

# CHARLWOOD PARISH COUNCIL

## Application for Designation of Neighbourhood Area

Neighbourhood Planning (General) Regulations 2012 (As Amended)  
Part 2 – Neighbourhood Area  
May 2024

In accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended) Part 2 (5) (1) (a) & (b) this document represents the statement explaining why the Charlwood Parish Council area is considered appropriate to be designated as a neighbourhood area for purposes of preparing a neighbourhood plan. The document comprises three parts:

**(a) Map Identifying the area to which this application relates**

A map illustrating the proposed 'Charlwood neighbourhood area' to which the application relates is available in Appendix 1. The proposed boundary is identical to the parish boundary.

**(b) Statement by Charlwood Parish Council explaining why this area is appropriate to be designated**

The map in Appendix 1 represents a consensus of the members of Charlwood Parish Council that the neighbourhood area as described and specified in this application should be designated.

The proposed neighbourhood area is called Charlwood and is defined by the civil parish of Charlwood which is within the Chapel, Leigh, Newdigate & Charlwood ward.

Charlwood Parish lies to the south-east of Dorking and north-west of Crawley. It is adjacent to Gatwick airport and Horley and has boundaries with Reigate and Banstead Borough Council and Horsham District Council as well as the Mole Valley parish of Newdigate.

Charlwood Parish has a population of 2,326 and covers 14.56km<sup>2</sup>. It is mainly farmland and woodland and has two principal villages: Charlwood and Hookwood. The centre of Charlwood is a conservation area and there are a number of site allocations in Hookwood proposed in the draft local plan. The area is currently completely covered by Green Belt. The parish has a significant amount of ancient woodland, a large Site of Special Scientific Interest (Glovers Wood) and a significant number of Listed Buildings (particularly in Charlwood).

Charlwood is 'parished' and has a Parish Council of 8 people, a chairperson and a clerk. Meetings are nearly every month and the clerk holds a surgery every week. Charlwood Parish Council is responsible on behalf of the parish for maintaining the leisure and recreational areas in the community: The Recreation Ground and the Millennium Field in Charlwood and The Withey in Hookwood, as well as the management of the Glebe Field.

Charlwood has a general store and other retail premises, a community hall, church, children's play area, pub, café, pre-school, infants and primary school. There are business units at Betchworth Place and on diversified farm holdings. Charlwood is served by two bus services. Hookwood has a supermarket and other retail premises, a community hall, children's play area and a pharmacy and café (within the supermarket). There are business units on the Gatwick Business Park and Hookwood is served by four bus services.

The Parish Council believes the area identified is appropriate for designation as a neighbourhood area for the following reasons:

- It is consistent with the civil parish boundary for Charlwood.
- It does not overlap with any adjoining parish, ward or existing neighbourhood area.
- That Charlwood Parish Council is a relevant body to make the application as it already represents the area concerned
- That, where relevant, consultation would be undertaken with the neighbouring parish councils

Charlwood Parish Council has established a body to help oversee the Neighbourhood Development Plan on its behalf – the Neighbourhood Plan Group. It currently consists of four councillors but its membership may increase in the future.

In summary, we believe that Charlwood Parish Council satisfies the requirements of the regulations. We trust the information provided in this application is sufficient to progress the application for designation of a neighbourhood area.

**(c) Statement by Mole Valley District Council that the Organisation is a Relevant Body**

The Neighbourhood Planning (General) Regulations 2012 Part 2 (5) (1) (c) requires a ‘relevant body’ submits an area application to the local planning authority. Section 61G (2) of the 1990 Act defines ‘relevant body’ as:

*(a) a parish council, or*

*(b) an organisation or body which is, or is capable of being, designated as a neighbourhood forum (on the assumption that, for this purpose, the specified area is designated as a neighbourhood area).*

Mole Valley District Council notes that Charlwood Parish Council has submitted this application and Mole Valley District Council considers Charlwood Parish Council is a relevant body for the purposes of Section 61G of the 1990 Act.

Appendix 1: Proposed Charlwood Parish Neighbourhood Area

