

Upper Beeding Parish Neighbourhood Plan 2018-2031

Submission Plan

DECEMBER 2018

Contents

	Page Number
Foreword	
1.0 Introduction and Background	4
2.0 The Neighbourhood Plan Area	7
3.0 Planning Policy Context	15
4.0 Community Views on Planning Issues	23
5.0 Vision and Objectives	29
6.0 Spatial Strategy	31
7.0 Neighbourhood Plan Policies¹	35
Policy 1 Spatial Plan for the Parish	36
Policy 2 Housing Allocations	44
Policy 3 land east of Pound Lane, Upper Beeding	51
Policy 4 Land at southern end of Oxcroft Farm, Small Dole	55
Policy 5 Land at Greenfields, Henfield Road, Upper Beeding	58
Policy 6 Riverside Caravan Park, Upper Beeding	64
Policy 7 Land at Valerie Manor, Henfield Road, Upper Beeding	70
Policy 8 Design Standards for New Development	73
Policy 9 Community Facilities	77
Policy 10 Employment Sites and Supporting Businesses	80
Policy 11 Local Green Spaces	82
8.0 Non-Statutory Community Aspirations	83
9.0 Delivery	92

Appendices

Appendix A	Context Plan
Appendix B	Schedule of Evidence
Appendix C	Summary of sites submitted through call for sites
Appendix D	AECOM site pro-forma
Appendix E	Summary of assessed sites
Appendix F	Delivering the Community Aspirations
Appendix G	Glossary of Terms

¹ Please note: the page numbers above relate to the page on which the **actual policy** sits and not the start of the supporting text for the policy.

Foreword

The Upper Beeding Parish Neighbourhood Plan Working Group was formed in September 2013 to look at how we could produce a Neighbourhood Plan (NP) for the Parish of Upper Beeding. It was agreed that we should be flexible over how the plan would be structured and written and ensure it produced what the community wanted and not just that of the NP Group or Parish Council.

The Group understood that this would require talking to stakeholders in the local councils and South Down National Park Authority, public agencies, landowners and developers as well as the community and local businesses. The Group was initially formed of 14 people and has managed over the years to maintain a core team of around 10 people.

The Group has communicated widely with all parties through face to face meetings, special events, presenting at community events, through questionnaires, housing needs and business needs surveys, newsletters, Parish Council meetings and showcase events, the local press, radio and TV. This has enabled a very good dialogue and consensus of what people wanted, what could be considered and what would be feasible to deliver.

Our Vision for the Upper Beeding Parish is:

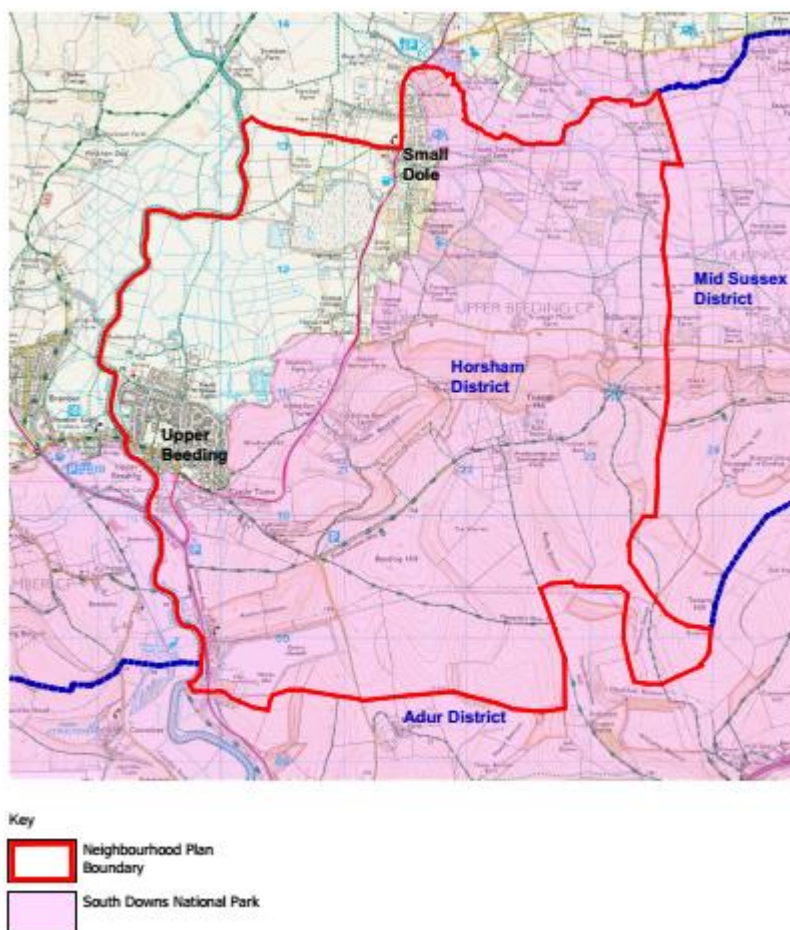
“To improve the quality of life for those who live in the villages of Upper Beeding, Small Dole and Edburton by improving and developing the physical environment, developing an inclusive community and enhancing work and leisure opportunities whilst, protecting the historic elements and open spaces of the Parish.”

We believe we have delivered within this Plan ‘the Vision’ to take the whole community of the Parish of Upper Beeding to 2031 and beyond and provide current and future plans to meet the demands of the next 15 years.

Simon Birnstingl
Chair of Parish Council

1. INTRODUCTION AND BACKGROUND

- 1.1 Upper Beeding Parish Council (UBPC) is preparing a Neighbourhood Plan (NP) for the area designated by the local planning authority (Horsham District Council [HDC]), under the provisions of the Localism Act 2011 and of the Neighbourhood Planning (General) Regulations 2012. The designated area is shown in Map 1 below.



Map 1: The Designated Upper Beeding Parish Neighbourhood Plan Area

- 1.2 The purpose of the Upper Beeding Neighbourhood Plan (UBNP) will be to set out a number of planning policies that can be used to determine planning applications in the area. The policies will aim to conserve and enhance the special character of the parish and to encourage development proposals for the benefit of the local community.
- 1.3 Neighbourhood Plans provide local communities with the chance to shape the future development of their areas. Once approved, the Neighbourhood Plan becomes a statutory part of the development plan for the area and will carry significant weight in how planning applications are decided.
- 1.4 Neighbourhood Plans therefore only contain land use planning policies that can be used for this purpose. This often means that some important issues of interest to the local community cannot be addressed in a Neighbourhood Plan if they are not directly related to planning.
- 1.5 Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet some 'basic conditions'. These are:
- Is the plan consistent with national planning policy?
 - Is the plan consistent with local planning policy?
 - Does the plan promote the principles of sustainable development?
 - Has the process of making of the plan met the requirements of the European environmental standards?

A Basic Conditions Statement has been submitted with the Neighbourhood Plan.

- 1.6 In addition, UBPC must be able to show that it has properly consulted local people and other relevant organisations during the process of making its Neighbourhood Plan and has followed the 2012 Neighbourhood Planning Regulations and Neighbourhood Planning Act 2017. A Consultation Statement is submitted with the Neighbourhood Plan.
- 1.7 These requirements will be tested by an independent examiner once the Neighbourhood Plan is finalised. If satisfied, the examiner will recommend to HDC that the plan goes to referendum. If a majority of the turnout votes for the plan, then the plan will be 'made' as formal planning policy for the area and part of Horsham District Council's Statutory

Development Plan. This means the plan will be used to determine planning applications in the area.

The Pre-Submission Plan (Regulation 14)

- 1.8 The Pre-Submission plan was consulted on between the dates 25th June 2018 – 13th August 2018. A number of responses were received from both local residents and statutory authorities. Tables including all comments and the response from the Steering Group is attached to the Consultation Statement 2018.
- 1.9 The UBPC requested a screening opinion from HDC in respect of the need for a Strategic Environment Assessment (SEA) under the EU directives 42/2001 and the 2004 Environmental Assessment of Plans and Programmes Regulations. HDC's screening opinion concluded that a SEA was required, given the contents of the plan which may lead to environmental impacts. A Submission Sustainability Appraisal (SA)/SEA has been prepared to accompany the Submission NP. Comments received on the Pre-Submission SA/SEA have been responded to and fed into the Submission version.

Plan Review

- 1.10 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.

Information

- 1.11 The Upper Beeding Parish Council website contains all the necessary background information on the Upper Beeding Parish Neighbourhood Plan. The web address is: <http://upperbeeding-pc.gov.uk/>.

2. THE NEIGHBOURHOOD PLAN AREA

2.1 Upper Beeding is part of the Horsham District, under the jurisdiction of Horsham District Council, situated in the County of West Sussex. The main settlements in the parish are Upper Beeding and Small Dole. From the 2011 census data, the population of the parish is 3,736. The parish covers 1,877 hectares (4,638 acres). Upper Beeding is the larger settlement in the parish and is located next to Bramber village with the High Street, Upper Beeding connecting to The Street, Bramber.

2.2 The parish is made up of a number of settlement areas and other significant land uses. These are:

1. Upper Beeding.
2. Small Dole; a small part of which is within Henfield Parish.
3. The South Downs National Park covers the southern part of the parish.
4. Horton Landfill site; a large landfill site adjacent to the southern part of Small Dole.
5. Tottington Wood, an ancient woodland adjoining the southern part of Small Dole.
6. Edburton.
7. Truleigh Hill.
8. The Cement Works; a large disused site within the South Downs National Park on the southern edge of the parish.
9. River Adur and its associated floodplain.
10. Mackleys Business Park.

2.3 Horsham District has a settlement hierarchy that applies as follows;

Upper Beeding, together with its neighbour Bramber have been designated² as a Small Town and Larger Village. This is due to their strong social network and provision of services and facilities. Upper Beeding village shares its built-up area boundary with Bramber (see Horsham District's Inset (Policies) Map 17)³.

² Policy 3 https://www.horsham.gov.uk/data/assets/pdf_file/0006/28563/Horsham-District-Planning-Framework-2015.pdf

³https://www.horsham.gov.uk/data/assets/pdf_file/0017/28601/Inset17_Steining_2015.pdf

Small Dole is the only other settlement in the parish that has a built-up area boundary, although a small part of it is located in the Parish of Henfield. Small Dole has been identified by Horsham District as a Smaller Village with good access to larger settlements although facilities, services and social networks are limited (see Horsham District's Inset (Policies) Map 15)⁴.

- 2.4 The northern parish boundary is Henfield Parish, to the east is Fulking Parish, to the West is Steyning Parish and to the south/south-west boundaries are Bramber Parish and Coombes Parish. Shoreham-by-Sea (Adur District) is 4.5 miles away via the A283 and is the closest large area of urbanism. The nearest train station is at Shoreham-by-Sea. There is a low frequency bus route through Upper Beeding connecting residents to Worthing, Shoreham and Brighton and other settlements nearby.

Brief History⁵

- 2.5 The name Beeding is of Saxon origin, implying the settlement of someone named Bede or Beida. It grew up at a point where an ancient route along the downs had to descend to the valley in order to cross the river and continue on the other side. One such crossing was the "Veteri Ponti" or Old Bridge, to the south of Beeding Court, where medieval pottery from an early settlement has been found. The other crossing was further north, about where the Adur is crossed by a footbridge today, linking Kings Barns, which was formerly part of Upper Beeding, to the area near the church known as Sele. It is thought that a Saxon church once existed near the present church of St. Peter, where the Normans built Sele Priory, replacing the former Saxon church. The present High Street was developed in the Middle Ages, along what was a causeway leading to wooden bridges (later replaced with stone ones). The bridges were built by the Normans to cross the different courses of the Adur between Bramber Castle and Beeding.
- 2.6 Many farms were centred on Beeding, their land extending over both brooks and downland. Three farms were based in Hyde Street into the 1960's (Hyde Farm, Hobjohns Farm and Mains Farm) with associated farm buildings. Others were Pond Farm in the High Street, Church Farm near the church, New House Farm in Henfield Road and Beeding Court Farm,

⁴ https://www.horsham.gov.uk/_data/assets/pdf_file/0005/28598/Inset15_SmallDole_2015.pdf

⁵ Extracts from Upper Beeding Neighbourhood Plan Village Design Statement 2017

the original manor of Beeding, in Shoreham Road. With a market in Steyning and the coming of the railway in 1861, market gardens also flourished in and around the village.

- 2.7 Small Dole has no significant historical claims as far as can be determined as there is only one old building in the High Street and New Hall which was built in the mid eighteenth century. Streatham Manor adjacent to the river, has a long history as an important river crossing so this Manor was held by the Bishops of Chichester and gave rise to the Saxon development of Henfield.

Characteristics and Spatial Information

- 2.8 The village of Upper Beeding lies on the east bank of the River Adur at the head of the Adur gap, where the river cuts through the downs to reach the sea at Shoreham some 8 km away. Its highest point is at 216m on Truleigh Hill and the lowest at sea level on the tidal River Adur. Soils in the village near the river consist of alluvial silts and gravels; clays and sands make up the Low Weald, and chalk predominates on the Downs and where houses climb the lower slopes such as on Windmill Hill.
- 2.9 The parish is predominantly rural and is characterised by its close proximity to the South Downs and the River Adur. Development is primarily concentrated in the settlements of Upper Beeding and Small Dole plus three other tiny settlements that were former manors, namely Horton, Truleigh and Tottington. The hamlet of Edburton is on its eastern boundary and a cluster of houses exist on Truleigh Hill, on which several communications masts are sited. However, there is a sense of separation between the two main settlements within the parish with Small Dole being closer to Henfield and Upper Beeding to Steyning.
- 2.10 The HDC **Settlement Sustainability Review 2014**⁶ states that Upper Beeding has limited employment opportunities within the village although there are some nearby industrial estates. There are strong employment links with the south coast towns of Brighton and Worthing which are the main employment destinations for residents in the village. Upper Beeding has a good range of community facilities including a primary school, village hall (shared with Bramber), recreation ground, sports hall and church halls, allotments and a

⁶ https://www.horsham.gov.uk/data/assets/pdf_file/0016/9313/CD_GC_01_Settlement-Sustainability-Review2014.pdf

branch surgery of Steyning Health Centre. There is also a range of local shops including a convenience store, hairdressers as well as some more specialist outlets. Other services and facilities include a wider range of retail outlets, a leisure centre with swimming pool and a secondary school – all located in nearby Steyning – there is a twice an hour bus service (at some times in the day) to Steyning. Upper Beeding is located within a high quality environment adjoining the South Downs National Park.

- 2.11 Due to the **rural character** of the parish, it is important to keep the character of each of the settlements. The UBNP may allocate sites for development within or adjoining the villages of Upper Beeding and Small Dole, but these are likely to only be of an appropriate scale in line with their proposed position in the settlement hierarchy. The village centres provide for some local services and future development should be within walking distance or easily accessible to these facilities. The high quality local landscape and environment is a key consideration.
- 2.12 In Upper Beeding there are 38 Grade II **listed buildings** and two Grade II*⁷ listed buildings - the parish church of St Peter, Church Lane and the Church of St Andrews, Edburton village. There are two **conservation areas** in Upper Beeding. There are 7 Ancient Monuments but no registered Parks and Gardens. In Small Dole there are 6 **listed buildings**, of which all are Grade II. There are 7 Scheduled Monuments but no registered Parks and Gardens. The parish Church of St. Peter is identified on the 'Heritage at Risk' register.
- 2.13 Understanding the cultural heritage of the parish is important, as it guides settlement patterns and influences decisions about the design and materials used in development. The historic environment also has a key role to play in the local economy. These will be key considerations in the allocation of sites and Neighbourhood Plan policies.
- 2.14 There are 4 **Sites of Special Scientific Interest (SSSI)**; 1 site called Horton Clay Pit SSSI and 3 sites from Beeding Hill to Newtimber Hill SSSI (within the South Downs National Park). There is one Local Nature Reserve called Tottington Wood Local Nature Reserve (LNR). The parish contains areas identified by Natural England as Priority Habitats and are subject to Habitat Action Plans, such as; Lowland Calcareous Grassland Habitat, Undetermined Grassland Priority Habitat, Fens Priority Habitat, Coastal and Floodplain Grazing Marsh

⁷ Please see glossary for listed building categories

Priority Habitat, Lowland Meadows Priority Habitat and numerous sites of Deciduous Woodland Priority Habitat.

- 2.15 Development has the potential to harm **biodiversity** both directly and indirectly. Direct effects include loss of land/habitat to new development, whereas indirect effects include increased traffic resulting in a decline in air quality, which can impact habitats and species some distance from a development site. Development does however have potential to create places for biodiversity. Development proposals should seek to enhance biodiversity through a range of measures, including enhancements either on or off the site.
- 2.16 With Upper Beeding containing many areas of nature conservation interest and protection, policies in the Neighbourhood Plan will need to focus on retaining and enhancing these valuable assets. Sites allocated for development in particular will need to be appraised according to their impact on nature conservation.
- 2.17 Designated for its national importance in terms of **landscape** and scenic quality, sections of the South Downs National Park fall within the parish. The South Downs National Park covers approximately 2/3 of the parish's land area, primarily consisting of a zone to the east of the A2037 road. The parish is covered by two landscape character areas – a) Henfield and Small Dole Farmlands and b) Lower Adur Valley. In the case of a) it is of high sensitivity to change due to the high visibility and intrinsic landscape qualities. In the case of b) it is of high sensitivity to change due to the visibility of the floodplain/valley sides and its intrinsic landscape qualities.
- 2.18 Development has the potential to harm protected landscapes. Major development will not normally be permitted. However, there may be cases where appropriate scale development that helps to maintain economic or social well-being in or adjoining the protected landscapes may be necessary. Development close to the edge of the South Downs National Park has the potential to have adverse impacts on the qualities of these landscapes. Policies within the Neighbourhood Plan will need to consider the natural beauty and public enjoyment of the South Downs National Park. Consideration will need to be given to sites allocated close to the protected landscape to ensure that there will be no adverse impacts.

- 2.19 The **Environment Agency** has highlighted the following constraints:
- Land within Flood Zones 3 (high probability eg 1 in 100 or greater risk of flooding in any year), 2 (medium probability) is associated with the flood risks from the River Adur and Woods Mill Stream. The majority of the existing developed land is in Flood Zone 1 which has a low probability of flooding. The ecological value of these watercourses and their adjacent land is also an environmental consideration.
 - Source Protection Zone 1 (sensitive inner zone), 2 (outer zone) and 3 (total catchment area). These are designated to protect individual groundwater sources for public water supply. Of most significance is the Southern Water abstraction near Castle Town.
- 2.20 Assessment of sites to be allocated in the Neighbourhood Plan will need to ensure priority is given to development sites with the lowest risk of flooding and making required development safe without increasing flood risk elsewhere. This includes avoiding the functional floodplain (Flood zone 3b) as much as possible.
- 2.21 There is already an extensive network of **social and leisure** groups functioning in the community. The existing facilities for sports and similar activities are however limited. Indoor activities can only take place in the Upper Beeding sports hall and village hall, both of which restrict the variety of activities possible. The Memorial playing field enables the cricket and football clubs to function, but their space is limited and the current social areas connected with the field (changing rooms etc) are woefully inadequate. Facilities are listed in the UBNP Community and Infrastructure Focus Group report 2015.
- 2.22 **Green Infrastructure** is a term used to describe a multi-functional and connected network of green spaces, water and other environmental features in urban and rural areas. It includes trees, parks, road verges, allotments, cemeteries, woodlands, rivers and wetlands. Green infrastructure can contribute to the provision of 'ecosystem services'. The network of green infrastructure within the district should be maintained and enhanced. The Neighbourhood Plan will need to consider how development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss and ensures that the ecosystem services of the area are retained.

- 2.23 There is only one **Doctor's** practice in Upper Beeding. It is an outpost of the Steyning Health Centre (SHC) practice and is located in an adapted bungalow in Dawn Close. Provision is limited and, on many occasions, residents have to travel to the SHC. Whilst the bus goes quite close to the SHC, access is not easy for older residents.
- 2.24 Communities will only be sustainable if they are fully inclusive and deliver the necessary standards of services and facilities. The Neighbourhood Plan should seek to assess the needs of the community and consider options for the retention and improvement of facilities as well as ensure the existing ones are not lost through development.
- 2.25 Upper Beeding has grown from a small farming community with some through **traffic**, to a residential area generating its own traffic. The development of the road network has never kept pace with this growth, and is limited by the river/floodplains, which restrict the number of roads in and out of the village. Many of the roads, even in the more recently developed areas, are only wide enough for two vehicles to pass, and consequently local on-road parking generates considerable friction. Vehicles are frequently parked partly on pavements creating real difficulties for pedestrians. In common with many other rural communities, the bus services are under threat as subsidies are reduced. The hourly bus service to Shoreham and Brighton provides an essential link to major shopping areas and the railway network. The services to Worthing, Henfield, Burgess Hill and Horsham are also essential links.
- 2.26 **Access** to health care facilities can be difficult for rural residents, particularly where there is limited access to a car. It is important that development should contribute towards meeting the needs of all sections of the community and help to encourage social cohesion. The Neighbourhood Plan would need to consider the location of development in terms of accessibility to facilities and transport links, as well as improvements to footpaths and infrastructure to allow better access to services.
- 2.27 Background research for the UBNP has provided essential evidence of the **local housing needs** in Upper Beeding. The Upper Beeding Parish Housing Needs survey carried out by AECOM November 2017 states that market signals research has shown that Upper Beeding is located in an area with a high potential for jobs growth. This is as a result of its closeness to Brighton, and the 'Coast to Capital' economic region, as well as its high level of home working, small businesses and business survival rates.

