful for their support.

100s, if not 1000s of person hours have been spent to get the documents to this stage. It conveys a good summary of the state of our village housing needs according to policy.

The Parish Council recognises this is an important milestone, but not the conclusion of the work required, as the nature of the Parish changes so will its housing requirements.

We welcome feedback and look forward to hearing all stakeholders views through this process.

Cllr Ed Allen

Chairman, Lower Beeding Parish Council

1. INTRODUCTION

- 1.1. Horsham District Council (HDC) designated Lower Beeding Parish for the purpose of preparing a Neighbourhood Development Plan in December 2015.
- 1.2. The Lower Beeding Neighbourhood Plan (LBNP) covers the period from 2014 to 2031 reflecting the Plan period of the Horsham District Planning Framework (HDPF). It includes the village of Lower Beeding, the unclassified settlements of Crabtree and Plummers Plain, and a small portion of Monk's Gate.
- 1.3. A map of the area designated for the purposes of the Neighbourhood Plan is shown below in Figure 1.

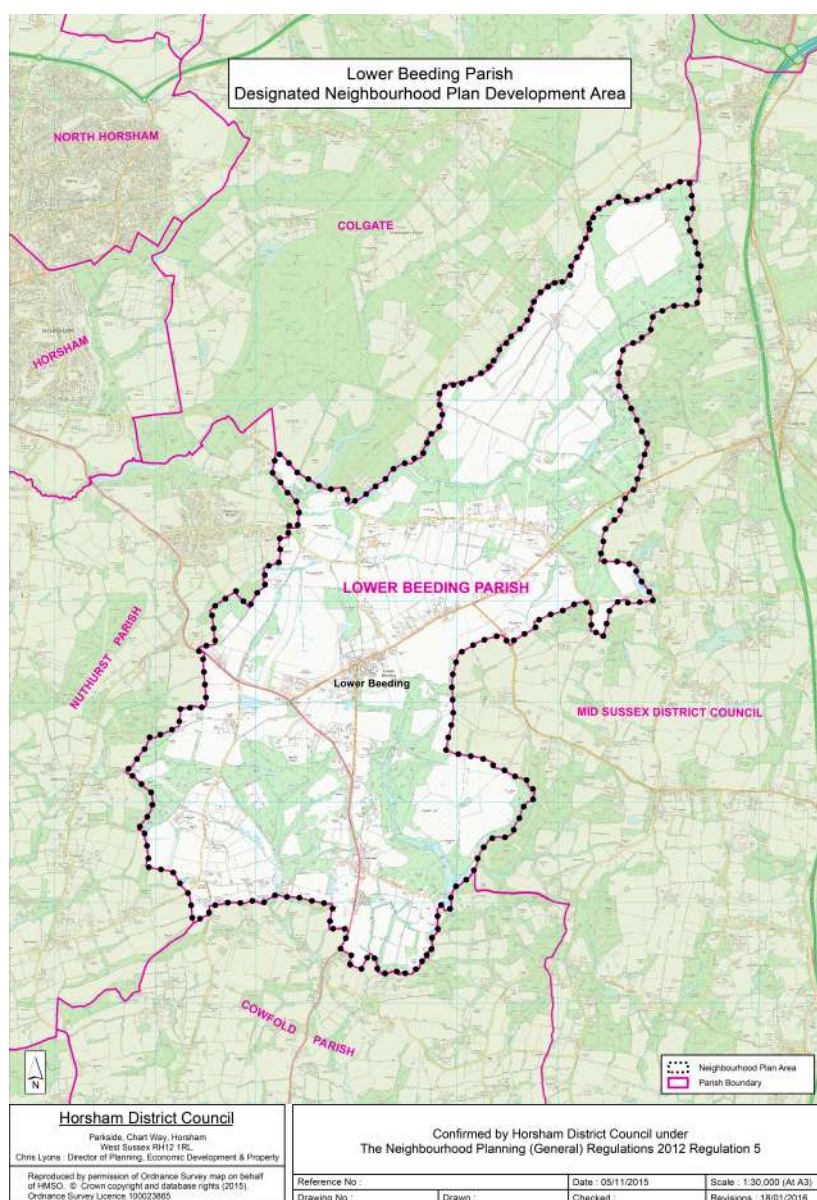


Fig.1: Lower Beeding Parish Neighbourhood Plan Area

Planning Context

- 1.4. The Localism Act 2011 introduced new rights and powers to allow local communities to shape new development by preparing Neighbourhood Plans (NPs). A NP can establish planning policies for the development and use of land, for example, where new homes should be built and what they should look like. NPs allow local people to influence the type of development for their area while contributing to the wider needs of the area.
- 1.5. The National Planning Policy Framework (NPPF), Paragraph 29 confirms, *“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood Plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood Plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.”*
- 1.6. The adopted Development Plan Documents (DPDs) of the District are the HDPF, Joint Area Action Plan and the Site-Specific Allocations of Land 2007. The HDPF is the overarching planning document for Horsham District, outside the South Downs National Park (SDNP). It sets out the planning strategy for Horsham District (excluding SDNP) to deliver the social, economic and environmental needs of the Plan area up to 2031. It sets out the policy framework and seeks to deliver 16,000 new homes over the Plan period of which “at least” 1,500 are to be delivered through Neighbourhood Planning.
- 1.7. The LBNP is a community-led Plan and must derive its objectives, actions, and authority from the community. From the outset, Lower Beeding Parish Council (LBPC) were determined that the residents should be kept informed and given every opportunity to inform the Neighbourhood Plan Working Group (NPWG) what they wanted. Communication and consultation, in various forms, played a major role in formulating the LBNP.
- 1.8. The NPWG have prepared the LBNP on behalf of LBPC. The NPWG want to retain their goal of keeping the Parish as rural as possible. The LBNP sets out the policies generated by input from Parish residents which will influence development and the development principles, and the allocation of land. Where important issues for the Parish cannot be featured as Policies they have been included as Aims, ensuring that the residents’ important views have been included.

Plan Preparation

- 1.9. As set out above, Lower Beeding was designated by HDC in December 2015 for the purposes of neighbourhood planning.
- 1.10. As part of the plan-making process, detailed background work and extensive stakeholder engagement has been undertaken to ensure that the LBNP meets the needs of the Plan area and the desires of the local residents; whilst working within the constraints of the Parish.
- 1.11. A communication programme was established to:

- Promote a high degree of awareness of the project;
- Invite residents to join the team advising Lower Beeding Parish Council;
- Encourage everyone to contribute to the development of the LBNP;
- Promote consultation events; and
- Provide regular updates on the status of the LBNP and its development.

- 1.12. Key to this programme was publicity, public events and the use of local print and electronic media to provide regular updates, and a dedicated web page.
- 1.13. Three Public Exhibitions were held¹centrally in the Parish during mornings, afternoons, and evenings. Events provided the NPWG with opportunities to update stakeholders on the progress of the LBNP and to allow stakeholders to provide feedback and input into the plan making process. Comments and questions could be submitted to the NPWG, at the events and following the events to enable those unable to attend to provide comment(s)
- 1.14. Feedback received was given due consideration by the NPWG and has played a vital role in the preparation of the LBNP.

¹ Public Exhibitions were held in March 2016, October 2017 and June 2018.

Plan Structure

1.15. The LBNP sets out in Chapter 2 the Vision for the area up to 2031, and the Strategic Objectives. Chapter 3 is a summary of the history of Lower Beeding and a description of the Parish today. The Policies and Aims are set out in subsequent chapters as follows:

- Chapter 4: Environment and Heritage;
- Chapter 5: Housing;
- Chapter 6: Community Facilities;
- Chapter 7: Economy; and
- Chapter 8: Transport.

Consultation

1.16. This Submission LBNP, and the accompanying documents (Sustainability Appraisal, including Non-Technical Summary; Basic Condition Statement, and Consultation Statement), have been approved by LBPC for submission to HDC.

1.17. Following a period of public consultation, the Submission LBNP will be subject to Examination by an independent Examiner appointed by HDC. The Examiner will test the LBNP against the Basic Conditions and recommend whether the LBNP can proceed to Referendum.

1.18. In order for the LBNP to proceed beyond Referendum and to be 'made' by HDC, a majority of votes cast (50%+1) in favour of the LBNP must be received.

2. PARISH PROFILE

2.1. Lower Beeding is a village and civil Parish in the Horsham District of West Sussex., extending to 8 miles (13 km) in length

2.2. The village lies on the B2110, B2115 and A281 roads and is centred on the Holy Trinity Church and The Plough Public House, where Sandygate Lane (B2115) meets Handcross Road (B2110).



Fig.2: Aerial View of Lower Beeding

2.3. The Parish hamlets are Crabtree to the south of the village, and Plummers Plain to the north-east, and part of Monk's Gate to the north-west.

2.4. The Parish was originally part of the 'rape' (Norman Administrative District of Bramber). It is some 40 miles (64 km) from London, and 4 miles (6 km) south-east from Horsham. A great portion of St. Leonard's Forest is in this District.

2.5. In the early 13th Century the monks of Sele Priory (near the current St. Peter's Church, Upper Beeding) began an undertaking to the area of St. Leonard's Forest near Horsham, and established a small mission in Lower Beeding.

Environment and Heritage

2.6. Agricultural land and rural landscape dominate the Parish. It supports a wide variety of plant and animal life and habitats, including arable, woodland, hedgerows, grassland, as well as rivers and associated environments. Buildings within the Parish are also capable of providing a habitat to the wide variety of wildlife.

2.7. Lower Beeding lies at the point where the High Weald of eastern Sussex merges into the Low Weald of the north-west part of the county.



Fig.3: Leonardslee Lakes & Gardens

2.8. Most of the Parish lies on the Tunbridge Wells sandstone of the High Weald, which also contains some clay. Portions of the northern and south-western parts of the Parish however, lie on the Weald clay of the Low Weald, which is diversified in both places by outcrops of Horsham stone, and in the north also by Pleistocene and later river gravels.

2.9. The High Weald Area of Natural Beauty (AONB) covers approximately a third of the Parish in the north-east corner. This covers the north of the Parish beyond Hammerpond Road and the area to the east of the A281 road.

2.10. The High Weald AONB is a historic countryside of rolling hills draped by small irregular fields, abundant woods and hedges, scattered farmsteads and sunken lanes. It covers 1,461 sq km across four counties and 11 Districts. The High Weald was designated an AONB in 1983.

2.11. The High Weald AONB is characterised by:

- Dispersed historic settlements of farmsteads and hamlets, and late medieval villages founded on trade and non-agricultural rural industries;
- Ancient route ways (now roads, tracks and paths) in the form of ridge-top roads and a dense system of radiating drove-ways. Ancient route ways are often narrow, deeply sunken, and edged with trees, hedges, wildflower-rich verges and boundary banks;
- The great extent of ancient woods, gills, and shaws in small holdings, the value of which is inextricably linked to long-term management; and
- Small, irregularly shaped and productive fields often bounded by (and forming a mosaic with) hedgerows and small woodlands, and typically used for livestock; and grazing; small holdings; and a non-dominant agriculture; within which can be found distinctive zones of heaths and inned river valleys.

