

# Planning Advice Note: Lower Beeding Neighbourhood Plan and Water Neutrality



**June 2023**

Lower Beeding Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations.

In order, to support the hard work of local communities, Horsham District Council has prepared this Planning Advice Note. These Advice Notes highlight how the policies in the Neighbourhood Plans are considered to align with National Planning Policy.

This Planning Advice Note draws together current adopted Local Plan policies, and up-to-date national policy guidance including relevant ministerial statements and the outcome of the Neighbourhood Planning Examiner’s report. It therefore forms a material consideration that will be taken into account by decision makers when determining planning applications. When the strategic solution to Water Neutrality is implemented, the Council will proceed to take the Lower Beeding Neighbourhood Plan to Referendum and upon a successful result the Council will ‘make’ the plan at full Council at the earliest opportunity.

## Appendix C: Lower Beeding Neighbourhood Plan

NOTE: Whilst this document sets out the Council’s view on compliance of the policy wording with the NPPF, this note provides advice and does not set planning policy. It should be noted that all development proposals must clearly demonstrate that they are water neutral in order to demonstrate that there is no adverse impact on the Arun Valley. This will be required to be assessed on a case-by-case basis as part of any individual planning application.

Policy	National Policy (NPPF) <sup>1</sup>
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<sup>1</sup> Please note the NPPF paragraphs listed to each policy are not definitive with further revisions to the NPPF expected in the Summer/Autumn 2023.

<p><b>Policy 1: Biodiversity</b></p> <p>Development proposals which protect and where possible provide net gains in biodiversity and enhance the ecological network in the Parish will be supported.</p>	<p>Subject to water Neutrality being demonstrated Policy 1 is consistent with the NPPF and carries significant weight.</p> <p>NPPF Para 153, 179, 180-182</p>
<p><b>Policy 2: Landscape Character</b></p> <p>Development proposals which conserve and enhance the natural environment and landscape character of the Parish will be supported subject to compliance with other policies in the LBNP.</p>	<p>Subject to water Neutrality being demonstrated Policy 2 is consistent with the NPPF and carries significant weight.</p> <p>NPPF Para 174</p>
<p><b>Policy 3: Green Infrastructure</b></p> <p>Development proposals which seek to conserve, maintain or enhance existing green infrastructure networks will be supported.</p> <p>Development proposals which incorporate landscaping and provide additional trees and hedging consistent with the rural nature of the Parish will be supported.</p> <p>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.</p>	<p>Policy 3 is consistent with the NPPF and carries significant weight.</p> <p>NPPF Para 92, 93, 153-154, 179, 180</p>
<p><b>Policy 4: Sustainability</b></p> <p>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.</p>	<p>Subject to water Neutrality being demonstrated Policy 4 is consistent with the NPPF and carries significant weight.</p> <p>NPPF Para 153, 154</p>
<p><b>Policy 5: Energy Efficiency</b></p>	<p>Policy 5 is consistent with the NPPF and carries significant weight.</p>

<p>Development proposals which incorporate measures to maximise energy efficiency of new buildings will be supported.</p>	<p>NPPF Para 155-158</p>
<p><b>Policy 6: Cyder Farm</b></p> <p>Development proposals for around 6 residential units on land at Cyder Farm (as identified on the Policies Map) will be supported where:</p> <ol style="list-style-type: none"> <li>1. Proposals provide a suitable mix of dwelling type and size to meet the needs of current and future households;</li> <li>2. The design positively responds to and enhances the prevailing character of the surrounding area;</li> <li>3. Proposals ensure that the scale, massing and appearance is of a high standard of design and layout and are visually attractive;</li> <li>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;</li> <li>5. Proposals allow for the retention of existing mature trees and hedgerows on the southern and western boundary (where appropriate);</li> <li>6. Access to the site is maintained via existing arrangements, if appropriate;</li> <li>7. Proposals provide suitable parking arrangements to the satisfaction of the Highway Authority; and</li> <li>8. Parking respects the residential amenity of occupiers.</li> </ol>	<p>The Policy carries significant weight, but any development proposal will be required to demonstrate that it is water neutral in order to establish that there is no adverse impact on the Arun Valley.</p>

**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);
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

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<p>10. Proposals provide an access link to the existing Public Right of Way on the eastern boundary.</p>	
<p><b>Policy 8: Land north of Sandygate Lane</b></p> <p>Development proposals for around 20 residential units on land north of Sandygate Lane (as identified on the Policies Map) will be supported where:</p> <ol style="list-style-type: none"> <li>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;</li> <li>2. The design positively responds to and enhances the prevailing character of surrounding residential property;</li> <li>3. Proposals ensure that the scale, massing and appearance is of a high standard of design and layout and are visually attractive;</li> <li>4. Proposals respect the setting of the Grade II Listed Holy Trinity Church;</li> <li>5. Proposals respect the wider views of the Grade II Listed Holy Trinity Church;</li> <li>6. Proposals allow for the retention of existing mature trees and hedgerows (where appropriate);</li> <li>7. A landscape buffer is provided on the northern, southern and western boundary;</li> <li>8. Suitable access to the site is provided off Sandygate Lane which is sympathetic to existing properties and respects residential amenities;</li> </ol>	<p>The Policy carries significant weight, but any development proposal will be required to demonstrate that it is water neutral in order to establish that there is no adverse impact on the Arun Valley.</p>

