

# **PULBOROUGH PARISH NEIGHBOURHOOD PLAN 2015 - 2031**



***Published by Pulborough Parish Council for examination under the  
Neighbourhood Planning (General) Regulations 2012***

**September 2025 (Referendum version)**

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# FOREWORD

Neighbourhood Plans were created by the Localism Act 2011 as a new way for local communities to influence the planning of the area in which they live. They can be used to:

- Develop a shared vision for a village or town.
- Choose where new homes, shops, offices and other development should be built.
- Identify and protect important local green spaces or other treasured assets.
- Influence what new buildings should look like.
- Influence what type of housing should be built.

Although Neighbourhood Plans can influence development, they cannot oppose it altogether. A Neighbourhood Plan must comply with the government's National Planning Policy Framework (in particular the presumption in favour of sustainable development) as well as the wider housing and development strategy of the relevant local authority (in this case, Horsham District Council).

In September 2013, Pulborough Parish Council agreed to create a Neighbourhood Plan for the parish (including Codmore Hill, Marehill, North Heath and Nutbourne). In 2014, work began to publicise the process and invite residents to become involved. Working groups (consisting of parish councillors and members of the public) were set up to review the existing evidence, and a Household Survey was created to ensure that the Neighbourhood Plan would be based on up to date consultation with the community.

## About this Neighbourhood Plan

A Neighbourhood Plan was prepared in 2015 and was submitted for consultation both at parish level (Regulation 14) and at district authority level (Regulation 16). As a result of comments made and interviews taking place at district authority level, it was decided by the district authority that the Plan should be returned to the parish for the Neighbourhood Plan Steering Group to re-appraise the site assessment process prior to proceeding through Regulation 14 stage once again. That site assessment process was carried out. Both a Housing Needs Survey Report and a Site Assessment Report were commissioned from our consultants, AECOM. As a result of those reports, some policies were amended and are evident within this document, and the level of housing that needs to be provided has increased to 294 overall for the period to the year 2031. Some of that figure of 294 has already been accounted for in planning applications that have been approved (29) or in additional housing that has been granted to areas currently under construction (19). The remaining level of housing is the subject of policies contained within this document.

The Plan has now successfully been through consultations at Regulation 14 and Regulation 16 and has been successfully reviewed by an independent examiner at Regulation 18, and appropriate changes have been made. In Q4 2021 Natural England raised concerns about Water Neutrality in this region of SE England, and this has required further amendments made in June 2024 complying with Horsham District Council's guidelines. A further statutory minimum six-week consultation period by Horsham District Council follows, and after comments from this have been considered, and any further alterations made, the plan will then be put to a

referendum of the Pulborough parish council local electorate, where a simple majority in favour will mean that it is accepted as a statutory planning document.

Authorship:

This Plan is the result of work by Pulborough Parish Council councillors and officers, local residents, advisors and consultants together with input from representatives of many different official organisations.

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## ABBREVIATIONS USED

|               |   |                                                                 |
|---------------|---|-----------------------------------------------------------------|
| PPC           | : | Pulborough Parish Council                                       |
| HDC           | : | Horsham District Council                                        |
| WSCC          | : | West Sussex County Council                                      |
| NPSG          | : | Neighbourhood Plan Steering Group                               |
| PPNP          | : | Pulborough Parish Neighbourhood Plan                            |
| CLT           | : | Community Land Trust                                            |
| SA            | : | Sustainability Appraisal                                        |
| SEA           | : | Strategic Environmental Assessment                              |
| HRA           | : | Habitats Regulations Assessment                                 |
| SAC           | : | Special Area of Conservation                                    |
| SPA           | : | Special Protection Area                                         |
| NPPF          | : | National Planning Policy Framework                              |
| HDPF          | : | Horsham District Planning Framework                             |
| SPD           | : | Supplementary Planning Document                                 |
| EAFRD         | : | European Union Agricultural Fund for Rural Development          |
| DEFRA         | : | Department for Environment, Food and Rural Affairs              |
| RSPB          | : | Royal Society for the Protection of Birds                       |
| ANA           | : | Archaeological Notification Area                                |
| HQM           | : | Home Quality Mark                                               |
| SDNP          | : | South Downs National Park (Site Assessment Report)              |
| MRN           | : | Major Road Network (Site Assessment Report)                     |
| RAG           | : | Red, Amber, Green (Site Assessment Report)                      |
| MSF           | : | Multi Sports Facility (Local Green Spaces Study)                |
| BREEAM Method | : | Building Research Establishment Environmental Assessment Method |