2.12. The Crabtree and Nuthurst Ridge and Ghyll Farmlands cover the southern part of the Parish. It is an area that is wooded and is an enclosed landscape of steep wooded ridges and ghylls, as well as small valleys situated on the Tunbridge Wells Sand topography.

2.13. The St. Leonard's Forest covers the northern part of the Parish. It is a very densely wooded area, with a landform of flat top ridges and steep sided ghylls, which cuts into the underlying Tunbridge Wells Sand.

2.14. There are a number of ancient woodlands in the Parish, these include St Leonard's Forest, Spring Wood, Lodgesale Wood and Minepits Wood.

- 2.15. At the centre of the village stands Holy Trinity Church, a Grade II Listed Building. This provides a landmark and a focal point of the Parish.
- 2.16. Another local site of historical significance are the Grade I Leonardslee Gardens, which lie between Lower Beeding village and Crabtree. These listed gardens cover 86ha and extend just to the north of the Crabtree Conservation Area.
- 2.17. Located in the southern part of the Parish, running along both sides of the A281, is the Crabtree Conservation Area, established in 2011. See Figure 4.

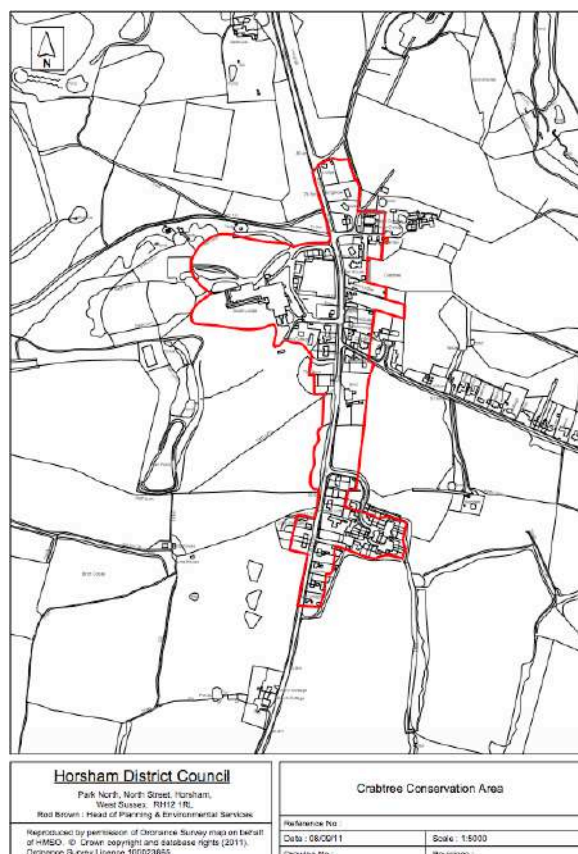


Fig.4: Crabtree Conservation Area

- Housing**
- 2.18. From the centre of Lower Beeding, village ribbon development slowly grew north-south and east-west along the B2110, A281, and Sandygate Lane, connecting cluster settlements near Holy Trinity Church and in the hamlet of Crabtree.
 - 2.19. Developments in the 20th and 21st centuries include: Church Close (1960), Brick Kiln Close (1987), Peppersgate (2000), and Trinity Fields (2013²).
 - 2.20. At the time of the last census, the Parish included 421 dwellings, 401 of which were occupied. The population of the Parish in 2011 was 1,022. This was an increase of 21 people from the census data in 2001.
 - 2.21. Since 2011, the development of Trinity Fields has been completed which includes 35 new dwellings.
 - 2.22. HDC have confirmed a total of 17 dwellings have been granted planning permission and 42 dwellings have been completed in the Parish since 2011, resulting in a net increase of 59 dwellings.



Fig.5: Example of Housing in the Parish

² Date of completion

Community Facilities

2.23. Even as a rural Parish, Lower Beeding benefits from a range of community facilities. This includes, a Village Hall, cricket and football pitches, a tennis club, a Primary School, a children's playground, a Church, three Public Houses and garden allotments.



Fig.6: Holy Trinity Primary School

2.24. Lower Beeding Village Hall is used by several community groups including: Rainbows, Brownies, Guides and the Lower Beeding and Handcross Junior Football Club. Cricket matches take place on the green from May to September, including the local Crabtree Cavaliers' Team.

2.25. The Lower Beeding Horticulture Society are very active and organise a yearly plant sale, two annual shows, quiz nights and numerous guest lectures throughout the year. Other regular activities held at the Hall include: Zumba classes, Ballroom Dancing and Ballet for under 10's.



Fig.7: Village Hall

2.26. Horsham Quilters, dog training classes and Horsham Historic Preservation Society also use the community space.

2.27. Holy Trinity Church opens the church room to the public, and provides a weekly Bumps, Babies and Toddlers Group meeting, monthly Thursday Club gatherings, and numerous coffee mornings for the Parish.



Fig.8: Holy Trinity Church

Economy

2.28. Employment opportunities are spread throughout the Parish, with the main hubs of business being located at, or near the village centre and at, or near Crabtree.

2.29. It has an eclectic mix of businesses. There are two hotels:

- South Lodge Hotel, with restaurants and spa; and
- Cisswood Hotel, with restaurants and gym.



Fig.9: South Lodge Hotel

2.30. There are three Public Houses: The Plough, The Crabtree, and The Wheatsheaf.

2.31. There are two light industrial estates:

Howard's Nursery - Comprising of:	Church Lane Estate - Comprising of:
Builders Merchant	Microbrewery
Garden Builder Supplier	Curtains and Soft Furnishings
Coffee Roaster	Upholsterer
Pet shop	Insurance company
Light building supplier	Woodwork and various other small businesses
Turf and soil supplier	
Caravan parking area	
New industrial warehouse	

2.32. Further businesses in the Parish include but are not limited to:

Garage	Dog and Cat Kennels
Fencing Contractor	Livery Stables
Garden Nursery	2 x Children's Nurseries
Garden Machinery Supplier & Maintenance	Bed and Breakfasts
Racing Stables	Car Dealership

- 2.33. There are also four wedding venues offering a wide range of employment. The re-opening of the Listed Leonardslee Gardens has created employment, as well as bringing tourism to the Parish.
- 2.34. Economically active residents either commute out of the Parish, work from home, have a land use based profession within the immediate locality, or work from other individual business premises.
- 2.35. The Parish does not however benefit from a Post Office, a doctor's surgery, a village shop, or a train station.

Transport

- 2.36. The A281 is one of two principal routes in the Parish. It runs north-south along the western edge and connects Lower Beeding to Horsham and to Cowfold.
- 2.37. The B2110 runs east-west and links the Parish to Handcross and the A23, providing further access to London (45 miles north) and Brighton (20 miles south).
- 2.38. Gatwick Airport, which provides both national and international travel, is located along the A23, 13 miles to the north of Lower Beeding.
- 2.39. There is no railway line or railway station in the Parish. The closest railway stations are: Horsham - 4.6 miles; Littlehaven - 4.8 miles; and Christ's Hospital - 5.4 miles.
- 2.40. Bus stops in the Parish include: Handcross Road Garage, Howard's Nursery, Leonardslee Gardens, Pronger's Corner, Sandygate Lane, The Old Posthouse, Warninglid Lane, The Crabtree, and Newells Lane.
- 2.41. Parish bus services include:

- **Handcross District Community Bus:** Services Balcombe to Horsham, Pease Pottage to Horsham;
- **Stagecoach South:** Services Brighton to Horsham;
- **Sussex Coaches:** Services Brighton to Horsham (Sundays);
- **Compass Travel:** Services Horsham to Haywards Heath; and
- **Sussex Coaches:** Services Horsham and Crawley Schools.

3. VISION AND STRATEGIC OBJECTIVES

Vision:

We want to keep the village-feel of our community, and maintain a thriving and attractive Parish, a desirable place to live, work and visit. Our aim is to maintain, and where possible, improve the social, economic and environmental well-being of our area and the quality of life for all, now and in the future.

Strategic Objectives:

1. Keep the village feel and sense of place.
2. Protect and enhance the rural character, heritage assets and biodiversity of the Parish.
3. Keep the openness of the village as its location on the edge of the High Weald AONB is greatly valued by all who live in the Parish and the residents wish to preserve the rural look and feel of the village.
4. Preserve and enhance the distinctive heritage and rural biodiversity of the Parish.
5. Protect important open spaces within the Parish.
6. Protect and enhance the high quality and sensitive landscape within the Parish and the setting of the village.
7. Enhance the sustainability of the Parish by supporting sympathetic development.
8. Ensure that any future development consists of appropriately sized and sustainable housing, developed in sympathy with adjacent buildings, the village and its surroundings.
9. Ensure housing densities are in keeping with existing densities in the surrounding area.
10. Maintain the distinctive views and visual connectivity with the surrounding countryside from public places within all of the built-up areas.
11. Ensure that future developments allow for adequate garden space, parking and size/width of roads.
12. Maintain the balance between residential and business uses, whilst ensuring business needs do not adversely affect residential amenity.
13. Minimise the impact of traffic in terms of congestion, pollution and parking through the management of parking and speeds.
14. Support accessibility to public transport and improvements in road and pedestrian safety, including improvements to off road access on public footpaths, cycle paths and bridleways.
15. Ensure a cohesive and safe community, including crime prevention measures and adequate lighting where necessary.

4. ENVIRONMENT AND HERITAGE

4.1. This section seeks to address the following Strategic Objectives:

- **Keep the village feel and sense of place;**
- **Protect and enhance the rural character, heritage assets and biodiversity of the Parish;**
- **Keep the openness of the village as its location on the edge of the High Weald AONB is greatly valued by all who live in the Parish and the residents wish to preserve the rural look and feel of the village;**
- **Preserve and enhance the distinctive heritage and rural biodiversity of the Parish;**
- **Protect and enhance the high quality and sensitive landscape within the Parish and the setting of the village;**
- **Enhance the sustainability of the Parish by supporting sympathetic development;**
- **Ensure that any future development consists of appropriately sized and sustainable housing, developed in sympathy with adjacent buildings, the village and its surroundings; and**
- **Maintain the distinctive views and visual connectivity with the surrounding countryside from public places within all of the built-up areas.**

Introduction

4.2. The landscape of the Parish is dominated by open fields, ancient woodlands, and large hedgerows.

4.3. The High Weald AONB anchors the centre of the Parish. It provides a backdrop for the heritage assets, and promotes a sense of place in the beautiful Sussex countryside.

