



## **Horsham District Council**

### **Lower Beeding Neighbourhood Plan 2015-2031**

#### **Notice of Factual Updates to the Lower Beeding Decision Statement**

**(8 November 2024)**

#### **1.0 INTRODUCTION**

- 1.1 Horsham District Council (“the Council”) (HDC) has a statutory duty<sup>1</sup> to support Parish Councils and Qualifying Bodies in the preparation of Neighbourhood Development Plans (NDPs) and Orders and to take NDPs and Orders through a process of examination and referendum.
- 1.2 This notice relates to the Lower Beeding Neighbourhood Plan 2015-2031 (LBNP) and is an addendum to the 8 November Decision Statement published by Horsham District Council pursuant to Regulation 19 of the Neighbourhood Planning (General) Regulations 2012 (as amended). This notice does not replace the Decision Notice but sets out why HDC remains of the view that the LPNP meets the basic conditions and, incorporating amendments proposed in the Decision Statement, complies with the Conservation of Habitats and Species Regulations 2017.
- 1.3 On 14 September 2021, Horsham District (together with a number of other local planning authorities in north west Sussex) received a Position Statement from Natural England on water neutrality. This set out that water abstraction for drinking water supplies was having a negative impact on the wildlife sites in the Arun Valley. This has led to a significant delay in the Lower Beeding Neighbourhood Plan proceeding to referendum and has required further work, which has been subject to consultation, and additional modifications made to ensure the plan either alone or in combination with other plans or projects and is therefore compliant with the Conservation of Habitats and Species Regulations 2017. This is discussed in detail in Section 3 of the 8 November Decision Statement.

#### **2.0 NOTICE OF FACTUAL UPDATES**

- 2.1 Following successful examination and the receipt of the Examiner’s Report, the Council decided to make the LPNP and duly published a Decision Statement on

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<sup>1</sup> The Town and Country Planning Act 1990 (as amended)

the 8 November 2024 to progress the Lower Beeding Neighbourhood Plan to referendum. Subsequently, the Local Plan Inspector has recommended the HDLP is withdrawn in his Interim Findings Letter dated 4 April 2025. Horsham District Council considers this to be a significant change of circumstances. To ensure compliance with Schedule 4B of the Town and Country Planning Act 1990, Paragraph 12 (6), further modifications are made to the Lower Beeding Neighbourhood Plan for the purpose of correcting errors such that all references made to HDLP and the policies therein are removed from the Lower Beeding Neighbourhood Plan to reflect the diminished status of the HDLP. Additional amendments have also been made to the Lower Beeding Neighbourhood Plan for the purpose of correcting cross-referencing errors following publication of the latest version of the NPPF (2024). Appendix A of this notice refers to a list of modifications to reflect those factual changes.

- 2.2 These factual corrections do not affect the substantive content of the LBNP. The Examiner's proposed modifications as stipulated within Appendix B (8 November Decision Statement) alongside the reason why the modifications were accepted remain valid. In addition, further modifications in relation to Water Neutrality have been incorporated into LBNP to demonstrate compliance with the Basic Conditions in relation to compatibility with EU obligations and for the purpose of correcting errors. The Council is of the view that the Lower Beeding Neighbourhood Plan as modified in Appendix B: Examiner's Proposed Modifications to the Lower Beeding Neighbourhood Plan 2014-2031 alongside this notice, complies with legal requirements and may now proceed to Referendum.



**Catherine Howe**  
Head of Strategic Planning  
25 July 2025

<p align="center"><b>Appendix A: Schedule of Modifications to the update the LPNP to reflect the status of the HDLP and the latest version of the NPPF 2024</b></p>
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Policies	Examiner's Modifications (insertion underline, omission as strikethrough)	Decision and Justification	Action Taken
Chapter 1, paragraph 1.15	<p><u>'Policies are land use issues which will form part of the development plan in the event that the Plan is made after a public referendum. Policies are highlighted in blue. Aims are issues where the residents of the parish have expressed a strong view about the issue concerned during the plan making process but which are not land use-based matters. They will not form part of the development plan in the event that the Plan is made. However, they may form the basis of actions which the Parish Council will pursue within the Plan period. Aims are highlighted in purple. The various policies and the Aims are incorporated within the relevant chapters of the Plan. This approach recognises that in several cases the Aims are complementary to the policies.'</u></p>	HDC agree with the Examiner's recommendation – which will provide clarity to users of the plan.	Modification taken forward to the final plan.
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.	No modification proposed. HDC agree the policy meets the Basic Conditions.	No further action required.
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 policies in the LBNP.	No modification proposed. HDC agree the policy meets the Basic Conditions.	No further action required.