- 2.28 Moreover, there is strong evidence of disequilibrium between demand and supply within the housing market exhibited through increasing house prices and the speed with which dwellings change hands, particularly among smaller dwellings. This suggests supply struggles to keep up with demand. The current tenure profile of the area (dominated by owner occupation) leaves little suitable accommodation for those on low incomes. Roughly 8% of households in 2014 were eligible for affordable housing. Those households ineligible for affordable housing, but who cannot afford market housing, may struggle to access housing suitable for their needs, meaning they may need to move out of the area.
- 2.29 The current housing stock exhibits a strong bias towards larger dwellings, and relatively few flats. The lack of smaller dwellings is likely to lead to the displacement of households on lower incomes from the area, as discussed above. Findings from the housing transactions suggests demand is high for smaller, more affordable homes, leading to the recommendation that this type of dwellings should form a larger proportion of new homes being delivered than has previously been the case. The increase in the proportion of the population accounted for by older people creates an imperative for housing policy to address their needs, for example dwellings of a manageable size designed to be 'age-friendly.'
- 2.30 There are two main **employment areas** in the Neighbourhood Plan area; one (Mackleys) is on the southern edge of Small Dole within the settlement boundary, and the other (Golding Barn to the east of Upper Beeding) which is inside the SDNP. The cement works also has about 20 businesses plus one large company (Dudmans). There is also a smaller Industrial estate at the end of Pound Lane. There are two other smaller commercial areas - Beeding Court and The Courtyard to the south of Upper Beeding village.
- 2.31 The parish has hosted two large **waste tips** for the past forty years to the south of Small Dole. The second of which is in the restoration stage, but with additional tipping envisaged in the future, permission has been granted to infill a SSSI recognised site as stipulated by Natural England. Upper Beeding falls inside a Special Protection Zone (SPZ), as it takes its water supply from natural water tables in the chalk downs.

3 PLANNING POLICY CONTEXT

3.1 The newly published National Planning Policy Framework (NPPF) in July 2018 is an important guide in the preparation of local plans and Neighbourhood Plans. The UBNP must demonstrate that it is consistent with the provisions of the NPPF. The following paragraphs of the NPPF are especially relevant to the UBNP:

- Presumption in favour of sustainable development (paragraph 11)
- Identifying land for homes (paragraph 69)
- Supporting a prosperous rural economy (paragraph 83)
- Promoting healthy and safe communities (paragraph 92)
- Open space and recreation (paragraph 96)
- Local Green Spaces (paragraph 99)
- Achieving well-designed places (paragraph 127)
- Conserving and enhancing the natural environment (paragraph 170)

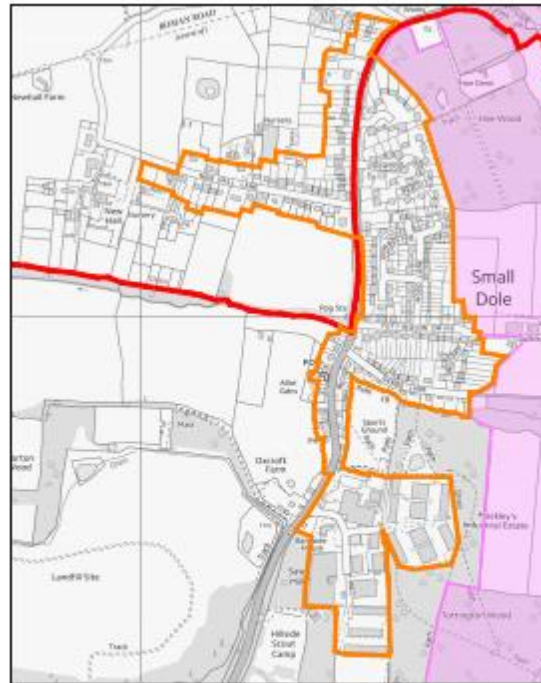
The Basic Conditions Statement sets out how the NP complies with both the 2012 and 2018 NPPFs.

3.2 On 27 November 2015 Horsham District Council adopted the **Horsham District Planning Framework** (HDPF). With the exception of land within the South Downs National Park, the HDPF replaces the policies contained in the Horsham District Core Strategy and General Development Control Policies which were both adopted in 2007. The HDPF sets out the planning strategy for the years up to 2031 to deliver the social, economic and environmental needs for the district (outside the South Downs National Park). The Core Strategy and General Development Control Policies will remain the adopted Development Plan Documents (DPDs) for the South Downs National Park until the adoption of their own Local Plan.

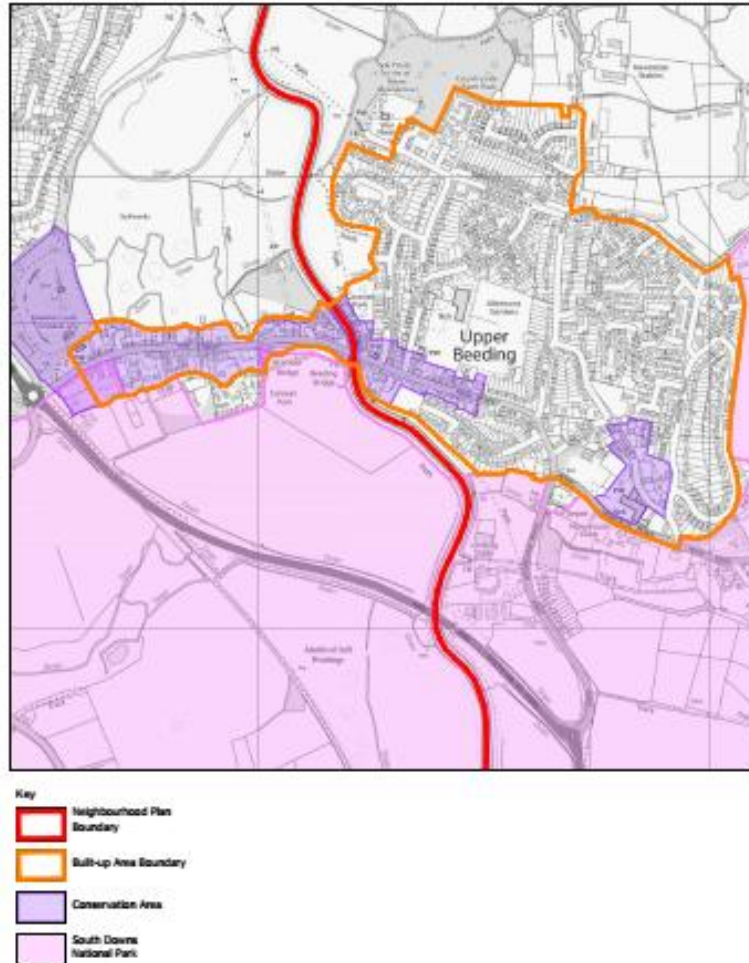
3.3 The HDPF identifies Upper Beeding together with Bramber as a 'Small Town/Larger Village' and Small Dole, has been identified as a 'Smaller Village'. The Plan contains a series of other policies seeking to promote housing and economic growth as well as conserve and protect the many natural and built heritage designations in the District, the South Downs National Park and areas of national and local biodiversity value.

- 3.4 The adopted HDPF identifies a clear role for Neighbourhood Planning in the district in contributing to meeting local housing need. The HDPF “*seeks to be relevant and unique and meet the objectively identified needs of Horsham District*”. It also sets the scene and allows for communities to “*develop their own, more detailed, local Neighbourhood Plans to meet the needs of their community as they see fit and has regard to the wider area beyond the District boundary*” (para 3.15).
- 3.5 It states that “*villages have the potential to address identified local needs and limited development should be pursued to meet these needs and support rural services and infrastructure. However, a balance needs to be struck between environmental constraints and fundamentally altering local character ... in the future the needs of local areas can be met, hopefully building on this existing work through the new Neighbourhood Planning system*” (para 3.24).
- 3.6 The document contains a number of strategic and development management policies for the UBNP to consider. The maps below show the extent of the built-up areas of Upper Beeding and Small Dole.

Map 2
Built up area boundary
for Small Dole



Map 3
Built up area
Boundary for
Upper Beeding



3.7 The HDPF policies below are some of the most relevant to the Neighbourhood Plan.

Policy 2 Strategic Development – establishing the key principles for all development in the District, including how development around the edges of existing rural settlements should be managed

Policy 3 Development Hierarchy – defining the position of all settlements in the District into a hierarchy based on their population and services;

Policy 4 Settlement Expansion – providing for the growth of settlements to meeting identified local housing, employment and community needs

Policy 9 Employment Development – protecting existing employment sites and encouraging their appropriate expansion

Policy 10 Rural Economic Development – encouraging development to promote local employment opportunities

Policy 12 Vitality & Viability of Existing Retail Centres

Policy 13 Town Centre Uses - managing the mix of village centre uses

Policy 15 Housing Provision – requiring Neighbourhood Plans to make provision in total for 1,500 new homes in the plan period, reflecting the position of settlements in the hierarchy of Policy

Policy 25 District Character and the Natural Environment – protecting the landscape, landform and development pattern of the District.

Policy 26 Countryside Protection – protecting the rural character of the countryside beyond defined settlement boundaries

Policy 27 Settlement Coalescence – preventing development that will lead to the coalescence of settlements

Policy 30 Protected Landscapes – identifying the setting of the South Downs National Park

Policy 32 Quality of New Development – ensuring development schemes understand and respond to their context

Policy 34 Heritage Assets and Managing Change within the Historic Environment – managing development affecting heritage assets like Conservation Areas and Listed Buildings

Policy 39 Infrastructure Provision – ensuring that development schemes can be accommodated by the local infrastructure and contribute to improvements where necessary to ensure the proper planning of the area.

3.8 Of these policies, the following are particularly important:

Policy 3 Strategic Policy: Development Hierarchy

Upper Beeding has together with Bramber been identified within the 'Smaller Town and Larger Village' category. It states that these are settlements with a good range of services and facilities. The settlements act as hubs for smaller villages to meet their daily needs, but also have some reliance on larger settlements / each other to meet some of their requirements.

Small Dole has been identified as a 'Smaller Village'. Villages with limited services, facilities, social networks, but with good accessibility to larger settlements (e.g. road or rail) or

settlements with some employment but limited services facilities or accessibility. Residents are reliant on larger settlements to access most of their requirements.

In the supporting text to Policy 3 it states that the policy “seeks to ensure development takes place in a manner that ensures that the settlement pattern and the rural landscape character for the District is retained and enhanced, but still enables settlements to develop in order for them to continue to grow and thrive. The mechanism by which this will be achieved is through the designation of built-up area boundaries and the planned expansion of existing settlements through the Local Plan or Neighbourhood Planning.” (para 4.6).

Policy 15 Strategic Policy: Housing Provision

This policy states that provision is made for the development of at least 16,000 homes and associated infrastructure within the period 2011-2031, at an average of 800 homes per annum. This figure will be achieved by:

1. Housing completions for the period 2011 –2015;
2. Homes that are already permitted or agreed for release;
3. Strategic Sites:
4. The provision of at least 1500 homes throughout the district in accordance with the settlement hierarchy, allocated through Neighbourhood Planning.
5. 750 windfall units

- 3.9 Horsham District Council is reviewing its Local Plan, the Horsham District Planning Framework (HDPF). As part of the first review stage, the Council published an Issues and Options document relating to Employment, Tourism and Sustainable Rural Development for a seven week period of consultation between 6 April 2018 and 25 May 2018. The document sets out key issues that have been identified and the suggested policy options to address them. It considers the strategy for economic development in the District; both the locational strategy for economic growth and sites which may have the potential for allocation for employment use. It also considers how the Council can achieve sustainable development in the more rural parts of the district⁸.

⁸ <https://www.horsham.gov.uk/planningpolicy/planning-policy/horsham-district-planning-framework/local-plan-review-2018>

South Downs Local Plan

- 3.10 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 Examination⁹. The Examination is taking place during November and December 2018.
- 3.11 The following policy and supporting information (within the Submission South Downs Local Plan September 2017 and schedule of Changes April 2018) is relevant to Upper Beeding:

Shoreham Cement Works

Shoreham Cement Works is a 44 hectare site that includes an inactive chalk quarry and semi derelict works. It is one of the most prominent sites within the National Park. Despite being an important part of the social and industrial heritage of the area, the site has a significant negative visual impact on the National Park, particularly from public rights of way and wider viewpoints, including the South Downs Way and the Downs Link cycle route.

The National Park Authority's main objective for the site is to restore it in a way that is compatible with the special qualities and statutory purposes of the National Park. Major development may provide an opportunity for the site to be restored by enabling the demolition or renovation of unsightly buildings, suitable treatment of prominent quarry faces and other landscaping improvements. (paragraph 8.16 and 8.17).

The Policy on the Cement works is detailed and therefore an abridged version is set out below:

⁹ <https://www.southdowns.gov.uk/planning/national-park-local-plan/>

Strategic Site Policy SD56: Shoreham Cement Works

Shoreham Cement Works is an area of significant opportunity for an exemplar sustainable mixed-use development, which delivers a substantially enhanced landscape and uses that are compatible with the purposes of the National Park. To help achieve this the National Park Authority will prepare an Area Action Plan (AAP).

The National Park Authority would support development proposals for

- a) Sustainable tourism / visitor based recreation activities and leisure development directly related to the understanding and enjoyment of the National Park;
- b) B2 and B8 business uses to support the local economy, with a focus on environmentally sustainable activities, supporting local communities and providing opportunities for entrepreneurship; and
- c) Further types of development that would enable the environmentally-led restoration of the site.

3.12 The site has many challenges but it also represents a great opportunity to deliver an innovative, exciting and imaginative solution which treats the site as an asset to the National Park rather than a problem. To enable a comprehensive, appropriate and viable scheme to be delivered, the National Park Authority will prepare an Area Action Plan (AAP). Work is continuing on the AAP and Upper Beeding PC will be involved in this process during 2018¹⁰.

3.13 Alongside Strategic Site Policy SD56, the following policies in the South Downs Local Plan are relevant to Upper Beeding:

Core Policy SD1: Sustainable Development

Local planning authorities should positively seek opportunities to meet the development needs of their area. The National Park purposes are i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and ii) to promote opportunities for

¹⁰ <https://www.southdowns.gov.uk/planning/shoreham-cement-works/>

the understanding and enjoyment of the special qualities of the National Park by the public.

Strategic Policy SD4: Landscape Character

Development proposals will only be permitted where they conserve and enhance landscape character.

Strategic Policy SD5: Design

Development proposals will only be permitted where they adopt a landscape-led approach and respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area

Strategic Policy SD6: Safeguarding Views

Development proposals will only be permitted where they preserve the visual integrity, identity and scenic quality of the National Park, in particular by conserving and enhancing key views and views of key landmarks within the National Park

Development Management Policy SD11: Trees, Woodland and Hedgerows

Development proposals will be permitted where they conserve and enhance trees, hedgerows and woodlands.

Strategic Policy SD17: Protection of the Water Environment

Strategic Policy SD19: Transport and Accessibility

Development proposals will be permitted provided that they are located and designed to minimise the need to travel or promote the use of sustainable modes of transport

Strategic Policy SD20: Walking, Cycling and Equestrian Routes

Development proposals will be permitted provided they contribute to a network of attractive and functional non-motorised travel routes, with appropriate signage, throughout the National Park.

Strategic Policy SD23: Sustainable Tourism

Strategic Policy SD34: Sustaining the Local Economy Development proposals that foster the economic and social well-being of local communities within the National Park will generally be permitted.

Strategic Policy SD45: Green Infrastructure

Development proposals will be permitted where they demonstrate that they: a) Maintain or enhance green infrastructure assets, green infrastructure links and the overall green infrastructure network; and b) Provide new green infrastructure, or improvements to existing green assets and green linkages.

Strategic Policy SD49: Flood Risk Management

Development proposals will be permitted that seek to reduce the impact and extent of all types of flooding.

4. COMMUNITY VIEWS ON PLANNING ISSUES

4.1 The Parish Council has consulted with the local community during the course of the Plan preparation process, and the UBNP is based on the results of these consultations, which have included meetings, open days and community surveys. Further details can be found in the Consultation Statement. The following is a summary of some of the key events:

- **Annual Parish Meeting 24th April 2014 in the Beeding & Bramber Village Hall**
- **Cakes and Hoola Hoop at the UB Village Hall on the 23rd May 2014**
- **The Upper Beeding School Fair 21st. June 2014,**
- **The 3Bs Fete 12th. July 2014,**
- **Small Dole Horticultural Show 16th. August 2014,**
- **Rydon Development 25th. Sept 2014,**
- **23rd. April 2015 Annual Parish Meeting,**
- **11th. July 2015 Small Dole Village Hall Site Proposals,**
- **12th. July 2015 UB Village Hall Site Proposals.**
- **Autumn NP Newsletter October 2015**
- **Various publications Nov. 2015 – March 2016 on the Site Allocation Process and meetings with SDNPA & HDC.**
- **Presentation to APM on 28th April 2016**
- **NP Update via the Parish Newsletter March 2016 delivered to all residents**
- **NP Update via the Parish Newsletter June 2016 delivered to all residents**
- **NP Update via the Parish Newsletter September 2016 delivered to all residents**
- **NP Update via the Parish Newsletter December 2016 delivered to all residents**
- **Presentation to APM on 2nd May 2017 and feedback from residents**
- **Monthly reports produced for the Parish Council Meetings and published on the PC website and on the UBNP Facebook page**

- **Meeting with Small Dole Village Hall Team and residents on 27th September 2017 to discuss progress of NP, sites in Small Dole and ongoing communications.**
- **Presentation and stand at the APM 26th April 2018**
- **NP Update & Consultation Flyer delivered to All Residents**
- **Signs & Notices placed around the Parish June 2018**
- **UB Primary School Summer Fete on 23rd June 2018,**
- **the 3Bs Annual Garden Party on the 14th July 2018**
- **the Small Dole Summer Fair on the 11th August 2018**
- **Walk-in sessions the UB Village Hall on 12th July 2018 between 4pm – 8pm**
- **Walk-in session the Small Dole Village Hall on 10th July 2018 between 4pm – 8pm.**

4.2 As part of the process of consulting with residents, the Steering Group undertook a survey¹¹ of the local community in order to identify the key issues and opinions that should be prioritised within the UBNP.

4.3 The survey was conducted using a questionnaire consisting of both closed and open-ended questions. This mix allowed questions to focus on obtaining specific pieces of information, tailored at responding to certain issues or themes (closed questions), whilst allowing a degree of freedom in the responses which people provided (open questions). Its aim was to provide supporting objective information with contextual and subjective reasoning in order to fully understand certain issues.

4.4 The survey was undertaken in November 2013 and generated a total of 335 responses of which 281 represented Upper Beeding, 51 represented Small Dole and 3 represented Edburton. None were received from Truleigh Hill. The headlines from the survey include:

- The majority of the community felt safe in their homes and when out and about walking in the area (over 98%).

¹¹Information on the surveys can be found at:

<http://upperbeeding-pc.gov.uk/wp-content/uploads/2014/01/NP-Questionnaire-28-1-14.pdf>
<http://upperbeeding-pc.gov.uk/neighbourhood-plan/evidence-vision-statements/>
<http://upperbeeding-pc.gov.uk/neighbourhood-plan/youth-resident-questionnaire/>

- The community were satisfied with the local area as a place to live (over 89%) and the services offered.
- The top issues of concern were:
 - the condition of the redundant Upper Beeding Cement Works Site (73%) and the need to produce a plan to remove the eyesore from the area.
 - The speed of traffic entering and passing through the village (47%) and concerns over traffic congestion at peak times at the entrance to Hyde Lane
 - The lack of activities for the youth of the villages (37%)
 - Insufficient public transport and particularly at weekends and around the far end of Upper Beeding (towards Pound Lane and Manor Road) (26%)
 - Insufficient affordable housing to rent or buy (26%)

Further details of all survey results are set out in the Consultation Statement.

- 4.5 The Tables below set out the SWOT (strengths, weaknesses, opportunities & threats) results provided by each of the Neighbourhood Plan focus groups. This is a comprehensive list of the key issues raised by the local community. Reports written by the focus groups (including the Local Economy group) are available from the Parish Council.

Community and Infrastructure SWOT analysis

Strengths

- Good quality primary education facilities.
- Good access to centres of major population
- Good access to foot paths, cycle tracks and bridle ways for rural pursuits.
- Active Church congregations.
- Well mixed generational community.
- Fibre Optic Broadband is available and highly beneficial for businesses.
- Commitment to 'Beeding in Bloom' as a Community Venture.

Weaknesses

- Outlying areas do not use many of the facilities.
- No identifiable village centre in Upper Beeding
- No health care facility in Small Dole
- Sewage network not adequate
- Narrow roads and on road parking issues: Trouble spots identified as Newland Rd/Undermill Rd, Hyde Lane/High Street
- Primary School is near capacity
- Lack of activities for teenagers (as per questionnaire)
- Lack of affordable housing stock resulting in young people moving away.
- Lack of easily identifiable sites suitable for further housing.
- Limited availability of facilities for sports and leisure.
- The Memorial Playing Field enables the Cricket and Football clubs to function but their space is limited and the current social areas connected with the field (changing rooms etc) are woefully inadequate.

- The Multi Use Games Area is not well used for the wide variety of activities for which it was intended.
- There is insufficient allocation of open space for general play in the community.

Opportunities

- Willingness to develop a stronger community ethos.
- Development of the redundant cement work site
- Care services for the elderly at home could be co-ordinated and run from the Dawn Close Clinic. This building is currently under-utilised.
- To develop a network of marked and safe tracks for cycling within the community.
- Potential to use Community Infrastructure Levy to fund community projects

Threats

- Inadequate road network for future development
- Flood risk and sewage risk in Upper Beeding
- Removal of subsidies to rural bus services
- Lack of provision for increasingly elderly population
- Primary School reaching capacity.