4.4. LBPC and the residents of the Parish wish to maintain the rural nature of the high quality historic setting of the Parish.



Fig.10: View from Public Bridleway overlooking Eastlands Farm

Policy 1: Biodiversity

4.5. The NPPF confirms in order to protect and enhance biodiversity, Plans should “*promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.*”

4.6. The Parish supports a wide variety of plant and animal life and habitats, including arable,

woodland, hedgerows, grassland, as well as rivers and associated environments.

- 4.7. LBPC wish to support development proposals which incorporate biodiversity improvements in and around development proposals, especially where this can secure measured net gains in biodiversity.

Policy 1: Biodiversity

Development proposals which protect and where possible provide net gains in biodiversity and enhance the ecological network in the Parish will be supported.

Policy 2: Landscape Character

- 4.8. The NPPF sets out the Government’s ambition to conserve and enhance the natural environment. It advises planning policies and decisions should contribute to, and enhance the natural and local environment.



Fig.11: Hammerpond Lake

- 4.9. Lower Beeding has a distinct landscape character of small woodlands, ponds of various sizes, grass verges to small lanes and irregular small hills. The landscape is largely characterised by surviving medieval landscape patterns of assorted fields and hedges which help link wooded areas. Collectively this gives rise to an intimate landscape with a mixture of shorter and longer sight lines and a strong sense of rurality, often missing in the South East of England.

- 4.10. In accordance with the NPPF Paragraph 170, LBPC wish to support development proposals which contribute to and enhance the natural environment.

Policy 2: Landscape Character

Development proposals which conserve and enhance the natural environment and landscape character of the Parish will be supported subject to compliance with other polices in the LBNP.

Policy 3: Green Infrastructure

4.11. The NPPF defines ‘green infrastructure’ as a “network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental quality of life benefits for local communities.”

4.12. Within the Lower Beeding Parish, green infrastructure includes trees, woodlands, hedges, verges, parks, recreational space, watercourses, and Public Right of Ways (PRoWs).



Fig.12: View from Public Bridleway overlooking Eastlands Farm

4.13. The green infrastructure of the Parish is a building block to the creation of the area’s sense of place. Parish residents value this characteristic and recognise its significant contribution to the local community.

4.14. In addition, the Parish’s green infrastructure enhances the visual appearance of the Parish; provides access for residents to sport, recreation and quiet enjoyment; connects networks for wildlife; helps to reduce flood risk; and facilitates non-car modes of travel.

4.15. Furthermore well managed green infrastructure contributes to wider economic and social benefits, including crime reduction, improved physical and mental health, economic competitiveness and greater attractiveness to tourists.

4.16. LBPC seeks to both conserve and enhance existing green infrastructure assets, and ensure new development contributes to the enhancement of this network.

Policy 3: Green Infrastructure

Development proposals which seek to conserve, maintain or enhance existing green infrastructure networks will be supported.

Development proposals which incorporate landscaping and provide additional trees and hedging consistent with the rural nature of the Parish will be supported.

Proposals which would result in the loss of existing green infrastructure will not be supported unless it can be demonstrated that the development proposals bring new opportunities which mitigates or compensates any loss, whilst ensuring the protection of the existing ecosystem.

Policy 4: Sustainability

- 4.17. Sustainable development is about ensuring a better quality of life for everyone, now and for generations to come. It is about considering the long-term environmental, social and economic issues and impacts in an integrated and balanced way.
- 4.18. The UK Government has set five guiding principles to achieve the sustainable development purpose. These principles form the basis for policy in the UK and are as follows:

- i) Living within environmental limits;
- ii) Ensuring a strong, healthy and just society;
- iii) Building a strong, stable and sustainable economy;
- iv) Promoting good governance; and
- v) Using sound science responsibly.

- 4.19. The LBNP can help to achieve sustainable development as it aims to ensure that development meets the needs of people living and working in the Parish, while at the same time helping to ensure that adverse environmental impact is minimised.

Policy 4: Sustainability

Development proposals which incorporate sustainable resource measures designed to adapt to the impacts of climate change in order to improve the sustainability of development will be supported.

Policy 5: Energy Efficiency

- 4.20. Energy efficiency is a key part in protecting the environment.
- 4.21. Policy 36 of the HDPF requires all development to contribute to clean and efficient energy. LBPC wish to contribute to reducing the Parish's contribution to climate change and ensuring that Lower Beeding Parish remains as beautiful in the future as it is today.

Policy 5: Energy Efficiency

Lower Beeding Parish Council will support development proposals which incorporate measures to maximise energy efficiency of new buildings in accordance with the energy hierarchy.

Aim 1: Light Pollution

- 4.22. There is building infrastructure capable of supporting a functioning observatory in Mill Lane at Crabtree, in the southern part of the Parish. Freedom from light pollution would be vital to its operation if it was re-instated.
- 4.23. LBPC wish to protect the rural character of the Parish by minimising light encroachment during night time. Protection from artificial light pollution contributes to maintaining the rural nature of Lower Beeding.

Aim 1: Light Pollution

Lower Beeding Parish Council will support development proposals where design minimises light pollution and conserves the dark skies and rural tranquil character of the Parish.

Aim 2: Air Quality

- 4.24. There are no Air Quality Management Areas (AQMA's) in Lower Beeding. There are two known AQMA's within the wider District; the first at the A272, High Street at Cowfold, to the south of the Parish; and the second at the A283, High Street/Manleys Hill in Storrington Parish.
- 4.25. The main sources of atmospheric pollution arise from the proximity to Gatwick Airport and busy roads, particularly the B2110, B2115 and A281.
- 4.26. LBPC wish to support initiatives which seek to improve air quality.

Aim 2: Air Quality

Lower Beeding Parish Council will support the implementation of actions which seek to improve air quality in the Parish.

Aim 3: Water Environment

- 4.27. The Parish lies within the River Adur Catchment, which covers an area located in the southwest of the AONB between Lower Beeding and Cuckfield.
- 4.28. HDC's Level 1 Strategic Flood Risk Assessment (SFRA) outlines that the majority of the Parish lies within Flood Zone 1.

4.29. LBPC wishes to protect, enhance and manage the Parish's watercourses, springs and ponds, and to safeguard their margins and groundwater sources.

4.30. In light of this, LBPC wish to support proposals which enhance and manage the Parish's watercourses, springs and ponds, safeguarding their margins and groundwater sources.



Fig.13: Example of waterbody in Parish

Aim 3: Water Environment

Lower Beeding Parish Council will support development proposals which protect and enhance the Parish's waterbodies/courses.

5. HOUSING

5.1. This section seeks to address the following Strategic Objectives:

- **Keep the village feel and sense of place;**
- **Enhance the sustainability of the Parish by supporting sympathetic development;**
- **Ensure that any future development consists of appropriately sized and sustainable housing, developed in sympathy with adjacent buildings, the village and its surroundings;**
- **Ensure housing densities are in keeping with existing densities in the surrounding area;**
- **Ensure that future developments allow for adequate garden space, parking and size/width of roads;**
- **Maintain the balance between residential and business uses, whilst ensuring business needs do not adversely affect residential amenity; and**
- **Minimise the impact of traffic in terms of congestion, pollution and parking through the management of parking and speeds.**

Introduction

5.2. The 2011 Census data indicated the population of the Parish was 1,022 persons, an increase of 21 persons (0.02%) from the Census of 2001. It also indicated there were a total of 421 dwellings in the Parish, 401 of which were occupied.

5.3. HDC have confirmed a total of 17 dwellings have been granted planning permission and 42 dwellings have been completed in the Parish since 2011, resulting in a net increase of 59 dwellings.

5.4. The HDPF identifies that at least 1,500 homes are to be delivered through neighbourhood planning.

5.5. The HDPF identifies Lower Beeding as a “Smaller Village”. This is described as “villages” with limited services, facilities, social networks, but with good accessibility to larger settlements or settlements with some employment, but limited services facilities or accessibility. Residents are reliant on larger settlements to access most of their requirements.

5.6. LBPC supports the delivery of housing to meet local housing need, including affordable housing, in locations that respect and have regard to the rural character of the Parish.



Fig.14: Example of Housing in the Parish

Calculating Local Housing Need

- 5.7. As part of the preparation of the LBNP, a Housing Needs Consideration Report was prepared in October 2016. The Report was updated in April 2018 and September 2018 to include updates with respect to the publication of the draft NPPF in March 2018 and the revised NPPF in July 2018.
- 5.8. The Reports brought together a range of empirical data from a variety of sources, in order to enable assessments and judgements about the level of housing that may need to be delivered in the Parish, up to the period 2031; and for this to be facilitated by policies in the emerging LBNP.
- 5.9. The Government published the revised NPPF in July 2019. To support the Government's objective of significantly boosting the supply of homes and in order to determine the minimum number of homes needed, it confirmed strategic policies are to be informed by a Local Housing Need Assessment, conducted using the standard methodology in National Planning Policy Guidance (unless exceptional circumstances justify an alternative approach).
- 5.10. The standard methodology requires Local Planning Authorities to take the Government's household growth projections and apply an affordability ratio, comparing local house prices with workplace earnings to produce a need figure.
- 5.11. Paragraph 65, confirms strategic policy-making authorities should establish a housing requirement figure for their whole area. Within this overall requirement, the NPPF confirms strategic policies should also set out a housing requirement for designated neighbourhood areas.
- 5.12. Paragraph 66 of the NPPF states: *"Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority."*
- 5.13. In light of this, an "indicative figure" was requested from HDC and provided for Lower Beeding in November 2018. The indicative number was derived from a mid-point of the following three data sources:
1. Local Plan derived figure - 6 dwellings;
 2. SHMA derived figure - 24 dwellings; and
 3. Housing Needs Register derived figure - 95 dwellings.
- 5.14. For Lower Beeding, HDC confirmed the mid-point of the data sources is 51 dwellings.
- 5.15. HDC advised the indicative housing number does not take into account local constraints nor infrastructure capacity. In addition, HDC advised it will be for the plan-makers to undertake best endeavours to accommodate the number applying reasonable assumptions consistent with the principles of sustainable development to deliver the

number in its entirety.

- 5.16. In light of advice received, LBPC resolved to plan for the indicative number of 51 dwellings through site allocations and windfall development in the Parish.

Housing Assessments

- 5.17. The NPPF encourages the planning system to positively seek opportunities to meet the development needs of their area. Based on this approach, LBPC has sought to identify land suitable for housing development to meet the housing needs of the Parish up to 2031.
- 5.18. In order to achieve this, an assessment has been undertaken of an extensive range of candidate housing sites, identified by landowners and their agents through a 'Call for Sites' and other known sources such as HDC's Strategic Housing and Economic Land Availability Assessment (SHELAA).
- 5.19. A total of 23 sites were assessed by the NPWG. The approach of the site assessment work was discussed and agreed with HDC. The environmental and policy-based constraints of each site has been assessed and are set out in the Parish Housing Land Availability Assessment (PHLAA).
- 5.20. A number of public exhibitions were held in the Parish as part of the preparation LBNP. Exhibitions presented an opportunity for LBPC to present details of sites received; highlight the constraints of the site; present landowners proposals; and seek views on the sites presented. Feedback received has informed the site selection process.

