



Horsham District Council Local Planning Authority

Upper Beeding Parish Neighbourhood Plan 2014-2031

DECISION STATEMENT

Date: 30 January 2020

1.0 INTRODUCTION

- 1.1 Horsham District Council (“the Council”) has a statutory duty¹ to support Parish Councils and Qualifying Bodies in the preparation of Neighbourhood Development Plans (NDP’s) and Orders and to take NDP’s and Orders through a process of examination and referendum.
- 1.2 This decision statement relates to the Neighbourhood Plan produced by Upper Beeding Parish Council (“UBPC”). Under the Town and Country Planning Act 1990 (as amended), (“the 1990 Act”) Horsham District Council (“the Council”) has a statutory duty to support Parish Councils and Qualifying Bodies in the preparation of Neighbourhood Development Plans (NDP’s) and Orders and to take NDP’s and Orders through a process of examination and referendum. The Localism Act 2011 (Part 6 chapter 3) sets out the responsibilities under Neighbourhood Planning
- 1.3 Following the Examination of the Upper Beeding Neighbourhood Plan (UBNP) and the receipt of the Examiners Report. Horsham District Council is required to make a decision on the next steps. As set out in the Neighbourhood Planning Regulations these are:
 - a) to decline to consider a plan proposal under paragraph 5 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or a modification proposal under paragraph 5 of Schedule A2 to the 2004 Act;
 - b) to refuse a plan proposal under paragraph 6 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or a modification proposal under paragraph 8 of Schedule A2 to the 2004 Act;
 - c) what action to take in response to the recommendations of an Examiner made in a report under paragraph 10 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) in relation to a neighbourhood development plan or under paragraph 13 of Schedule A2 to the 2004 Act in relation to a proposed modification of a neighbourhood development plan;

¹ The Town and Country Planning Act 1990 (as amended)

- d) what modifications, if any, they are to make to the draft plan under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or paragraph 14(6) of Schedule A2 to the 2004 Act;
- e) whether to extend the area to which the referendum is (or referendums are) to take place; or
- f) that they are not satisfied with the plan proposal under paragraph 12(10) of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or the draft plan under paragraph 14(4) of Schedule A2 to the 2004 Act.

1.4 In accordance with the Regulations, this report forms the Council's Decision Statement (Regulation 18(2)) and sets out the Council's decision and the reasons for this.

2.0 BACKGROUND

2.1 The Upper Beeding Neighbourhood Development Plan relates to the area that was designated by the Council as a neighbourhood area on 19 December 2013 (please refer to Plan A).

2.2 The Pre-Submission Upper Beeding Neighbourhood Plan underwent consultation in accordance with Regulation 14 from 17 March 2018 – 30 April 2018.

2.3 Upper Beeding Parish Council then submitted the submission draft plan to the Council. The submission draft UBDP was publicised and representations were invited between 17 August 2018 to the 12 October 2018.

2.4 Andrew Ashcroft was appointed by Horsham District Council with the consent of UBPC, as 'the Examiner' to undertake the examination of the Upper Beeding Neighbourhood Development Plan and to prepare a report of the independent examination.

2.5 The Examiner's report was received on the 9 December 2019. It concludes that the UBDP, subject to a number of recommended changes meets the basic conditions set out in the legislation and can proceed to referendum.

2.6 As has already been indicated in paragraph 1.3 of this report, Regulations 17A and 18 of the Neighbourhood Planning (General) Regulations 2012 (as amended) requires the local planning authority to outline what action to take in response to the recommendations of an Examiner following the formal examination.

3.0 DECISION

3.1 Having considered the recommended modifications made by the Examiner's Report, and the reasons for them, Horsham District Council, with the consent of UBPC has considered each of the recommendations and agreed the action to take in response to each recommendation. It was decided to accept all the modifications made to the draft plan by the Examiner under paragraph 12(2)(4) of Schedule 4B to the Town and Country Planning Act 1990. The Examiner's proposed modifications are set out at Appendix A alongside the reason why the modification was accepted.

3.2 The Council is also in agreement with the Examiner that the Strategic Environmental Assessment (SEA) has considered an appropriate range of alternatives, and in addition

makes reference to cumulative impacts. On this basis it agreed that the SEA meets the regulatory requirements.

4.0 THE REFERENDUM AREA

- 4.1 The Council is in agreement with the Examiner's recommendation that there is no policy or proposal significant enough to have an impact beyond the designated neighbourhood plan area, and that any referendum that takes place in due course be contiguous with the boundary of the designated neighbourhood plan area (Please refer to Plan A).