Housing & Development SWOT analysis

Strengths

- Recent flooding has highlighted the benefit of our flood plains
- The parish has its own unique character and needs to be retained
- Our 15th century properties compliment the architecture of the village
- Rural setting near to Brighton / London
- Property prices competitive compared to Hove/ Brighton
- Only 90 mins. from centre of London
- Good schools / catchment area
- Safe community to live in

Weaknesses

- Parishioners apathy to want to get involved / engage
- Roads are very narrow to support large vehicles
- Railway does not exist
- High Street used as 'rat runs'
- Not enough business units for businesses to set up or expand
- Infrastructure nearing capacity.
- High Speed Broadband not available to all.
- Lack of parking to support development
- Not enough care homes
- Limited medical care and access to hospitals / medical
- Limited retail outlets in the parish
- Insufficient data to support housing and development needs
- Lack of futuristic mind set to develop for the next 20 years

Opportunities

- Farmers/land owners who want to release land for new builds
- Check if there are any brownfield sites for development.
- Ask parishioners if they are aware of opportunities for development.
- Old Cement Works has real development opportunities
- Develop existing buildings to house more people with local incentives
- Industrial estates; are they being used to their maximum
- Produce housing needs survey to identify villager's demands
- Possible development opportunity on mobile home sites
- Change the use of mobile home sites for permanent use
- Recommend the design & materials to protect the uniqueness of builds
- To develop the villages in the parish so that they keep village status.
- To retain open spaces to ensure that any dwelling has adequate space

- To allow children to play in an open environment
- To use and develop allotments.
- Develop an initiative to ensure empty properties become occupied
- Establish housing requirements with the local housing associations: Moat, Raglan, Saxon Weald, Southern Housing, English Rural Housing Association, Greenoak Housing Association, Southdown Housing Association, Lewes Land Trust and Grosvenor Estate

Threats

- South Downs National Parks Plans may conflict with NP
- Horsham District Council Plans may impact our NP.

Countryside and Environment SWOT analysis

Strengths

- Located in the valley of the River Adur largely within the South Downs National Park with good communications to nearby towns.
- Parish amenities are good, including village halls, chemist, supermarket, post office, churches, pubs, skate board park and part-time doctor's surgery.
- Many active special interest societies and sports clubs.
- Many generations of family have lived, and continue to live, within the parish giving a sense of continuity.
- A good allocation of well used allotment space.
- The parish has its own water supply borehole within the chalk downland.
- Biodiversity in a landscape context includes Sites of Importance for Nature Conservation, SSSI's, Ancient Woodland, Local Nature Reserves, Local Wildlife Sites and Special Protection Areas
- Biodiversity Action Plan Priority Habitats include Coastal and Floodplain Grazing Marsh, Lowland Calcareous Grassland, Lowland Fens, Lowland Meadows and Deciduous.
- A large area of Flood Plain protects the built area from flooding
- Within the parish there are Conservation Areas, Listed Buildings and Scheduled Monuments The landscape has a rich history
- A rich variety of character in the landscape
- An extensive network of various types of Public Right of Way and Open Access Land which are used in a variety of ways including access from outlying areas of the parish into central areas, for cycling, equestrianism, rambling, dog walking, bird watching, wildlife watching, star gazing and fitness activities
- The parish contains areas of landscape which have the highest Relative Tranquillity score rating.

Weaknesses

- A large amount of the undeveloped land on the settlement boundaries is designated Flood Zone 3
- Geographical constraints also hinder further development opportunities
- There is a lack of amenity land for the size of the population.
- The historical areas of the parish have narrow twisting roads which limit the traffic flow from some of the more recently developed housing areas. The congestion is seen as a safety risk.
- There is a lack of land available for infilling due to past building expansion.
- The extensive estate building in the past has not reflected the character of the historic buildings in the settlements with detrimental impact on present day appearance.
- Communication between Upper Beeding and Small Dole is poor due to lack of public transport and the lack of a footpath/cycle path between the settlements.
- The outlying houses at Dacre Gardens have a gap in the footpath network linking them to the main pedestrian route into the centre of the village.
- There is a lack of footpath/cycle path from the main settlement area of Upper Beeding to the bridge across the river leading to Steyning.
- Some of the main access footpaths into the village become impassable during the winter.
- Much of the Public Rights of Way network needs improvement for wheelchair and buggy access.

- The appearance of the Cement Works is a cause of great public concern.

Opportunities

- To increase amenity land.
- To engage with the South Downs National Park to help deliver their vision and objectives for our community.
- Engage with the South Downs National Park Dark Skies initiative.
- Enhance leisure and tourism opportunities within our parish by a variety of means.
- Improve signage, improve parking facilities both for cars and horse boxes, and increase visitor awareness by displaying information boards.
- Increase road safety and facilitate the South Downs Way crossing over the main road for walkers, cyclists and horse riders.
- Improve the access from High Trees car park to The South Downs Way.
- Improve footpath access to the centre of the parish from outlying settlements, as at Dacre Gardens and Small Dole which would help to bring communities together.
- Improve popular dog walking routes so they are accessible all year round to all age groups.
- Build a footpath/cycle path from Upper Beeding village to the bridge over the river leading to Steyning.
- Improve existing well used footpaths to make accessible during the winter.
- Make more routes accessible for wheel chairs and buggies.
- Create more quiet and peaceful spots within the village to be used as tranquil green space, such as outside St Peter's church overlooking the river and the field next to the Rising Sun Public House.
- Develop the use of the river for recreation by building pontoons.
- To include some of the Wildbrooks area into a new amenity space where a freshwater wildlife pond could be created.
- To work towards bring our communities together by facilitating community events and engaging the community further in local affairs.
- To plan a programme of planting of trees and hedgerows to enhance biodiversity within the parish and mitigate the effects of climate change.
- Engage in improving the Cement Works site by appropriate re- development.
- To use a Design Statement for all future development to ensure that the character and appearance of the settlements is enhanced, especially by incorporating the traditional flint walls of the historic housing in the area.

Threats

- Excessive development within the parish resulting in traffic congestion and unsustainable demands on infrastructure.
- Loss of community spirit due to poor links between the settlements.
- Risk of flooding due to the volume of water flowing under Beeding Bridge could be adversely affected by major developments upstream increasing the river flow.
- A significant area of the parish is Zone 3 Flood Zone and at risk of flooding.
- Sewage infrastructure is poor and in need of significant improvement.
- The long-term neglect of much essential infrastructure is beginning to show.
- Fast flowing traffic on main roads represents a safety hazard to recreational activities.
- Uncertainties about the natural environment due to a changing climate for example the risk of flooding likely to increase.
- Important views out of the settlement and much valued by the community are at threat from the lack of space for development.
- Net loss of green infrastructure due to development.
- Loss of biodiversity from concreting over front gardens.
- Individual trees, as well as ancient or veteran trees which may be protected by a preservation order, are important contributors to the character and biodiversity of our parish and are vulnerable to indiscriminate felling.
- Development of the Cement Works site could result in significant loss of habitat for a wide range of species of fauna and flora, including protected species.

5. VISION & OBJECTIVES

Vision

5.1 The vision for Upper Beeding Parish in 2031 is:

Upper Beeding and Small Dole will have retained their own distinctive characters and they will have worked successfully with the South Downs National Park Authority (SDNPA) and West Sussex County Council (WSCC) to; protect the special qualities of the South Downs National Park landscape, improve accessibility for pedestrians, cyclists and equestrians, as well as providing safe routes to schools with better links to Bramber and Steyning, and to develop a green infrastructure plan that improves connections, recreation and leisure opportunities to and within the National Park for the community.

Upper Beeding's role as a provider of local shops will have been reinforced, and the range and diversity of the shopping and other commercial facilities will have grown to meet local needs without detriment to the character of the High Street. Community facilities will have expanded and become more varied to meet the changing needs of all groups and age ranges

There will have been improvements in the range of employment uses on the existing employment sites, supporting an increase in local employment and benefits to the local economy. The Parish Council will have supported the SDNPA in bringing forward a successful regeneration development at Shoreham Cement works.

There will have been a modest growth in housing numbers through the provision of new homes, purpose designed to meet local needs including elderly downsizers, and to provide a balance of dwelling types to serve the community over the long term. These new homes will have been provided in small clusters on sites that do not detract from the character and setting of the Parish.

Objectives

- 5.2 The Submission Neighbourhood Plan sets out a number of strategic objectives. These state what the Neighbourhood Plan is aiming to achieve through its overall strategy and policies.

Objective 1	To conserve and enhance the special character, and qualities of the National Park landscape and the character of the rest of the countryside of the parish and maintain the settlement pattern.
Objective 2	To support the role of Upper Beeding as a local shopping centre with increased commercial activity, visitors and tourism whilst protecting the character of the High Street.
Objective 3	To support the provision of new and improved community, sports, leisure and educational facilities for a wide range of parish needs and to reinforce a shared identity and purpose.
Objective 4	To secure the future of the existing employment uses within the parish and plan for their growth to serve and support the local economy.
Objective 5	To plan positively for new housing to meet local needs, in particular for elderly downsizers, that is sympathetic to the scale, topography and character of the parish and that will not have a detrimental impact on the setting.
Objective 6	To develop a green infrastructure plan for the parish that will improve accessibility for pedestrians, cyclists and safe routes to school and for better links to Bramber and Steyning. To provide access to, and enjoyment of the SDNP as a recreation and leisure amenity and to improve connections from the Parish to the South Downs Way and the South Downs Link.
Objective 7	To ensure the built environment, natural environment and areas of biodiversity are protected and enhanced for future generations. This includes protecting areas of open space.
Objective 8	To support South Downs National Park Authority in the future planning of the Cement works.

6. SPATIAL STRATEGY

- 6.1 The planning policy context and the community engagement work already undertaken have raised a number of issues for the Neighbourhood Plan to address. These include:

Housing affordability and access to affordable / smaller homes suitable for younger / lower income people trying to access housing market.

Maintaining the natural and historic character of the parish and its location within the South Downs National Park.

Maintaining the parish's natural landscape.

The surface water and fluvial flood risk that the parish suffers from and which impacts significantly on residents.

Improve accessibility for pedestrians, cyclists and safe routes to school with better links to Bramber and Steyning.

Develop a green infrastructure plan that improves recreation and leisure opportunities within the National Park for the community.

Maintain Upper Beeding's role as a provider of local shops.

Community facilities to be retained, maintained and improved.

Improvements in the range of employment uses on the existing employment sites, supporting an increase in local employment and benefits to the local economy.

Support for the redevelopment of the Shoreham Cement Works site.

- 6.2 A spatial analysis was carried out as part of the Neighbourhood Plan Vision Statement in 2015¹² looking at the Parish's wider setting and relationship to the landscape and adjacent settlements as a starting point for considering the issues that the Neighbourhood Plan should consider. This was followed by a more detailed examination of the two villages of Upper Beeding and Small Dole with consideration of the issues particular to each of them.

¹² This report is available from the Parish Council. It also attached to the SA Scoping Report.

6.3 With regard to **Upper Beeding**¹³ – the Vision Statement noted the following issues to consider in the Neighbourhood Plan:

- Any growth of Upper Beeding will be constrained by the sensitivity of the setting and other environmental constraints such as flooding and would need to be carefully planned and of a scale and design that would not harm the existing structure, character or definition of the village.
- Plans for growth should consider community amenities and infrastructure as well as housing, and a review of local housing needs should look at affordability and providing a balanced mix of housing.
- The green space in the centre of Upper Beeding is an important community asset which being landlocked has no space to expand. It acts as a community focus with the school, allotments and recreation facilities. These assets should be protected from development that would lead to a loss of open space or constrain their future uses for the community.
- The village has a number of other open space assets, including landscape and green areas as part of the public realm within the housing areas. These also should be recognised and protected.
- Improvements in connectivity, particularly for pedestrians and cyclists, both within the village and to other settlements and amenities should be considered as part of a green infrastructure plan.
- Upper Beeding's village centre and commercial activities have a close relationship with Bramber, even though they are not completely continuous, and consideration should be given to liaising with their Neighbourhood Plan to identify shared ambitions and common interests including employment and tourism.

6.4 For **Small Dole**, the Vision Statement noted the following:

- Any growth of Small Dole will be constrained by the sensitivity of the setting and other environmental constraints such as flooding and would need to be carefully planned and of a scale and design that would not harm the existing structure, character or definition of the village.
- The character, role and facilities in the village centre, although modest, are an asset and part of the village's character. Consideration should be given to

¹³ It is noted that some of the issues set out within paragraphs 6.3 and 6.4 are beyond the remit of the Neighbourhood Plan but reflect the work carried out by the community in 2015.

opportunities for adding to them, securing their viability and protecting them from being lost.

- The longer term plans for the employment areas could be addressed through the Neighbourhood Plan with opportunities for improvements and diversification considered, and the importance and impacts of these employment uses to the local community, Upper Beeding and the wider area.
- The longer term plans for the waste site could be highlighted through the Neighbourhood Plan with opportunities for environmental improvements and the creation of amenity landscape and spaces considered¹⁴.
- The wider landscape setting offers opportunities for improving the local green infrastructure and improving linkages
- There is a sense of separation between Small Dole and Upper Beeding, reinforced by each having a different centre, Small Dole being closer to Henfield and Upper Beeding to Steyning, it will therefore be important to establish common purpose and shared ambition through the plan.

6.5 Work was undertaken by AECOM¹⁵ consultants in 2017 on both housing needs and site assessments. The role of the Housing Needs Assessment (HNA) was to help Upper Beeding Parish Council understand, among other matters, the type, tenure and quantity of housing needed to inform the Neighbourhood Plan policies. Housing needs assessment at Neighbourhood Plan level focuses on either quantity of housing needed, type of housing need, or both. In most cases, there is a need to focus on quantity where the housing target for the settlement being assessed is unclear, for example, where the local authority has not set a specific target for the settlement, or where there is no local plan in place.

6.6 In the case of Upper Beeding parish, the current adopted Development Plan, the Horsham District Planning Framework 2015 sets out in Policy 15, a housing figure for the district to be delivered over the Plan Period (2011-31) of at least 16,000 homes. This will in part be achieved by 'the provision of at least 1,500 homes throughout the district in accordance with the settlement hierarchy, allocated through Neighbourhood Planning. One purpose of the AECOM study is to identify a housing number for Upper Beeding that takes into

¹⁴ It is noted that Waste and Minerals issues are addressed by the County Council and this is an aspiration set out in the Vision Statement in 2015. It is beyond the remit of the Neighbourhood Plan.

¹⁵ Upper Beeding Parish Council Housing Needs Survey AECOM November 2017 – available from the Parish Council

consideration of these numbers. The result from the HNA is that the parish has a housing need of **213 dwellings, or 15 dwellings per year** over the Neighbourhood Plan Period.

The Strategy for Locating Development

- 6.7 It is the combination of the results of the sustainability appraisal, the housing needs survey, the site assessment work and the consideration of the planning constraints that provides the overall planning strategy for the delivery of housing and other development within the parish. The context plan attached as **Appendix A** shows the key constraints within the parish.
- 6.8 The central issue for the Neighbourhood Plan is the provision of new housing to meet local housing needs. Finding suitable sites for 213 dwellings by 2031 is challenging. This level of additional housing is significant for a parish with limited services and facilities. There are also a number of major constraints that limit opportunities. Much of the parish is within the National Park where it is essential to minimise any impact of development on the landscape qualities of the Park. The parish also contains large areas prone to flooding from the River Adur. It is a largely rural area and contains a number of environmental and heritage designations, as well local green spaces allocated within the Neighbourhood Plan.
- 6.9 To achieve sustainable development, sites need to be well located in relation to facilities and services. A strong view expressed by the community is that development should take place across a number of smaller sites rather than all being allocated within one or two substantial housing developments. Landscape constraints also make it difficult to find larger sites suitable for development. Thus, the strategy for allocating land for housing has been to avoid areas subject to the constraints and to seek a balance of sites reasonably close to the centres of Upper Beeding or Small Dole.
- 6.10 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 policies of planning documents - the National Planning Policy Framework and the policies of the Horsham District Planning Framework are to be referred to.

7. NEIGHBOURHOOD PLAN POLICIES

- 7.1 This section sets out the proposed policies of the Plan. There is a short explanation of the policy intent and a justification before each policy. Relevant key evidence in support of the policies and the wider UBNP is set out in **Appendix B**. All sites referred to in the policies are shown on the Policies Maps (provided separately to the UBNP).

POLICY 1 – SPATIAL PLAN FOR THE PARISH

- 7.2 This policy establishes the key spatial priority for the UBNP. It sets out the strategic direction for all the other NP policies by focussing new development on two of the established settlements within the parish.
- 7.3 The key criteria for determining the right spatial strategy of the plan is to focus development within the built-up area boundary of Upper Beeding and Small Dole in the first instance, before identifying sites that are immediately adjoining or abutting the settlement boundary. Spatial strategy options were considered within the Sustainability Appraisal (SA/SEA).
- 7.4 Policy 1 is consistent with the adopted development plan policies which support sustainable development proposals of an appropriate scale and retain the existing settlement pattern together with managing development around the edges of settlements. To accommodate some of the development proposals set out in the Neighbourhood Plan, this policy modifies the built-up area boundary of Upper Beeding. The relevant adopted strategic policies (within the HDPF and South Downs Local Plan) promoting sustainable development inside the boundary and constraining development outside the boundary will continue to apply.
- 7.5 Upper Beeding Neighbourhood Plan area is constrained by a number of designations as shown on the map attached as **Appendix A**. This includes a large part of the parish being located is within the SDNP, two conservation areas, a number of listed buildings and constraints associated with the River Adur floodplain.

Policy 1: Spatial Plan for the Parish

The Neighbourhood Plan defines settlement boundaries for Upper Beeding and Small Dole, as shown on the Policies Map.

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.

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.

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.

Objective

This policy sits under Objective 1 - To protect the character, qualities and identity of the landscape setting of the parish and maintain the distinctive character of the settlements.

POLICY 2 – HOUSING ALLOCATIONS

- 7.6 Within the Horsham District Planning Framework, Upper Beeding falls within the ‘Small Towns/Larger Village’ category. Small Dole is a ‘Smaller Village’. Policy 3 – Development Hierarchy within the HDPF states that development will be permitted within towns and villages that have a defined built-up area boundary. The Parish Council supports the delivery of housing to meet identified needs, including affordable housing, on sites that respect and have regard to environmental and character constraints.
- 7.7 Policy 15 – Housing Provision as set out in the District Planning Framework states that provision is made for the development of at least 16,000 homes and associated infrastructure within the period 2011-2031, at an average of 800 homes per annum. This figure will be achieved by the provision of at least 1500 homes throughout the district in accordance with the settlement hierarchy, allocated through Neighbourhood Planning (amongst other categories).

Housing Need

- 7.8 The National Planning Policy Framework (NPPF) 2018 encourages the planning system to positively seek opportunities to meet the development needs of their area. Based on this approach, the parish has sought to locate land suitable for housing development to meet the identified housing need.
- 7.9 The AECOM Housing Needs Assessment (HNA) 2017 estimated the quantity of housing needed in the parish taking information from the following different sources:
1. Horsham District Planning Framework ‘settlement hierarchy’ minimum derived figure (HDPF) 2011-31, which generates a projection of 69 dwellings over the plan period or 5 dwellings per annum (rounded);
 2. Horsham District Planning Framework ‘district’ minimum derived figure (HDPF) 2011-31, which generates a projection of 446 dwellings over the plan period or 32 homes per year (rounded);
 3. Housing Need in Horsham 2015 (SHMA) –a proportional share drawn from OAN produces a final target of 351 dwellings over the plan period, or 25 per year (rounded);

4. DCLG Household projections generate a re-based projection of 366, or 26 dwellings (rounded) over the plan period; and
5. A projection derived from homes growth between 2001 and 2016 (based on Census and Horsham District Council figures) of 64 homes over the plan period.

7.10 AECOM took the mid-point of the five projections set out above however, on the advice of Horsham District Council, projection 2 was discounted. The average of the remaining projections came to **213 dwellings, or 15 dwellings per year** over the Plan Period (rounded)¹⁶. A further assessment applied to this initial projection indicated that market signals were likely to have an impact, such as:

Upper Beeding has been shown to be connected to the wider economic area, and therefore demand for housing will be stimulated by economic growth in the Brighton and Hove and the Coast to Capital¹⁷ Economic Area. Furthermore, Upper Beeding has been shown to have a significant degree of home workers, a sector which has high potential for future growth as noted in the Horsham District Economic Profile 2016.

The Upper Beeding parish has been shown to have experienced a 34% increase in prices paid over a ten year period, with larger increases for smaller, more affordable properties such as terraces. This is a relatively low increase in house prices experienced in the Neighbourhood Plan area.

The volume of sales in Upper Beeding has been shown to be more resilient to the effects of the double dip national recession than the rest of the housing market area. The proportion of all properties sold in Upper Beeding that fall into each type matches how these are represented in the existing stock, except for flats and terraces, where a higher number have been sold. This suggests these types of housing are in particular high demand.

Migration is not seen as significant factor in determining housing need given that just 29% of the 6% of Upper Beeding residents born outside of the UK arrived in the last 10 years. While there is some evidence of over-crowding in Upper Beeding, this is not seen as sufficient to justify a policy response.

Upper Beeding's rate of concealed families (1.4%) is higher than that of Horsham District as a whole (1.3%) indicating some level of demand. The rate of development in Upper Beeding increased in 2015/16. This suggests a period of under-delivery prior to this year had created a latent demand.

¹⁶ This figure does not include the proportion of new dwellings in the South Downs National Park that may reasonably be apportioned to Upper Beeding Parish. See section 2.2.6 of the AECOM HNA 2017

¹⁷ <http://www.coast2capital.org.uk/about-coast-to-capital/>

- 7.11 A housing needs survey was undertaken in 2014¹⁸ by the Parish Council. The first part of the survey was for all households to complete and this contained questions that would help identify those with a housing need. Part 2 of the survey form contained questions used to capture information on the specific household circumstances and housing requirements of respondents. The survey was delivered to 1600 households in the parish. A total of 377 survey forms were returned. This gives a response rate of 23.6%.