Policy 3 Green Infrastructure	<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>	No modification proposed. HDC agree the policy meets the Basic Conditions.	No further action required.
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.	No modification proposed. HDC agree the policy meets the Basic Conditions.	No further action required.
Policy 5 Energy Efficiency	<del>Lower Beeding Parish Council will support</del> Development proposals which incorporate measures to maximise energy efficiency of new buildings <del>in accordance with the energy hierarchy</del> <u>will be supported.</u>	HDC agree with the Examiner's recommendation which clarifies HDC remains the decision maker for planning applications – this will ensure compliance with the basic conditions.	Modification taken forward to the final plan.
Policy 6 Cyder Farm	<p>Development proposals for around 6 residential units on land at Cyder Farm (as identified on the Policies Map) will be supported where:</p> <p>1. Proposals provide a suitable mix of dwelling type and size to meet the needs of current and future households;</p>	HDC agree with the Examiner's recommendation which will ensure compliance	<p>Modifications taken forward to the final plan.</p> <p>Editorial updates to</p>

	<p>2. The design positively responds to and enhances the prevailing character of the surrounding area;</p> <p>3. Proposals ensure that the scale, massing and appearance is of a high standard of design and layout and are visually attractive;</p> <p>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;</p> <p>5. Proposals allow for the retention of existing mature trees and hedgerows on the southern and western boundary (where appropriate);</p> <p>6. Access to the site is maintained via existing arrangements, if appropriate;</p> <p>7. Proposals provide suitable parking arrangements to the satisfaction of the Highway Authority; and</p> <p>8. Parking respects the residential amenity of occupiers.</p> <p>9. Proposals provide suitable parking arrangements to the satisfaction of the Highway Authority; and</p> <p>10. Parking respects the residential amenity of occupiers.</p> <p><u>All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development.</u></p> <p><u>All proposals should look to be compliant with Policy 19: Water Neutrality.</u></p>	<p>with National policy and legislative requirements</p> <p>Additional HRA amendments also incorporated requiring that the proposal meets the water neutrality requirements to ensure the plan is in compliance with the habitat regulations.</p>	<p>renumber Policy criterion to ensure the policy is clear.</p>
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Para. 5.32	<u>To reflect the outcome of the habitat regulations assessment and appropriate assessment process 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.</u>	HDC agree with the Examiner's recommendation which will ensure compliance with National policy and legislative requirements	Modification taken forward to the final plan.
Policy 7 Land at Trinity Cottage	<p>Development proposals for around 7 residential units on land at Trinity Cottage (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 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 respect the setting of the Grade II Listed Holy Trinity Church, which lies to the immediate south;</li> <li>5. Proposals respect the wider views into and out 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. Proposals provide a landscape buffer on the northern and southern boundary;</li> <li>8. Suitable access, which avoids harm to the setting of the</li> </ol>	<p>HDC agree with the Examiner's recommendation which will ensure compliance with National policy and legislative requirements</p> <p>Additional HRA amendments also incorporated requiring that the proposal meets the water neutrality requirements to ensure the plan is in compliance with the habitat regulations.</p>	Modification taken forward to the final plan.

	<p>church and churchyard is provided;</p> <p>9. Proposals provide suitable parking arrangements to the satisfaction of the Highway Authority;</p> <p>10. Proposals provide an access link to the existing Public Right of Way on the eastern boundary.</p> <p>11. <u>All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 19: Water Neutrality.</u></p>		
Paragraph 5.37	<p><u>To reflect the outcome of the habitat regulations assessment and appropriate assessment process 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.</u></p>	HDC agree with the Examiner's recommendation. To ensure compliance with the basic conditions	Modification to be taken forward to the final plan.
Policy 8 Land north of Sandygate Lane	<p>Policy 8: Land north of Sandygate Lane</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</li> </ol>	<p>HDC agree with the Examiner's recommendation which will ensure compliance with National policy and legislative requirements</p> <p>Additional HRA amendments also incorporated requiring that</p>	Modification to be taken forward to the final plan