# 1. INTRODUCTION & BACKGROUND

1.1 Pulborough Parish Council is preparing a Neighbourhood Plan for the area designated by Horsham District Council (HDC) and the South Downs National Park Authority (SDNPA) under the provisions of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The designated area is shown in Fig A below.

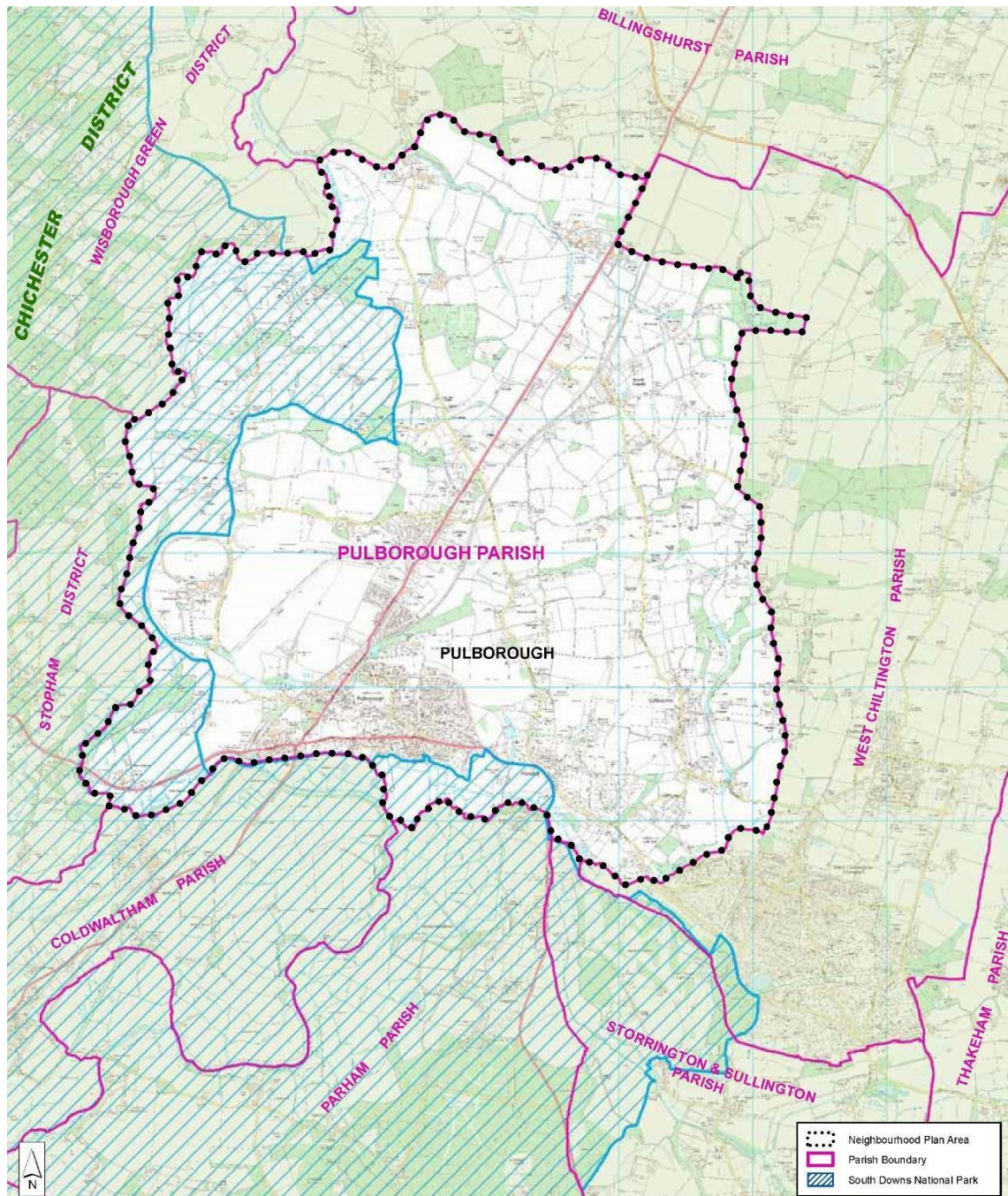


Fig A: The Designated Pulborough Parish Neighbourhood Area

1.2 The purpose of the Pulborough Parish Neighbourhood Plan (PPNP) will be to make planning policies that can be used to determine planning applications in the area. In some cases, its policies will encourage development proposals for the benefit of the local community. In others, its policies will aim to protect the special character of the parish.

1.3 Neighbourhood Plans provide local communities with the chance to shape the future development of their areas. Once approved at a referendum, the Plan becomes a statutory part of the development plan for the area and will carry significant weight in how planning applications are decided. Plans must therefore only contain policies that relate to land use and that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed in a Plan if they are not directly related to planning.

1.4 Although there is considerable scope for the local community to decide on its planning policies, Plans must meet four '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 the Plan met the requirements of UK environmental standards?

1.5 In addition, the PPNP must be able to show that it has properly consulted local people and other relevant organisations during the process of making the Plan and has followed the Regulations.

1.6 These requirements will be tested by an independent examiner once the Plan is finalised. If satisfied, the examiner will recommend to HDC that the Plan goes to a referendum of the local electorate. If a simple majority of the turnout votes for the Plan then it must become adopted as formal planning policy for the area.

### **The Submission Plan**

1.7 Account was taken of the emerging Horsham District Local Plan during the preparation of this document. Progress is expected to be delayed due to the Inspector's Interim Findings which concluded that this plan should be withdrawn and a new plan commenced. It is therefore recognised that a full or partial review of this plan will be necessary to consider increased and additional needs beyond 2031.

1.8 This submission version of the Plan contains the proposed policies for a referendum of eligible voters in the designated neighbourhood area will be held.

### **Pulborough – the place**

1.9 Pulborough Parish is located in the western part of Horsham District in the County of West Sussex and lies partially within the South Downs National Park. The River Arun forms part of the western and southern boundaries and the crossing of the Arun overlooked by Church Hill is said to be where the main settlement originated. The A29 and A283 main roads cross within the parish and the main railway line along the Arun valley between the south coast and London has a well-used station in the parish. There are four other settlements included in the parish besides Pulborough; these are Codmore Hill, Marehill, North Heath and Nutbourne.

1.10 The village of Pulborough, including recent developments at Codmore Hill, north of the railway line, is one of the larger villages in West Sussex. At the 2011 Census, the parish population was 5,205 living in 2,300 households (the updated figures at the 2021 Census increased the parish population to 5,510 in 2,476 households). The average population age is slightly older than the England average. The number of detached homes (40%) is higher than the England average (22%), with all other housing types therefore underrepresented. Similarly,

a very high proportion (71.5%) of homes are owner-occupied.

1.11 The village has well over 2,000 years of local history. The great Roman road, Stane Street (now part of the A29), passed through the settlement from Chichester to London and the area was one of the most significant Roman communities in Sussex. The Domesday Book refers to a village of over sixty households and two churches, thus its local significance predates the motte-and-bailey castle on Park Mound of the Norman Conquest. Records from the thirteenth century show the manor comprising Old Place and New Place with a medieval park stretching from the village to Park Mound to the west. The village then served as a small port on the River Arun, with a bridge built at Stopham – the current bridge dates from 1423. It sustained an active waterfront into the nineteenth century.