Site Assessment

- 7.12 An original site assessment exercise was carried out in 2014 taking into account an extensive range of potential housing sites, identified by landowners, their agents and the Parish Council through a 'call for sites' exercise. Other known sources such as the District Strategic Housing and Economic Land Availability Assessment (SHELAA) 2016¹⁹ and the Strategic Housing Land Availability Assessment (SHLAA) for the South Downs National Park Authority²⁰ were also considered. In total 19 sites were submitted to the Parish Council during the call for sites exercise. A summary of each site as submitted is attached as **Appendix C**. This sets out whether a site was taken forward for further assessment.
- 7.13 AECOM consultants were instructed by the Parish Council to undertake a detailed site assessment exercise in November and December 2017²¹. Nine (9) sites were assessed in order to determine their suitability and availability, or otherwise, for allocation in the emerging Neighbourhood Plan. Some of the sites had already been assessed by Horsham District Council (HDC) through technical work, specifically within the SHELAA 2016. The HDC assessments were reviewed alongside data from other sources, including desktop assessment, site visits, and information from the Parish Council. A copy of the site proforma used by AECOM is attached as **Appendix D**.
- 7.14 Site selection and allocation is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, developers and businesses. It is therefore important that any selection process carried out is independent, transparent, fair, robust and defensible and that the same criteria and thought process is applied to each potential site.

¹⁸ Housing and Development Focus Team Document- Final Version 18 May 2016. Available from the Parish Council

¹⁹ <https://www.horsham.gov.uk/planningpolicy/planning-policy/housing-land-availability>

²⁰ <https://www.southdowns.gov.uk/planning/national-park-local-plan/strategic-housing-land-availability-assessment-shlaa/>

²¹ Upper Beeding Site Assessment February 2018. Copy of full report available from Parish Council

Equally important is the way in which the work is recorded and communicated to interested parties. The approach taken by AECOM is based primarily on the Government's National Planning Practice Guidance (Assessment of Land Availability) published in 2014²² with ongoing updates, which contains guidance on the assessment of land availability and the production of a Strategic Housing Land Availability Assessment (SHLAA) as part of a local authority's evidence base for a Local Plan. Some sites assessed as not suitable or available for the purposes of this assessment may still have the potential to become suitable or available in the next plan period²³.

- 7.15 **Appendix E** is an extract from the AECOM Site Assessment report and provides a summary of the scores for each site. From this work and that of the Neighbourhood Plan Sustainability Appraisal, the steering group has agreed the following sites will be taken forward in the Neighbourhood Plan. The yield range for each site is as set out in the AECOM report (not necessarily the yield taken forward in the Neighbourhood Plan):

Site	Yield ²⁴
Land east of Pound Lane ²⁵	59-157
<i>Strip of Land, Smugglers Lane</i>	10-26
<i>Land east of Pound Lane</i>	16-44
<i>Little Paddocks</i>	33-87
Land at Greenfields, Henfield Road	5-13
Oxcroft Farm, Small Dole	20-52
Riverside Caravan Park	3-9
Total Yield	87-231

- 7.16 Due to the environmental and planning constraints within the parish, it is unlikely that the housing needs figure as set out in the AECOM Housing Needs Assessment will be achieved. The impact of new housing on areas of flood risk, the special qualities and valued landscape of the South Downs, the open countryside and other matters cannot be underestimated. Despite encouraging landowners to come forward during the call for sites exercise, less than

²² <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

²³ Extracts from AECOM's site assessment report February 2018

²⁴ Where the dwelling yield is given as a range, this represents the lowest (15 dph) and highest (40 dph) potential densities as set out in the AECOM report.

²⁵ The three sites below are brought together as one under site name of Land east of Pound Lane

20 sites were submitted. From that list, only 9 sites were assessed by AECOM. The reason why some sites were assessed and not others is set out in **Appendix E**. This is a very small pool of sites to work with and a hard task to locate suitable sites to accommodate 213 dwellings. In terms of density, the average across the board is around 26 houses per hectare. Whilst sites are either within the urban area or abutting the urban area, there are still a number of constraints that need to be taken into account. Therefore, overall densities remain below 30 houses per hectare. Each separate policy sets out the constraints of the specific site and its setting.

- 7.17 There have been limited examples of new housing development within the parish to compare densities with and appropriate ranges for new sites within the Neighbourhood Plan. However, the AECOM Site Assessment report has set out the optimal number of new homes that could be provided on each site and this has been calculated on the basis of a range of densities: 15 dph, 30 dph and 40 dph. This ensures that each site can be considered suitable and available. The densities were selected with respect to the local evidence base, namely:
- a. Desktop assessment by AECOM shows that residential development in an Upper Beeding context is normally around 15 to 30 dwellings per hectare; and,
 - b. HDC's SHELAA, which used an initial figure of 40 dwellings per hectare to assess potential site allocations (the figure for each site was then refined based on site specific constraints).

- 7.18 There has been extensive work carried out in terms of establishing the housing need for the parish together with the assessment of sites as part of the work undertaken by AECOM. The concern is that by increasing densities within suitable sites, there will be a negative impact on the wider environmental capacities of Upper Beeding and Small Dole. The parish is rural in nature with a number of constraints as shown in Section 2. The Parish Council has therefore put forward a plan which falls short of achieving the housing needs of the parish.

Housing Mix

- 7.19 The AECOM HNA 2017 found that the current tenure profile of the area (dominated by owner occupation) leaves little suitable accommodation for those on low incomes. Roughly 8% of households in 2014 were eligible for affordable housing; this is also the proportion of the

housing stock defined as affordable housing. At the level of the housing market area²⁶, a crisis of affordability is identified, with households on lower and median incomes unable to access affordable market housing. The current housing stock exhibits a strong bias towards larger dwellings, and relatively few flats. Data from housing transactions reveals house prices for smaller dwelling types, such as terraced dwellings and flats has increased more strongly than for detached and semi-detached properties. The HNA also found that a substantial increase in the numbers of older people is recorded, and this is forecast to continue. Other changes in age structure reinforce the impression of a family orientated community, as well as a place for retirement. Larger dwellings should form an important part of the mix of types and sizes of homes provided over the plan period.

- 7.20 Taking policies within the Horsham District Planning Framework into account, the key messages regarding housing mix include:
- A mix of dwelling types and sizes from new development (including affordable and key worker housing) that reflects current and future local housing needs;
 - Ensure that social housing is allocated in priority to local people or those with links to the District;
 - Include provision to meet the needs of different groups in the community including older people, and vulnerable groups.
 - Affordable housing will be determined in relation to District Planning Framework policies to ensure that new developments address actual local housing needs rather than being solely responsive to market opportunities, especially in this sought-after area in the South-East.
- 7.21 Policy 16 – Meeting Local Housing Needs as set out in the District Planning Framework states that:
- all residential developments of 5 dwellings or more will be expected to include an appropriate proportion of affordable homes in accordance with the following thresholds and targets:
 - a. On sites providing 15 or more dwellings, or on sites over 0.5 hectares, the Council will require 35% of dwellings to be affordable.

²⁶ Section 2.1.4 of the AECOM HNA 2017 sets out the parameters of the housing market area

- b. On sites providing between 5 and 14 dwellings, the Council will require 20% of dwellings to be affordable or where on-site provision is not achievable a financial contribution equivalent to the cost of the developer of providing the units on site.

The Neighbourhood Plan supports these standards.

Shoreham Cement Works

- 7.22 Over the course of time spent on the Neighbourhood Plan, the Parish Council have discussed the Shoreham cement works site and its significance within the parish. It is one of the most important brownfield sites in West Sussex and falls within the South Downs National Park planning authority area. However due to the size and strategic nature of the site; the complexities and constraints to bringing it forward for development, the Neighbourhood Plan is unable to allocate it as a housing/development site. There is a significant amount of technical work required in order to bring forward a deliverable planning policy. However, the Parish Council wished to include reference to the site within the Plan. To be silent on the matter would be a significant omission. Within section 8, the Neighbourhood Plan sets out some community aspiration policies that do not fall under the statutory part of the Neighbourhood Plan. Community Aspiration 1 relates to the cement works site.

Policy 2: Housing Allocations

The following sites (as identified on the Policies Map) are allocated for the provision of around 109 new homes over the Plan period:

- **Land east of Pound Lane, Upper Beeding (around 70 houses)**
- **Land at southern end of Oxcroft Farm, Small Dole (around 20 houses)**
- **Land at Greenfields, Henfield Road, Upper Beeding (around 10 houses)**
- **Riverside caravan park, Upper Beeding – (around 9 sheltered houses)**

The exact and final numbers of housing to be accommodated on each site will be confirmed once technical studies and surveys as set out in each individual site policy, are completed and approved by the relevant authorities.

Objective

This policy fits under Objective 5 - To plan positively for new housing to meet local needs, in particular for elderly downsizers, that are sympathetic to the scale, topography and character of the parish and that will not have a detrimental impact on the setting.

POLICY 3 – LAND EAST OF POUND LANE, UPPER BEEDING

- 7.23 This site is a combination of three separate sites put forward under the call for sites and assessed by AECOM in the Site Assessment report. The name of the comprehensive scheme as outlined in this policy is Land east of Pound Lane, Upper Beeding. The separate sites are as follows:

Strip of Land Smugglers Lane, Upper Beeding

This site is owned by West Sussex County Council. The site is 0.66 hectares. AECOM has suggested a yield range of 10-26. The site has been assessed through the Horsham DC SHLAA 2014 and the SHELAA 2016 (site ref SA 055) as well as the AECOM Site Assessment report and is deemed suitable for residential development. The site is adjacent to the built-up area of Upper Beeding and is a logical location for redevelopment. Any development should take account of Flood Zone 3 to the east of the site where it is suggested that public open space should be provided. Any development would also have to be sympathetic to the character and setting of the listed building to the west of the site. Any development would also need to be designed to ensure that views from the South Downs National Park are considered²⁷. There remains a concern about access into the site and the impact on Smugglers Lane. There are houses to the south and west of the site and a wide tree belt along the southern boundary.

Land east of Pound Lane, Upper Beeding

This site is 1.09 hectares and AECOM has suggested a yield range of 16-44. It is adjacent to the strip of land at Smugglers Lane and is considered that the site is suitable for allocation if it is brought forward together with the Smugglers Lane site. Any development should take into account Flood Zone 3 to the east of the site. As above, any development would also have to be sympathetic to the character and setting of the listed building to the south of the site and to ensure that views from the South Downs National Park are considered. If the site is to be considered as a standalone site it would not relate well to the existing built up area of Upper Beeding and would have an adverse impact on the countryside. It is noted that the site was given the status 'Not Currently Developable' in the SHELAA. AECOM disagrees with

²⁷ Upper Beeding NP Site Assessment AECOM 2018

the conclusions of the SHELAA as it is considered that any unacceptable impacts could be mitigated. There is also an opportunity to provide public open space in association with the other sites²⁸.

Little Paddocks, Upper Beeding

This site is 2.17 hectares and AECOM has suggested a yield range of 33-87. The site is adjacent to the Pound Lane site and it is considered suitable for allocation if it is brought forward with the two other sites. Proposed development options would need to should take account of Flood Zone 3 to the north and east of the site. There is the potential to secure this area of the site as public open space connecting to the space proposed the Smugglers Lane site. Any development would also need to be designed to ensure that views from the South Downs National Park are considered and that there will be no adverse impact on the River Adur Water Meadows and Wyckham Wood Site of Nature Conservation Importance. If the site is to be considered as a standalone site it would not relate well to the existing built up area of Upper Beeding and would have an adverse impact on the countryside.

- 7.24 The Neighbourhood Plan supports the comprehensive development of the combined 4-hectare site in order to bring forward a number of benefits for the village including open space, housing for older people and affordable housing. The site is predominantly agricultural. However, the edges comprise hedgerow, scrub and woodland, and there could be potential for protected species. An ecological survey would be required as part of any planning application. Any development of the Smugglers Lane part of the site would be seen in the context of Upper Beeding, with residential properties to the south and west. Smugglers Lane and Pound Lane should be protected from any adverse impacts as a result of the development at the site. West Sussex County Council, as highway authority recommend that a Transport Assessment for the whole site is produced. The Parish Council would support the highway adoption of Pound Lane in the vicinity of the allocated site in consultation with the highway authority. It also supports the production of a masterplan for the site in order for the comprehensive scheme to be considered. The design and layout of any scheme would need to take account the findings and conclusions of the planning application studies and surveys (such as ecological survey, landscape impact assessment and flood risk assessment).

²⁸ Upper Beeding NP Site Assessment AECOM 2018

- 7.25 The site is located within Area 5 of the 2003 Horsham District Landscape Character Assessment²⁹ (Upper Beeding was not considered in detail in the 2014 Landscape Capacity Assessment). Area 5 is considered to have few landscape qualities, very limited contribution to distinctive settlement setting, low visual prominence, low inter-visibility and low sensitivity. The site would be visible from the South Downs National Park. A landscape led approach is required as part of developing a scheme for this site. This means generating the landscape evidence before any scheme design, building location, orientation, building sketches etc. are considered. This evidence should include a thorough understanding of the historic evolution of the site as well as considering all the elements which contribute to character and that which support wildlife. Visibility and key views, especially from SDNP should inform the earliest stages of design. The scheme should ensure that there is an appropriate and gradual transition between built form and the wider countryside. The site lies within the Adur floodplain landscape character area which is largely open. Therefore, the landscaping for this site and species choice needs to respond to this character and should not rely on significant tree planting within the site. Planting species should be native, characteristic and deliver multiple benefits. A net gain in biodiversity should be provided through characteristic landscape elements and improvements to land management. Water management and quality will need to be considered as part of the development of the site and will form an important part of the landscaping and green infrastructure provision
- 7.26 Outline planning application DC/14/1745 for residential development of 23 dwellings and associated access provision, roads, parking facilities and open space at land east of Pound Lane Upper Beeding was refused on 27th October 2015. The reasons being that the site was outside the built-up area boundary and within a countryside location. Reasons also included the impact on the listed building. At the time of the application, representations from Horsham District Council's Strategic Planning unit stated that as the proposed site was not allocated for development within the emerging Development Framework, nor was it allocated in a Neighbourhood Development Plan, it was considered to be in conflict with the emerging Development Plan. However, it was noted that these comments did not necessarily preclude the site from coming forward as part of an allocation in a future Local Development Plan or indeed through allocation in the Upper Beeding Neighbourhood Development Plan in order

²⁹ https://www.horsham.gov.uk/_data/assets/pdf_file/0020/31349/Landscape-Character-Assessment-2003.pdf

to accommodate required growth in smaller settlements across the District. This proposal was considered in conjunction with application DC/14/1744 for the provision of residential development of 31 dwellings at Little Paddocks Pound Lane Upper Beeding. This was also refused at the same time. The housing policy reason for refusal was the same for both applications.

7.27 The site is capable of providing for some sheltered housing/retirement housing³⁰ as there is an over-riding need within the parish as set out in the AECOM Housing Needs Assessment and the location is within close proximity to facilities and the High Street. The Census and other housing studies show that there has been a substantial increase in the numbers of older people within the parish, and this is projected to continue. The increase in the proportion of the population accounted for by older people creates an imperative for housing policy to address their needs, for example dwellings of a manageable size designed to be 'age-friendly.' The parish council is keen to encourage retirement housing/housing for older residents in this location.

7.28 Comments received from the statutory authorities during the UBNP Regulation 14 consultation period (summer 2018) are set out in a table uploaded on to the Parish Council's website/attached to the Consultation Statement. The table also includes the steering group's responses to each comment. The key points made within the representations are as follows:

South Downs National Park Authority (SDNPA)

This is a large site allocation on countryside to the north of the village. The site is exposed in views from the South Downs National Park and the footpath along Windmill Hill as well as having important cultural heritage, landscape and biodiversity considerations. A landscape led approach to the design for this site is required, informed by landscape evidence to ensure the design is contextual and responds to the cultural heritage associated with the site and the surrounding countryside. Visibility and key views, especially from SDNP should inform the earliest stages of design. The scheme should ensure that there is an appropriate and gradual transition between built form and the wider countryside. The SDNPA has submitted a detailed response to Regulation 14. A copy can be requested from the Parish Council.

WSCC Highways

³⁰ The AECOM housing needs study states that sheltered housing (also known as retirement housing) means having your own flat or bungalow in a block, or on a small estate, where all the other residents are older people (usually over 55). With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. Further information is set out in the glossary.

It is fundamental that the three sites forming this allocation are considered cumulatively. The proposed masterplan covering these sites is supported. This should also extend to the provision of a single transport assessment.

Henry Adams (representing WSCC as landowners)

The draft allocation refers to the means of access being via Pound Lane, not Smugglers Lane. Smugglers Lane is an adopted road. Any future proposals could allow for the significant widening of Smugglers Lane, which could include the provision of vehicular and pedestrian access to the southern side of the overall allocation site. It is our opinion that access to the proposed site should be formed via Smugglers Lane, as well as via Pound Lane. A means of access via Smugglers Lane will ensure both physical and visual connectivity between the site and existing settlement boundary.

7.29 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 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.

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:

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

³¹ Response held with Upper Beeding Parish Council

ownership. It may be possible to upgrade and widen the existing lane using land 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.

- 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.

Policy 3: Land east of Pound Lane, Upper Beeding

The Upper Beeding Neighbourhood Plan supports 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. Any proposal must be delivered in accordance with the following principles:

1. Any proposal must include a landscape-led masterplan of which, there should be consideration of the following criteria:
 - 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;
 - b) Regard should be given to visibility and key views, especially from SDNP which should inform the earliest stages of design and layout;
 - c) Regard should be given to the Adur Floodplain landscape character; and,
 - 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.
2. Any proposal will deliver a proportion of retirement/sheltered housing for older people aged 55³² and over to meet local need. The layout and location of this housing will be outlined in the masterplan and should be of an appropriate scale and massing in keeping with the character of the surroundings.
3. Any proposal will deliver affordable homes in accordance with identified need and the policies in the development plan.
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.

³² Please refer to the glossary

5. A comprehensive transport assessment must be submitted with the application. Any reasonable mitigation to make the development proposal acceptable in planning terms must be implemented in full.

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.

8. 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.

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.

10. A flood risk assessment will be required to support a planning application. Any layout should follow the sequential approach to ensure the most vulnerable uses are placed in the lowest flood risk zone.

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. Support is given to the provision of Sustainable Drainage (SuDs) and the opportunity to create and enhance habitats and biodiversity.

12. All external lighting shall be designed and laid out to minimise light pollution and support the dark skies policy of the South Downs National Park.

Objective

This policy fits under Objective 5 - To plan positively for new housing to meet local needs, in particular for elderly downsizers, that are sympathetic to the scale, topography and character of the parish and that will not have a detrimental impact on the setting

POLICY 4 – LAND AT SOUTHERN END OF OXCROFT FARM, SMALL DOLE

- 7.32 This site is, as shown on the Policies Map, located to the west of Small Dole immediately abutting the development boundary. The site has been promoted through the call for sites exercise but is not identified through the SHELAA process. The site is 1.31 hectares and the AECOM Site Assessment study suggests a yield range of 20-52. The study states that the site is adjacent to the Small Dole built up area on the west side of Henfield Road and is part brownfield and part greenfield. Small Dole straddles two Neighbourhood Plan areas (Upper Beeding and Henfield). Small Dole is identified as a 'Smaller Village' in the HDPF. This means it is a village with limited services, facilities, social networks but with good accessibility to larger settlements. Both Parish Councils have discussed the impact of new development on the village and agreed that this needs to take into account the sustainability and size of the settlement. The two Neighbourhood Plans must not 'over-allocate' sites for Small Dole with the result being that too much new development with large sites coming forward in both plans will have a detrimental impact on the village. It is for this reason, the yield for the site is at the lower end of the AECOM proposed range.
- 7.33 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 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

³³ Report available from Upper Beeding Parish Council upon request.

as a result of the proposed new access. This will ensure that there is no 'net' loss of the employment use on this site.

- 7.34 The proposed allocation is for the southern end of the site to be developed for up to 20 houses with access off the A3207 Henfield Road. This location is close to bus stops and local amenities such as a public house, convenience shops and post office. It is 2 miles from Henfield. The site is not affected by flooding. It is not covered by any local or national designations and falls outside of the South Downs National Park. There are, however, a number of designated areas in close proximity including the Horton Clay Pit SSSI and further south is a former and restored landfill site³⁴. The landfill site operated from the early 1990's until 2012, infilling a former clay pit with controlled wastes. Restoration of the landfill to a habitat of grassland and woodland has recently been completed; the site has now entered a long period of aftercare and post closure environmental management.
- 7.35 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.

³⁴ <https://viridor.co.uk/our-developments/horton-sssi/planning-updates-2/>

³⁵ https://www.horsham.gov.uk/_data/assets/pdf_file/0009/31896/Landscape-Capacity-Study2014.pdf

Policy 4 – Land at southern end, Oxcroft Farm, Small Dole

The Neighbourhood Plan supports the development of the site as shown on the Policies Map for around 20 houses. Any development will need to address the following:

- 1. The site is to deliver affordable homes in accordance with identified need.**
- 2. Access is to be from the Henfield Road (A3207).**
- 3. A full ecological and biodiversity written survey of the site is required to be submitted as part of a formal planning application.**
- 4. A strong 'landscape buffer' 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. A landscaping scheme is required to be submitted with a planning application.**
- 5. The development shall be designed so not to unacceptably harm the amenity and privacy of occupiers of properties along Henfield Road.**
- 6. The pond within the site to be retained and incorporated within the scheme.**
- 7. Improvements to the pedestrian access connecting the site to existing bus stops are to be included as part of the overall development.**
- 8. Matters relating to land contamination should be considered as part of any planning application.**

Objective

This policy fits under Objective 5 - To plan positively for new housing to meet local needs, in particular for elderly downsizers, that are sympathetic to the scale, topography and character of the parish and that will not have a detrimental impact on the setting.