<p>9. Proposals provide suitable parking arrangements to the satisfaction of the Highway Authority; and</p> <p>10. Provide a pedestrian link to the existing footpath along Sandygate Lane as part of the new site access.</p>	
<p><b>Policy 9: Land at Glayde Farm (Field B)</b></p> <p>Development proposals for around 14 residential units on land at Glayde Farm (Field B) (as identified on the Policies Map) will be supported where:</p> <ol style="list-style-type: none"> <li>1. Proposals provide a suitable mix of dwelling type and size to meet the needs of current and future households;</li> <li>2. The design positively responds to and enhances the prevailing character of surrounding residential property;</li> <li>3. Proposals ensure that the scale, massing and appearance is of a high standard of design and layout and are visually attractive;</li> <li>4. Proposals respect the setting of the Lower Beeding Parish Church;</li> <li>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;</li> <li>6. Proposals respect the wider views of the Grade II Listed Holy Trinity Church (where appropriate);</li> </ol>	<p>The Policy carries significant weight, but any development proposal will be required to demonstrate that it is water neutral in order to establish that there is no adverse impact on the Arun Valley.</p>

<ol style="list-style-type: none"> <li>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;</li> <li>8. Proposals provide connections to existing adjacent public footpaths;</li> <li>9. Sufficient and safe access is provided off the B2110; and</li> <li>10. Proposals provide suitable parking arrangements to the satisfaction of the Highway Authority.</li> </ol>	
<p><b>Policy 10: Windfall Development</b></p> <p>Development proposals for residential development on unidentified sites within the defined built-up area of Lower Beeding will be supported where <u>they</u>:</p> <ol style="list-style-type: none"> <li>1. Are proportionate in scale and relate positively to the character of the area;</li> <li>2. Ensure the design is in keeping with the character of the area; and</li> <li>3. Avoid unacceptable harm to the amenity of the existing dwelling and nearby properties.</li> </ol>	<p>The Policy carries significant weight, but any development proposal will be required to demonstrate that it is water neutral in order to establish that there is no adverse impact on the Arun Valley.</p>
<p><b>Policy 11: Housing Mix</b></p> <p>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.</p>	<p>Subject to water Neutrality being demonstrated Policy 11 is consistent with the NPPF and carries significant weight.</p> <p>NPPF Para 62</p>
<p><b>Policy 12: Design</b></p> <p>Development proposals which are in keeping with the local vernacular traditions and materials will be supported.</p>	<p>Subject to water Neutrality being demonstrated Policy 12 is consistent with the NPPF and carries significant weight.</p> <p>NPPF Para 126, 127, 130-132, 134, 135</p>

<p><b>Policy 13: Density</b></p> <p>Development proposals which reflect the prevailing density of the surrounding area will be supported.</p>	<p>Subject to water Neutrality being demonstrated Policy 13 is consistent with the NPPF and carries significant weight.</p> <p>NPPF Para 62, 124-125</p>
<p><b>Policy 14: Recreation Areas</b></p> <p>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.</p>	<p>Policy 14 is consistent with the NPPF and carries significant weight.</p> <p>NPPF Para 84, 93, 99</p>
<p><b>Policy 15: Protection of Local Green Spaces</b></p> <p>The LBNP designates the following locations as Local Green Spaces:</p> <ol style="list-style-type: none"> <li>1. Land Area at the Entrance to Church Close Opposite The Plough Public House (LGS1); and</li> <li>2. Brick Kiln Pond (LGS2).</li> </ol> <p>Development proposals within the designated local green spaces will only be supported in very special circumstances'</p>	<p>Policy 15 is consistent with the NPPF and carries significant weight.</p> <p>NPPF Para 101, 102, 103</p>
<p><b>Policy 16: Broadband and Telecommunications</b></p> <p>Proposals which would provide access to a super-fast broadband network will be supported.</p> <p>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.</p>	<p>Subject to water Neutrality being demonstrated Policy 16 is consistent with the NPPF and carries significant weight.</p> <p>NPPF Para 114, 115</p>



<p><b>Policy 17: Existing Employment Sites</b></p> <p>Development proposals which seek to maintain and/or expand existing businesses will be supported where proposals:</p> <ol style="list-style-type: none"> <li>1. Are in keeping with the character of the area;</li> <li>2. Avoid unacceptable harm to the amenity of the existing dwelling and nearby properties; and</li> <li>3. Do not have an unacceptable impact on the highway.</li> </ol>	<p>The Policy carries significant weight, but any development proposal will be required to demonstrate that it is water neutral in order to establish that there is no adverse impact on the Arun Valley.</p>
<p><b>Policy 18: Economic Growth</b></p> <p>Development proposals for employment uses will be supported where:</p> <ol style="list-style-type: none"> <li>1. Is in keeping with the rural character of the local area;</li> <li>2. Proposals have no significant detrimental impact on residential amenity; and</li> <li>3. Would not have unacceptable impact on the local road network.</li> </ol>	<p>The Policy carries significant weight, but any development proposal will be required to demonstrate that it is water neutral in order to establish that there is no adverse impact on the Arun Valley.</p>