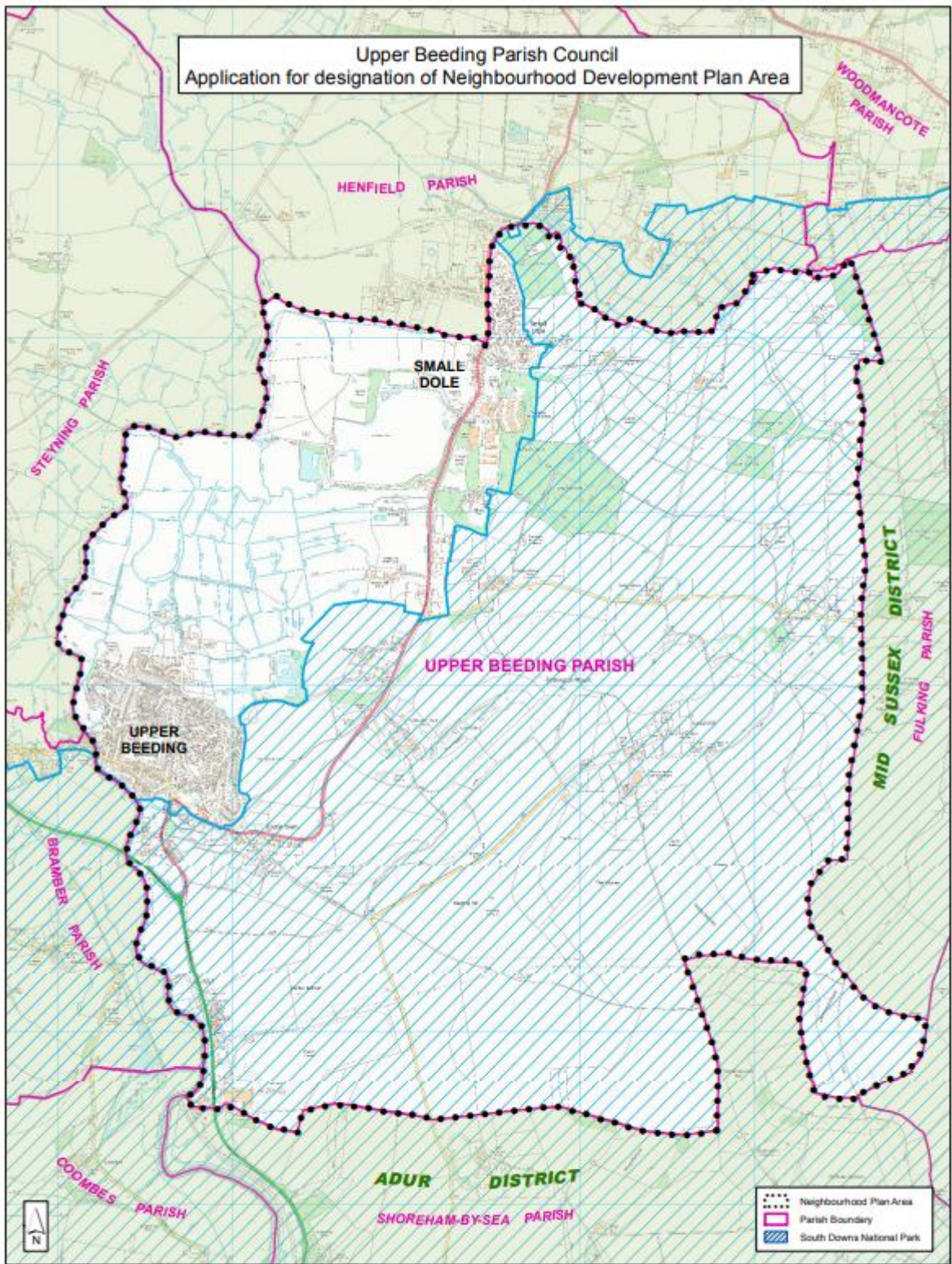
5.0 CONCLUSION

- 5.1 The Council is of the view that the draft submission Upper Beeding Neighbourhood Plan as modified in Appendix A: Examiner's Proposed Modifications to the Upper Beeding Neighbourhood Plan 2014-2031, complies with the legal requirement and may now proceed to Referendum.

Signed:

A handwritten signature in black ink, appearing to read 'B Childs', with a horizontal line underneath.

Barbara Childs
Director of Place
Date: 30 January 2020



Upper Beeding Parish Council
 Application for designation of Neighbourhood Development Plan Area

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

Reproduced by permission of Ordnance Survey map on behalf
 of HMSO. © Crown copyright and database rights (2013).
 Ordnance Survey Licence 100023865

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

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

Plan A: Upper Beeding Neighbourhood Plan Area

Appendix A: Examiner's Proposed Modifications to the Upper Beeding Neighbourhood Plan

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
<p>Paragraph 1.10</p>	<p>Notwithstanding the defined plan period to 2031, it is recognised that with the review of the Horsham Development Planning Framework (HDPF) 2015 now underway, it is likely that the UBNP may need to be updated and reviewed at some point in order that it remains aligned to both local and national policy.</p> <p>[insert]</p> <p><i><u>In these circumstances the Parish Council will monitor the effectiveness of the policies in the neighbourhood plan on an annual basis. In particular it will monitor the delivery of the five allocated housing allocations in Policy 2. Within twelve months of the adoption of the emerging Local Plan the Parish Council will take a view about the way in which it reviews the neighbourhood plan to ensure that it properly complements the policies in the Local Plan in general terms, and its strategic delivery of new homes in particular'</u></i></p>	<p>To provide clarification. HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to final plan.</p>
<p>Paragraph 3.1</p>	<p>The [delete] newly published National Planning Policy Framework (NPPF) in [delete] July 2018 [insert] February 2019 is an important guide in the preparation of local plans and Neighbourhood Plans.</p>	<p>To provide clarification. HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to final plan.</p>
<p>At the end of Paragraph 3.1</p>	<p>The Basic Conditions Statement sets out how the NP complies with both the 2012 and 2018 NPPFs...</p> <p>[insert]</p> <p><i><u>'This Plan was submitted for examination in December 2018. On this basis it will be examined against the 2012 version of the NPPF.'</u></i></p>	<p>To provide clarification. HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