1.12 The railway arrived in 1859 but this did not immediately lead to any significant increase in the local population. The increase in road traffic over the last century resulted in the village being at the junction of two busy Sussex roads, which saw a new bridge for the A29 over the river (in 1936) and the demolition of properties around Swan Corner. After the war, housing development increased with council estates such as Rivermead and Rectory Close and east of London Road. Together with the development of industrial estates and two supermarkets since that time, the village has taken on more of a 'town' appearance. For more information on the historical development of the village, see the Pulborough Design Statement published in May 2013.

### **Sustainability Appraisal and Strategic Environmental Assessment**

1.13 A Sustainability Appraisal (incorporating a Strategic Environmental Assessment [SA/SEA]) has been prepared to inform and assess the sustainability merits of the PPNP policies. These reports are part of the evidence base listed on page 56. The Parish Council has consulted on the scope of the assessment and this has led to the following sustainability objectives being chosen for this purpose:

- To encourage investment in local supporting infrastructure so that homes of appropriate sizes, types and tenures can be provided without adversely affecting the existing community.
- To ensure everyone has access to appropriate, affordable community facilities
- To protect and enhance the quality and level of biodiversity and natural habitats within and adjoining the parish
- To conserve and enhance the quality of landscape character in the parish and the green spaces within and between its settlements.
- To conserve and enhance the quality and distinctiveness of the historical environment of the parish

1.14 The objectives seek to address those issues that are most relevant to the PPNP and that will shape its policy choices. The presence of important environmental designations such as the South Downs National Park, Sussex Wildlife Trust, the Arun Valley Special Protection Area, a number of other Sites of Special Scientific Interest and a wealth of heritage assets (Listed Buildings and Conservation Areas) means the PPNP will have to plan with care in order to avoid significant environmental effects. Further details on the indicators chosen for each objective are included in

the separate Draft Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA) report that is published alongside the PPNP.

1.15 In addition, HDC has advised on the need for a Habitats Regulations Assessment (HRA) and in due course Natural England would similarly advise for the final version of the PPNP, in respect of any European designated sites within influencing distance of the parish. The HRA report April 2020 forms part of the evidence base listed on page 56. The Conclusions of the report states the following (their page 35):

*"Subject to Natural England's review, this HRA Screening Report including Appropriate Assessment concludes that the Regulation 14 Pre-Submission Pulborough Neighbourhood Plan is not predicted to result in any Adverse Effect on the Integrity of the Habitats site in scope, either alone or in combination with other plans and projects.*

*The content of the Pulborough Neighbourhood Plan has therefore been **screened out** for any further assessment and Horsham DC can now conclude that the Plan can progress as it demonstrates compliance with the UK Habitats Regulations 2017"*

*However, the HRA April 2020 requires that each project coming to application includes an Appropriate Assessment to show that it does not adversely affect The Mens SAC, Ebernoe Common SAC and the Arun Valley SPA, SAC & Ramsar sites. These particularly include the effect on the flight lines of certain bat species and the water quality in the Arun Valley.*

*In separate comments in the Regulation 14 consultation Natural England warn that they are investigating the water quality in the Arun Valley Ramsar site.*

*They say:- 'In summary, should our assessment confirm that this site is failing its water quality objectives, it will be a requirement for Plans and Projects to be assessed in line with the Dutch Nitrogen ECJ. With respect to your Plan, this means that any development coming forward that uses Waste Water Treatment Works that outfall into the catchment of the river Arun must provide robust mitigation to ensure the proposed growth has the potential to meet the legislative tests. In Natural England's view, nutrient neutrality is a legally robust option that may be available to allay concerns highlighted by the Dutch Nitrogen ECJ. **However, we have yet to conclude this assessment** and are, therefore, providing this information at this time in order to inform your authority of our work in this area.'" Developers need to be aware of these comments therefore additions are being made to the criteria of the sites listed.*