	<p>layout and are visually attractive;</p> <ol style="list-style-type: none"> <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> <li>9. Proposals provide suitable parking arrangements to the satisfaction of the Highway Authority; and</li> <li>10. Provide a pedestrian link to the existing footpath along Sandygate Lane as part of the new site access.</li> <li>11. <u>All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 19: Water Neutrality.</u></li> </ol>	<p>the proposal meets the water neutrality requirements to ensure the plan is in compliance with the habitat regulations.</p>	
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Paragraph 5.41	<u>To reflect the outcome of the habitat regulations assessment and appropriate assessment process 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.</u>	To ensure compliance with the basic conditions	Modification taken forward to the final plan.
Policy 9: Land at Glayde Farm (Field B)	<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. <u>All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 19: Water Neutrality.</u></li> <li>5. Proposals respect the setting of the Lower Beeding Parish Church;</li> </ol>	<p>HDC agree with the Examiner's recommendation which will ensure compliance with National policy and legislative requirements</p> <p>Additional HRA amendments also incorporated requiring that the proposal meets the water neutrality requirements to ensure the plan is in compliance with the habitat regulations.</p>	Modification taken forward to the final plan.

	<p>6 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;</p> <p>7 Proposals respect the wider views of the Grade II Listed Holy Trinity Church (where appropriate);</p> <p>8 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;</p> <p>9 Proposals provide connections to existing adjacent public footpaths;</p> <p>10 Sufficient and safe access is provided off the B2110; and</p> <p>11 Proposals provide suitable parking arrangements to the satisfaction of the Highway Authority.</p>		
Paragraph 5.45	<p><u>To reflect the outcome of the habitat regulations assessment and appropriate assessment process 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.</u></p>	To ensure compliance with the basic conditions.	Modification taken forward to the final plan.

Policy 10: Windfall Development	<p>Development proposals for residential development on unidentified sites within the defined built-up area of Lower Beeding will be supported where <del>proposals</del> <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> <li>4. <u>All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 19: Water Neutrality.</u></li> </ol>	<p>HDC agree with the Examiner's recommendation which will ensure compliance with National policy and legislative requirements</p> <p>Additional HRA amendments also incorporated requiring that the proposal meets the water neutrality requirements to ensure the plan is in compliance with the habitat regulations.</p>	Modification taken forward to the final plan.
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.	No modification proposed. HDC agree the policy meets the Basic Conditions.	No further action required.
Policy 12: Design	Development proposals which are in keeping with the local vernacular <u>traditions and materials</u> will be supported.	HDC agree with the Examiner's recommendation. To ensure clarity and compliance with the basic conditions	Modification taken forward to the final plan.

Paragraph 5.59	<u>The existing building style and architecture is valued locally. Throughout the parish, the walls of many houses and buildings are partly tile-hung or rendered, and roofs (more often gabled than hipped) frequently feature red clay tiles. In the past, bricks have been heavily used as a building material and there are many examples of them being used creatively to create patterns in local colours, such as warm reds and light browns. Horsham Stone also features prominently throughout the Parish. Wood has also been used either structurally or as feather edge board to cover the upper storeys of houses, or as barge boards to embellish the roof lines. Using this preferred mix of natural materials creates a recognisable common sense of design that contributes to the distinct rural style of the parish. The Parish Council supports the use of traditional and local building materials in new developments. Materials which are sympathetic to nearby structures and in keeping with traditional and local style will be supported.</u>	HDC agree with the Examiner's recommendation. To ensure clarity with the NPPF and compliance with the basic conditions	Modification taken forward to the final plan.
Policy 13: Density	Development proposals which reflect the prevailing density of the surrounding area will be supported.	No modification proposed. HDC agree the policy meets the Basic Conditions.	No further action required.
Paragraph 5.64	<u>This is captured in Policy 13. Plainly the District Council will need to determine planning applications on their individual merits in the context of the policy. The potential may exist within the Plan period for housing schemes to come forward at slightly higher densities on smaller sites and/or where particularly innovative designs can be successfully incorporated into the local street scene.</u>	HDC agree with the Examiner's recommendation. To ensure NPPF compliance and compliance with the basic conditions	Modification taken forward to the final plan.
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.	No modification proposed. HDC agree the policy meets the Basic Conditions..	No further action required.