<p>Paragraph 3.10</p>	<p>The South Downs was established as a National Park in 2010 and The South Downs National Park Authority became the local planning authority for the National Park in 2011. The South Downs Local Plan is the first Local Plan for the National Park as a single entity. On adoption, this plan will become the statutory development plan for the whole National Park, along with the minerals and waste plans and 'made' (adopted) Neighbourhood Development Plans. The Local Plan sets the policies against which planning applications will be considered and allocates land for a variety of uses. It will replace the existing planning policies operating across the South Downs National Park. In April 2018, the South Downs Local Plan was submitted to the Government for Examination. The Examination is taking place during November and December 2018.</p> <p>[insert] <i>The Plan was adopted in July 2019.</i></p>	<p>To provide clarification. HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>
<p>Paragraph 3.11</p>	<p>The following policy and supporting information [delete] (within the Submission South Downs Local Plan September 2017 and schedule of Changes April 2018) is relevant to Upper Beeding:</p>	<p>To provide clarification. HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>
<p>Paragraph 3.13</p>	<p>In paragraph 3.13 (coloured text box) add:</p> <p><i><u>'Core Policy SD2 Ecosystems Services Development proposals will be permitted where they have an overall positive impact on the ability of the natural environment to contribute goods and services.'</u></i></p> <p><i><u>Core Policy SD3 Major Development Planning permission will be refused for major developments in the National Park except in exceptional circumstances, and where it can be demonstrated they are in the public interest'</u></i></p>	<p>To provide clarification. HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>
<p>Paragraph 6.10</p>	<p>Finally, the plan deliberately avoids repeating existing national or local planning policies. The proposed policies therefore focus on a relatively small number of key development issues in the area. For all other planning matters, the national and local</p>	<p>To provide clarification. HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p>policies of planning documents - the National Planning Policy Framework and the policies of the Horsham District Planning Framework [insert] <i>and the South Downs Local Plan</i> are to be referred to.</p>		
Policy 1	<p>Policy 1: Spatial Plan for the Parish</p> <p>The Neighbourhood Plan defines settlement boundaries for Upper Beeding and Small Dole, as shown on the Policies Map.</p> <p>Sustainable development proposals within these boundaries will be supported where they accord with the policies within the Neighbourhood Plan, the Horsham District Framework 2015 and the South Downs Local Plan.</p> <p>[delete]</p> <p>Conversely, development outside of the settlement boundaries will be required to conform to national and local planning policies in respect of protecting the countryside unless they are addressed by a site specific policy within this Neighbourhood Plan.</p> <p>[insert]</p> <p><i><u>'Sustainable development proposals outside the settlement boundaries will be supported where they conform with national and local policies for the protection of the countryside or where they are addressed by a site-specific policy in this Plan.'</u></i></p> <p>[delete]</p> <p>Proposals will be resisted if they adversely affect the special qualities of the South Downs National Park, areas of valued open space, heritage assets, Local Green Space as identified in the Neighbourhood Plan and areas of biodiversity value.</p>	<p>To comply with the Basic Conditions and to provide flexibility and clarity. HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p>[insert]</p> <p><u>'In the part of the neighbourhood area within the South Downs National Park proposals for development will only be supported where they comply with Strategic Policy SD25: Development Strategy of the South Downs Local Plan. Elsewhere development proposals which would unacceptably affect areas of valued open space, heritage assets, local green spaces and areas of biodiversity value will not be supported'.</u></p>		
<p>Replace the final sentence of paragraph 7.16 (p42 Submission Draft) with:</p>	<p>Therefore, overall densities remain below 30 houses per hectare. Each separate policy sets out the constraints of the specific site and its setting.</p> <p><u>'Policy 2 identifies the five sites which were selected as the outcome of this wider process. The development of the five allocated sites is addressed in Policies 3 to 7 of this Plan. The yield of the various sites is indicative at this stage. Detailed work and the relevant planning applications will determine the precise delivery of new homes on each site'.</u></p>	<p>To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>
<p>Policy 3</p>	<p>The Upper Beeding Neighbourhood Plan supports [insert] <u>Proposals for</u> a comprehensive development of the site known as Land east of Pound Lane as shown on the Policies Map for around 70 dwellings subject to the consideration of a landscape-led masterplan [insert] <u>will be supported where they have been developed within the context of a landscape-led masterplan.</u> Any proposal must be delivered in accordance with the following principles:</p>	<p>To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>
	<p>1. Any proposal must include a landscape-led masterplan of which, there should be consideration of the following criteria [insert] <u>which should include the following matters:</u></p>	<p>To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p>a) A thorough understanding of the historic evolution of the site is demonstrated as well as considering all the elements which contribute to the character of the site. These should inform design and layout of the site;</p> <p>b) Regard should be given to visibility and key views, especially from SDNP which should inform the earliest stages of design and layout. [insert] <i>The roofscape will be a significant aspect of this assessment and how it will appear in these views;</i></p> <p>c) Regard should be given to the Adur Floodplain landscape character; and,</p> <p>d) Where appropriate existing field boundaries will be retained and enhanced with native species to ensure an appropriate and effective soft scape/green transition from urban to rural and help to minimise the visual impact of the expansion of Upper Beeding village with regards to the National Park.</p>		
<p>Policy 3 (criterion 4)</p>	<p>4. Any development proposal should avoid harm to the setting of the Listed Building: Pound House Cottage. The design and layout of any proposal should also seek to preserve the special interests of the listed building. [insert] 4. 'Any development proposal should incorporate Pound House Cottage and reflect its status as a listed building within the wider site layout'.</p>	<p>To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>
<p>Policy 3 (criterion 6&7)</p>	<p>6. Primary access will be delivered off Pound Lane. 7. A secondary access off Smugglers Lane is supported providing it is necessary and will not prejudice the comprehensive development of the site in its entirety. There should be consideration of the following detail: a) Access from Smugglers Lane should avoid harm to the setting of the Listed building and seek to preserve the special interest of the listed building. b) Regard should be given to the rural character of Smugglers Lane and development should not prejudice Smugglers Lane as public right of way.</p>	<p>To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

<p>Policy 3 (criterion 8)</p>	<p>8. [insert] <u>Where practicable and directly related to the development of the site</u> Enhanced pedestrian and new cycle links from the site to Upper Beeding village centre are to be provided to improve connectivity from the site to the wider village.</p>	<p>To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>
<p>Policy 3 (criterion 9)</p>	<p>9. A full ecological and biodiversity survey of the site is submitted as part of the application. Any reasonable mitigation proposed by the surveys must be implemented in full. [insert] The development of the site incorporates important ecological and biodiversity features within its layout and design.</p>	<p>To provide clarification for DM purposes and to meet the Basic Conditions. HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>
<p>Policy 3 (criterion 10)</p>	<p>10. A flood risk assessment will be required to support a planning application [insert] <u>The development incorporates appropriate measures to address its proximity to mitigate against potential risks of flooding.</u> Any layout should follow the sequential approach to ensure the most vulnerable uses are placed in the lowest flood risk zone.</p>	<p>To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>
<p>Policy 3 (criterion 11)</p>	<p>11. An area to the north and east of the site, currently lying within the Flood Zone 3, will be laid out as open space and allocated as such [insert] <u>should be used as open space.</u> Support is given to the [insert] <u>Proposals for the</u> provision of Sustainable Drainage (SuDs) and the opportunity to create and enhance habitats and biodiversity [insert] <u>will be supported.</u> <u>The incorporation of additional characteristic green infrastructure will be particularly supported.</u></p>	<p>To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>
<p>Policy 3 (criterion 12)</p>	<p>12. All external lighting shall be designed and laid out [insert] <u>positioned</u> to minimise light pollution and support the dark skies policy of the South Downs National Park.</p>	<p>To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>
<p><i>Replace paragraph 7.29</i></p>	<p>On 9th October 2018 the NP steering group called a meeting with Henry Adams (representing WSCC as landowners) and Rydon Homes. The purpose of the meeting was to establish a working dialogue between the two parties representing the allocated site and to discuss aspects of the draft policy. Rydon Homes, in their comments to Regulation 14 has stated their support for the policy. At the meeting, Rydon explained that they would be</p>	<p>To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p>submitting two planning applications for the site. The reason being that they needed to extend their options on the sites for a further 2 years. Applications DC/18/2325 (Outline application for the erection of 23 dwellings, comprising of 3 no 1 bedroom apartments, 7 no 2 bedroom houses, 9 no 3 bedroom houses and 4 no 4 bedroom houses with access provision, roads, parking and open space. All matters reserved except for access) and DC/18/2318 (Outline application for the erection of 31 dwellings, comprising of 4 no 1 bedroom apartments, 10 no 2 bedroom houses, 8 no 3 bedroom houses, and 9 no 4 bedroom houses with associated access provision, road, parking and open space. All matters reserved except for access) were validated on 30th October 2018. These applications will be the subject of a Planning Performance Agreement (PPA) with Horsham District Council.</p> <p>[Insert]</p> <p><i>'The Parish Council has sought to engage with the various owners of the site to secure its efficient and comprehensive development. In 2018 the Steering Group met with the relevant parties involved at that time. In September 2019 further assurances were provided by the parties involved in the potential development of the site'</i></p>		
<p>Replace paragraphs 7.30 and 7.31</p>	<p>7.30 As stated in the comments from Henry Adams, West Sussex County Council as landowners would prefer to include a secondary access to the site from Smugglers Lane. Further consultation with WSCC highways was carried out by Henry Adams. A written response from the Principal Planner at County Highways31 confirmed that:</p> <p><i>The WSCC owned land at Smugglers Lane has the potential for development with access in principle achievable from Smugglers Lane, which is not a private drive in third party ownership. It may be possible to upgrade and widen the existing lane using land</i></p>	<p>To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p>within the control of WSCC to provide an acceptable means of access to a number of dwellings. This would require the completion of an agreement under Section 38 of the Highways Act 1980 and be subject to the completion of the current investigation over the legal status of Smugglers Lane.</p> <p>7.31 The exact location of the access road to the allocated site from Smugglers Lane has not been established. Technical work needs to be undertaken before this can be confirmed. However, Horsham District Council's conservation and heritage officer would need to consider the location in order to determine whether there would be any harm to the setting of the listed building and the special interest of the building itself. Therefore, whilst WSCC Highways consider the access is feasible, the policy will need to ensure there is no detrimental impact on the listed building nor on its setting and the character of Smugglers Lane.</p> <p>[insert]</p> <p><u>'The primary access into the site should be achieved off Pound Lane. This is the principal way in which the site interacts with the built-up part of the village. Discussions on a collaborative agreement between the three landowners are now taking place. This may remove earlier expectations for a secondary access into the site off Smugglers Lane. However, if such an access is either needed or would demonstrably contribute towards pedestrian and vehicular access between the site and the wider village, any proposals should be developed within the context of an overall landscape-led masterplan. In particular such proposals should respect Pound House Cottage, preserve the rural character of Smugglers Lane and not have a detrimental impact on the use or the safety of the public right of way leading off Smugglers Lane.'</u></p> <p>[insert]</p>		
--	--	--	--