## **Looking to the Future**

This Plan is not only about specific proposals for sites in the Parish but it offers suggestions for future projects that the NPSG considers beneficial to the quality of life in Pulborough. Policy 3 provides a way for the Community Land Trust to provide really affordable houses. Policy 10 considers the refurbishment of the old pavilion on the main recreation field. The Community Aims section suggests two new places to cross the railway, a redesign of the area around the junction of New Place Road, the A29 and the current entrance to New Place Nurseries, and suggests three new cycleways across the parish.

## 2. THE PLANNING POLICY CONTEXT

2.1 The Parish is part of the Horsham District in the county of West Sussex. The western areas of the Parish are also part of the South Downs National Park. Both Authorities have an important significant influence over the strategy and detailed content of the PPNP.

2.2 The National Planning Policy Framework (NPPF) published by the Government in 2024 is also an important guide in the preparation of local plans and Neighbourhood Plans. The PPNP must demonstrate that it is consistent with the provisions of the NPPF.

2.3 The Horsham District Planning Framework (HDPF) contains the strategic policies that were previously the subject of the 2007 Horsham District Core Strategy, and it is within that new framework that the PPNP will conform.

2.4 The HDPF strategy identified a clear role for neighbourhood planning in the district in contributing to meeting local housing need. Whilst the total number of new homes needed in the district to 2031 will have to increase, their spatial distribution is not likely to change.