POLICY 5 – LAND AT GREENFIELDS, HENFIELD ROAD, UPPER BEEDING

- 7.36 This site is currently occupied and in use as an employment site. It is 0.32 hectares and the AECOM Site Assessment study suggests a yield range of 5-13. The site is adjacent to the Upper Beeding built up area and is brownfield land. The redevelopment of the site for housing would have a positive impact on the townscape character of this part of the village as it serves as a gateway/prominent position when leaving the village and travelling south or east. The site is well located with regard to amenities and services, however the very southern tip of the site falls within Flood Zones 2/3 and would not be suitable for residential development. On the advice of West Sussex County Council as the Lead Local Flood Authority, any development should be supported by a comprehensive Flood Risk Assessment (FRA) that considers the flow route for surface water run-off originating from higher ground to the east, in particular Beeding Hill and to a lesser extent Windmill Hill. In addition, the FRA should consider the in-combination effect of tide-locked outfalls and a 1:100 (plus climate change) storm event for the site. Any development should also take account of its impact on views from the South Downs National Park which is to the south of the site. The Park boundary skirts around the site as it has been drawn to exclude this area. How the development could impact on visibility and views from the National Park should inform the earliest stages of design. Heights of buildings and roofscapes will be a significant aspect of this assessment as well as providing an appropriate boundary transition and buffer with the Park. It is in close proximity to the Hyde Street Conservation Area and The Towers Convent Grade II listed building. Six additional Grade II listed buildings are located within approximately 170m of the site.
- 7.37 The site has not been considered in the SHELAA however feedback from Horsham District Council is that the site is currently occupied and in use as an employment site and therefore there is an objection in principle to the loss of this site to residential. Discussions with the existing business have centred around locating to alternative premises. The existing

business would look to be re-located within the parish at Mackleys Industrial Estate³⁶. Whilst the Neighbourhood Plan does not seek to undermine the existing policies within the Horsham District Planning Framework (Policy 9 – Employment Development), alternative employment space has been considered and identified (not an actual building/plot but an industrial location).

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.

7.39 On balance, it is considered that the site is in an acceptable location for new residential development and the significant employment site of Mackleys Industrial Estate is retained through existing policies within the District Planning Framework and Policy 10 within the UBNP. The existing use is somewhat incongruous within its location, being close to the National Park, other residential properties and a conservation area. Application DC/14/1445³⁷ sought to allow the parking of 15 HGV lorries on site and although this application was granted, the Council's environmental health officer referred to a possible increase in complaints regarding noise. It is considered that this type of business is more appropriately located on an industrial estate. Any conclusions and recommendations made within the studies and surveys undertaken as part of a planning application (landscape and visual impact/biodiversity and ecology/flood risk assessment) will need to be taken into account as part of the proposed housing scheme.

³⁶ <http://www.mackleyindustrialestate.co.uk/about-us-6/>

³⁷ DC/14/1445 Variation of condition 1 of DC/06/2093 to allow for parking of a maximum of 15 lorries (HGV'S) and the removal of condition 2 at Greenfield Plant Ltd.

Policy 5 – Land at Greenfields, Henfield Road, Upper Beeding

The Neighbourhood Plan supports the development of the site as shown on the Policies Map for around 10 houses. Proposed development will need to address the following:

- 1. The site is to deliver affordable homes in accordance with identified need.**
- 2. Visibility and views from the National Park should inform the earliest stages of design of any development.**
- 3. Before development can commence, it needs to be demonstrated that alternative employment premises within the parish have been secured for the existing business.**
- 4. A land contamination study of the site is required to be submitted with an application.**
- 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 landscape buffer and transition with the National Park boundary should be provided.**
- 6. The development shall be designed so not to unacceptably harm the amenity and privacy of occupiers of neighbouring properties.**
- 7. A full ecological and biodiversity survey and written report of the site may be required to be submitted with a planning application.**
- 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.**
- 9. All external lighting shall be designed and laid out to minimise light pollution and support the dark skies policy of the South Downs National Park Local Plan.**

Objective

This policy fits under Objective 5 - To plan positively for new housing to meet local needs, in particular for elderly downsizers, that are sympathetic to the scale, topography and character of the parish and that will not have a detrimental impact on the setting.

POLICY 6 - RIVERSIDE CARAVAN PARK, UPPER BEEDING

- 7.40 The site is within the Upper Beeding built up area boundary and is brownfield land. The wider site includes residential caravans whilst the proposed site provides static holiday caravans. The AECOM Site Assessment reports states that the site is 0.22 hectares and it suggests a yield range of 3-9. The Report also states that the site is located within Flood Zone 2/3. Further information must be prepared in the form of a Flood Risk Assessment to demonstrate that residential development can be accommodated on the site. The site is capable of providing some sheltered housing as there is an over-riding need within the parish as set out in the AECOM Housing Needs survey. The Census and other housing studies show there has been a substantial increase in the numbers of older people within the parish, and this is forecast to continue. The increase in the proportion of the population accounted for by older people creates an imperative for housing policy to address their needs; for example, providing dwellings of a manageable size designed to be 'age-friendly.'
- 7.41 The site is located approximately 50 metres to the east of the River Adur Water Meadows and Wyckham Wood Local Wildlife Site. The boundary of the site contains hedgerows 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 with the conclusions informing the scheme to be submitted. The site is located within the built up area of Upper Beeding and has not been considered as part of the 2003 Landscape Character Assessment or 2014 Landscape Capacity Assessment. Part of the site is located within the Upper Beeding (High Street) Conservation Area and there are a number of Grade II listed buildings located along the High Street. The site contains one public footpath and is immediately to the east of another. These footpaths should be protected from any adverse impacts as a result of the proposed development of the site. Development will also need to demonstrate that there will be no harm to the South Downs National Park.

- 7.42 A Prior Notification planning application to convert the existing 4 B8³⁸ storage units to 1 residential dwelling was given deemed consent on 8th June 2017 (application reference DC/16/2384). However, despite a FRA being submitted with the prior notification, the Environment Agency (EA) objected to the application (letter dated 20th December 2016). It states that the FRA submitted did not comply with the requirements set out in paragraph Section 9 & 10 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF)³⁹ for Flood Risk and Coastal Change. The submitted FRA did not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development. The submitted FRA failed to take into account the impact of climate change, specifically sea level rise. The EA states that it does not hold detailed climate change tidal modelling for Upper Beeding, however it would expect new development in this area to assume a flood level of around 5m above Ordnance Datum⁴⁰ (AOD) (2115) or around 4.5m AOD (2070) unless evidence is provided to the contrary. In addition, the EA would expect that no habitable rooms would be placed on the ground floor and would all be higher than the 1 in 100-year fluvial flood event plus 45% for new climate change allowances or an exceptional high tide coinciding with fluvial flows from the upstream catchment.
- 7.43 A further application for alterations to facilitate the change of use of storage buildings to residential dwelling was approved on 20th November 2017 (reference DC/16/2384). Letters from the EA dated 18th September 2017 and 13th October 2017⁴¹ confirm their objection to the application.
- 7.44 Application DC/18/1405⁴² for the demolition of existing storage units and erection of a detached two storey dwelling with integral garaging, rear ground and first floor balconies and associated hardstanding at 4 storage units, north of Adur House, Riverside Upper Beeding was validated on 6th July 2018. To date [10 December 2018] no decision has been made on the application. A FRA originally submitted in July was updated in September and re-submitted. The EA's comments dated 26th September 2018 state:

³⁸ Planning use class - B8 Storage or distribution - includes open air storage.

³⁹ These comments refer to the 2012 NPPF as they pre-date the 2018 NPPF

⁴⁰ Above Ordnance Datum – AOD – please see glossary

⁴¹ search under planning application reference DC/16/2384 at <https://www.horsham.gov.uk/planning/view-and-comment-on-planning-application>

⁴² As above – search under planning application reference DC/18/1405

The Environment Agency requests that the following condition be attached to any planning permission granted:

Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (September 2018) and the following mitigation measures detailed within the FRA:

- *Finished floor levels⁴³ are set no lower than 5.30 metres above Ordnance Datum (AOD).*

Further mitigation measures were also outlined by the EA in their representation on the application.

- 7.45 Comments on the application were also received from Horsham DC's conservation officer (dated 22nd October 2018). These included:

Objection to application. The site lies in the conservation area and alongside the River Adur on its east bank. It is visible from the footpath and is recognisable as forming part of the settlement of Upper Beeding. The current structures do not reflect the character of the conservation area we wish to preserve and have a negative impact.

Due to potential flood water levels it is necessary to raise the proposed dwelling above this level. The introduction of a basement level partially above existing ground level will result in the already large building being significantly taller than the existing dwellings along the river bank.

- 7.46 Several representations regarding the site were received from statutory authorities during the consultation period on the Regulation 14 version of the UBNP. The key ones included:

Environment Agency

This site falls wholly within Flood Zone 3 and as such without full justification we have concerns regarding its allocation, particularly for sheltered housing where residents will be more vulnerable. Provided that the LPA is satisfied that the Sequential Test has been passed it is important that the policy provides sufficient criteria to ensure that the exception test will be met given. It is important that your Plan also considers whether the flood risk issues associated with these sites can be safely

⁴³ Please see glossary

managed to ensure development can come forward. Without this understanding we are unsure how your Plan can demonstrate compliance with the NPPF.

WSCC (Lead Local Flood Authority)

The underlying geology is shown as being Terrace river deposits of sand and gravel that renders such a low-lying site adjacent to the River prone to groundwater flooding. In addition to the fluvial flood risk the site is in an area at high risk from groundwater flooding. It also will receive surface water run-off from the higher ground to the east (Windmill Hill). This combination, together with fluvial defences, renders the site very difficult to drain effectively under certain environmental conditions ((persistent high / saturated groundwater) persistent rainfall and tide locking). If this site is to be allocated, this needs to be on an agreed basis with the Environment Agency and the Lead Local Flood Authority.

WSCC (Highway Authority)

The width of Riverside is very narrow. The increase in traffic would need to be demonstrated as part of any formal planning application and suitable improvements can be implemented to overcome any issues raised.

- 7.47 On behalf of the Neighbourhood Plan steering group, Horsham District Council made contact with the EA to clarify their requirements in order for the site to proceed as an allocation within the NP. The EA, in an email dated 19th November 2018⁴⁴ confirmed the advice given to the applicant in relation to planning application DC/18/1405 with regard to finished floor levels.
- 7.48 The Steering Group requested further information from the landowner's representative. In response, an updated Supporting Statement dated 7th December 2108, an illustrative sketch of the design of the buildings and an updated FRA were submitted⁴⁵. This sets out how the site can address the requirements of the EA especially with regard to finished floor levels. The illustrative design has been briefly considered by Horsham District Council's conservation officer. His initial comments are:

It is important consideration for any building on this site is that it responds to and respects the scale and proportions of the historic dwellings visible from the key view point of the bridge when looking north and into the conservation area. It is important to retain a sense of separation between Adur House and Riverside House so new buildings of similar eaves and ridge heights placed between them will be resisted. From a heritage point of view, it is important that these historic dwellings remain the principal buildings along the stretch of river bank. Any new buildings further into the caravan park should not visibly compete with these

⁴⁴ A copy is held by the Parish Council

⁴⁵ Background information is held by the Parish Council

buildings when viewed from the bridge or close the sense of openness and penetrating views to the countryside beyond the conservation area.

- 7.49 In light of the earlier applications establishing the principle of residential within the site, the fact it is located within Upper Beeding's settlement boundary, and the response from the landowner illustrating that the site can be developed, it has been agreed to take it forward as an allocation within the UBNP. The policy includes a number of clear measures relating to flooding. A Sequential Test, undertaken on behalf of the Parish Council, on the Neighbourhood Plan has been produced.
- 7.50 The site owner has put forward a scheme for retirement housing⁴⁶ for those aged 55 and over. This does not involve the loss of holiday or residential caravans. The Horsham District Development Framework 2015 contains *Policy 18 'Retirement Housing and Specialist Care'*, 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.

⁴⁶ Please see the glossary

Policy 6 – Riverside Caravan Park, Upper Beeding

The Neighbourhood Plan supports the development of the site as shown on the Policies Map for 9 retirement housing units for residents over the age of 55. Any development should take account of the following:

- 1. The FRA submitted with any planning application must be agreed by the EA.**
- 2. The finished floor levels of the development are to be set at no lower than 5.3 metres above Ordnance Datum (AOD).**
- 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.**
- 5. The development must preserve or enhance the High Street Conservation Area and nearby listed buildings. Any building on this site should respond to and respect the scale and proportions of the historic dwellings visible from the key view point of the bridge when looking north and into the conservation area.**
- 6. There must be no detrimental impact on the public footpaths within or close to the site including during the construction phase.**
- 7. A landscaping scheme is to be submitted with the planning application. Any development will need to take into account the landscape impacts on the South Downs National Park.**
- 8. Any proposal must respect the amenities and privacy of adjoining dwellings/properties.**

- 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.**
- 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.**
- 11. A full ecological and biodiversity survey and written report of the site will be required to be submitted with a planning application.**
- 12. Any excavations arising from such a development and/or the construction of the development must not compromise the structural integrity of the flood defences along the River Adur.**
- 13. A drainage strategy detailing the proposed means of foul and surface water disposal must be submitted with a planning application.**

Objective

This policy fits under Objective 5 - To plan positively for new housing to meet local needs, in particular for elderly downsizers, that are sympathetic to the scale, topography and character of the parish and that will not have a detrimental impact on the setting.

POLICY 7 LAND AT VALERIE MANOR, HENFIELD ROAD, UPPER BEEDING

- 7.51 This is an existing site providing specialist residential care home for 23 residents⁴⁷. The residents have a range of physical, mental health needs with some people living with dementia. Valerie Manor is a 17th Century Grade II listed building with a purpose built nursing wing set within large landscaped accessible gardens. The AECOM Site Assessment report states that the site area is 0.44 hectares and can accommodate 7-18 additional units.
- 7.52 Valerie Manor has approximately 45 people on the waiting list (as of March 2018) and are unable to accommodate them on site. They have not been able to meet the needs of the community, especially for respite care as they have to look at permanent contracts first. In addition, they have relatives of local residents who want to move their parents closer to them. Valerie Manor has recently started some day care services.
- 7.53 The development site is adjacent to the Upper Beeding built up area but is a greenfield site located within the South Downs National Park. It is located adjacent to the built-up area and is within the wider Valerie Manor care home site. The allocation would secure additional residential care units whilst having a beneficial impact on local community facilities.
- 7.54 The site is adjacent to a listed building and any development would need to be sympathetic to its character and setting. The southwest corner of the site is within Flood Zone 3 and is therefore not suitable for residential development. West Sussex County Council as the Lead Local Flood Authority states that the site is on slightly higher ground with a reasonable ~1:14

⁴⁷ <http://valeriemano.co.uk/>

gradient from the road towards the stream. Any Flood Risk Assessment should take into consideration the high risk of groundwater flooding. The site is considered to be in general conformity with the Submission South Downs Local Plan subject to the landowner/developer demonstrating that there is a need for the type of accommodation proposed.

7.55 Development of this site has the support of the Parish Council and the Neighbourhood Plan steering group. Consultation with the South Downs National Park Authority was undertaken in July 2015 and 2018 with regard to the principle of development at the site and the impact on the landscape. It was considered that some new development is possible and, depending on design, location and other planning matters, could be accommodated without having a negative impact on the National Park. The development site is currently used as open space and contains 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, such as making a very important contribution to distinctive settlement setting, low visual prominence, high inter-visibility and high sensitivity. The site is clearly visible in views from the South Downs Way running to and from Beeding Hill although in some places; the site's location is highly sensitive and has the potential to generate significant harm if not undertaken appropriately from the outset. The South Downs National Park Authority will require a landscape-led approach to design for this scheme; including a detailed visibility study; which will directly inform the location, orientation, scale, mass, building form and roof forms. The form of the roof and its relationship with the existing roofscape context, which is juxta-positioned, will be a significant aspect of this assessment.

7.56 The proposed development will require a landscape led approach This work should include a thorough understanding of the historic evolution of the site as well as considering all the elements which contribute to character and that which support wildlife. The site is visually sensitive to light spill, affecting the Dark Night Sky Reserve status of the National Park as well as having the potential to have a harmful visual impact from large amounts of glazing on the southern elevation. The design of the new development will therefore need to address these issues as a highly glazed southern elevation in this location is not appropriate. The landscaping and green Infrastructure proposals for the site will need to provide a positive

new edge of settlement at this location. The landscaping should be designed in partnership with the new built form to deliver a useable space which provides safe, interesting space for residents to leave fulfilling lives. Dementia friendly spaces will be needed, along with space for people to undertake their own outdoor activities, gardening, flower-growing, wildlife watching, and spaces for quiet contemplation.

- 7.57 The site is approximately 30m to the east of the Grade II listed Valerie Manor and 50m south of the Convent of The Blessed Sacrament - The Towers. The site is also approximately 75m to the south of the Upper Beeding (Hyde Street) Conservation Area which contains an additional five Grade II listed buildings. Any development at the site would need to be sympathetic to the existing listed buildings and conservation area.
- 7.58 Evidence from the AECOM Housing Needs Assessment confirms that the parish has an ageing population. It states that given the significant forecast increases in people aged 75+, it is appropriate for policy to provide support for a significant quantum of sheltered and extra care housing as part of the delivery of new housing. There are limited care home facilities within the local area. The nearest other care home to Valerie Manor is Croft Meadow in Steyning. This does specialise in dementia care and also provides residential and nursing care however they only have 8 private beds and the rest (approx. 72) are contracted to Social Services.
- 7.59 There is no specific policy on care homes within the Submission South Downs Local Plan. *Strategic Policy SD27: Mix of homes* states that planning permission will be granted for residential development that delivers a balanced mix of housing to meet projected future household needs for the local area. Proposals should provide numbers of dwellings of sizes to accord with the relevant broad mix. Development proposals will be permitted for residential development that provides flexible and adaptable accommodation to meet the needs of people who are less mobile or have adult home care requirements. As the Local Plan for the South Downs has not been adopted, the Horsham District Local Plan 2007 remains the statutory plan covering the areas now within the National Park. Policy CP 16 – Inclusive Communities states that positive measures to meet the needs of the ageing population will be supported.

- 7.60 The Strategic Housing Market Assessment (SHMA) 2015⁴⁸ showed that the population within the National Park is skewed towards older age groups when compared with the national average. These issues must be taken into account when considering the mix of housing in future development proposals within the SDNP. It states that over the NP period the population of older persons in the SDNP is expected to grow, with the population aged over 55 expected to increase by 37%. It is expected that a growing older population may result in an increase in the number of people with dementia to over 1,800 between 2013-33, with growth in the number of persons with mobility problems of almost 4,000.
- 7.61 The SHMA also states that some older households will require specialist housing solutions. The SHMA identifies a need for 1,848 additional specialist units of housing (92 per annum) for older people between 2013-33, including sheltered and extra care homes. In addition, the SHMA indicates a need for 779 bed-spaces in residential care homes.
- 7.62 Valerie Manor has been the subject of a number of planning applications. In 1986 planning permission was granted for a change of use from a dwelling to a rest home. Permission was granted in 1988 for additional bedrooms. Permission was granted in 2009 for a single storey extension providing 13 bedrooms, a link conservatory and alterations to the existing nursing home (reference DC/09/0157 (LBC) & DC/09/0154 (Planning)).
- 7.63 The land to the east of the site as shown on the Policies Map, which is the area of the proposed development, has also been the subject of a number of planning applications. This was in different land ownership to Valerie Manor and is known as Bewley Copse. It was originally part of the curtilage to Valerie Manor and was divided when the site was sold in 2008. In 2011 a proposal for a replacement structure for residential use was refused by Horsham District Council (ref DC/64/11) and dismissed on appeal. Matters relating to views from the National Park and intensification of development along this part of Henfield Road were referred to the Inspector's report. These matters will need to be taken into account in any development of Valerie Manor.
- 7.64 Recently, the owner of Valerie Manor has purchased the land to the east and in 2012 applied for an application to reinstate the parking area on land to the east of Valerie Manor Care

⁴⁸ <https://www.southdowns.gov.uk/wp-content/uploads/2015/09/SDNP-SHMA-2015.pdf>

Home to allow the current parking facilities to be extended from 13 spaces to 24 spaces (ref SDNP/12/02389/FUL). This was approved in December 2012.

- 7.65 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 to work with the increase in residents. It is hoped that many local people will be employed at the site.

Policy 7 – New Development to Provide Further Care Home Provision at Valerie Manor, Henfield Road, Upper Beeding

The Neighbourhood Plan supports the development of the site as shown on the Policies Map for further care home provision to allow for up to 30 extra bedrooms. The new development should take account of the following:

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. The development must preserve or enhance the Hyde Street Conservation Area.
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.
3. A landscaping scheme is to be submitted with the planning application. The landscaping and green Infrastructure proposals for the site will need to provide a positive new edge of settlement at this location.
4. There is no loss in car parking space and new spaces are provided in accordance with West Sussex County Council car parking standards.
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.
6. All external lighting shall be designed and laid out to minimise light pollution and support the dark skies policy of the South Downs National Park.
7. A full ecological and biodiversity survey of the site is required and a written report to be submitted with a planning application.

8. A Flood Risk Assessment report should be submitted with any application.

Objective

This policy fits under Objective 5 - To plan positively for new housing to meet local needs, in particular for elderly downsizers, that are sympathetic to the scale, topography and character of the parish and that will not have a detrimental impact on the setting.