HDC Local Plan Review

- 5.21. HDC are currently undertaking a review of the HDPF. The Issues and Options Consultation which took place in April 2018 focussed on employment, tourism and sustainable rural development. More recently HDC have consulted on the Draft Local Plan for a six week period during February - March 2020.
- 5.22. As part of the Local Plan Review, HDC considered, amongst other matters, how the Council can achieve sustainable development in the more rural parts of the District. The "unclassified" settlements of the District were revisited and "secondary settlement" boundaries, in which a small amount of infill development may be considered acceptable, were identified. With respect to Lower Beeding, the latest consultation has confirmed Crabtree has been designated as a secondary settlement.

Site Allocations

- 5.23. Parish residents have indicated through exhibition feedback the desire to allocate development throughout the Parish. Parish residents have advised of the desire for small developments and to retain the rural nature of the area.
- 5.24. In light of this and the proposed secondary settlement, and as part of the plan-making process, LBPC sought advice from HDC on whether the LBNP should accommodate some growth in Crabtree.
- 5.25. In response, HDC advised the majority of growth should be accommodated within Lower Beeding with modest development being possible in Crabtree. On this basis, LBPC resolved to allocate the majority of growth in and around Lower Beeding with modest development to be allocated in Crabtree.
- 5.26. LBPC resolved to allocate four sites for residential development. These sites have been identified having regard to the sustainability of the Parish's settlements, the environmental and policy constraints of the sites, and feedback from local residents
- 5.27. The following sites are considered the most suitable, and are capable of delivering the upper end of the indicative housing number provided:
- Cyder Farm: around* 6 dwellings;
 - Trinity Cottage: around* 7 dwellings;
 - Land north of Sandygate Lane: around* 20 dwellings; and
 - Glayde Farm Field B: around*³ 14 dwellings.
- 5.28. The proposed allocations seek to facilitate the delivery of around 47 residential dwellings. The remainder of the indicative number requirement (51) will be met through windfall development over the Plan period. See Policy 10: Windfall Development below.
- 5.29. Developers are advised to engage in pre-application discussions with Southern Water to evaluate whether changes to the Hardham abstraction would have any impacts for the timing of delivery of their developments in order to keep pace with infrastructure investment.

Policy 6: Land at Cyder Farm

- 5.30. Land at Cyder Farm lies within the Crabtree Conservation Area in the southern part of the Parish. It is bound by the A281 to the west. Residential properties lie to the north, northeast and south.
- 5.31. A residential dwelling, derelict barn and farm building are currently in situ on the site. The existing buildings on and surrounding the site include a range of housing styles from 1840 to the 1970s. It is therefore considered Cyder Farm has strong heritage roots.
- 5.32. Having regard to the character of the adjacent residential properties, which include old

³ *Note: The Horsham District Planning Framework defines "around" as a guide figure that is plus or minus 10% of the figure quoted.

estate cottages and the brick faced Cyder House to the south, it is envisaged the proposed development will positively respond to and respect the heritage context of the surrounding area.

- 5.33. LBPC consider it important for any development to have regard and relate to the existing historic features which lie to the north and east of the site. It is considered this approach will ensure development will make a positive improvement/positive contribution to the enhancement of the Crabtree Conservation Area.
- 5.34. LBPC support development proposals for around⁴ 6 residential dwellings on the site.

Policy 6: Cyder Farm

Development proposals for around 6 residential units on land at Cyder Farm (as identified on the Policies Map) will be supported where:

- 1. Proposals provide a suitable mix of dwelling type and size to meet the needs of current and future households;**
- 2. The design positively responds to and enhances the prevailing character of the surrounding area;**
- 3. Proposals ensure that the scale, massing and appearance is of a high standard of design and layout and are visually attractive;**
- 4. Proposals have been prepared with special regard to the need to conserve the significance of the Crabtree Conservation Area and clearly have a design that has scale, form, layout and materials that will contribute positively to its character or appearance;**
- 5. Proposals allow for the retention of existing mature trees and hedgerows on the southern and western boundary (where appropriate);**
- 6. Access to the site is maintained via existing arrangements, if appropriate;**
- 7. Proposals provide suitable parking arrangements to the satisfaction of the Highway Authority; and**
- 8. Parking respects the residential amenity of occupiers.**

⁴ The term 'around' is defined in the HDPF as a guide figure that is plus or minus 10% of the figure quoted.

Policy 7: Land at Trinity Cottage

- 5.35. Land at Trinity Cottage is located south of Church Farm and is accessed from Sandygate Lane (B2115). The site adjoins the built-up area boundary (BUAB) on its southern and eastern borders and is in close proximity to services on offer in Lower Beeding.
- 5.36. Trees and hedging shield the site on the north, east and southern boundaries. An access track bounds the site on the west. A Public Right of Way footpath is on the eastern boundary.
- 5.37. The listed Holy Trinity Church lies immediately to the south of the site. LBPC consider proposals should respect the setting of the Parish Church and enhance the surroundings of this heritage asset.
- 5.38. LBPC support development proposals for around⁵ 7 residential dwellings.

Policy 7: Land at Trinity Cottage

Development proposals for around 7 residential units on land at Trinity Cottage (as identified on the Policies Map) will be supported where:

- 1. Proposals provide a suitable mix of dwelling type and size to meet the needs of current and future households;**
- 2. The design positively responds to and enhances the prevailing character of surrounding area;**
- 3. Proposals ensure that the scale, massing and appearance is of a high standard of design and layout and are visually attractive;**
- 4. Proposals respect the setting of the Grade II Listed Holy Trinity Church, which lies to the immediate south;**
- 5. Proposals respect the wider views into and out of the Grade II Listed Holy Trinity Church;**
- 6. Proposals allow for the retention of existing mature trees and hedgerows (where appropriate);**

⁵ The term 'around' is defined in the HDPF as a guide figure that is plus or minus 10% of the figure quoted.

- 7. Proposals provide a landscape buffer on the northern and southern boundary;**
- 8. Suitable access, which avoids harm to the setting of the church and churchyard is provided;**
- 9. Proposals provide suitable parking arrangements to the satisfaction of the Highway Authority; and**
- 10. Proposals provide an access link to the existing Public Right of Way on the eastern boundary.**

Policy 8: Land north of Sandygate Lane

- 5.39. Land North of Sandygate Lane is located southeast of Church Farm and is accessed from Sandygate Lane (B2115). The land adjoins the BUAB on its eastern borders. It is in close proximity and walking distance to services on offer in Lower Beeding.
- 5.40. Large trees and dense hedging shield the site entrance on the southern boundary and mature trees border the access track to the Trinity Cottage site.
- 5.41. The Grade II Listed Holy Trinity Church lies near, to the west of the site. LBPC consider proposals should respect the setting of the Parish Church, and enhance the surroundings of this heritage asset.
- 5.42. LBPC support development proposals for around⁶ 20 residential dwellings.

Policy 8: Land north of Sandygate Lane

Development proposals for around 20 residential units on land north of Sandygate Lane (as identified on the Policies Map) will be supported where:

- 1. Proposals provide a suitable mix of dwelling type and size to meet the local need as identified in the most recent survey/evidence at the time of the planning application;**
- 2. The design positively responds to and enhances the prevailing character of surrounding residential property;**

⁶ The term 'around' is defined in the HDPF as a guide figure that is plus or minus 10% of the figure quoted.

- 3. Proposals ensure that the scale, massing and appearance is of a high standard of design and layout and are visually attractive;**
- 4. Proposals respect the setting of the Grade II Listed Holy Trinity Church;**
- 5. Proposals respect the wider views of the Grade II Listed Holy Trinity Church;**
- 6. Proposals allow for the retention of existing mature trees and hedgerows (where appropriate);**
- 7. A landscape buffer is provided on the northern, southern and western boundary;**
- 8. Suitable access to the site is provided off Sandygate Lane which is sympathetic to existing properties and respects residential amenities;**
- 9. Proposals provide suitable parking arrangements to the satisfaction of the Highway Authority; and**
- 10. Provide a pedestrian link to the existing footpath along Sandygate Lane as part of the new site access.**

Policy 9: Land at Glayde Farm (Field B)

- 5.43. Land at Glayde Farm (Field B) is located on the edge of the built-up area boundary of Lower Beeding. The site is in close proximity and walking distance to services on offer in Lower Beeding.
- 5.44. It comprises a field bounded on three sides by mature hedgerows and on the south side by houses that face onto the B2110. To the west it is bounded by a Public Right of Way footpath. To the east of the site there is a tributary of the River Arun. LBPC seek to preserve this natural rural habitat.
- 5.45. There is currently no access to the site and a new access will be required from the B2110.
- 5.46. LBPC support development proposals for around⁷ 14 residential dwellings.

⁷ The term 'around' is defined in the HDPF as a guide figure that is plus or minus 10% of the figure quoted.

Policy 9: Land at Glayde Farm (Field B)

Development proposals for around 14 residential units on land at Glayde Farm (Field B) (as identified on the Policies Map) will be supported where:

1. Proposals provide a suitable mix of dwelling type and size to meet the needs of current and future households;
2. The design positively responds to and enhances the prevailing character of surrounding residential property;
3. Proposals ensure that the scale, massing and appearance is of a high standard of design and layout and are visually attractive;
4. Proposals respect the setting of the Lower Beeding Parish Church;
5. The design positively responds to and enhances the prevailing character of surrounding development and has special regard to the Grade II Listed Holy Trinity Church;
6. Proposals respect the wider views of the Grade II Listed Holy Trinity Church (where appropriate);
7. Proposals allow for the retention of existing mature hedgerows unless there is a demonstrated need to remove a section. Replacement screening will be required if deemed necessary;
8. Proposals provide connections to existing adjacent public footpaths;
9. Sufficient and safe access is provided off the B2110; and
10. Proposals provide suitable parking arrangements to the satisfaction of the Highway Authority.