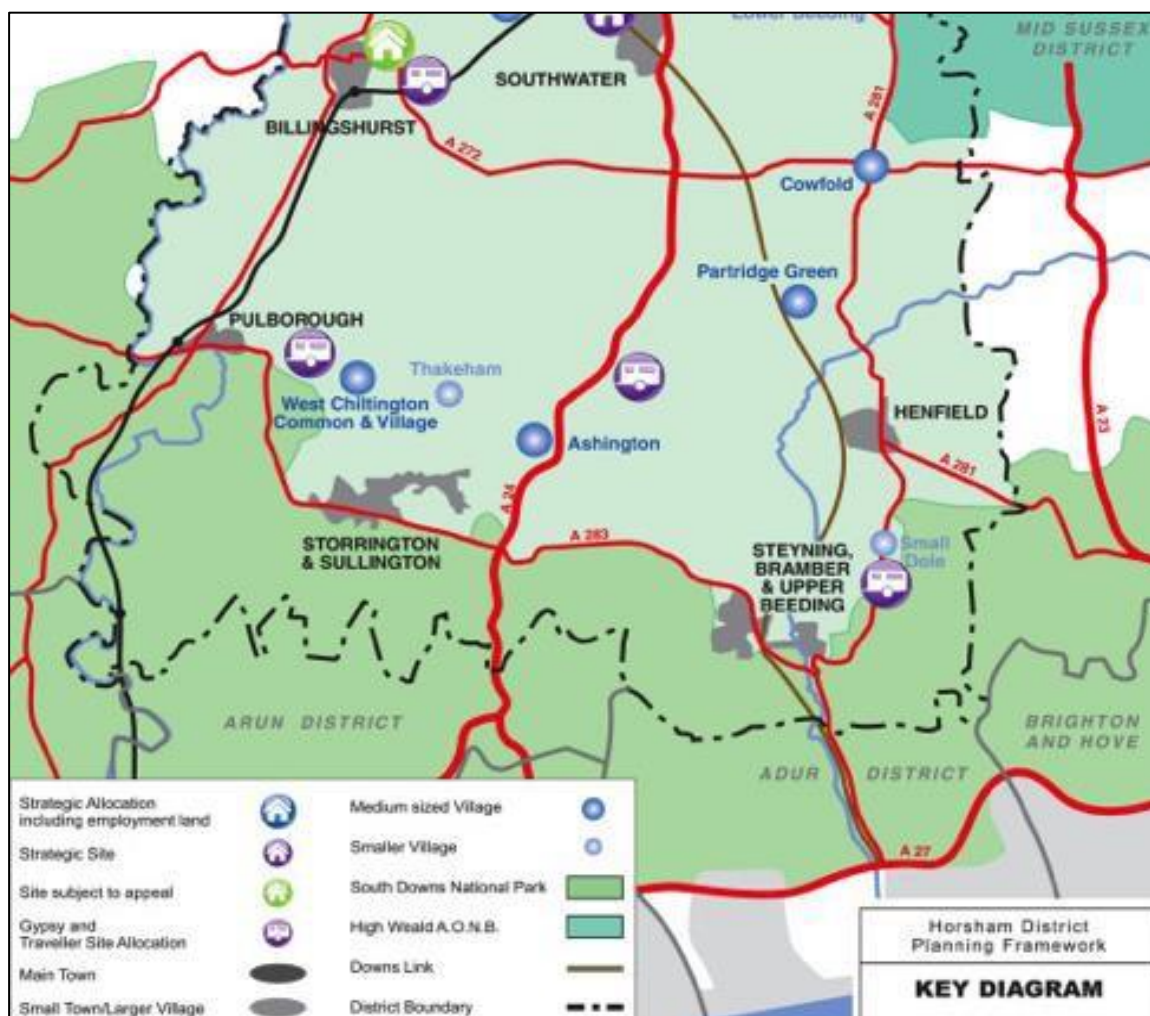


Fig B: Horsham District Planning Framework: Key Diagram

2.5 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).

2.6 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).

2.7 The HDPF contains a number of strategic and development management policies that