POLICY 8 DESIGN STANDARDS FOR NEW DEVELOPMENT

- 7.66 This policy requires all development proposals to deliver high quality schemes that reflect the distinctive character of the parish. It also acknowledges that part of the parish lies within South Downs National Park and therefore the design of any properties for housing development within, adjacent or visible from the Park must be appropriate for a SDNP setting. High quality design is central to the NPPF and the desire for sustainable development. However, perceptions of what high quality design is varies from place to place and it is therefore important for Upper Beeding to set out what constitutes locally defined high quality design.
- 7.67 The key documents written specifically to inform the Neighbourhood Plan are the Housing and Development Focus Team document 2016 and the Parish Design Statement 2017⁴⁹ – both available from the Parish Council. These draw together the research and consultation undertaken by the focus group. The purpose of the Design Statement is to provide advice and guidance for local planning purposes. It has been prepared by and for the residents of the parish to communicate their desires to the planning authorities and potential developers. The Parish Council wishes to influence the design of buildings and materials used so that they are in keeping with the historic buildings typical of the parish of Upper Beeding and the wider area.

⁴⁹ The Parish Design Statement 2017 will be consulted on at the same time as the Neighbourhood Plan

- 7.68 Policy 32 - Strategic Policy: The Quality of New Development within the Horsham District Planning Framework states that high quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. Good design is a key element in sustainable development. This policy seeks to ensure that development in the district promotes a high standard of urban design, architecture and landscape. Development will be required to enhance and protect the locally distinctive characters, through good design, landscaping (both within a scheme and having regard to the impact on surrounding landscapes), creating a 'sense of place', and in ensuring that local, social and environmental characteristics are considered. Policy 33 - Development Principles sets out to ensure that development is of high quality, well designed and takes account of the existing character of the area.
- 7.69 Strategic Policy SD5 Design within the Submission South Downs Local Plan mentions that it is vital all new development meets the highest standards of sustainable development. The policy states that development proposals will only be permitted where they comply with other relevant policies, in particular, Policy SD4 (Landscape Character), and are of a high-quality design.

Policy 8 – Design Standards for New Development

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.

Development proposals will be expected to be in accordance with the Parish Design Statement 2017 and the following provisions:

Style: To specifically encourage individuality in appearance whilst retaining the general characteristics of local vernacular.

Height: Development should respect the rural setting and generally low rise characteristics of the Parish.

Building materials: Should 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.

Visual impact: Consideration should be given as to how any new development will fit into the wider landscape and whether it will impact on views from the National Park.

Protection of Tree/Hedges – Development will need to take into account the impact on existing trees/ hedges/ TPOs on the site or within the vicinity.

Parking - Off street parking should be considered for any development as well as space for cycle parking.

Sense of Place - Contribute to a sense of place both in the buildings and spaces between them – taking into account the density of the development around.

Impact on neighbours - Ensure that new development is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

Drainage - All new developments must clearly demonstrate the adoption of measures to minimise surface and roof water run-off.

Sustainability - Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and can maximise natural daylight.

Objective

This policy sits under Objective 7 - To ensure the built environment, natural environment and areas of biodiversity are protected and enhanced for future generations. This includes protecting areas of open space.

POLICY 9 – COMMUNITY FACILITIES

- 7.70 This Policy relates to all community facilities across Upper Beeding Parish, including community buildings owned by the Parish Council and/or District Council such as school buildings. The Policy supports the enhancement of; and improvement to existing community facilities. The local community has identified the need to retain all the existing community buildings as they provide an essential focus to the parish.
- 7.71 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.
- 7.72 Matters outlined in the Policy have been identified by the focus group. One of the key issues is the limited availability of facilities for sports and leisure. There is already an extensive network of social and leisure groups functioning in the community however, the existing facilities for sports and similar activities are limited. Indoor activities are restricted to the sports centre and the village hall, both of which restrict the variety of activities possible. The Memorial playing field enables the cricket and football clubs to function but their space is

limited and the current social areas connected with the field (changing rooms etc) are woefully inadequate. The Parish Council has explored the possibility of providing better accommodation by way of a sports pavilion but have not been able to raise enough funds to deliver. The multi-use games area is not well used for the wide variety of activities for which it was intended. Nor is there a sufficient allocation of open space for general play in the community.

- 7.73 A children and youth questionnaire was completed by children and young people in the parish. 53% said there were not enough activities in their villages for young people and this was also a major concern on the adult questionnaire. 57% of respondents expressed an interest in youth facilities and those which would include music, drama, new sports, gym, keep fit and youth café type facilities.
- 7.74 Policy 42 - Strategic Policy: Inclusive Communities set out in the Horsham District Planning Framework states that positive measures which help create a socially inclusive and adaptable environment for a range of occupiers and users to meet their long-term needs will be encouraged and supported. Policy 43 - Community Facilities, Leisure and Recreation states that the provision of new or improved community facilities or services will be supported, particularly where they meet the identified needs of local communities. Proposals that would result in the loss of sites and premises currently or last used for the provision of community facilities or services, leisure or cultural activities for the community will be resisted unless equally usable facilities can be conveniently provided nearby.

Policy 9 – Community Facilities

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:

- **The Old School Building, Upper Beeding - retain and maintain as an educational facility only.**
- **A properly equipped Sports Pavilion be erected on the playing field.**
- **Public Toilets for the Memorial Playing Fields.**
- **Creation of a community-owned, dedicated youth space.**

Objective

This policy fits under Objective 3 - To support the provision of new and improved community, sports, leisure and educational facilities for a wide range of parish needs and to reinforce a shared identity and purpose.

POLICY 10 – EMPLOYMENT SITES AND SUPPORTING BUSINESSES

- 7.75 The evidence base for this policy is drawn from the Local Economy Focus Team August 2015 document written for the Neighbourhood Plan. The focus of the work is the immediate / short term future of the parish to improve the local economy by supporting and introducing new opportunities for businesses to grow and prosper. This, in turn, will allow local and community benefit to stem from economic growth. House building and population will increase in the West Sussex area over the next few years, and the parish needs to find better ways of enabling employment and investment to grow. However, due to the land constraints within the Parish, the Neighbourhood Plan has been unable to designate new land for employment space. It does seek to maintain the existing employment areas for which there are numerous considering the size and rural nature of the Parish. Henfield Neighbourhood Plan is seeking to allocate new employment space and this may be within commutable distance for Upper Beeding parish residents.
- 7.76 A business needs survey was carried out in the parish in February/March 2015. In Upper Beeding a total of 28 businesses were canvassed, Edburton 4, Small Dole 2, Mackleys Industrial Estate 30, and Golding Barn 13. Of the surveys delivered a total of 44 were returned giving a response rate of 57%. Although not all questions were completed by the respondents, there was an indication from some returns that more business premises should be made available if there was suitable land. Issues raised through the surveys included:
- Lack of parking in Upper Beeding High Street,
 - Limited places to eat across the parish
 - Poor public transport serving Mackleys & Golding Barn,

- Poor mobile and broadband communications,

- 7.77 The Housing Focus Group considered that more needed to be done to enable people to work at home. Suggestions included providing flexible space in new houses that can be adapted and used for home working. Superfast broadband should be provided throughout the parish (existing as well as new buildings) to support home working. Over half of the Small Medium Enterprise's (SME's) in the UK are home based and within the Horsham district many of these businesses are in rural areas providing the only employment in villages and hamlets. This valued employment needs to be retained and supported as far as possible⁵⁰.
- 7.78 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.
- 7.79 Policy 10 - Rural Economic Development states that sustainable rural economic development and enterprise within the district will be encouraged in order to generate local employment opportunities and economic, social and environmental benefits for local communities. Policy 11 - Tourism and Cultural Facilities states that measures which promote tourism and enhance local cultural facilities, including recreation based rural diversification, will be encouraged. Any development should be of a scale and type appropriate to the location.

⁵⁰ Horsham District Planning Framework paragraph 5.15

Policy 10 – Employment Sites and Supporting Businesses

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 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:

- **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**

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.

Objective

This policy fits under Objective 2 - To support the role of Upper Beeding as a local shopping centre with increased commercial activity, visitors and tourism whilst protecting the character of the High Street. Objective 4 - To secure the future of the existing employment uses within the parish and plan for their growth to serve and support the local economy

POLICY 11 LOCAL GREEN SPACES

7.80 Consultation with the local community has identified a number of open spaces that are considered important. The Local Green Space (LGS) designation can be used to protect areas that are demonstrably special to the local community.

7.81 In accordance with the advice in the NPPF 2018⁵¹, these spaces must be:

- 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 beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- 3) *Local in character and is not an extensive tract of land.*

Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

7.82 The Environmental and Countryside Focus Group carried out a review of the open spaces across the parish.

7.83 The LGS have been identified in the Focus Team document May 2016 and the Local Green Space document October 2017 and are set out in the policy below.

⁵¹ Paragraphs 99 and 100

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/733637/National_Planning_Policy_Framework_web_accessible_version.pdf

Policy 11 – Local Green Spaces

The following sites are designated as Local Green Space and are shown on the Policies Map:

- **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**

No new development shall take place on the areas designated as Local Green Space other than in very special circumstances such as:

- (i) Works needed to maintain an existing structure on the Local Green Space; or**
- ii) Works needed for statutory utility infrastructure purpose; or**
- (ii) 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.**

Objective

This policy fits under Objective 7 - To ensure the built environment, natural environment and areas of biodiversity are protected and enhanced for future generations. This includes protecting areas of open space

8 NON – STATUTORY COMMUNITY ASPIRATIONS

Introduction

- 8.1 This section sets out Non-Statutory Community Aspirations. These aspirations do not form part of the development and land use policies in the Neighbourhood Plan. They include projects identified during the process that residents considered should be addressed. The actions in this section, together with the policies set out in the previous section of the Neighbourhood Plan, will guide residents and other stakeholders on how the Upper Beeding parish seeks to plan for and deliver upon its issues and objectives. They can also form the basis for funding from the Community Infrastructure Levy (CIL) raised by developments within the parish, and other sources of funding as applicable.
- 8.2 In the main, the aspirations have been gathered from the comments and feedback made at consultation events together with any work undertaken by the focus groups. They have been set out below under general headings. The exception to this is the aspiration for the Cement Works. This is a site specific and brings together what the community would like to see on the site. It is acknowledged that the Neighbourhood Plan does not allocate strategic sites of this size and complexity and the parish will work with the South Downs National Park Authority on the emerging Area Action Plan⁵².

Shoreham Cement Works

- 8.3 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 restoration of the site with major environmental and landscape improvements compatible with the site's sensitive location within the National Park.

⁵² To enable a comprehensive, appropriate and viable scheme to be delivered, the National Park Authority will prepare an Area Action Plan (AAP). The AAP will facilitate the formulation of a bespoke approach for the environmentally-led restoration of the site, with significant landscape improvements, that can deliver a viable scheme with multiple benefits for the National Park and may attract external funding. https://www.southdowns.gov.uk/wp-content/uploads/2018/04/SDLP-01-Pre-Submission_South_Downs_Local_Plan.pdf
<https://www.southdowns.gov.uk/planning/shoreham-cement-works/>

8.4 The parish community encourages sustainable development that is carbon neutral. It also supports a development that respects the character of the existing site and the National Park. The following sets out the aspirations and of the Parish Council for the site and the development principles it feels need to be taken into account:

- Be sustainable
- Ensure that opportunities are maximised to enhance the landscape and biodiversity of the area whilst protecting the existing wildlife habitats.
- Be a comprehensive scheme for the whole site.
- Include development that is necessary to secure the satisfactory restoration of the site.
- Contribute to the regeneration of the coastal area.
- Comprise of high quality development for employment, leisure and tourism uses, including recreational accommodation, restaurants, theatres, arts, ecological and educational facilities.
- Ensure that new homes include sheltered, affordable, and market rate housing and retail outlets directly related to the main use.
- Consider the inclusion of facilities for the production of power, water, sewage and waste facilities for the immediate site and surrounding area through renewable energy and ecosystems.
- Ensure the design is truly outstanding or innovative, help to raise standards of design generally for rural areas; reflect the highest standards in architecture; enhance its immediate setting; and be sensitive to the defining characteristics of the local area.
- Provide the necessary transport and infrastructure improvements, including the provision of sustainable transport opportunities from the outset and safe road access.
- Represent the optimal viable use of a heritage asset and re-use redundant or disused buildings and lead to an enhancement to the immediate setting and add to the innovative nature of the design of any new dwellings.
- Provide simple housing to assist those employees working in start-up business opportunities to be accommodated on site.
- Have the support and backing of the local community
- Be justifiable in terms of its functional contribution being positive to multifunctional landscape management
- Provide the community access to open spaces, social, cultural and educational benefits, well-being and inspiration from interaction with nature supported by a strong healthy economy.

8.5 The community aspirations for the site are set out below. This is a list compiled of all the suggested ideas. It is acknowledged that not all of these will form part of the final proposal as set out in the AAP.

Community Aspiration 1

Community suggestions for Shoreham Cement Works

- Create a South Downs Visitor Centre with parks, camp site, shops, cafe, youth hostel, stables, and cycle centre.
- Create a sports centre to include: gym, ice skating, ski slope, swimming pool, rock climbing, water sports, zip wire, mountain boarding, skate boarding, fun games.
- Music centre / studios & practice venue
- Housing - sheltered, social, affordable, market and high specification
- Working zones for businesses to accommodate existing but in greener environment.
- Business zone for start-ups, little pods for new businesses to network.
- Bus museum and artefacts/ cement works museum & heritage centre
- Wild life centre and sanctuary for birds, fish & plants. Utilising the river.
- Education & innovative centre for arts, science & technology. – build the skills required for the local area, to include residential and study facilities for students of all ages.
- House a number of businesses specialising in green energy, companies for research and manufacture.
- Tree top restaurant built in keeping with the country side sourcing its food from local companies but affordable to all.
- Self-sufficient power infrastructure and sewage works to serve immediate and local communities.
- Art gallery bringing local artists in to sell their painting and their artefacts.
- Riverside hotel & leisure facilities with jetty.
- Promote businesses offering skilled and semi-skilled employment opportunities for the local community
- Pump reservoirs.
- Exhibition & conference centre.
- Bike city.
- Vineyards & winery.
- Amphitheatre.

Road, Access and Public Transport

- 8.6 Through feedback given as part of the various public consultation exercises for the Neighbourhood Plan, matters relating to roads and public transport were raised numerous times. The 2013 household survey found that the average speed in the villages (74% response) and insufficient public transport (26%) were within the top issues stated of concern amongst residents.
- 8.7 The Community & Infrastructure Focus Group report 2015 states that Upper Beeding has grown from a small farming community with some through traffic, to a residential area generating its own traffic. The development of the road network has never kept pace with this growth, and is limited by the river/floodplains, which restrict the number of roads in and out of the village. Many of the roads, even in the more recently developed areas, are only wide enough for two vehicles to pass, and consequently local on-road parking generates considerable friction.
- 8.8 A significant number of properties have been built with garages which are too small for many modern cars and a number of residents opt to park at the roadside rather than on their drives. Other older properties have no off-road parking facility at all in their immediate locality. Vehicles are frequently parked partly on pavements creating real difficulties for pedestrians, especially those with prams, and also for the disabled. This has led to a number of notorious blackspots for traffic. (eg north of the roundabout in the High Street and around the primary school at certain times of the day, Saltings Way) The width of the roads also constitutes a hazard for cyclists as they try to pass parked vehicles. In common with many other rural communities, the bus services are under threat as subsidies are reduced. The hourly bus service to Shoreham and Brighton provides an essential link to major shopping areas and the railway network. The services to Worthing, Henfield, Burgess Hill and Horsham are also essential links. It is imperative that these services are maintained for both social and environmental reasons.

Community Aspiration 2

Community suggestions (in order of priority) for road and access and public transport improvements:

- Provide improved road safety measures on the A283 on the approach to Dacre Gardens and a recognised road crossing from the Dacre Gardens side of the A283 to the river side and bus stop.
- Improve access to Hyde Lane from the High Street, Upper Beeding and look at widening the road to reduce congestion.
- Provide a cycle way from St. Peters Church, across the fields to Steyning to make the children's route to school easier and safer.
- Improved footpaths and bridleways, notably Windmill Hill, access between Upper Beeding & Small Dole and the Upper Beeding side of the river to Dacre Gardens and the Downs Link sections within the parish.
- Improvements to the direct route from the village of Upper Beeding to the South Downs Way via the A2037 down to the A283 so that this route is not only suitable for cyclists but also walkers and horse riders alike.
- Cycle, pedestrian and horse riders crossing on the A283 to provide safe crossing on the South Downs Way.
- Cycle lane between Upper Beeding and Small Dole.
- Reduce the speed limit to 30mph in those areas of the parish that are currently designated at 40mph.
- Consider additional parking improvements and enforcement to increase safety levels for children, pedestrians and cyclists and improved access for buses and school children.
- Review the state of the bus shelters and the need for one by Small Dole post office.
- Promote walking and cycling to help ease road congestion and improve healthy living.

Community and Social Infrastructure

- 8.9 The Community & Infrastructure Focus Group report 2015 states that the parish has satisfactory nursery and pre-school provision, however there are just enough primary school places for Beeding and Small Dole children at present at the community maintained primary school. There is a concern that with further housing development and increased numbers of children expected, the school may soon reach capacity.
- 8.10 There is already an extensive network of social and leisure groups functioning in the community. The existing facilities for sports and similar activities are, however, limited. Indoor activities are restricted to the sports hall and the village hall, both of which restrict the variety of activities possible. The Memorial playing field enables the cricket and football clubs to function but their space is limited and the current social areas connected with the field (changing rooms etc) are inadequate. The Parish Council has explored the possibility of providing better accommodation by way of a sports pavilion but have not been able to raise the funds to deliver. The multi-use games area is not well used for the wide variety of activities for which it was intended. There is insufficient allocation of open space for general play in the community.
- 8.11 A children and youth questionnaire was completed by children and young people in the parish as part of the consultation for the Neighbourhood Plan⁵³. 53% said there were not enough activities in their villages for young people and this was also a major concern on the adult questionnaire. 57% of respondents expressed an interest in youth facilities and those which would include music, drama, new sports, gym, keep fit and youth café type facilities. The community needs a dedicated youth space: the current space above the sports hall is not fit for purpose. There is also a need for toilet facilities for the Memorial playing fields.

⁵³ <http://upperbeeding-pc.gov.uk/neighbourhood-plan/youth-resident-questionnaire/>

Community Aspiration 3

Community suggestions for community and social infrastructure improvements

- Redevelopment of the sports hall and improvement of the storage/ changing and toilet facilities on the Memorial playing field for better utility and appearance.
- Create a riverside park along the deeper section of the riverbank by Adur View, extending to the Dawn Crescent footpath.
- Enlarge the public orchard planting in the Hyde Street open space and possibly Priors field,
- Provide outdoor gym equipment if a suitable location can be found.
- Create a new youth space for the parish.

Retail/tourism/regeneration

- 8.12 The Community Evidence report 2015 states that concerns highlighted through the business needs survey (2015) included issues such as a lack of parking space in Upper Beeding High Street, a lack of places to eat in Upper Beeding, poor public transport serving Mackleys & Golding Barn, poor mobile and broadband communications and the need for more retail units. Creating new retail units may not be straight forward but retaining those that exist is a priority aspiration for the community. The Neighbourhood Plan focus groups each reviewed developing tourism within the Parish of Upper Beeding as a possible solution to providing more employment opportunities, improving transport links and supporting local businesses and encouraging new ones. Improvements could be made to signage and tourist information as well as working with neighbouring parishes to offer more for tourists.

Community Aspiration 4

Community suggestions for retail/tourism and regeneration improvements

- Protect the old school buildings from demolition and request that the buildings are included on the community asset register.
- Protect the loss of existing local retail units including public houses.
- Supporting Green Tourism initiatives to enable local employment opportunities.
- Supporting the redevelopment of garage blocks as and when they become available for affordable housing.
- Consider sites/buildings to be added to a non-designated list of local listed buildings and heritage assets.

Broadband

- 8.13 The Local Economy Focus Team report August 2015 sets out the feedback that better broadband and mobile phone communication is needed amongst the business community. This aspiration supports the improvement of access to super-fast (fibre and copper based) broadband infrastructure and services across the parish. In doing so, the aspiration is supportive of above-ground installations requiring planning consent, provided they are sited and designed to accord with a rural location.
- 8.14 Policy 7 Strategic Policy: Economic Growth within the District Planning Framework states that sustainable employment development will be achieved by encouraging appropriate workspace and ICT infrastructure, such as high-speed broadband, as an integral part of development, including residential development to support flexible working, home working and businesses with the flexibility to operate anywhere. Policy 37 - Sustainable Construction states that proposals must seek to improve the sustainability of development. This includes that new homes and workplaces should include the provision of high-speed broadband access and enable provision of future technologies where available.

Community Aspiration 5

Community suggestions for broadband improvements

Proposals to provide access to a super-fast broadband network to the villages of the parish, and outlying properties in the countryside, and to improve the speed of existing services, will be supported, provided the location and design of any above-ground network installations reflect the character of the local area. Any new dwellings or business units must include the provision of high-speed broadband access.

9. DELIVERY PLAN

- 9.1 The Upper Beeding Parish Neighbourhood Plan will be implemented through a combination of the local planning authorities' consideration and determination of planning applications for development in the parish and through steering public and private investment into a series of infrastructure projects contained in the plan.
- 9.2 Most of the policies contained in the Neighbourhood Plan will be delivered by landowners and developers responding to its proposals for encouraging and managing development. In preparing the Plan, care has been taken to ensure, as far as possible, that these proposals are achievable.
- 9.3 Whilst Horsham District Council and the South Downs National Park Authority will be responsible for determining planning applications for development within the Parish, in line with their Core Strategy, Local Plans and the Upper Beeding Parish Neighbourhood Plan, the Upper Beeding PC will use the Neighbourhood Plan to frame its representations on submitted planning applications. It will also work with the authorities to monitor the progress of sites coming forward for development.