	<u>'Policy 3 includes a series of important criteria on landscaping, flooding and ecological matters. The details on the potential for flood risk on this site are particularly important considerations. A Flood Risk Assessment (FRA) should be submitted as part of the way in which detailed proposals respond to the sensitivity of the site in general, and to how it responds to criterion 10 in particular. The details of the ecological conditions of the site (criterion 9) and the open space (criterion 11) will be incorporated within detailed planning applications in accordance with the Council's usual validation requirements. However, where appropriate specific reports should be submitted with planning applications insofar as the issues relate to particular proposals. In particular any reasonable mitigation measures which are identified as a result of detailed ecological and biodiversity surveys should be implemented by way of planning conditions and/or planning obligations'</u>		
Policy 4	The Neighbourhood Plan supports [inserts] <u>Proposals for</u> the development of the site as shown on the Policies Map for around 20 houses [insert] <u>will be supported</u> , Any development will need to address the following: [insert] <u>subject to the following criteria:</u>	To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.
Policy 4 (criterion 1)	1. The site is to [insert] <u>should</u> deliver affordable homes in accordance with identified need.	To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.
Policy 4 (criterion 2)	2. Access is to be from the Henfield Road (A3207). [insert] <u>An access into the site is provided from the Henfield Road (A3207) to the County Council's standards at the time a planning application is determined.</u>	To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.
Policy 4 (criterion 3)	'The development of the site incorporates important ecological and biodiversity features within its layout and design'	To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.

<p>Policy 4 (criterion 4)</p>	<p>4. A strong 'landscape buffer' [insert] <u>An appropriate landscape buffer</u> [insert] <u>is shall be provided to provide a robust, defensible boundary to the development, with consideration for views of the National Park and Horton Clay SSSI. Where possible existing boundaries will be retained and enhanced with native species. [insert] <u>Where existing boundary treatments are required to be removed to create a vehicular access the new opening should be as small as practicable to achieve the necessary highway access standards and visibility splays.</u> A landscaping scheme is required to be submitted with a planning application.</u></p>	<p>To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>
<p>Policy 4 (criterion 6)</p>	<p>6. The pond within the site to be [insert] <u>is</u> retained and incorporated within the scheme. [insert] <u>Where practicable the development should enhance the ecological value of the pond.</u></p>	<p>To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>
<p>Policy 4 (criterion 7)</p>	<p>7. Improvements to the pedestrian access connecting the site to existing bus stops are to be included as part of the overall development. [insert] <u>Wherever practicable the design and layout of the site should be designed so that it connects to the footpaths on the Henfield Road and its bus stops.</u></p>	<p>To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>
<p>Policy 4 (criterion 8)</p>	<p>8. Matters relating to land contamination should be considered as part of any planning application.</p>	<p>To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>
<p>Paragraph 7.33</p>	<p>The existing site is a farm in agricultural use. The development site extends northwards from the farm. The site is currently accessed directly from Henfield Road/A2037 via a small junction measuring around 60m in width. The junction also serves as an access to other properties north-west of the site. The landowner has submitted a highway and transport report that considers the access issues to the site³³. This concluded that out of three options (one being the existing access point) – the preferred access is to construct a new one positioned nearly opposite the junction serving the Mackleys Industrial Estate on Henfield Road. This has the initial support of West Sussex County Council. However, more detailed work is required before the exact point</p>	<p>To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p>of access can be agreed and confirmed. The site promoters have confirmed that the existing farm use on the site would continue. There may, however, be a need for the existing farm buildings to be re-located elsewhere within the site as a result of the proposed new access. This will ensure that there is no 'net' loss of the employment use on this site.</p> <p>[insert]</p> <p><u><i>There are various ways in which the site could be developed. On this basis Policy 4 has been designed to provide appropriate flexibility within the context provided by its detailed criteria. As such the site may be capable of accommodating more houses than the number anticipated in the policy. This will be a detailed matter for Horsham District Council to determine on a case-by-case basis.</i></u></p>		
<p>paragraph 7.35</p>	<p>The site is well screened from Henfield Road by existing vegetation and buildings. It is also well screened to the south but new vegetation would be required to the west. Views into the site would be possible from the rear gardens of existing residential properties. Therefore, any development should provide screening along its northern boundary. The boundaries of the site comprise of hedgerow, and trees, and as such, there could be potential for protected species. An ecological survey would be required as part of any planning application and the recommendations within the survey should be taken on board within the application submission. Development would need to address its impact on views from the South Downs National Park and ensure that the Horton Clay SSSI is not adversely affected. The site was not considered as part of the 2003 Landscape Character Assessment but is located within the Small Dole Landscape Study Area SD1 within the 2014 Landscape Capacity Assessment³⁵. Due to the site forming part of a farm and farm yard, a contamination report should be provided with a planning application to demonstrate that the ground does not require remediation/ can be remediated to an acceptable standard.</p>	<p>To comply with the Basic Conditions and in particular the need to ensure the sufficient supply of homes. HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p>[insert]</p> <p><i>Policy 4 includes a series of important criteria on landscaping and ecological matters. The details of the ecological conditions of the site (criterion 3), the landscaping buffer (criterion 4) and the pond on the site (criterion 6) will be incorporated within detailed planning applications in accordance with the Council's usual validation requirements. However, where appropriate, specific reports should be submitted with planning applications insofar as the issues relate to specific proposals. In particular any reasonable mitigation measures which are identified as a result of detailed ecological and biodiversity surveys should be implemented by way of planning conditions and/or planning obligations.</i></p>		
Policy 5	<p>The Neighbourhood Plan supports [insert] <i>Proposals for</i> the development of the site as shown on the Policies Map for around 10 houses [insert] <i>will be supported</i> [insert] <i>subject to the following criteria</i> Proposed development will need to address the following:</p>	To provide clarification for DM purposes and to meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.
Policy 5 (criterion 1)	<p>1. The site is to [insert] <i>should</i> deliver affordable homes in accordance with identified need.</p>	To comply with the Basic Conditions and in particular the need to ensure the sufficient supply of homes. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.
Policy 5 (criterion 2)	<p>2. Visibility and views from the National Park should inform the earliest stages of design of any development [insert] <i>including heights of buildings and roof space design.</i></p>	To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.
Policy 5 (criterion 3)	<p>3. Before development can commence, it needs to be demonstrated that alternative employment premises within the parish have been secured for the existing business.</p>	To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.