Policy 10: Windfall Development

- 5.47. The NPPF defines windfall development as “*sites not specifically identified in the Development Plan.*” Paragraph 68 of the NPPF acknowledges small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.
- 5.48. In addition, guidance advises in order to promote the development of a good mix of sites Local Planning Authorities should “*support the development of windfall sites through their policies and decisions, giving great weight to the benefits of using suitable sites within existing settlements for homes.*”
- 5.49. Policy 3 of the HDPF confirms development will be permitted within towns and villages which have defined built-up areas. Furthermore, it confirms any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement in accordance with the settlement hierarchy.
- 5.50. Lower Beeding has a strong history of delivering windfall development within the BUAB. In accordance with the NPPF, LBPC wish to plan positively to meet the housing need of the Parish. Therefore, and in line with Policy 3, LBPC wish to support windfall development within the BUAB.
- 5.51. It is considered this positive approach will facilitate the delivery of additional housing in the Parish to enable LBPC to positively meet the indicative housing number of 51 units over the Plan period.
- 5.52. In order to ensure there is no ‘double counting’ for the purposes of monitoring in relation to recording the wider windfall allowance for the District, once 4 dwellings has been met through the windfall allowance policy, it follows further windfalls to come forward would contribute to the wider District allowance and be recorded accordingly.

Policy 10: Windfall Development

Development proposals for residential development on unidentified sites within the defined built-up area of Lower Beeding will be supported where proposals:

- 1. Are proportionate in scale and relate positively to the character of the area;**
- 2. Ensure the design is in keeping with the character of the area; and**
- 3. Avoid unacceptable harm to the amenity of the existing dwelling and nearby properties.**

Affordable Housing

- 5.53. As part of the preparation of the LBNP, an AiRS survey was undertaken. This confirmed the vast majority of those responding, 84.6%, that neither they, nor anyone in their household is in need of affordable housing. 62.6% indicated that they would be in favour of small developments of affordable housing for local people, if there was a proven need; whilst 37.4% indicated that they would not.
- 5.54. Policy 16 of the HDPF seeks the provision of affordable homes, in compliance with the tiered thresholds and targets that are identified in the Policy. The LBNP is mindful of changes to Government guidance and in particular Paragraph 63 of the NPFF in relation to affordable housing thresholds. Where possible, LBPC support the application of Policy 16 in conjunction with new housing development in the Parish.

Policy 11: Housing Mix

- 5.55. In the AiRS Survey, the type of housing most commonly identified by respondents as being required in Lower Beeding was:
- 60.6% - 2/3 bedroom houses;
 - 40.2% - 2/3 bedroom bungalows;
 - 34.1% - warden assisted housing;
 - 25.0% - sheltered housing;
 - 19.7% - 4+ bedroom houses; and
 - 19.7% - flats.
- 5.56. Public feedback from Exhibitions in 2016 and 2017 highlighted a preference for new housing to be a mix of 2, 3, and 4 bedroom dwellings.
- 5.57. LBPC therefore support proposals that seek to provide an appropriate mix of dwellings in the Parish.

Policy 11: Housing Mix

Development proposals for residential development which seek to include a mix of dwelling types and sizes to meet local needs as indicated in the most recent Survey will be supported.

Policy 12: Design

- 5.58. Section 12 of the NPPF provides guidance on achieving well designed spaces. It confirms: *“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”*
- 5.59. LBPC consider design proposals should be in keeping with the design of the village and make a valuable contribution to the rural character of the village.

Policy 12: Design

Development proposals which are in keeping with the local vernacular will be supported.

Aim 4: Garden Space

- 5.60. LBPC consider amenity space is an essential part of the character and quality of the environment of residential properties. Garden space is therefore considered integral to the character and appearance of development proposals throughout the Parish.
- 5.61. In light of the recreation benefits provided by garden space, LBPC consider it is important to ensure development proposals include adequate garden space.

Aim 4: Garden Space

Lower Beeding Parish Council will support development proposals which provide adequate garden space for residential dwellings, with space provided being in keeping with adjacent dwellings.

Policy 13: Density

- 5.62. The density of housing varies significantly throughout the Parish, with the greatest densities being focused around Lower Beeding and in Crabtree.
- 5.63. Feedback from the public exhibitions was strongly in favour of keeping densities of new housing development as low as possible.
- 5.64. In order to keep the village feel of the Parish, protect its rural character and heritage, and reflect the community feedback, it is considered appropriate for the new residential developments to respect and reflect locally prevalent densities.
- 5.65. In light of this, LBNP seeks to ensure that new housing development is in keeping with densities in and around the Parish.

Policy 13: Density

Development proposals which reflect the prevailing density of the surrounding area will be supported.

6. COMMUNITY FACILITIES

6.1. This section seeks to address the following strategic objectives:

- **Keep the village feel and sense of place;**
- **Protect and enhance the rural character, heritage assets and biodiversity of the Parish;**
- **Protect important open spaces within the Parish; and**
- **Enhance the sustainability of the Parish by supporting sympathetic development.**

Introduction

6.2. Community infrastructure is critical to the well-being of all residents of the Parish. Ensuring adequate provision in locations that are readily accessible to the community is fundamental to the local quality of life.

6.3. Community Infrastructure includes open spaces, recreation and local community facilities, education provision and services. The Parish benefits from a range of community facilities including: Village Hall, Cricket and football pitches, Primary School, Children’s Playground, Church, Three Public Houses, Tennis Club, and Garden Allotments.

Aim 5: Education

6.4. Lower Beeding Holy Trinity Primary is an exceptional village school. It was originally located at The Old School House on Brighton Road. Construction on the current site, Church Close began in the late 1960’s.

6.5. It is a church school with strong Christian ethos and close links to Holy Trinity Church. It is considered the school has a family feel and a highly inclusive culture. In 2018 the pupils ranked 1st amongst all primary schools in West Sussex for progress.

6.6. LBPC wish to support the expansion of the Primary School to ensure the school can accommodate an increase in school children wishing to attend, if required.

Aim 5: Education

Lower Beeding Parish Council will support the expansion of the Primary School to accommodate an increase in school children wishing to attend the local school, if required.

Aim 6: Waste Management

- 6.7. LBNP wishes the waste that is generated in the Parish to be dealt with in a sustainable way. LBPC consider there will be a continuing decline in the reliance on disposal to land and the aspiration is that there will be ‘zero waste to landfill’ by 2031.
- 6.8. The broad aims are that the waste that is generated in Lower Beeding Parish will be dealt with in a sustainable way. To that end, the current network of waste management facilities will be safeguarded and the provision of suitable and well-located new facilities will be allowed to maximise opportunities to reuse, compost, recycle, and treat waste.
- 6.9. It is considered this will take place in ways that support social and economic progress, protect the local community, and protect and enhance the special character and environment of the Parish.
- 6.10. In light of this, LBPC support the provision of plans which detail how waste recycling and utilities will be managed in new developments.

Aim 6: Waste Management

Lower Beeding Parish Council will support the provision of plans which detail waste management, recycling and utilities arrangements for new developments.

Policy 14: Recreation Areas

- 6.11. Community sport and recreation areas are highly valued in the Parish. As set out in Paragraph 96 of the NPPF, it is important to the health and well-being of communities to have access to a network of high quality open spaces and opportunities for sport and physical activity.



Fig.15: Children's Playground

- 6.12. Proposals which provide for additional sports facilities and garden allotments, over and above those which already exist, will be encouraged.

Policy 14: Recreation Areas

Proposals which involve the loss of existing recreation areas will not be supported, unless and until, a new facility of equivalent quality/quantum is provided within the Parish.

Policy 15: Protection of Local Green Spaces

- 6.13. The NPPF enables local communities, through Neighbourhood Plans, to identify for special protection green areas of particular importance to them. By designating land as Local Green Space, local communities are able to protect these areas from development, other than in very special circumstances.
- 6.14. In order to meet Government policy set out in the NPPF a nominated green area should be: close to the community it serves, demonstrably special to a local community because of beauty, historic significance, recreational value, tranquillity or wildlife, and not an extensive tract of land.
- 6.15. Having regard to these criteria, it is considered two areas of green spaces in the Parish meet this test and merit special designation and protection.
- 6.16. The Policy is supported by a Background Paper⁸ which sets out and demonstrates how the identified areas meet the requirements of the NPPF.
- 6.17. LBPC have identified two areas within the Parish which they wish to protect. Proposals will be supported which promote the preservation of, and respect for, these designated spaces.

Policy 15: Protection of Local Green Spaces

The LBNP designates the following locations as Local Green Spaces:

- 1. Land Area at the Entrance to Church Close Opposite The Plough Public House (LGS1); and**
- 2. Brick Kiln Pond (LGS2).**

Development proposals which conflict with the purpose of this designation will be resisted in these areas.

⁸ Background Paper: Local Green Space , November 2019

Aim 7: Community Infrastructure Levy (CIL)

- 6.18. The Community Infrastructure Levy (CIL) is a charge that Local Authorities can impose on new developments in their area. The money raised can be used for infrastructure that the Council and communities want.
- 6.19. HDC's CIL Charging Schedule came into effect on 01 October 2017. Where a Qualifying Body, such as a Parish Council, has a "made" Neighbourhood Plan, 25% of the monies collected will be passed to the Parish Council.
- 6.20. Community input has been sought on a "wish list" for uses of CIL money to ensure funds are spent in line with the aspirations of Parish residents.

Aim 7: Community Infrastructure Levy (CIL)

Lower Beeding Parish Council will identify infrastructure needs within the Parish to ensure income received from the CIL is prioritised to identified projects.

Policy 16: Broadband and Telecommunications

- 6.21. The NPPF acknowledges that *"advanced, high-quality and reliable communications infrastructure is essential for economic growth and social well-being."*
- 6.22. Furthermore, it confirms planning policies should: support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections; set out how high-quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).
- 6.23. LBPC welcome any proposals to provide access to a super-fast broadband service and improve the mobile telecommunication network that will serve businesses and other properties within the Parish. It is acknowledged this may require aboveground network installations which must be sympathetically located and designed to integrate into the landscape and not located in or near to open landscapes.

Policy 16: Broadband and Telecommunications

Proposals which would provide access to a super-fast broadband network will be supported.

Proposals for above ground network installations which would provide access to a super-fast broadband network will be supported where their location is sympathetically located and designed to reflect the character of the local area.

Aim 8: Utilities

- 6.24. Given the rural nature of the Parish, LBPC welcome proposals to improve electrical utility services and reliability.

Aim 8: Utilities

Lower Beeding Parish Council will support proposals to improve the electrical power supply to the Parish.

7. ECONOMY

7.1. This section seeks to address the following strategic objective:

- **Maintain the balance between residential and business uses, whilst ensuring business needs do not adversely affect residential amenity.**

Introduction

7.2. The 2011 Census indicated that the number of residents of working age (16-74) was 799. Of this figure, 420 (52.5%) were economically active, and 209 (26%) were economically inactive.

7.3. Of those that were economically active, the split in roles was as follows:

- 97 - employed part time;
- 323 - employed full time;
- 139 - self employed;
- 13 - unemployed; and
- 18 - economically active full time students.

7.4. Lower Beeding has two main light industrial sites as employment areas: Howard's Nursery and Church Lane Estate. Both are centrally located just to the North and East of the village centre. An additional hub of employment is located at Crabtree with employers of Leonardslee Gardens and the South Lodge luxury hotel.