Infrastructure Projects

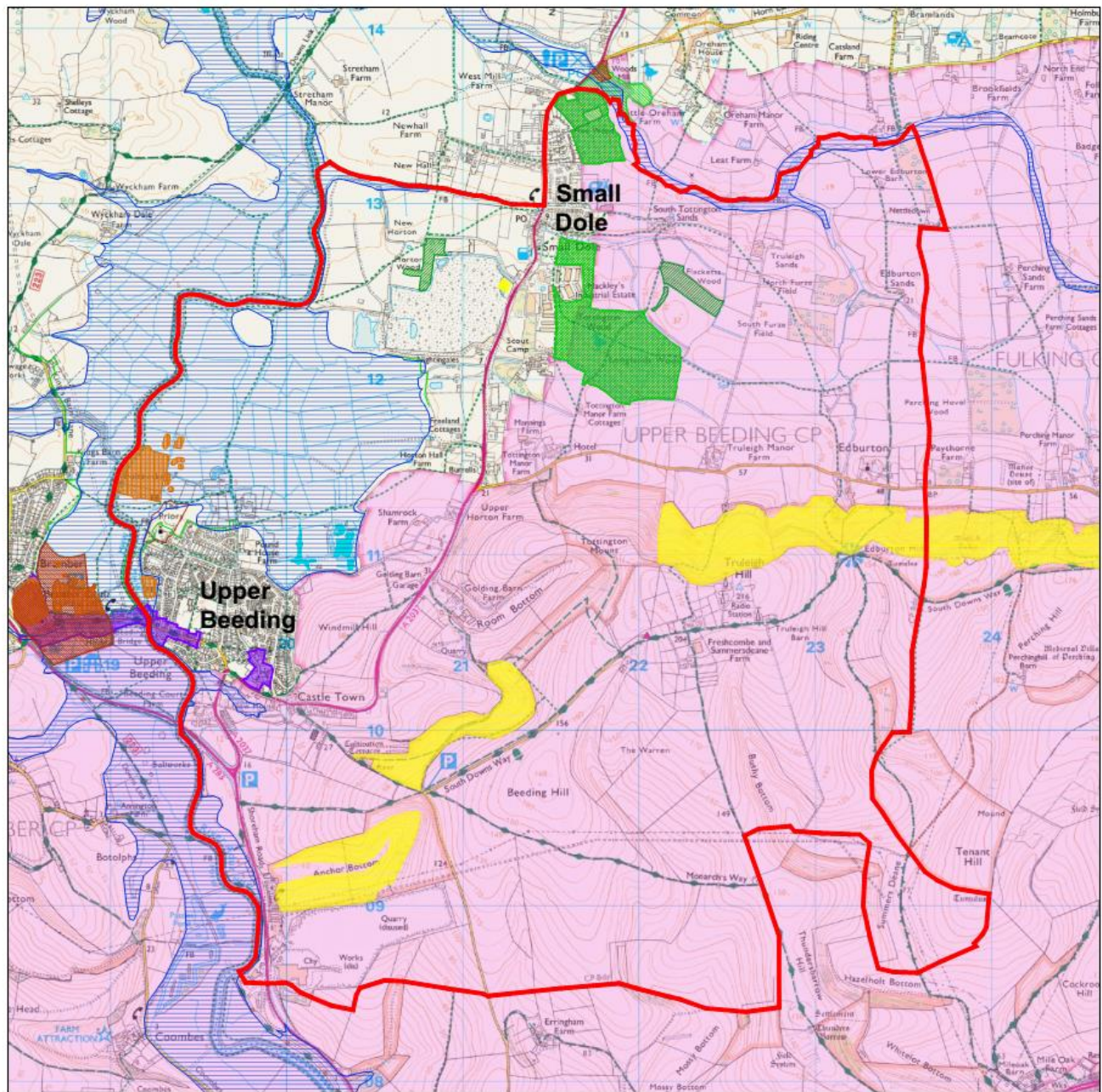
- 9.4 The Community Infrastructure Levy (CIL) has largely replaced the pooling of S106 agreement financial contributions and is charged on qualifying residential and commercial development. At least 25% of the levy collected by the local planning authorities from development in the Parish of Upper Beeding will be transferred to the parish once it has a 'made' Neighbourhood Plan. The community aspirations and policies within the Neighbourhood Plan will be used to inform the Infrastructure Delivery Plans of the local planning authorities and to guide the Parish Council's own expenditure of its proportion of the CIL. **Appendix F** sets out the delivery of the community aspirations.

Monitoring and Review of the Neighbourhood Plan










- 9.5 The Sustainability Appraisal of the Neighbourhood Plan sets out a number of indicators to assess whether the Plan is meeting its sustainability objectives. These will be regularly monitored in partnership with the local planning authorities, as a significant change in these indicators could trigger the need for a review. Similarly, changes in the local planning context, such as a review of the HDPF or a deficiency in the five-year supply of housing land, could result in the Neighbourhood Plan needing to be reviewed.

APPENDIX A

Context Plan



Key

	Neighbourhood Plan Boundary		Sites of Nature Conservation Importance (SNCIs)		Site of Archaeological Importance
	South Downs National Park		Ancient Woodland		Conservation Area
	Sites of Special Scientific Interest (SSSIs)		Scheduled Ancient Monument		Flood Zone 3

APPENDIX B

Schedule of Evidence

DOCUMENT	DATE	ACCESS
National/sub regional/County		
The Neighbourhood Planning (General) (Amendment) Regulations	2015	http://www.legislation.gov.uk/ukxi/2015/20/pdfs/ukxi_20150020_en.pdf
National Planning Policy Framework	2012	https://www.gov.uk/government/publications/national-planning-policy-framework--2
Planning Practice Guidance (PPG) Neighbour-hood Planning	Last update Aug 2017	https://www.gov.uk/guidance/neighbourhood-planning--2
Strategic environmental assessment and sustainability appraisal	2105	https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal
Office for National Statistics (Neighbour-hood)	-	https://www.ons.gov.uk/help/localstatistics
Neighbour-hood planning tools and advice Royal Town Planning Institute (RTPI)	-	http://www.rtpi.org.uk/planning-aid/neighbourhood-planning/
Neighbour-hood Planning (Historic England)	-	https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/
Information to Support Neighbourhood Planning (WSCC)	-	https://www.westsussex.gov.uk/planning/neighbourhood-planning/
Sussex Biodiversity Record Centre	-	http://sxbrc.org.uk/
Magic (Interactive GIS Mapping)	-	http://www.natureonthemap.naturalengland.org.uk/
South East river basin district management plan	2016	https://www.gov.uk/government/publications/south-east-river-basin-district-river-basin-management-plan
Environment Agency Flood Maps & EA What's in your Backyard	-	http://apps.environment-agency.gov.uk/wiyby/default.aspx https://flood-map-for-planning.service.gov.uk/
Southern Water Resource Management Plan		https://www.southernwater.co.uk/media/default/pdfs/WRMP-technical-report.pdf
West Sussex Waste Local Plan	2014	https://www.westsussex.gov.uk/about-the-council/strategies-plans-and-policies/environment-planning-and-waste-plans-and-policies/minerals-and-waste-policy/waste-local-plan/
The Joint Minerals Local Plan.	2018	https://www.westsussex.gov.uk/about-the-council/policies-and-reports/environment-planning-and-waste-policy-and-reports/minerals-and-waste-policy/new-minerals-local-plan/joint-minerals-local-plan/
West Sussex County Council, Historic Environment Report	2015	https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/historic-environment-record/

		https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/sussex-historic-landscape-characterisation/
River Adur Catchment and Flood Management Plan	2009	https://www.gov.uk/government/publications/adur-catchment-flood-management-plan
Horsham District/South Downs NPA		
Horsham District Planning Framework	2015	https://www.horsham.gov.uk/_data/assets/pdf_file/0006/28563/Horsham-District-Planning-Framework-2015.pdf
Horsham District Sustainability Appraisal/ Strategic Env Assessment	2015	https://www.horsham.gov.uk/_data/assets/pdf_file/0003/28641/HDPF-SA-SEA-2015.pdf
Horsham Infrastructure Delivery Plan	2016	https://www.horsham.gov.uk/_data/assets/pdf_file/0019/32833/Infrastructure_Delivery_Plan.pdf
Horsham Annual Monitoring Report	2017	https://www.horsham.gov.uk/planningpolicy/planning-policy/annual-monitoring-report
Strategic Housing and Economic Land Availability Assessment (SHELAA)	2016	https://www.horsham.gov.uk/planningpolicy/planning-policy/housing-land-availability
Strategic Housing Market Assessment (SHMA)	2012	https://www.horsham.gov.uk/_data/assets/pdf_file/0018/31365/NWS_SHMA_Report_Horsham_FINAL.pdf
Strategic Housing Market Assessment (SHMA) update	2014	https://www.horsham.gov.uk/_data/assets/pdf_file/0008/14102/CD_H_04_NW-Sussex-SHMA-Affordable-Housing-Needs-Update-Final-Report-F071014.pdf
Crawley and Horsham Market Housing Mix Report	2016	https://www.horsham.gov.uk/_data/assets/pdf_file/0011/41897/Crawley-and-Horsham-Market-Housing-Mix-Report-Final-FCA081216.pdf
Housing Need in Horsham District	2015	https://www.horsham.gov.uk/_data/assets/pdf_file/0005/34862/Housing-Need-in-Horsham-District-23.3.15final.pdf
Settlement Sust Review	2014	https://www.horsham.gov.uk/_data/assets/pdf_file/0016/9313/CD_GC_01_Settlement-Sustainability-Review2014.pdf
Economic Growth Assessment Supp Report	2014	https://www.horsham.gov.uk/_data/assets/pdf_file/0005/21749/EGA-Supplementary-Report.pdf
Economic Growth Assessment & Appendices	2014	https://www.horsham.gov.uk/_data/assets/pdf_file/0016/31327/2Economic_Growth_Assessment_Main_Report_RS.pdf
Market Appraisal on the Current and Potential Future Demand for Business Space	2014	https://www.horsham.gov.uk/_data/assets/pdf_file/0013/31333/Market_Appraisal.pdf
Employment Land Review Part 1 and Part 2	2009/2010	http://www.horshamdistrictldf.info/Files/EmploymentLandReview_Oct10.pdf https://www.horsham.gov.uk/_data/assets/pdf_file/0006/9393/CD_ED_01_EmploymentLandReview-Part-1_Sept09.pdf
Habitat Regulation Assessment	2014	http://www.horshamdistrictldf.info/Core_Strategy/docs/Habitat-Regs-Assessment.pdf
Green Infrastructure Study	2014	http://www.horshamdistrictldf.info/Core_Strategy/docs/Grn-Infrastructure-Stgy2014.pdf
Landscape Capacity Assessment Reports	2014	https://www.horsham.gov.uk/planningpolicy/planning-policy/background-documents/landscape-capacity-assessment-report
Strategic Flood Risk Assessments	2014	https://www.horsham.gov.uk/planningpolicy/planning-policy/background-documents/strategic-flood-risk-assessments

Sport, Open Space & Recreation Assessment	2014	https://www.horsham.gov.uk/_data/assets/pdf_file/0019/31582/Sport-Open-Space-Recreation-Asesment.pdf
Landscape Character Assessment Oct 2003	2003	https://www.horsham.gov.uk/_data/assets/pdf_file/0020/31349/Landscape-Character-Assessment-2003.pdf
Submission South Downs Local Plan	2018	https://www.southdowns.gov.uk/planning/national-park-local-plan/
Sustainability Appraisal South Downs Local Plan	2017	https://www.southdowns.gov.uk/wp-content/uploads/2016/11/SDNPA-Sustainability-Appraisal.pdf
South Downs Local Plan Habitats Regulations Assessment	2017	https://www.southdowns.gov.uk/wp-content/uploads/2016/11/SDNPA-Habitats-Regulations-Assessment.pdf
Landscape Background Paper ⁵⁴	2017	https://www.southdowns.gov.uk/wp-content/uploads/2017/02/SDLP-Landscape-background-paper.pdf
Biodiversity Background paper	2017	https://www.southdowns.gov.uk/wp-content/uploads/2017/02/SDLP-Biodiversity-Background-Paper.pdf
Supply of Homes Background Paper	2017	https://www.southdowns.gov.uk/wp-content/uploads/2017/10/SS_Background-Paper-Supply-of-Homes.pdf
Flood Risk background paper	2017	https://www.southdowns.gov.uk/wp-content/uploads/2018/02/SS_Flood-Risk-Sequential-Test-BP.pdf
Development Strategy background paper	2017	https://www.southdowns.gov.uk/wp-content/uploads/2017/10/SS_LH_Devt-Strategy-Background-Paper.pdf
Parish Based evidence		
AECOM Housing Needs Survey	2017	http://upperbeeding-pc.gov.uk/neighbourhood-plan/aecom-housing-needs-assessment/
AECOM Site Assessment report	2018	
Parish Council call for sites		http://upperbeeding-pc.gov.uk/neighbourhood-plan/call-for-stes/
Vision Statements		http://upperbeeding-pc.gov.uk/neighbourhood-plan/evidence-vision-statements/
Parish Council's housing needs survey		http://upperbeeding-pc.gov.uk/neighbourhood-plan/housing-needs-survey-to-be-completed-by-17th-november/
Neighbourhood Plan Focus Group reports		http://upperbeeding-pc.gov.uk/neighbourhood-plan/neighbourhood-plan-focus-groups/
Neighbourhood Plan questionnaire		http://upperbeeding-pc.gov.uk/neighbourhood-plan/questionnaire/

⁵⁴ Links to the summary papers to the South Downs Local Plan are referenced here. Full evidence papers can be found at <https://www.southdowns.gov.uk/planning/national-park-local-plan/local-plan-examination/core-document-library/>

APPENDIX C

**Summary of sites submitted through
call for sites**

	Site Address	Other comments	Taken forward to AECOM assessment?
1	Strip of land Smugglers Lane	These sites are adjacent to each other. Smugglers Lane abuts the Upper Beeding built up area boundary. However, the sites, when considered comprehensively may offer some value for the Parish. Without the Smugglers lane site, the other two sites have no connection to the built-up area boundary.	Yes
2	Field at Pound Lane next to above land in 1		Yes
3	Field next to the above in 2		Yes
4	2 Dacre Gardens	This is a small site with the possibility of only accommodating 2 houses. It is also located within the SDNP and is unlikely to be supported by the SDNPA as a site for new housing.	No
5	Newbrook Ind. Est. by Stables Pound Lane	Planning application (ref DC/14/2037) was refused for new residential development of 9 no.3 and 4 bed housing and associated landscaping with the removal of the existing commercial/light industrial buildings. Appeal also dismissed. Therefore, the site is not considered appropriate to take further in process.	No
6	Land at Greenfields Henfield Road UB	This site has an employment use currently operating. It is located outside of the SDNP which skirts around the boundary.	Yes
7	Land on Shoreham Road High Trees	Site is located within the SDNP and is unlikely to be supported by the SDNPA as a site for new housing.	No
8	Field next to the Rising Sun.	Site is located within the SDNP and is unlikely to be supported by the SDNPA as a site for new housing.	No
9	Shoreham Rd behind trees between Toll Cottage and row of bungalows.	Site is located within the SDNP and is unlikely to be supported by the SDNPA as a site for new housing.	No
10	Cement Works	This is a strategic and complex site and it is too large for it to be allocated within a policy in the NP for new housing. It is also located within the SDNP.	No
11	Oxcroft Farm, Small Dole.	This site is adjacent the Small Dole built up area boundary and capable of accommodating over 6 units and therefore suitable for assessment and consideration.	Yes
12	South side of the Bostal Blesswell Farm & 18 Castletown,	This is a small site with the possibility of only accommodating 3 houses. It is also located within the SDNP and is unlikely to be supported by the SDNPA as a site for new housing.	No
13	College Rd	Site is located within the SDNP and is unlikely to be supported by the SDNPA as a site for new housing.	No

14	Beeding Court Farm	Site is located within the SDNP and is unlikely to be supported by the SDNPA as a site for new housing.	No
15	Henfield Rd Castletown	Site is located within the SDNP and is unlikely to be supported by the SDNPA as a site for new housing.	No
16	Valerie Manor Henfield Rd	Site is an existing nursing/care home that wishes to expand. The site is within the SDNPA but is not to be considered for open market housing,	Yes
17	Church Farm UB Adj. Caravan Park	This site is adjacent the Upper Beeding built up area boundary and capable of accommodating over 6 units and therefore suitable for assessment and consideration.	Yes
18	Riverside Caravan Park, Upper Beeding	This is an existing caravan park within the Upper Beeding built up area boundary and therefore suitable for assessment and consideration.	Yes
19	Land west of Henfield Road, Small Dole	The site was assessed by AECOM but not considered suitable for housing.	No

APPENDIX D

AECOM site proforma

Site Assessment Proforma

General information

Site Reference / name			
Site Address (or brief description of broad location)			
Current use			
Proposed use			
Gross area (Ha) Total area of the site in hectares			
SHELAA site reference (if applicable)			
Method of site identification (e.g. proposed by landowner etc.)			

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield <input type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?				

Suitability

Suitability

Is the site: <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within <input type="checkbox"/>	Adjacent <input type="checkbox"/>	Outside <input type="checkbox"/>	Unknown <input type="checkbox"/>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------	-------------------------------------------------	------------------------------------------------	------------------------------------------------

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	
Is the site accessible? Provide details of site's connectivity	
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (provide details)	

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt 		
<ul style="list-style-type: none"> • Ancient Woodland 		
<ul style="list-style-type: none"> • Area of Outstanding Natural Beauty (AONB) 		
<ul style="list-style-type: none"> • National Park 		
<ul style="list-style-type: none"> • European nature site (Special Area of Conservation, Special Protection Area or Ramsar) 		
<ul style="list-style-type: none"> • SSSI or SSSI Impact Risk Zone 		
<ul style="list-style-type: none"> • Site of Nature Conservation Importance/Local Nature Reserve 		
<ul style="list-style-type: none"> • Site of Geological Importance 		
<ul style="list-style-type: none"> • Flood Zones 2 or 3 and risk from surface water flooding 		
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?		
Landscape and Visual Impact		

<p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>		

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 		

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>		Observations and comments
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	----------------------------------

• Town centre/local centre/shop		
• Employment location		
• Public transport		
• School(s)		
• Open space/recreation/ leisure facilities/MUGA/recreation ground		
• Health facilities (GP / Hospital / Pharmacy)		
• Cycle route(s)		
• Pub		
• Community facilities (Village Hall)		

Other key considerations

Are there any Tree Preservation Orders on the site?			
Public Right of Way/footpath/cycleway			
Existing social or community value (provide details)			
Opportunity to provide open space/recreation/ community facility			
Would there be any traffic impacts?			
Are there any noise issues?			
Are there any air quality issues?			
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/	<input type="checkbox"/>	<input type="checkbox"/>	

pipe lines, or in close proximity to hazardous installations			
--------------------------------------------------------------	--	--	--

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	
Coalescence Development would result in neighbouring settlements merging into one another.	
Scale and nature of development would be large enough to significantly change size and character of settlement	
Any other comments?	

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	
Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box

The site is appropriate for allocation			<input type="checkbox"/>
This site has minor constraints			<input type="checkbox"/>
The site has significant constraints			<input type="checkbox"/>
The site is not appropriate for allocation			<input type="checkbox"/>
Potential housing development capacity (15, 30, 40 dph):			
Key evidence (3-4 bullet points) for decision to accept or discount site.			

APPENDIX E

Summary of assessed sites from AECOM report⁵⁵

⁵⁵ The following pages are extracts from the AECOM report.

Table 1: Summary of assessment of all sites in Upper Beeding

Site Ref.	Location/description	Site area (ha) ⁴	Status in the SHELAA	Current land use	Assessed dwelling yield ⁵	Assessment of suitability for allocation	Summary of assessment rationale	For further details
Site 1	Strip of Land, Smugglers Lane	0.66	Developable	Agriculture, grazing	10-26	The site is considered suitable for allocation but has minor constraints (green/amber).	The site is adjacent to the built up area of Upper Beeding and the site is a logical location for redevelopment. Any development will need to take into account Flood Zone 3 to the east of the site where it is suggested that public open space should be provided. Any development would also have to be sympathetic to the character and setting of the listed building to the west of the site. Any development would also need to be designed to ensure that views from the South Downs National Park are considered. The site is considered to be in general conformity with the HDPF, subject to detailed design.	See pages 31-36
Site 2	Land east of Pound Lane	1.09	Not currently developable	Agriculture, grazing	16-44	The site is considered suitable for allocation but has minor constraints (green/amber).	The site is adjacent to Site 1 and it is considered that the site is suitable for allocation if it is brought forward alongside Site 1. Any development would need to take into account Flood Zone 3 to the east of the site. There is the potential to secure this area of the site as public open space connecting to the space proposed in Site 1. Any development would also have to be sympathetic to the character and setting of the listed building to the south of the site. Any development would also need to be designed to ensure that views from the South Downs National Park are considered. The site is considered to be in general conformity with the HDPF, subject to detailed design.	See pages 37-42

⁴ AECOM measurement

⁵ Where the site was assessed as not suitable for development within the AECOM assessment, the dwelling yield is given as 'N/A', though it is provided in full for all sites within **Appendix A**. Where the dwelling yield is given as a range, this represents the lowest (15 dph) and highest (40 dph) potential densities.