Policy 5 (criterion 4)	4. A land contamination study of the site is required to be submitted with an application. [insert] <i>The redevelopment of the site satisfactorily addresses land contamination issues.</i>	To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.
Policy 5 (criterion 5)	5. A landscaping scheme is to be submitted with the planning application. Any development should address the landscape impacts on the South Downs National Park. An appropriate [insert] <i>characteristic</i> landscape buffer and transition with the National Park boundary should be provided.	To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.
Policy 5 (criterion 7)	7. A full ecological and biodiversity survey and written report of the site may be required to be submitted with a planning application. [insert] <i>The development of the site incorporates important ecological and biodiversity features within its layout and design.</i>	To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.
Policy 5 (criterion 8)	8. A Flood Risk Assessment may be required with any application. No residential buildings are to be located within the areas of Flood Zones 2 and 3.	To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.
Policy 5 (criterion 9)	9. All external lighting shall be designed and laid out [insert] <i>position</i> to minimise light pollution and support the dark skies policy of the South Downs National Park Local Plan.	To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.
Paragraph 7.38	7.38 The site is currently in use as a highways depot. The boundary of the site contains hedgerow and a number of trees and there could be potential for protected species. An ecological survey would be required as part of any planning application. The site is located within Area 1 of the 2003 Horsham District Landscape Character Assessment (Upper Beeding was not considered in detail in the 2014 Landscape Capacity Assessment). Area 1 is considered to have many landscape qualities, makes a very important contribution to distinctive settlement settings, has low visual prominence, high inter-visibility and high sensitivity. Although it is located within an area considered to be sensitive to development; the site itself is brownfield and well screened to the east and west.	To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.

	<p>[insert]</p> <p><i>Policy 5 includes a series of important criteria on landscaping and ecological matters. The details of the ecological conditions of the site (criterion 7) and the landscaping scheme (criterion 5) will be incorporated within detailed planning applications in accordance with the Council's usual validation requirements. However, where appropriate specific reports should be submitted with planning applications insofar as the issues relate to particular proposals. Criterion 4 addresses land contamination issues. In particular any reasonable mitigation measures which are identified as a result of detailed surveys should be implemented by way of planning conditions and/or planning obligations. Planning applications for the residential development of the site should provide information on any relocation plans for the existing balance to allow the District Council to be able to assess all material planning considerations on a case by case basis.</i></p>		
Policy 6	<p>The Neighbourhood Plan supports [insert] <u>Proposal for</u> the development of the site as shown on the Policies Map for 10 retirement housing units for residents over the age of 55. Any development should take account of the following:</p>	To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.
Policy 6 (delete criterion 3 & 4)	<p>3. The development will need to include a flood evacuation plan to be agreed with Horsham District Council emergency planners. 4. The development will need to incorporate flood mitigation measures such as barriers on ground floor doors, windows and access points. The means of a safe access to and from the site must be included within any proposal.</p>	To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.
Policy 6 (criterion 6)	<p>6. There must be no detrimental impact on the public footpaths within or close to the site including during the construction phase.</p> <p>[insert]</p>	To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.

	<u>The design and layout of the scheme should incorporate the footpaths within the site and provide a connection to the footpath adjacent to the site.</u>		
Policy 6 (criterion 7)	7. A landscaping scheme is to be submitted with the planning application. [insert] <u>The development incorporates appropriate landscaping both around and within the site.</u> Any development will need to [insert] <u>should</u> take into account the landscape impacts on the South Downs National Park.	To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.
Policy 6 (criterion 8)	8. Any proposal must [insert] <u>should</u> respect the amenities and privacy of adjoining dwellings/properties.	To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.
Policy 6 (criterion 9)	9. Access to the site is to be agreed by West Sussex County Council Highway department. The impacts of the increase in traffic using Riverside would need to be demonstrated as part of any planning application. It is likely that improvements to Riverside will be needed. These are to be agreed with the County Council before an application is submitted. [insert] <u>An appropriate access into the site is provided from High Street to the County Council's standards at the time a planning application is determined</u>	To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.	
Policy 6 (criterion 10)	10. Design and layout of the development shall ensure the ecological and landscape value of the River Adur Water Meadows and Wyckham Wood Local Wildlife Site is not detrimentally harmed [insert] <u>protected and enhanced</u> .	To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.
Policy 6 (criterion 11)	11. A full ecological and biodiversity survey and written report of the site will be required to be submitted with a planning application [insert] <u>The development of the site incorporates</u>	To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.