7.5. Policy 10 of the HDPF sets the guideline for rural economic development in that it must maintain the quality and character of the area. LBPC supports local employment and local business, while placing a particular importance on protecting residential amenity from commercial land use.

Policy 17: Existing Employment Sites

7.6. The local economy is predominantly rural, and in part dependent upon small scale businesses which are scattered throughout the Parish.

7.7. It is recognised home based businesses play a valuable role in providing employment in the Parish. In addition, LBPC acknowledge the flexibility ‘working from home’ provides as well as the social, economic and environmental benefits it brings.

7.8. LBPC wish to support existing businesses in order to maintain and/or create jobs which enable a strong rural economy to thrive.

7.9. Development proposals for the conversion of existing buildings and the small scale development and expansion of existing businesses, horticultural or agricultural premises across the Parish, especially those that deliver local employment opportunities, will therefore be welcomed.

7.10. LBPC are particularly concerned that nuisance to residential neighbours is not caused by industrial use, present or future.

7.11. Development which maintains the quality and character of the area, whilst sustaining its varied and productive social and economic activity will be supported in principle.



Fig.16: South Lodge Hotel



Fig.17: The Crabtree Pub

Policy 17: Existing Employment Sites

Development proposals which seek to maintain and/or expand existing businesses will be supported where proposals:

- 1. Are in keeping with the character of the area;**
- 2. Avoid unacceptable harm to the amenity of the existing dwelling and nearby properties; and**
- 3. Do not have an unacceptable impact on the highway.**

Policy 18: Economic Growth

7.12. The Parish provides such a pleasant place to live and to work. The LBPC support and encourage the growth of new and existing businesses, particularly smaller businesses and home workers.

Policy 18: Economic Growth

Development proposals for employment uses will be supported where:

- 1. Development proposed is on previously developed land;**
- 2. Is in keeping with the rural character of the local area;**
- 3. Proposals have no significant detrimental impact on residential amenity; and**
- 4. Would not have unacceptable impact on the local road network.**

8. TRANSPORT

8.1. This section seeks to address the following strategic objectives:

- **To minimise the impact of traffic in terms of congestion, pollution and parking through the management of parking and speeds;**
- **Support accessibility to public transport and improvements in road and pedestrian safety, including improvements to off road access on public footpaths, cycle paths and bridleways; and**
- **Ensure a cohesive and safe community, including crime prevention measures and adequate lighting, where necessary.**

Introduction

- 8.2. The Parish is well served by road networks. The A281 cuts through the Parish in a broadly south to northwest direction, from Cowfold to Horsham where it meets the B2115 and the B2110. This runs in a north easterly direction to Handcross, providing road links to the M23/M25 and further access to London (45 miles north) and A23 to Brighton (20 miles south).
- 8.3. The Parish is served by public transport. The number 17 bus provides a service between Horsham and Brighton. The number 89 bus provides a service between Horsham and Haywards Heath.
- 8.4. The nearest railway stations are Horsham (4.6 miles), Balcombe (8.0 miles), Three Bridges (9.9 miles) and Gatwick (13 miles). All stations have good connections to London and Brighton.
- 8.5. South Lodge Hotel has a facility for those who wish to travel by helicopter. Gatwick Airport is 13 miles to the north for domestic and international destinations.
- 8.6. There are a number of public footpaths and bridleways which criss-cross the Parish.
- 8.7. Delivering improvement to the existing transport network and associated public transport services generally lies outside the scope of the LBNP, and is reliant on other organisations.
- 8.8. However, transport issues and measures to improve existing deficiencies are supported by LBPC and are therefore included in the LBNP.

Aim 9: Parking

- 8.9. The Parish has experienced cluster and neighbourhood development throughout its history, with a significant number of dwellings built at Church Close (1960), Brick Kiln Close (1987), Peppersgate (2000), and Trinity Fields (2013). Each of these developments lack adequate parking for a modern family living in a rural parish.
- 8.10. Sufficient parking provision, along with wide roadways, contributes to both a harmonious relationship between neighbours and the safe access of emergency vehicles. LBPC therefore support development proposals that provide sufficient parking for the occupants of the dwellings and their transportation.
- 8.11. The LBNP parking standard reflects the guidelines outlined by West Sussex County Council. In addition, LBPC support sufficient ‘visitor’ parking areas which are incorporated in development proposals with road widths sufficient to accommodate these parking spaces and emergency services.

Aim 9: Parking

Lower Beeding Parish Council will support development proposals which provide parking spaces that do not infringe on the amenity of neighbouring properties.

Aim 10: Traffic Management

- 8.12. In the Parish, lower speed limits are considered by both the LBPC and the community as essential for the Parish to remain an attractive place to live.
- 8.13. LBPC wish to support the introduction of further speed restrictions and traffic calming measures on all roads, especially the Handcross Road/A281, to reduce the number of speeding vehicles, cars and HGV’s.
- 8.14. LBPC consider Traffic Management critical as both the B2110 and B2115 have high volumes of traffic at peak times. The area also has a higher than average amount of emergency, farm and delivery vehicles, equestrian traffic, and cyclists.
- 8.15. A petition to West Sussex Highways was successful in 2017 in obtaining a 30 mph zone on the B2110. Following a further petition submitted to West Sussex Highways, in conjunction with Slaugham Parish Council, there is work in progress to reduce the speed on the B2115 at the eastern edge of the Parish.

- 8.16. Community Speed Watch, established in 2018, is very active in the village with their attempts to reduce speed related problems along the Handcross Road.

Aim 10: Traffic Management

Lower Beeding Parish Council will support traffic management initiatives which reduce traffic speed within the Parish and introduce traffic calming measures.

Aim 11: Accessibility

- 8.17. Improvement in the accessibility of public transport and pedestrian safety on the public highway and Public Rights of Way (PRoW) will be strongly encouraged.
- 8.18. LBPC consider development proposals should protect and where possible enhance the existing PRoW network.
- 8.19. LBPC consider new development with significant traffic impact will be expected to contribute, via developer contributions, to the enhancement of the highways network within the Parish.

Aim 11: Accessibility

Lower Beeding Parish Council will support improvements to the accessibility of public transport across the Parish.

Lower Beeding Parish Council will support proposals which provide improvements to the pedestrian, cycle and bridleway environment.

Aim 12: Public Rights of Way (PRoW)

- 8.20. PRoW can bring benefits to health and well-being, the local economy and the environment, and are used for a wide range of leisure activities, enabling residents and visitors to enjoy the beauty and tranquillity of large parts of the West Sussex countryside.
- 8.21. As well as being a valuable part of everyday life, providing access to shops, workplaces, educational and health services and linking to public transport, PRoW also provide a safer alternative to our increasingly busy roads and lanes.
- 8.22. The Parish is relatively well served by footpaths, bridleways and other PRoWs. The South Ouse Valley Way and the High Weald Landscape Trail cross the Parish. Both footpaths are used by both residents and visitors.

- 8.23. LBNP supports preservation and improvements to public pathways which would increase their accessibility.

Aim 12: Public Rights of Way (PRoW)

Lower Beeding Parish Council will support proposals which protect and enhance the Parish's Public Rights of Way (PRoW).

9. MONITORING AND REVIEW

- 9.1. The LBNP will provide a planning framework for the Parish. Following the Submission consultation, it will also, in due course, be subject to an independent Examination and if successful will be subject to Referendum.
- 9.2. The LBNP once “made” by HDC will become part of the Development Plan for the District. It will be used by HDC Officers to guide development up to 2031.
- 9.3. The preparation of the LBNP is taking place within the context of a revised NPPF and at a time HDC are embarking on a review of the Local Plan. The revised NPPF now requires Local Authorities to calculate housing need based on a standard methodology. HDC have advised this will lead to increased housing requirements for the District in the future, which will need to be planned for in the HDC’s Local Plan Review. In addition, Local Authorities are also now required to set out housing requirements in their Local Plans for Designated Neighbourhood Plan Areas.
- 9.4. In this context, HDC have asked LBPC to confirm their commitment to undertake a review of the LBNP in 2021 in order to take account of any revised housing numbers which are allocated to the Parish in the Local Plan Review.
- 9.5. LBPC have confirmed agreement to this approach and are committed to a review in 2021.