Policy 15: Protection of Local Green Spaces	<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><del>Development proposals which conflict with the purpose of this designation will be resisted in these areas.</del> <u>Development proposals within the designated local green spaces will only be supported in very special circumstances'</u></p>	<p>HDC agree with the Examiner's recommendation.</p> <p>To ensure consistency with the NPPF and therefore compliance with the basic conditions.</p>	<p>Modification taken forward to the final plan.</p> <p>Editorial updates to renumber Policy criterion to ensure the policy is clear.</p>
Paragraph 6.17	<p><u>Policy 15 follows the matter-of-fact approach in the NPPF. In the event that development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by the District Council. In particular it will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the 'very special circumstances' required by the policy.</u></p>	<p>HDC agree with the Examiner's recommendation. To ensure compliance with national policy and the basic conditions</p>	<p>Modification taken forward to the final plan.</p>
Policy 16: Broadband and Telecommunicati ons	<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>No modification proposed. HDC agree the policy meets the Basic Conditions..</p>	<p>No further action required.</p>
Policy 17: Existing Employment Sites	<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>No modification proposed. HDC agree the policy meets the Basic Conditions..</p>	<p>No further action required.</p>

Policy 18: Economic Growth	<p>Development proposals for employment uses will be supported where:</p> <p><del>1. Development proposed is on previously developed land;</del></p> <p>1. Is in keeping with the rural character of the local area;</p> <p>2. Proposals have no significant detrimental impact on residential amenity; and</p> <p>3. Would not have unacceptable impact on the local road network.</p>	<p>HDC agree with the Examiner's recommendation.</p> <p>To ensure compliance with the basic conditions</p>	Modification taken forward to the final plan.
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<p>Policy 19: Water Neutrality</p>	<p><b><u>Policy 19: Water Neutrality</u></b></p> <p>1. <u>All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. This is to be achieved by ensuring that:</u></p> <p><b><u>Water Efficient Design</u></b></p> <p>a) <u>New residential development is designed to utilise no more than 85 litres of mains supplied water per person per day;</u></p> <p>b) <u>New non-domestic buildings to achieve a score of 3 credits within the water (WAT01 Water Consumption) issue category for the BREEAM Standard or an equivalent standard set out in any future update; and</u></p> <p><b><u>Offsetting Water Use</u></b></p> <p>c) <u>Development proposals must demonstrate that having achieved water efficient design, any mains-supplied water use from the development is offset such that there is no net increase in mains- supplied water use within the WRZ compared with pre- development levels.</u></p> <p><b><u>Water Neutrality Statement</u></b></p> <p>2. <u>A water neutrality statement will be required to demonstrate how policy requirements have been met in relation to water efficient design and offsetting. The statement shall provide, as a minimum, the following:</u></p>	<p>New Policy 19 into the final neighbourhood plan document in light of additional Habitat Regulations Assessment (HRA) recommendations and to ensure compliance with Habitat Regulations 2017. This ensures that the that the plan meets the basic conditions.</p>	<p>HRA recommendation taken forward to include the requirement for any proposal to account for water neutrality and ensure the Policy is in compliance with habitat regulations.</p>
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	<p>a) <u>baseline information relating to existing water use within a development site;</u></p> <p>b) <u>full calculations relating to expected water use within a proposed development; and</u></p> <p>c) <u>full details of how any remaining water use will be offset.</u></p> <p><b>Offsetting Schemes</b></p> <p><u>3 A local authority-led water offsetting scheme will be introduced to bring forward development and infrastructure supported by Local and Neighbourhood Plans. The authorities will manage access to the offsetting scheme to ensure that sufficient water capacity exists to accommodate planned growth within the plan period.</u></p> <p><u>4 Development proposals are not required to utilise the local authority-led offsetting scheme and may bring forward their own offsetting schemes. Any such development proposals will need to have regard to the local authority-led offsetting scheme and associated documents.</u></p> <p><u>5 Offsetting schemes can be located within any part of the Sussex North Water Resource Zone, with the exception that offsetting will not be accepted within the Bramber/Upper Beeding area identified in the Policies Map, unless the application site is located within the Bramber/Upper Beeding area.</u></p> <p><b>Alternative Water Supply</b></p> <p><u>6 Where an alternative water supply is to be provided, the water neutrality statement will need to demonstrate that no water is utilised from sources that supply the Sussex North WRZ. The wider acceptability and certainty of delivery for alternative water supplies will be considered on a case-by-case basis. Area of Water Stress</u></p>		
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	<p><b>Area of Water Stress</b></p> <p><u>7</u> Should the need to demonstrate water neutrality no longer be required, new residential development must be designed to utilise no more than 110 litres of mains supplied water per person per day, as per the Building Regulations optional requirement for tighter water efficiency. <i>For non-domestic buildings, the minimum standards for BREEAM 'Excellent' within the Water category will apply.</i> Should tighter national standards be introduced during the Local Plan period applicable for areas of serious water stress, they will be applied.</p>		
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Chapter 9: Monitoring and Review Paragraph 10.5	LBPC have confirmed agreement to this approach and are committed to a review <del>in 2021</del> of the <u>plan no later than the adoption of a Local Plan for the District</u> . As part of this process the Parish Council will monitor the delivery of the sites allocated in the Plan and the delivery of windfall sites. The Parish Council will assess the need for a review of the neighbourhood plan. As part of this process, it will consider the way in which windfall sites are assessed in terms of their contribution towards the strategic housing target for the district in the emerging Local Plan.	Paragraph referring to emerging Horsham District Local Plan updated to reflect latest status of Local Plan review process.	Modification taken forward to the final plan.
Paragraph 4.10	In accordance with the NPPF Paragraph <del>170</del> , LBPC wish to support development proposals which contribute to and enhance the natural environment.  To be replaced with:  In accordance with the NPPF Paragraph <u>187</u> , LBPC wish to support development proposals which contribute to and enhance the natural environment.	To reflect the latest version of the NPPF (2024).	Modification taken forward to the final plan.
Paragraph 5.9	The Government published the revised NPPF in July <del>2019</del> .  To be replaced with:  The Government published the revised NPPF in July <u>2024</u> .	To reflect the latest version of the NPPF (2024).	Modification taken forward to the final plan.
Paragraph 5.11	Paragraph <del>65</del> , 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  To be replaced with:	To reflect the latest version of the NPPF (2024).	Modification taken forward to the final plan.