	<u>important ecological and biodiversity features within its layout and design</u>		
Policy 6 (criterion 13)	13. A drainage strategy detailing the proposed means of foul and surface water disposal must [insert] <u>should</u> be submitted with a planning application.	To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.
Policy 6 (new criterion)	<u>[insert]</u> <u>14. Proposals for development should be informed by the findings of an archaeological investigation undertaken according to a written scheme of investigation agreed in writing with the Council's archaeological advisor. The design and layout of the site should take the findings of investigation into account by seeking to preserve remains of archaeological interest 'in situ', with the greatest priority given to preserving remains of demonstrable national importance. Where, given the need for development, the importance of remains does not merit their preservation the compilation of a record of any remains that will be lost will be required as a condition of planning permission.</u>	To provide clarification for Development Management purposes and to meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.
Paragraph 7.50	The site owner has put forward a scheme for retirement housing for those aged 55 and over. This does not involve the loss of holiday or residential caravans. The Horsham District Development Framework 2015 contains <i>Policy 18 'Retirement Housing and Specialist Care'</i> , which states that proposals for development which provide retirement housing and specialist care housing will be encouraged and supported where they are accessible from existing settlements and where they cater to those on lower incomes. Accessibility to key services is an important consideration, as well as transport connections to enable staff to come and go. The Riverside site is located within the urban area and whilst Upper Beeding is not a large settlement, this site is centrally located to enable residents to access bus routes, local shops and other facilities..	To provide clarification for Development Management purposes and to meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.

	<p>[Insert]</p> <p><u>Policy 6 includes a series of important criteria on flood risk, landscaping and ecological matters. The details on the potential for flood risk on this site are particularly important considerations. A Flood Risk Assessment (FRA) should be submitted as part of the way in which detailed proposals respond to the sensitivity of the site in general, and to how it responds to criterion 1 and 2 in particular. The FRA should include appropriate details on the following matters:</u></p> <p><u>the incorporation of flood mitigation measures such as barriers on ground floor doors, windows and access points and the means of safe access into the site in the event of a flood; and</u></p> <p><u>the development and implementation of a flood evacuation plan.</u></p> <p><u>Criterion 2 includes details about finished floor levels. Applicants should discuss this matter with the Environment Agency and the District Council as part of the preparation of detailed proposals.</u></p> <p><u>The details of the ecological conditions of the site (criterion 11) and the landscaping scheme (criterion 7) will be incorporated within detailed planning applications in accordance with the Council's usual validation requirements. However, where appropriate specific reports should be submitted with planning applications insofar as the issues relate to particular proposals. In particular any reasonable mitigation measures which are identified as a result of detailed surveys should be implemented by way of planning conditions and/or planning obligations.</u></p>		
<p>Policy 7</p>	<p>The Neighbourhood Plan supports [insert] <u>Proposals for the development of the site as shown on the Policies Map for further care home provision to allow for up to 30 extra bedrooms [insert] will be supported.</u> The new development</p>	<p>To provide clarification for Development Management purposes and to meet the</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	should take account of the following: <u>subject to the following criteria:</u>	Basic Conditions. HDC agrees with this recommendation.	
Policy 7 (criterion 1)	1. There is no adverse impact on the special architectural or historic character and appearance of the listed building known as Valerie Manor or its setting [insert] <u>The development properly respects the special architectural and historic character of Valerie Manor and its setting.</u> The development must [insert] <u>should</u> preserve or enhance the [insert] <u>character or appearance</u> Hyde Street Conservation Area.	To provide clarification for Development Management purposes and to meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.
Policy 7 (criterion 2)	2. The development does not adversely affect the landscape character of the South Downs National Park or have a detrimental visual impact on the National Park. [insert] <u>The development design and landscaping positively respond to the identified landscape, cultural and visual sensitivities of the South Downs National Park</u>	To provide clarification for Development Management purposes and to meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.
Policy 7 (criterion 3)	3. A landscaping scheme is to be submitted with the planning application. [insert] <u>The development incorporates appropriate landscaping both around and within the site to reflect its location within the South Downs National Park</u> The landscaping and green Infrastructure proposals for the site will need [insert] <u>should</u> to provide a positive new edge of settlement at this location.	To provide clarification for Development Management purposes and to meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.
Policy 7 (criterion 4)	4. There is no loss in car parking space and new [insert] <u>Car parking spaces</u> are provided in accordance with West Sussex County Council car parking standards.	To provide clarification for Development Management purposes and to meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.
Policy 7 (criterion 5)	5. A statement is submitted with any application outlining the archaeological safeguards to be put in place to ensure the investigation and recording of ancient archaeological remains occurs before development begins.	To provide clarification for Development Management purposes and to meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.

	<p>[insert]</p> <p><u>Proposals for development should be informed by the findings of an archaeological investigation undertaken according to a written scheme of investigation agreed in writing with the Council's archaeological advisor. The design and layout of proposals should take the findings of investigation into account by seeking to preserve remains of archaeological interest 'in situ', with the greatest priority given to preserving remains of demonstrable national importance. Where, given the need for development, the importance of remains does not merit their preservation the compilation of a record of any remains that will be lost will be required as a condition of planning permission</u></p>		
Policy 7 (criterion 7)	<p>7. A full ecological and biodiversity survey of the site is required and a written report to be submitted with a planning application.</p> <p>[insert]</p> <p><u>The development of the site incorporates important ecological and biodiversity features within its layout and design</u></p>	To provide clarification for Development Management purposes and to meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.
Policy 7 (criterion 8)	<p>8. The development incorporates appropriate measures to address its proximity to mitigate against potential risks of flooding.</p> <p>[insert]</p> <p><u>The development incorporates appropriate measures to address its proximity to mitigate against potential risks of flooding</u></p>	To provide clarification for Development Management purposes and to meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.
Paragraph 7.65	<p>Support is also given by West Sussex County Council Directorate of Care and Well-being to developing the facilities. Valerie Manor is considered to be one of the County's outstanding residential care providers. In addition, the proposed new development at Valeria Manor will support the creation of many new jobs. It is estimated that 50-70 more staff will be required</p>	To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation	No further action required. Modification to be taken forward to the final plan.