Upper Beeding Neighbourhood Plan Site Assessment

Site Ref.	Location/description	Site area (ha) ⁴	Status in the SHELAA	Current land use	Assessed dwelling yield ⁵	Assessment of suitability for allocation	Summary of assessment rationale	For further details
							<p>If the site is to be considered as a standalone site it would have a more significant impact as it would not relate well to the existing built up area of Upper Beeding and would have an adverse impact on the countryside. The allocation would therefore not comply with Policy 4 of the HDPF.</p> <p>It is noted that the site was given the status 'Not Currently Developable' in the SHELAA. This assessment disagrees with the conclusions of the SHELAA as it is considered that any unacceptable impacts could be mitigated. There is also an opportunity to provide public open space in association with Sites 1 and 3 as the site sits between them,</p>	
Site 3	Little Paddocks	2.17	Developable	Agriculture, grazing, paddocks	33-87	The site is considered suitable for allocation but has minor constraints (green/amber).	<p>The site is adjacent to Site 2 and it is considered that the site is suitable for allocation if it is brought forward alongside Sites 1 and 2. Any development would need to take into account Flood Zone 3 to the north and east of the site. There is the potential to secure this area of the site as public open space connecting to the space proposed in Site 1. Any redevelopment would also need to be designed to ensure that views from the South Downs National Park are considered and that there will be no adverse effects on the River Adur Water Meadows and Wyckham Wood Site of Nature Conservation Importance.</p> <p>The site is considered to be in general conformity with the HDPF, subject to detailed design.</p> <p>If the site is to be considered as a standalone site it would have a more significant impact as it would not relate</p>	See pages 43-48

Site Ref.	Location/description	Site area (ha) ⁴	Status in the SHELAA	Current land use	Assessed dwelling yield ⁵	Assessment of suitability for allocation	Summary of assessment rationale	For further details
							well to the existing built up area of Upper Beeding and would have an adverse impact on the countryside. The allocation would therefore not comply with Policy 4 of the HDPF.	
Site 4	Land at Greenfields, Henfield Road	0.32	-	Highways depot	5-13	The site is considered suitable for allocation but has minor constraints (green/amber).	<p>The site is adjacent to the Upper Beeding built up area and brownfield land and the redevelopment of the site for housing would have a positive impact on the townscape character of this part of the village. The site is will located with regard to amenities and services, however, part of the site is within Flood Zone 3 and would not be suitable for residential development. Any development will also need to take into account its impact on views from the South Downs National Park which is to the south of the site.</p> <p>The site is considered to be in general conformity with the HDPF, subject to detailed design and relocation of the employment use elsewhere.</p>	See pages 49-54
Site 5	Oxcroft Farm, Small Dole	1.31	-	Farm, agriculture, grazing	20-52	The site is considered suitable for allocation but has minor constraints (green/amber).	<p>The site is adjacent to the Small Dole built up area on the west side of Henfield Road and is part brownfield part greenfield. The site is well screened from Henfield Road by existing vegetation and buildings. Existing vegetation also screens the site to the south but new vegetation would be required to screen the site to the west.</p> <p>Any development would need to take into account its impact on views from the South Downs National Park and ensure that the Horton Clay SSSI is not adversely affected.</p> <p>The site is considered to be in general conformity with the HDPF, subject to detailed design and relocation of the</p>	See pages 55-60

Site Ref.	Location/description	Site area (ha) ⁴	Status in the SHELAA	Current land use	Assessed dwelling yield ⁵	Assessment of suitability for allocation	Summary of assessment rationale	For further details
							employment use elsewhere.	
Site 6	Valerie Manor	0.44	-	Greenfield within the grounds of Valerie Manor	7-18	The site is considered to have significant constraints (amber/red).	<p>The site is adjacent to the Upper Beeding built up area but is a greenfield site located within the South Downs National Park. Development would therefore result in the direct loss of undeveloped land within the National Park. However, the site is located adjacent to the built up area and is within the wider Valerie Manor site which is a residential care home. The allocation would secure additional residential care units at the site having a beneficial impact on community facilities. This beneficial impact could outweigh the adverse impact on the National Park⁶.</p> <p>The site is adjacent to a listed building and any development would need to be sympathetic to its character and setting. The southwest corner of the site is within Flood Zone 3 and is therefore not suitable for residential development.</p> <p>The site is considered to be in general conformity with the South Downs development and emerging SDLP, subject to the landowner/developer demonstrating that there is a need for the type of housing proposed.</p>	See pages 61-66
Site 7	Church Farm adjacent to Caravan Park	0.56	Not currently developable	Greenfield, scrub	8-22	The site is considered to have significant constraints (amber/red).	<p>The site is adjacent to the Upper Beeding built up and is located within the River Adur Water Meadows and Wyckham Woods Site of Nature Conservation Importance and would therefore result in the direct loss of this site. Further information should be prepared detailing the site's contribution to the designation and the impact redevelopment will have on the</p>	See pages 67-72

⁶ It is understood that SDNPA has provided feedback on the site which concluded that 'there appears to be scope here for development without harm to landscape'.

Site Ref.	Location/description	Site area (ha) ⁴	Status in the SHELAA	Current land use	Assessed dwelling yield ⁵	Assessment of suitability for allocation	Summary of assessment rationale	For further details
							<p>designation.</p> <p>The site is adjacent to a listed building and any development will need to be sensitive to its character and setting (although it is noted that the building is well screened by existing vegetation and buildings).</p> <p>Further information is required regarding the access to the site as it would currently be taken from the end of Church Farm Walk. Church Farm Walk is a narrow winding road and it is unclear whether it could accommodate large vehicles that would be required during construction (low loaders/HGV) and operation (refuse vehicles).</p> <p>The site is considered to be in general conformity with the HDPF, subject to the results of the assessments suggested above.</p>	
Site 8	Riverside Caravan Park	0.22	-	Holiday caravan homes	3-9	The site is considered to have significant constraints (amber/red).	<p>The site is within the Upper Beeding built up area and is brownfield land. Its allocation will therefore not have an impact on the countryside. The wider site is located within a residential caravan park and the redevelopment as part of this allocation would be in keeping with this existing use.</p> <p>The site is located within Flood Zone 3 but it is understood that it is protected by flood defences. Further information should be prepared in the form of a Flood Risk Assessment to demonstrate that residential development can be accommodated on the site. Consultation with the Environment Agency regarding the allocation is also recommended.</p> <p>Any development will also need to demonstrate that there will be no harm to the South Downs National Park.</p>	See pages 73-78

Please note: references within Church Farm (site 7) relating to Church Farm are incorrect. The narrow winding road as referred to above is to Church Lane not Church Farm Close. Church Lane leads into Church Farm Close, which is also narrow for vehicle access.

Site Ref.	Location/description	Site area (ha) ⁴	Status in the Current land use	Assessed dwelling yield ⁵	Assessment of suitability for allocation	Summary of assessment rationale	For further details
						The site is considered to be in general conformity with the HDPF, subject to the results of the Flood Risk Assessment.	
Site 9	Land west of Henfield Road, Small Dole	2.32	-	Residential, agriculture	N/A	The site is not considered appropriate for allocation (red). The site is located to the west of Henfield Road and does not relate well to the built up areas of Upper Beeding or Small Dole. The site therefore does not comply with policy 4 of the HDPF. The southern part of the site is located within the South Downs National Park and development would result in the loss of greenfield land from the National Park. The site is also very open in nature, as such, any development would significantly change the character of the site in views from the surrounding area. The site is not considered to be in general conformity with the HDPF.	See pages 79-84

APPENDIX F

Delivering Community Aspirations

Road, Access and Public Transport			
Issues	Aspirational Project	Possible Lead Body	Provisional Funding Sources ⁵⁶
<p>Through feedback given as part of the various public consultation exercises for the neighbourhood plan, matters relating to roads and public transport were raised numerous times. The 2013 household survey found that the average speed in the villages (74% response) and insufficient public transport (26%) were within the top issues stated of concern amongst residents.</p> <p>The development of the road network has never kept pace with Upper Beeding's growth, and is limited by the river/floodplains, which restrict the number of roads in and out of the village. Many of the roads, even in the more recently developed areas, are only wide enough for two vehicles to pass, and consequently local on-road parking generates considerable friction.</p> <p>A significant number of properties have been built with garages which are too small for many modern cars and a number of residents opt to park at the roadside rather than on their drives. Other older properties have no off-road parking facility at all in their immediate locality. Vehicles are frequently parked partly on pavements creating real difficulties for pedestrians, especially those</p>	Consider additional parking improvements and enforcement to increase safety levels for children, pedestrians and cyclists and improved access for buses and school children.	WSCC/ Sussex Police	WSCC funding/CIL
	Improve access to Hyde Lane from the High Street, Upper Beeding and look at widening the road to reduce congestion.	WSCC	WSCC funding/CIL
	Cycle Lane between Upper Beeding and Small Dole.	WSCC Parish Council	WSCC funding/CIL
	Cycle way from St. Peters Church, across the fields to Steyning to make the children's route to school easier and safer.	WSCC Parish council	WSCC funding/CIL
	Cycle and pedestrian crossing on the A283 to provide safe crossing on the South Downs Way.	WSCC Parish Council	WSCC funding/CIL
	Improved footpaths and bridleways, notably Windmill Hill, access between Upper Beeding & Small Dole and the Upper Beeding side of the river to Dacre Gardens.	WSCC Parish Council Volunteers	WSCC funding/Parish Council
	Review the state of the bus shelters and the need for one by Small Dole post office.	WSCC Transport providers Parish Council	Parish Council/Bus operators/WSCC
	Provide improved road safety measures on the A283 on the approach to Dacre Gardens and a recognised road crossing from the Dacre Gardens side of the A283 to the river side and bus stop.	WSCC Parish Council	S106 contributions possibly through development of Cement Works

⁵⁶ The funding is provisional at this stage. Further work will be needed to identify sources of funding and the cost of each project.

with prams, and also for the disabled. This has led to a number of notorious blackspots for traffic.	Reduce the speed limit to 30mph in those areas of the Parish that are currently designated at 40mph	WSCC Parish Council	WSCC
Community and Social Infrastructure			
Issues	Aspirational Project	Lead Body	Provisional Funding Sources
<p>With further housing development and increased numbers of children expected, the school would quickly reach capacity. The existing facilities for sports and similar activities are however limited. Indoor activities are restricted to the sports centre and the village hall, both of which restrict the variety of activities possible. The Memorial playing field enables the cricket and football clubs to function but their space is limited and the current social areas connected with the field (changing rooms etc) are inadequate.</p> <p>53% of responses to the youth survey indicated not enough activities in their villages for young people and this was also a major concern on the adult questionnaire. 57% of respondents expressed an interest in youth facilities. The community needs a dedicated youth space: the current space above the sports hall is not fit for purpose. There is also a need for toilet facilities for the Memorial playing fields.</p>	Redevelopment of the sports hall and improvement of the storage/ changing and toilet facilities on the Memorial playing field for better utility and appearance.	Parish Council Volunteers	CIL/S 106 contributions/ Horsham DC/Sports England
	Create a riverside park along the deeper section of the riverbank by Adur View, extending to the Dawn Crescent footpath.	WSCC HDC Parish Council	CIL/S 106 contributions/landowners
	Enlarge the public orchard planting in the Hyde Street open space and possibly Priory field,	Parish Council Volunteers	Parish Council/landowner
	Provide outdoor gym equipment if a suitable location can be found.	Parish Council Landowners	Horsham District Council
	Create a new youth space for the parish	Parish Council Developers	S 106 contributions/CIL
Retail, Tourism, Regeneration			
Issues	Aspirational Project	Lead Body	Provisional Funding Sources
Concerns highlighted through the business needs survey (2015) included issues such as a lack of parking space in Upper Beeding	Protect from demolition the old school buildings and place the buildings on the community asset register.	Parish council HDC	No funding needed

<p>High Street, a lack of places to eat in in Upper Beeding, poor public transport serving Mackleys & Golding Barn, poor mobile and broadband communications and the need for more retail units. Creating new retail units may not be straight forward but retaining those that exist is a priority aspiration for the community.</p> <p>The neighbourhood plan focus groups each reviewed developing tourism within the Parish of Upper Beeding as a possible solution to bring to the area more employment, improve transport links and to support local businesses and encourage new ones. Improvements could be made to signage; tourist information could be readily accessible as well as working with neighbouring parishes to offer more for tourists.</p>	Protect the loss of existing local retail units including public houses.	Parish Council Local business owners	No funding needed
	Supporting Green Tourism initiatives to enable local employment opportunities.	Parish Council and Tourism South East/Horsham DC	No funding needed
	Possible that redevelopment of garage blocks could be used for affordable housing – as and when they become available and the owners/Horsham DC support the idea.	Parish Council landowners	Horsham District Council/housing providers/landowners
	Consider sites/buildings to be added to a non-designated list of local listed buildings and heritage assets.	Parish Council	No funding needed

APPENDIX G

Glossary of Terms⁵⁷

⁵⁷ many of the glossary terms are taken from the Horsham District Development Framework, the NPPF 2012 or 2018 and the AECOM studies (housing assessment/sites).

Accessibility: Ensuring that all public spaces are easy to get into and all services can be used to ensure everyone in society is welcomed without barriers.

Adoption: The final confirmation of a Development Plan or Local Development. Document as having statutory status by a Local Planning Authority (LPA).

AECOM: A multinational consultancy instructed to undertake the housing needs assessment and site assessment for the Upper Beeding neighbourhood plan.

Affordable Housing⁵⁸: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) *Affordable housing for rent*: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) *Starter homes*: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) *Discounted market sales housing*: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) *Other affordable routes to home ownership*: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable

⁵⁸ NPPF 2018

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf

price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Amenity: A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

AOD: Above ordnance datum. Ordnance datum is the mean sea level calculated from observation taken at Newlyn, Cornwall, and used as the official basis for height calculation on British maps.

Biodiversity: The whole variety of life on earth. It includes all species of plants and animals, their genetic variation and the ecosystems of which they are a part.

Brownfield/ Previously Developed Land (PDL): In the sequential approach this is preferable to Greenfield land. It is land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously- developed land may occur in both built-up and rural settings.

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

Call for Sites: This is an informal opportunity for landowners and developers to propose sites within a neighbourhood plan for development. This exercise will not in itself decide whether a site would be allocated for development by the neighbourhood plan nor will it commit the proposer(s) to applying for planning consent, but it will enable the steering group/committee to better understand the needs and wishes of the electors within its Parish area.

Change of Use: A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary to change a "use class".

Character: A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.

Community Facilities: Facilities available for use by the community. Examples include village halls, doctors' surgeries, pubs, churches and children play areas; may also include areas of informal open space and sports facilities.

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

Conservation Area: Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance. Contextual indicators: Indicators that measure change in the wider social, economic, and environmental background against which policies operate. As such they help to relate policy outputs to the local area.

Development Plan: The statutory development plan is the starting point for the consideration of planning applications for development or use of land. Development Plan Documents (DPD): The local planning documents which made up the Local Development Framework and now Local Plan.

Development: Defined in planning law as ‘the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land’.

Ecological (or Ecology): The interactions and relationships between plants, animals and their environment.

Evidence Base: Collection of baseline specific data for the District which is used to inform the development of all Local Plan policies and Supplementary Planning Documents.

Finished Floor Levels (FFL): Finished Floor Level is the very top of the floor once finished. Raising finished floor levels prevents flood waters from entering the building. This is a standard mitigation measure for preventing internal flooding.

Green corridor: An area of natural or semi-natural habitat providing easy access for species of plants and animals to move from place to place. They often link areas of high wildlife value such as woodland.

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

Greenfield: Land which has not been developed before. This applies to most sites outside built-up area boundaries.

Habitat Regulations Assessment (HRA) (formerly known as Appropriate Assessment): The statutory process and documentation required by the Birds and Habitats Directives of the European

Union to assess the effects of a plan on a nature conservation site of European importance. The aim is to enable a judgement to be made as to whether there will be an adverse impact on the site's integrity.

Habitat: The natural home or environment of a plant or animal.

Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.

Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

Horsham District Planning Framework (HDPF): The HDPF will be the overarching planning document for Horsham District, when adopted will replace the Core Strategy and General Development Control Policies documents which were adopted in 2007. The HDPF will set out the planning strategy for the years up to 2031 to deliver the social, economic and environmental needs of the whole district, as well as looking beyond the district's boundaries.

Infrastructure: The network of services to which it is usual for most buildings to be connected. It includes physical services serving the particular development (eg gas, electricity and water supply; telephones, sewerage) and also includes networks of roads, public transport routes, footpaths etc.

Landscape Character Assessment: An assessment to identify different landscape areas which have a distinct character based on a recognisable pattern of elements, including combinations of geology, landform, soils, vegetation, land use and human settlement.

Listed Buildings: Buildings which have been recognised by Historic England (formerly English Heritage) as having special architectural or historic interest. Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I. Grade II* buildings are particularly important buildings of more than special interest; 5.8% of listed buildings are Grade II*. Grade II buildings are of special interest; 91.7% of all listed buildings are in this class and it is the most likely grade of listing for a home owner.

Local Green Space: An area which is reasonably close to the community and where it is demonstrably special due to its beauty, historic significance, recreational value (including as a playing field), tranquillity, or richness of wildlife.

Local Plan: Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure –as well as a basis for safeguarding the environment, adapting to climate change and securing good design for the area they cover. They are a critical tool in guiding decisions about individual development proposals, as Local Plans (together with any Neighbourhood Development Plans that have been made) are the starting-point for considering whether applications can be

approved. It is important for all areas to put an up to date Local Plan in place to positively guide development decisions.

Localism Act: Act of Parliament devolving greater power to local councils and giving local communities greater overall control over housing decisions. The Act was given Royal Assent on the 15th November 2011.

Market Housing: Housing either bought or rented on the open market without the involvement of any registered social landlord.

Masterplan: A type of planning brief outlining the preferred use of land and the overall approach to the layout in order to provide detailed guidance for subsequent planning applications.

National Planning Policy Framework (NPPF): The Government's policy on all matters affecting the planning system and to which the Neighbourhood Development Plan must generally conform. Recently published a 2018 updated NPPF.

Neighbourhood Development Plans (NDP): Written by Parish Councils and Neighbourhood Forums to guide local land use planning issues. They set out policies and plans for an area, such as the identification of new sites which are acceptable for new local shops. They should not cover broader local concerns or strategic issues such as major development or major public transport infrastructure.

Neighbourhood Plan: See Neighbourhood Development Plan.

Older people: People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

Previously Developed Land: See Brownfield land.

Protected Species: Plant and animal species afforded protection under certain Government Acts and Regulations.

Retirement Housing (also known as sheltered housing)⁵⁹: means having your own flat or bungalow in a block, or on a small estate, where all the other residents are older people (usually over 55). With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. There are many different types of scheme, both to rent and to buy. They usually contain between 15 and 40 properties, and range in size from studio flats (or 'bedsits') through to 2 and 3 bedroomed. Properties in most schemes are designed to make life a little easier for older people - with features like raised electric sockets, lowered worktops, walk-in

⁵⁹ AECOM Housing Needs Assessment Nov 2017

showers, and so on. Some will usually be designed to accommodate wheelchair users. And they are usually linked to an emergency alarm service (sometimes called 'community alarm service') to call help if needed. Many schemes also have their own 'manager' or 'warden', either living on-site or nearby, whose job is to manage the scheme and help arrange any services residents need. Managed schemes will also usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, a guest flat and a garden.

Scheduled Monument: A list of ancient monuments held by English Heritage.

Sequential Approach: A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield sites before greenfield sites, or town centre retail sites before out-of-centre sites. In terms of employment a sequential approach would favour an employment use over mixed use and mixed use over non-employment uses.

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

Sheltered Housing: See Retirement Housing.

Site of Special Scientific Interest (SSSI): Site or area designated as being of national importance because of its wildlife plants or flower species and/or unusual or typical geological features. SSSIs are identified by Natural England and have protected status.

South Downs National Park: The South Downs National Park is England's newest National Park, having become fully operational on 1 April 2011. The park, covering an area of 1,627 square kilometres (628 sq mi) in southern England, stretches for 140 kilometres (87 mi) from Winchester in the west to Eastbourne in the east through the counties of Hampshire, West Sussex and East Sussex.

Spatial Planning: Spatial planning goes beyond traditional land use planning to bring together and integrate policies and programmes for the development and use of land. Spatial planning influences the nature of places and how they function. It includes policies which can impact on land use - for example, influencing the demands on or needs for development that are not capable of being delivered solely or mainly through the granting of planning permission and may be delivered through other means.

Specialist Care Housing: Housing as an alternative provision to a care home for persons from a range of age groups including for the frail elderly and requiring varying levels of direct medical or other personal care by staff who are often site based.

Strategic Environmental Assessment (SEA): A Strategic Environmental Statement is a European legal obligation which requires that an environmental assessment is carried out for certain plans and

programmes, including land use plans, that are likely to have significant impacts upon the environment.

Strategic Housing Land Availability Assessment (SHLAA): An assessment required by national policy to identify land for housing and assess the deliverability and developability of sites. The SHLAA is a key component of the evidence base used to support the delivery of sufficient land for housing to meet the community's need for more homes. This assessment now considers employment land and is referred to as a Strategic Housing and Employment Availability Assessment (SHELAA).

Strategic Housing Market Assessment: Establishes the long-term aims for housing supply and demand in West Sussex. It provides local authorities with a better understanding of their housing markets and a robust evidence base for new planning and housing policies.

Sustainability Appraisal (SA)/ Strategic Environmental Assessment (SEA): It is a legal requirement that certain documents (e.g. Local Development Documents) are assessed to ensure that they maximise their contribution to Sustainable Development. This is achieved by carrying out a process usually referred to as a Sustainability Appraisal. The process measures the effect a document will have on a range of social, environmental and economic issues, and suggests measures that would help improve the sustainability of a plan.

Sustainability: Defined by the World Commission on Environment and Development as 'development that meets the needs of the present, without compromising the ability of future generations to meet their own need.

Sustainable Development: Sustainable development is commonly defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Principles of sustainable development include social progress that recognises the needs of everyone, effective protection of the environment, prudent use of natural resources and high and stable levels of economic growth and employment.

Tree Preservation Order (TPO): A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value which maybe under threat.

Urban design: The art of making places. It involves the design of buildings, groups of buildings, spaces and landscapes, in villages, towns and cities, and the establishment of frameworks and processes, which facilitate successful development.

Use Class Order: The Town and Country Planning (Use Classes) Order 1987 (As amended in 1995, 2005 and 2013) puts uses of land and buildings into various categories. Planning Permission is not needed for changes of use within the same use class.

Windfall site: A site not specifically allocated for development in the Local Development Framework which unexpectedly becomes available for development during the lifetime of a plan.