	Paragraph 69, 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		
Paragraph 9.2	<p>To meet the legal requirements placed on us, any Neighbourhood Plan that is not yet made must be able to show that it will not have a negative impact on the protected sites in the Arun Valley. Without considering Water Neutrality, any neighbourhood plan that reaches this late stage in the process would not meet the Basic Conditions. <del>It should be noted further modifications made and agreed to Strategic Policy 9 in the HDLP as a result of the Local Plan Examination will be considered as the primary policy and should be considered as such when addressing issues relating to Water Neutrality.</del> It follows: All development within the Lower Beeding Neighbourhood Plan area will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. Lower Beeding Neighbourhood Plan is fully supportive in the implementation of water neutrality policies <del>which are in alignment with the Horsham District Local Plan (2023-2024) in order to protect the Arun Valley SAC/RAMSAR</del> All proposals should look to be compliant with Policy 19: Water Neutrality.</p>	Paragraph referring to emerging Horsham District Local Plan water neutrality policies. These have been replaced by those in the Neighbourhood Plan, and there is also uncertainty as to the date by which a Local Plan will be adopted. Amendment made to reflect this position.	Modification taken forward to the final plan.
Paragraph 5.21 – 5.22	<p>5.21. <del>HDC is currently undertaking</del> started a review of the HDPF <u>in 2018</u>. The Issues and Options Consultation which took place in April 2018 focused 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.</p> <p>5.22. <del>As part of the Local Plan Review,</del> HDC considered,</p>	Paragraphs updated to reflect latest status of HDC Local Plan review process	Modification taken forward to the final plan.

	<p>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. <u>This is set out in the evidence base which has been prepared to support the local plan review undertaken in 2018-2024 which concluded with the plan’s withdrawal.</u> <del>With respect to Lower Beeding, the latest consultation has confirmed Crabtree has been designated as a secondary settlement.</del></p>		
Paragraph 10.3 – 10.4	<p>10.3. The preparation of the LBNP is taking place within the context of a revised NPPF <del>and at a time HDC are embarking on a review of the Local Plan.</del> 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.</p> <p>10.4. In this context, HDC have asked LBPC to confirm their commitment to undertake a review of the LBNP <del>in 2021</del> in order to take account of any revised housing numbers which are allocated to the Parish in <del>the</del> <u>any future</u> Local Plan Review.</p>	Paragraphs updated to reflect latest status of HDC Local Plan review process	Modification taken forward to the final plan.