	<p>to work with the increase in residents. It is hoped that many local people will be employed at the site.</p> <p>[insert]</p> <p><u>Policy 7 includes a series of important criteria on flood risk, landscaping and ecological matters. The details on the potential for flood risk on this site are particularly important considerations. A Flood Risk Assessment (FRA) should be submitted as part of the way in which detailed proposals respond to the sensitivity of the site in general, and to how it responds to criterion 8 in particular.</u></p> <p><u>The details of the ecological conditions of the site (criterion 7) and the landscaping scheme (criteria 2 and 3) will be incorporated within detailed planning applications in accordance with the Council's usual validation requirements. However, where appropriate specific reports should be submitted with planning applications insofar as the issues relate to particular proposals. In particular any reasonable mitigation measures which are identified as a result of detailed surveys should be implemented by way of planning conditions and/or planning obligations.</u></p>		
<p>Policy 8</p>	<p>The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings. Within the South Downs National Park or its setting, proposals must adopt a landscape led approach and conserve its landscape character and natural beauty. In the areas adjoining the South Downs National Park, proposals must avoid any significant detrimental effect on its landscape and natural beauty. [insert] <u>development proposals will only be supported where they adopt a landscape-led approach and respect the</u></p>	<p>To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p><u>local character, through sensitive design that makes a positive contribution to the overall character and appearance of the area</u></p> <p>Development proposals will be expected to be [insert] <u>will be supported where they are</u> in accordance with the Parish Design Statement 2017 and the following provisions:</p>		
	<p>Style: To specifically encourage [insert] <u>They would result</u> in individuality in appearance whilst retaining the general characteristics of local vernacular.</p> <p>Building materials: Should [insert] <u>All new development should</u> reinforce the character and distinctiveness of the district's environment through the use of traditional materials and techniques. Where brick is to be used, encourage the use of colours that compare with the older buildings in the village. To encourage the use of vertical tile hanging, again of appropriate colour. To specify pitched roofs, possibly of varying angles. That flint is used to provide some visual impact on an individual building or development.</p> <p>Protection of Tree/Hedges – Development will need [insert] <u>should</u> to take into account the impact on existing trees/hedges/ TPOs on the site or within the vicinity.</p> <p>Sense of Place - Contribute [insert] <u>All new development should contribute</u> to a sense of place both in the buildings and spaces between them – taking into account the density of the development around.</p> <p>Impact on neighbours – [insert] <u>All new development should</u> Ensure that new development is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.</p>	<p>To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p>Drainage - All new developments must [insert] <i>should</i> clearly demonstrate the adoption of measures to minimise surface and roof water run-off.</p> <p>Sustainability – [insert] <u>All new development should</u> ensure buildings and spaces are orientated to gain maximum benefit from sunlight and can maximise natural daylight.</p> <p>[insert new criterion]</p> <p><u>Within the South Downs National Park development proposals should meet the following minimum sustainability credentials:</u></p> <ul style="list-style-type: none"> a) <u>At least 19% reduction in CO2 emissions relative to building regulations baseline via energy efficiency of the built fabric.</u> b) <u>At least 20% reduction in CO2 emissions relative to building regulations baseline via low/zero carbon energy on site.</u> c) <u>A predicted internal mains water consumption of no more than 105 litres/person/day</u> 		
<p>Policy 9</p>	<p>The existing community facilities within Upper Beeding Parish are important resources for the local community and should be retained. These are shown on the Policies Map. Support will be given to allocating new facilities or improving existing ones. Proposals involving the loss of community facilities, for which there continues to be an established need, will be resisted unless adequate alternative provision is made available in a location supported by the local community within an appropriate and agreed timescale. In particular, the Parish Council is keen to support the following:</p> <p>The Old School Building, Upper Beeding retain and maintain as an educational facility only</p>	<p>To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p>A properly equipped Sports Pavilion be erected on the playing field.</p> <p>Public Toilets for the Memorial Playing Fields.</p> <p>Creation of a community-owned, dedicated youth space.</p> <p>[insert]</p> <p><u>The following facilities as shown on the Policies Map are identified as important community facilities</u></p> <p>[List at this point the 17 community facilities showing both number and name]</p> <p><u>Proposals for the change of use or for the redevelopment of an important community facility for which there continues to be an established need will not be supported unless it can be demonstrated that its continued operation is unviable or where alternative adequate provision is made available in a location supported by the local community within an agreed timetable.</u></p> <p><u>Proposals for the development of new community facilities and for the improvement or extension of existing facilities will be supported.</u></p> <p><u>Proposals for the development of the following facilities will be particularly supported:</u></p> <ul style="list-style-type: none">• <u>the retention and maintenance of The Old School Building, Upper Beeding as an educational facility;</u>• <u>the development of a sports pavilion on the playing field;</u>		
--	---	--	--

	<ul style="list-style-type: none"> • <u>the development of public toilets in the Memorial Playing Fields; and</u> • <u>the creation of a community-owned dedicated youth space.</u> 		
At the end of Paragraph 7.71	<p>The evidence base for this policy is drawn from the Community and Infrastructure Focus Team September 2015 document written for the Neighbourhood Plan. The work of the focus group was to review the current health, education & training, social & leisure & spiritual amenities in the villages. The Group then produced recommendations for change / improvements based on the findings and desire of the community, review utilities, road network & IT/communications structure and future plans and determine if they will fit the future needs and growth of the community. The Group also identified areas where improvements might be made...</p> <p>[insert]</p> <p><u>Policy 9 seeks to provide a context for the range of circumstances which may impact on the delivery of community facilities within the Plan period. It identifies and safeguards a series of important existing facilities and comments about how development proposals which may affect the future delivery of community facilities will be determined. It also offers support to the improvement of existing facilities and the creation of new facilities. Specific proposals supported by the community are highlighted.</u></p>	To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation	No further action required. Modification to be taken forward to the final plan.
Policy 10	<p>Delete Proposals that result in the loss of an existing employment site will only be permitted where it is demonstrated that its continued use is no longer viable; unless the site relates to a site</p>	To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation	No further action required. Modification to be taken forward to the final plan.