10. MAPS

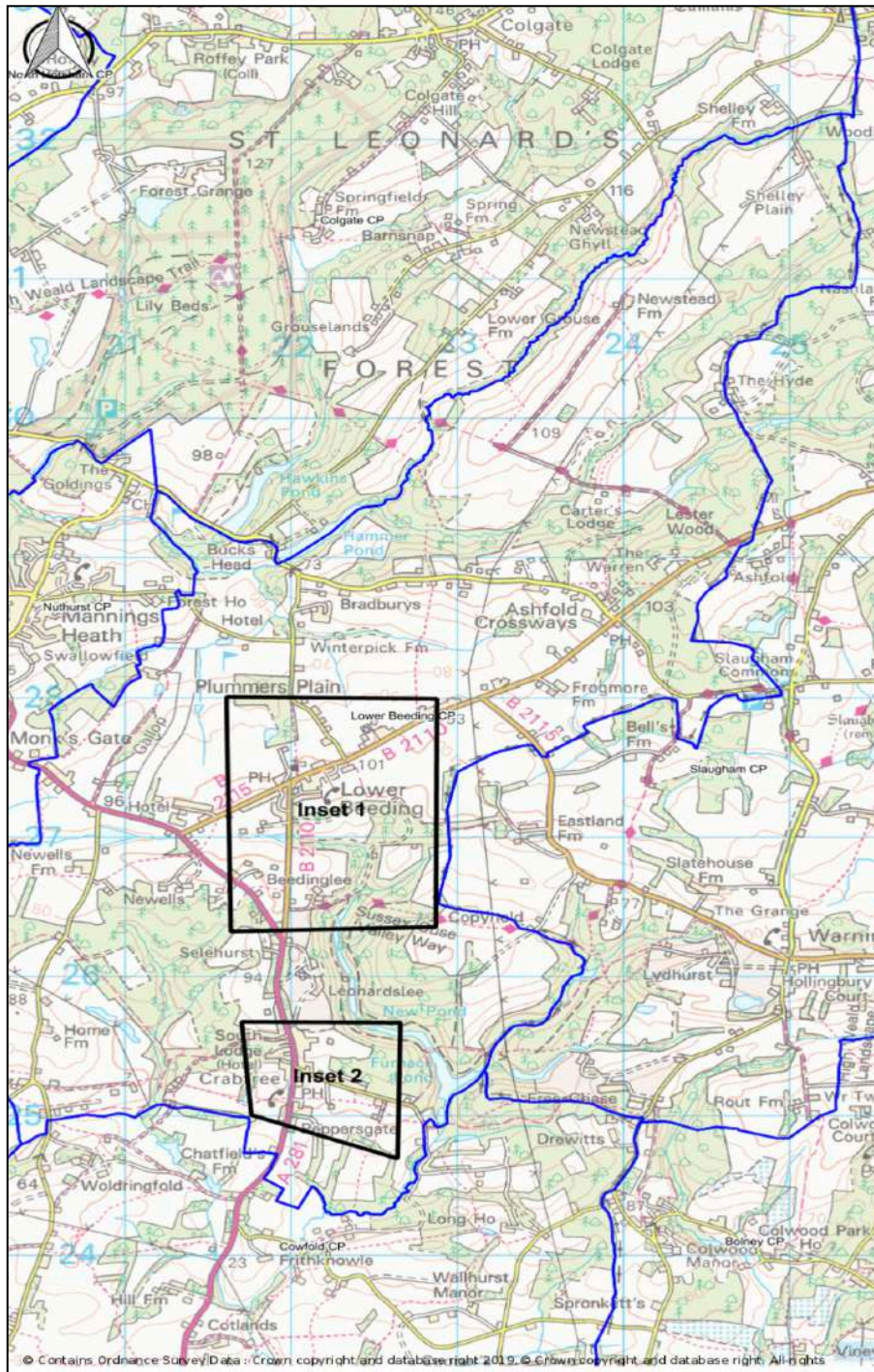


Fig.18: Parish Overview

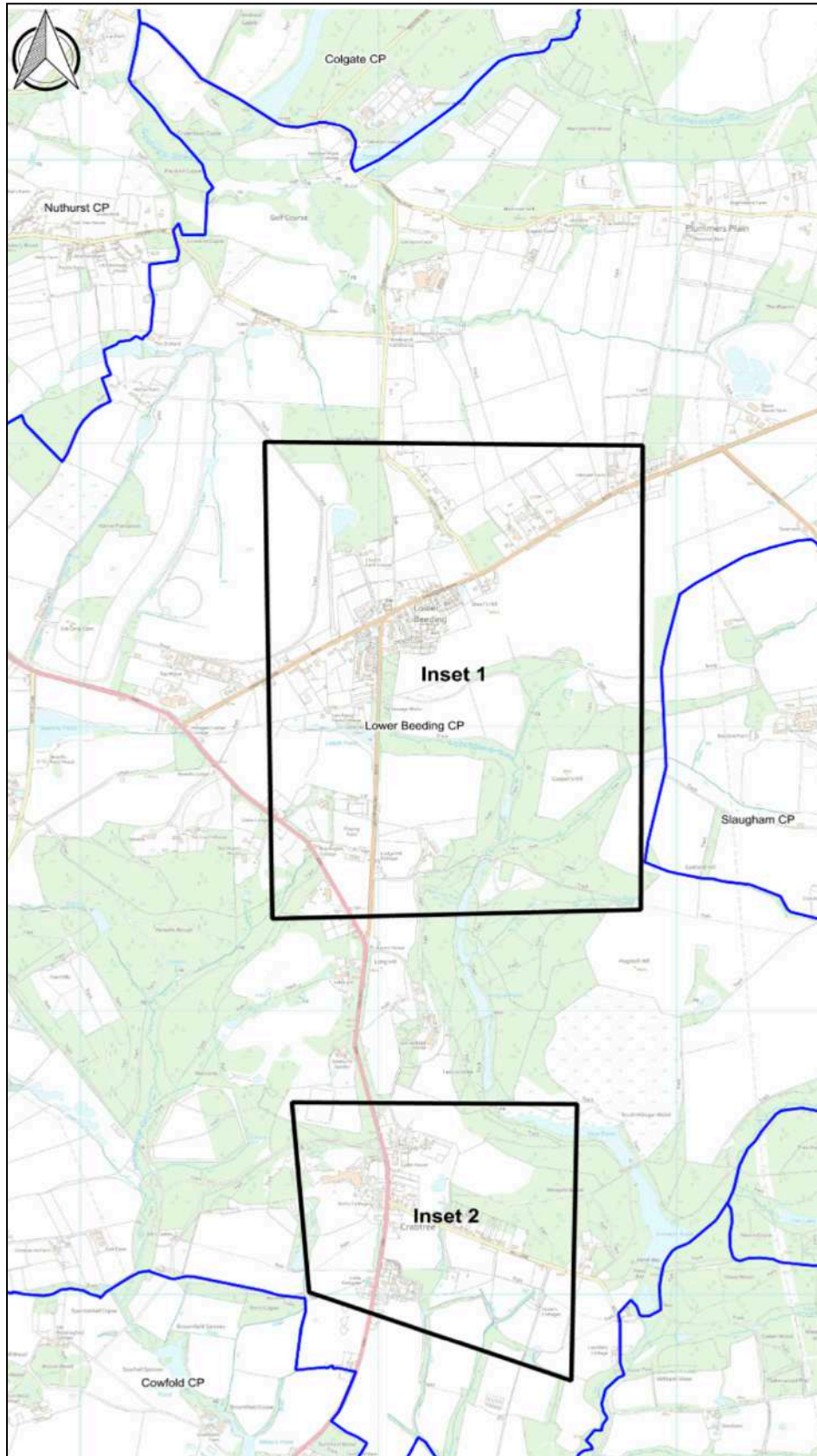


Fig.19: Overview Showing Insets



Fig.20: Inset 1 - Lower Beeding

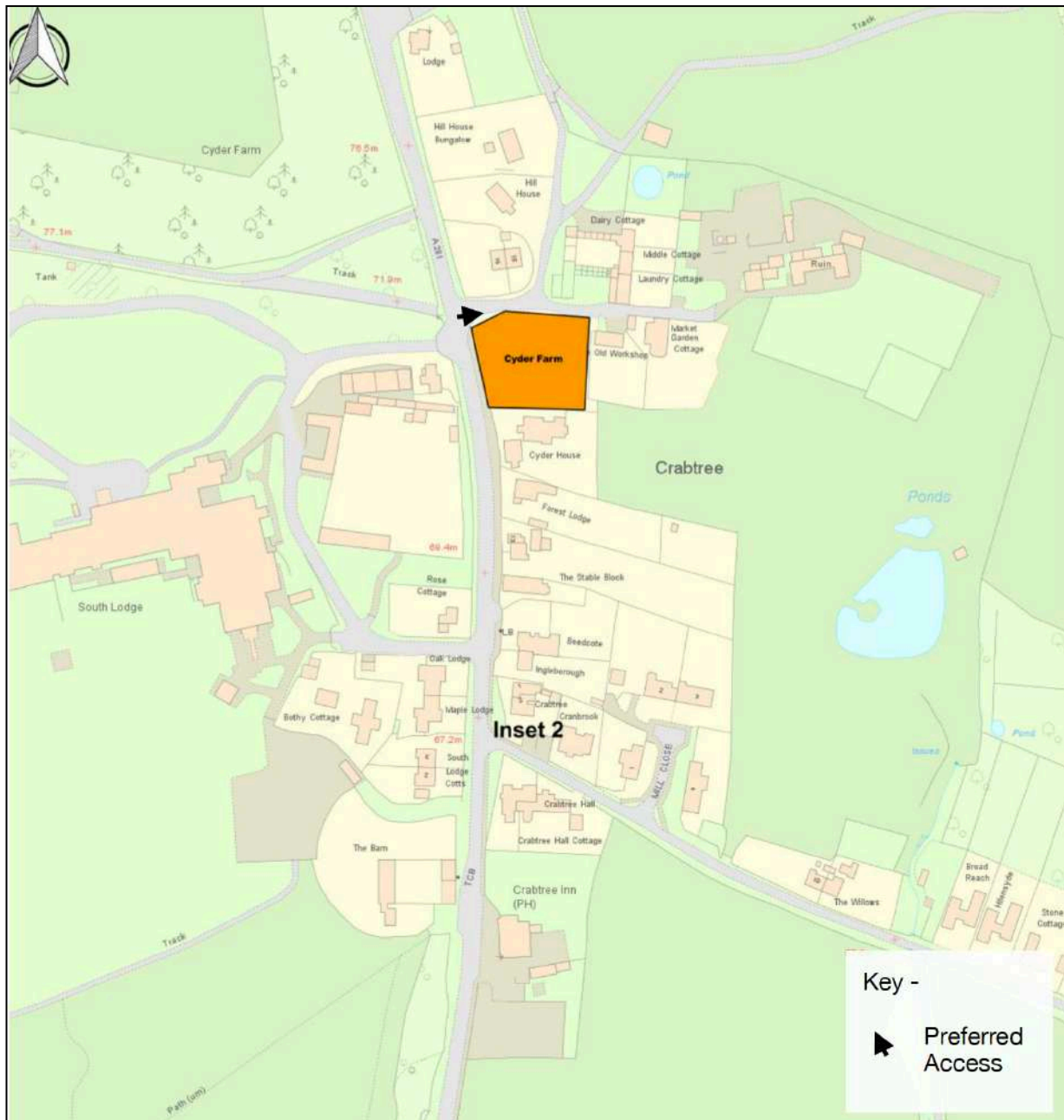


Fig.21: Inset 2 - Crabtree

11. SCHEDULE OF EVIDENCE

General	
Localism Act 2011	
Neighbourhood Planning (General) Regulations 2012	
National Planning Policy Framework	
National Planning Policy Guidance: Neighbourhood Planning and Strategic Environmental Assessment and Sustainability Appraisal	
Neighbourhood Planning - RTP1	
Neighbourhood Planning - Locality Resources	
Neighbourhood Planning - CPRE	
Rural Services Network - What is Neighbourhood Planning?	
Neighbourhood Planning and the Historic Environment	
Neighbourhood Planning - West Sussex County Council Guidance	
Neighbourhood Planning in the High Weald Area of Outstanding Natural Beauty	
South East River Basin District Management Plan	
South East Water, Water Resources Management Plan: 2010-2035	
Southern Water Resource Management Plan	
Thames Water Resource Management Plan	
West Sussex Waste and Minerals Plan	
West Sussex Public Health Plan: 2012-2017	
EU Directive 2001 - Strategic Environmental Assessments	
Environmental Assessment of Plans and Programmes Regulation 2004	
A Practical Guide to Strategic Environmental Assessment Directive	
Horsham Local Plan	
Horsham District Planning Framework	
Local Plan Review	
Horsham Planning Policy Evidence Base: Housing	
Strategic Housing and Economic Land Availability Assessment	
Strategic Housing Market Assessment: May 2009	

Strategic Housing Market Assessment Update: October 2012	
Strategic Housing Market Assessment Update: October 2014	
Crawley and Horsham Market Housing Mix Report: November 2016	
Crawley and Horsham Starter Homes Report: November 2016	
Housing Need in Horsham District: May 2015	
Urban Housing Potential Study 2004-2018: February 2005	
Assessing Housing Need - Summary Paper	
Horsham Planning Policy Evidence Base: Infrastructure, Transport and Healthy Communities	
Sport, Open Space & Recreation Assessment: February 2014	
Horsham Transport and Development Study Addendum: April 2014	
Horsham Transport and Development Study Technical Note: April 2015	
Horsham Transport and Development Study Appendices: April 2015	
Horsham Planning Policy Evidence Base: Economic Development	
Employment Land Review (Part 1)	
Employment Land Review (Part 2)	
Retail Needs Study	
Market Appraisal on the Current and Potential Future Demand for Business Space	
Economic Growth Assessment: April 2014	
Economic Growth Assessment Appendices: April 2014	
Economic Growth Assessment Supplementary Report	
Employment Floorspace Review	
Hotel & Visitor Accommodation Study	
Hotel & Visitor Accommodation Study Technical Appendices	
Horsham Town Retail & Leisure Study 2017	

Horsham Planning Policy Evidence Base: Conserving and Enhancing the Natural and Built Environment	
Landscape Character Assessment: October 2003	
Settlement Sustainability & Greenfield Site Allocations: 2005	
Climate Change Strategy: June 2009	
Gatwick Sub Region Water Cycle Study: January 2011	
Cowfold Air Quality Action Plan: March 2011	
South Downs National Park Management Plan: 2014-2019	
Strategic Flood Risk Assessments	
Landscape Capacity Assessment Reports: April 2014	
Green Infrastructure Study: April 2014	
Habitat Regulation Assessment: April 2014	
Settlement Sustainability Review	
Sussex AQ Guidance: June 2019	
High Weald AONB Management Plan: 2019-2024	
Air Quality Management Areas	
Horsham District Council: Resources to Help Make a Neighbourhood Plan	
Standard Screening Opinion	
SA/SEA Guidance Note 2015	
Evidence Base Guidance Note	
Environment Agency Consultation on Neighbourhood Plans & SA/SEA	
The Coal Authority Consultation Advice	
EA Updated NP Checklist Horsham	
Fact Sheet Main NPPF Changes	
Neighbourhood Planning Conference (Post It Notes Questions and Answers)	
2019 March SHELAA - Factsheet	
Contact Details of Statutory Consultees and Other Consultees	

Parish Based Evidence	Date
Office of National Statistics (NOMIS): Lower Beeding	-
English Indices of Deprivation 2015-LSOA Level: Lower Beeding	-
West Sussex Historic Environment Report: Lower Beeding	
Sussex Biodiversity Record Centre: Lower Beeding	-
Natural England-Land Classification Map	-
Magic Map: Lower Beeding	-
Environment Agency Flood Map for Planning: Lower Beeding	-
Scoping Report	July 2016
Background Paper: Local Green Space	November 2019
Housing Needs Consideration Report	September 2018
HDC Indicative Housing Requirement Paper	November 2018
Parish Housing Land Availability Assessment	April 2018
Exhibition Material	2016-2018

12. ADDENDUM

Key Statistics

12.1. In December 2013 a survey was developed and undertaken by the Community Led Plan Steering Group working in conjunction with Lower Beeding Parish Council. The survey aimed to build on their work by consulting every resident on the main findings.

12.2. The Community Led Plan has been, and can be used to:

- Develop a shared vision for Lower Beeding;
- Identify priorities and aspirations;
- Determine key concerns and issues for residents; and
- Set out a response by the community and other parties to the communities needs.

Key Findings

12.3. A total of 181 replies were received to the survey. Those responses are grouped below into four categories: Community & Background, Transport, Housing, and Amenities. Some questions on the survey permitted more than one response; therefore some totals equal more than 100%.

Community & Background

- The greatest proportion of respondents (37.2%) indicated that they had lived in the Parish for 20 or more years, whilst 26.7% had lived there for 0 to 5 years, 22.8% for 11 to 20 years and 13.3% for 6 to 10 years.
- Approaching a quarter of those living in respondents households (24.5%) were aged between 51 and 65, whilst 21.4% were aged 65 and over, 20.0% between 31 and 50, 10.9% between 0 and 5, 10.2% between 19 and 30, 8.2% between 11 and 18 and 4.7% between 6 and 10.
- An overwhelming majority of those responding (99.4%) indicated that their dwelling in the Parish was their households main residence, with 0.6% indicating that it was not.
- The greatest proportion of those responding indicated that Landscape Views (64.0%), Green and Open Spaces (70.3%), Maintenance of Roadside Verges (60.9%) and Addressing Dog Fouling (41.8%) were all very important in Lower Beeding. The only issue identified by the greatest proportion of respondents as 'not relevant', was Community Garden/Allotment which was identified as such by 49.7% of those responding to the question.
- Just over three-quarters of those responding (80.6%) indicated that neither they, nor anyone in their household ran a business from home, whilst 19.4% confirmed that they did.

- The means of learning about what is occurring in Lower Beeding most commonly identified by respondents was via the church magazine, identified by 60.9% of those responding to the question, which along with word-of-mouth, were the two dominant methods of spreading information identified by respondents.

Transport

- A majority of those responding indicated that they 'never' use a Bus (55.9%), Community Bus (95.6%), or participate in Car Sharing (69.3%), whilst 47.9% used the train 'occasionally' and 57.8% used taxis 'occasionally'.
- Approximately three-quarters of those responding (74.0%) indicated that a bus stop was within reasonable walking distance of their home, whilst 22.5% indicated that one was not and 3.5% did not know.
- The most commonly identified factor which would encourage respondents to leave their car at home was more frequent buses (including evenings and weekends), which was identified by 56.3% of those responding.
- Just over three-quarters of those responding (77.1%) indicated that they 'strongly agreed' that there should be a mandatory 30 mph speed limit throughout the built-up village areas, with 15.1% agreeing, 5.6% disagreeing and 2.2% made no comment.
- The greatest proportion of those responding (43.1%) indicated that they 'strongly agreed' that a 20mph speed limit during school times should be introduced, whilst 27.6% agreed, 21.3% disagreed and 8.0% made no comment.
- The greatest proportion of those responding indicated that a traffic controlled pedestrian crossing should be introduced for: people accessing the church (47.3% said yes); people accessing the bus (55.3% said yes); children going to and from school (79.4% said yes) and for children to cross safely to and from the bus stop (79.8% said yes).
- In seeking to address traffic issues at the Plough Inn junction; 62.4% of respondents favoured a roundabout.
- Just over half of those responding (60.0%) indicated that they had not been a victim of a near miss at the Plough Inn junction, either as a pedestrian or motorist, whilst 33.1% had as a motorist and 19.4% as a pedestrian.

Housing

- Approaching two-thirds of those responding (62.6%) indicated that they would be in favour of a small development of affordable housing for local people if there were a proven need, whilst 37.4% indicated that they would not.
- The vast majority of those responding (84.6%) indicated that neither they, nor anyone in their household, is in need of affordable housing, whilst 15.4% were.
- Approximately three-quarters of those responding (74.6%) knew of someone else with a local connection to the Parish that is in need of affordable housing, whilst 25.4% did not.
- The type of housing most commonly identified by respondents as being required in Lower Beeding was 2/3 bedroom houses by 60.6% of respondents, whilst 40.2% of respondents indicated 2-3 bedroom bungalows; 34.1% warden assisted housing; 25.8% sheltered housing (1 bedroom); 1-2 bedroom flats, and 4+ bedroom houses (both 19.7%).

Amenities

- Just over three-quarters of those responding (83.6%) expressed a desire to see more local shops and businesses in the village, whilst 16.4% did not.
- An overwhelming majority of those responding (87.6%) indicated that they would support a shop/general store at the Plough Inn site as per the planning approvals, whilst 12.4% would not.
- Approximately two-thirds of those responding (65.5%) indicated that their current household broadband speed was inadequate, whilst 34.5% indicated that it was not.
- Improved mobile reception was the facility identified by the greatest proportion of respondents (86.4%) as being the element most needed to support the running of a business in the Parish. The other option identified by a clear majority of respondents (71.2%) was improved broadband.
- A clear majority of those responding (80.0%) indicated that play areas for children were community facilities that they would like to see provided, whilst 46.7% of respondents also identified allotments.

Parish Statistics

12.4. All statistics taken from the 2011 Census.

Population Total	1,022
Aged under 18	180
Aged between 18-44	318
Aged between 45-64	341
Aged over 64	183

Households

Total households	401
1 x person households	78
2 x person households	168
3 x person households	74
4 x person households	55
5 x person households	16
6 x person households	10

Housing Type

Detached	226
Semi-Detached	112
Terraced	50
Flat/Maisonette	13

Nearest hospital	8.0 miles	Measured
Nearest GP (versus avg 0.8 miles in West Sussex)	3.5 miles	Measured
Nearest secondary school	7.0 miles	Measured

13. GLOSSARY

Ancient Woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

Around:⁹ A guide figure that is plus or minus ten percent of the figure quoted.

Built-Up Area Boundary:¹⁰ These identify the areas in the District of primarily built form, rather than countryside. They identify areas within which development of brownfield land may normally be appropriate, including infilling, redevelopment and conversions in accordance with Government Policy and Guidance. They do not include a presumption for the development of greenfield land such as playing fields and other open space. Identified built-up area boundaries do not necessarily include all existing developed areas.

Community Infrastructure Levy (CIL):¹¹ The Community Infrastructure Levy is a new levy that Local Authorities in England and Wales can choose to charge on new development in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want – for example, new or safer road schemes, park improvements or a new health centre. There are several stages in the introduction of this levy, including consultation on the levy of charge proposed on new development. The charging schedule goes through independent examination before being adopted by the Council and applied to new development.

Green Infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits.

Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the Local Planning Authority (including local listing).

High Quality Open Space: Open space of a sufficient quality which offers opportunity for sport and physical activity.

Horsham District Council (HDC)

Lower Beeding Neighbourhood Plan (LBNP)

Lower Beeding Parish Council (LBPC)

Neighbourhood Plan Working Group (NPWG)

Open Space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs), which offer important opportunities for sport and recreation and can act as a visual amenity.

⁹ As defined in Horsham District Planning Framework, Appendix 1: Glossary

¹⁰ As defined in Horsham District Planning Framework, Appendix 1: Glossary

¹¹ As defined in Horsham District Planning Framework, Appendix 1: Glossary

Previously Developed Land: Land which is, or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Public Rights of Way (PRoW): The Highways Act set out the right to walk, ride, cycle and drive on Public Rights of Way in the countryside. Public Rights of Way include footpaths, byways and bridleways.

Settlement Hierarchy:¹² Settlements are categorised in a hierarchy based on their characteristics and function e.g. level of facilities, accessibility and community networks.

Windfall Sites: Sites not specifically identified in the development plan.

¹² As defined in Horsham District Planning Framework, Appendix 1: Glossary