	<p>specific policy within the Neighbourhood Plan. Proposals to expand an existing employment or business use will be supported, provided there is minimal impact on flood risk, local amenity, traffic, noise and surrounding landscape and other special qualities of the National Park. Existing business parks/industrial areas will be protected from change of use or redevelopment. These are shown on the Policies Map and include:</p> <ul style="list-style-type: none"> • Mackleys Business Park, Small Dole • Golding Barn Industrial Estate, Small Dole • Newbrook Works, Pound Lane, Upper Beeding • The Courtyard, Shoreham Road, Upper Beeding • Beeding Court Business Park <p>Support will be given to the diversification of the use of farm buildings for communities and rural businesses provided the scheme complies with all policies in the Neighbourhood Plan and other statutory planning documents. Measures to promote the tourism and the retail offer of both villages will be supported.</p> <p>[insert]</p> <p><i>The following business parks and industrial areas (as shown on the Policies Maps) are identified as important employment areas</i></p> <ol style="list-style-type: none"> 1. <i><u>Mackleys Business Park, Small Dole</u></i> 2. <i><u>Golding Barn Industrial Estate, Small Dole</u></i> 3. <i><u>Newbrook Works, Pound Lane, Upper Beeding</u></i> 4. <i><u>The Courtyard, Shoreham Road, Upper Beeding</u></i> 5. <i><u>Beeding Court Business Park</u></i> <p><i>Proposals for the change of use or for the redevelopment of an important employment area will not be supported unless it can</i></p>		
--	--	--	--

	<p><u>be demonstrated that its continued operation is unviable or where the site concerned is affected by a site-specific policy in the neighbourhood plan.</u></p> <p><u>Proposals for the expansion of an existing employment or business uses will be supported provided that there is no unacceptable harm to the risk of flooding, the amenities of any residential properties in the immediate locality, to ambient noise levels and to the overall quality of the surrounding landscape.</u></p> <p><u>Development proposals for the use of farm buildings for community and rural businesses will be supported.</u></p> <p><u>Proposals which would promote tourism and the consolidation of retail uses in both Upper Beeding and Small Dole will be supported.</u></p>		
<p>At the end of Paragraph 7.78 add...</p>	<p>Policy 9 - Employment Development within the Horsham District Planning Framework seeks to balance the need to ensure protection of valued employment and commercial sites whilst enabling areas which are no longer economically viable to be considered for other appropriate uses. The diversification of the use of farm buildings for communities and rural businesses will play a role in allowing local economies to continue to grow and expand and change to meet modern demands. This diversification allows for the positive reuse of buildings along with the sustainable use of resources which has less impact on the rural landscape.</p> <p>[insert]</p> <p><u>Policy SD35 Employment Land of the South Downs Local Plan provides specific guidance on the matter of viability in relation to proposals for the change of use of established business premises. Two of the sites identified in Policy 10 of this Plan are within the National Park (The Courtyard and Beeding Court). As such any planning applications within these sites will be</u></p>	<p>To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<u>determined in the context of both the Local Plan and the neighbourhood plan policy. In relation to the former the viability issue will need to be demonstrated by a robust marketing campaign of at least 12 months.</u>		
Policy 11	<p>The following sites are designated as Local Green Space and are shown on the Policies Map:</p> <ul style="list-style-type: none"> • Hyde Street Green, BN44 3TT • Pepperscombe Lane, BN44 3HS • Part of Priory Fields Green, BN44 3HU • St Peter’s Green & floodplain, BN44 3HX • Saltings Field, BN44 3JH • Small Dole Playground, BN5 9XE <p>No new development shall take place on the areas designated as Local Green Space other than in very special circumstances such as:</p> <ul style="list-style-type: none"> i. Works needed to maintain an existing structure on the Local Green Space; or ii. Works needed for statutory utility infrastructure purpose; or iii. Where the proposed development will be for the benefit to the community and will not detrimentally impact on the particular local significance of the space. <p>[insert]</p> <p><u>Proposals for development on a Local Green Space will not be supported except in very special circumstances.</u></p>	To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.
At the end of Paragraph 7.81 add...	<p>In accordance with the advice in the NPPF 2018, these spaces must be:</p> <ul style="list-style-type: none"> 1) Reasonably close proximity to community it serves 2) Demonstrably special to a local community and holds a particular local significance, for example because of its 	To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation	No further action required. Modification to be taken forward to the final plan.

	<p>beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</p> <p>3) Local in character and is not an extensive tract of land.</p> <p>Policies for managing development within a Local Green Space should be consistent with those for Green Belts.</p> <p>[insert]</p> <p><u>Policy 11 applies the restrictive policy approach towards development proposals on designated local green spaces. Very special circumstances can be considered by Horsham District Council on a case-by-case basis rather than a policy approach trying to anticipate future circumstances. However very special circumstances may include</u></p> <p>i. <u>Works needed to maintain an existing structure on the Local Green Space; or</u></p> <p>ii. <u>Works needed for statutory utility infrastructure purpose; or</u></p> <p>iii. <u>Where the proposed development will be for the benefit to the community and will not detrimentally impact on the particular local significance of the space.</u></p>		
Community Aspiration 1	<p>In the Aspiration add a note after the bullet points to read:</p> <p>[insert]</p> <p><u>These aspirations will be developed within the context provided by Strategic Site Policy SD 56 of the adopted South Downs Local Plan and the emerging Area Action Plan.</u></p>	To provide clarification. HDC agrees with this recommendation	No further action required. Modification to be taken forward to the final plan.
At the beginning of 8.3 add:	<p>The UBNP wishes to identify opportunities for development and employment at the site as part of a regeneration and restoration package for the Cement Works. Any proposal for development must deliver the principal objective of securing the satisfactory</p>	To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation	No further action required. Modification to be taken forward to the final plan.

	<p>restoration of the site with major environmental and landscape improvements compatible with the site's sensitive location within the National Park.</p> <p>[insert]</p> <p><u>The adopted South Downs Local Plan identifies the Cement Works as a strategic development site (Strategic Site Policy SD56). That policy also identifies that the National Park Authority will produce a separate Area Action Plan for the site.</u></p> <p>[insert at the end of paragraph 8.5 after Community Aspiration 1]</p> <p><u>'The Community Aspiration has been designed to be complementary to the policy in the Local Plan and the emerging Area Action Plan'</u></p>		
Other Matters	<p><i>General:</i></p> <p><i>Modification of general text (where necessary) to achieve consistency with the modified policies.</i></p>	<p>To provide clarification and meet the Basic Conditions. HDC agrees with this recommendation</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>
Incorporate the Policies Maps into the Neighbourhood Plan document	<p>Policy Maps to be integrated into the main plan.</p>	<p>To provide clarification, meet the Basic Conditions and legislative requirements. HDC agrees with this recommendation</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>