provide an insight into the direction of future local planning policy, for the PPNP to consider. The map of Pulborough (Fig C, page 11) identifies the built-up area boundaries for the Parish.

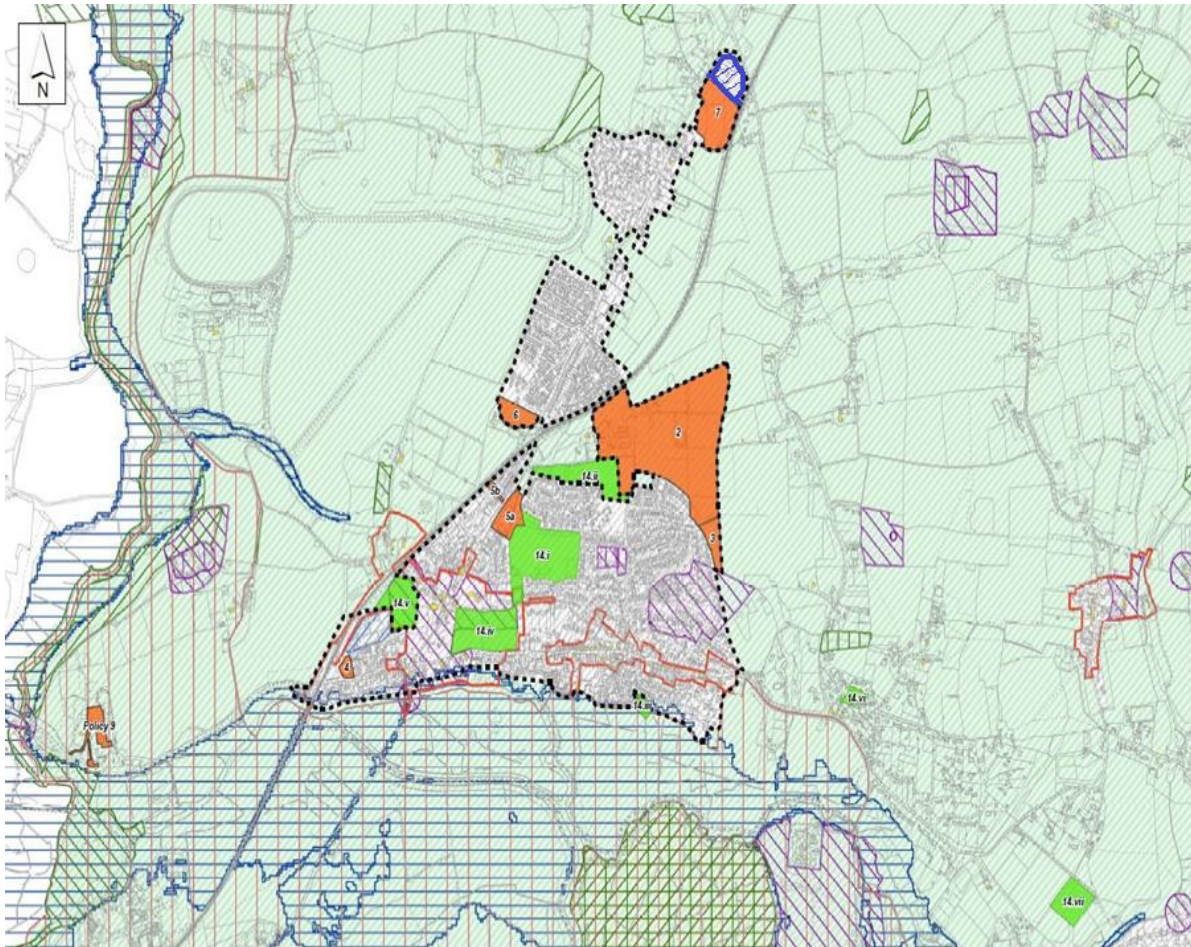
2.8 The HDPF policies below are some of the most relevant to the PPNP:

- Policy 2 Strategic development
- Policy 3 Development hierarchy
- Policy 4 Settlement expansion
- Policy 10 Rural economic development
- Policy 12 Vitality and viability of existing retail centres
- Policy 13 Town centre uses
- Policy 15 Housing provision
- Policy 16 Meeting local housing needs
- Policy 25 The natural environment and district character
- Policy 26 Countryside protection
- Policy 27 Settlement coalescence
- Policy 31 Green infrastructure and biodiversity
- Policy 33 Development principles
- Policy 34 Cultural and heritage assets
- Policy 38 Flooding
- Policy 39 Infrastructure provision
- Policy 40 Sustainable transport
- Policy 43 Community facilities, leisure and recreation

2.9 Of these policies, three are especially important. Firstly, in Policy 3 the settlement hierarchy of the District, Pulborough, has been identified as a ‘Larger Village’, “with a good range of services and facilities as well as some access to public transport – capable of sustaining some expansion, infilling and redevelopment”. Codmore Hill is no longer specifically identified in this new hierarchy but it is considered part of the larger Pulborough village on the 2014 Proposals Map, which continues to show its built-up area boundaries.

2.10 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).



*Fig C: Policies Map Pulborough*

2.11 Secondly, Policy 4 supports the expansion of built-up area boundaries in order to meet the need identified in the local area. These can be expanded through a Neighbourhood Plan where it adjoins the existing settlement boundary, is appropriate in scale and function, meets the identified local needs, does not conflict with the development strategy of the area and that the land is within an existing defensible boundary where the landscape and townscape character is preserved. This policy will help the PPNP set its site allocation assessment criteria in order to find the most suitable sites for development.

2.12 Thirdly, Policy 15 establishes the proposed housing provision for the District from 2011 to 2031. It requires that at least 1,500 homes are provided through Neighbourhood Plans, to be allocated in accordance with the settlement boundary. Separately a number of 750 homes are expected to come forward through 'windfall' sites. The policy does not specify how this number will be apportioned across the settlement hierarchy of Policy 3.

2.13 Although the settlement hierarchy is unlikely to change as the HDPF proceeds through completion and examination, the preferred housing provision strategy

may change. The settlement hierarchy has not yet been completed and may change as the Local Plan Review proceeds. In the meantime the PPNP may therefore use the reasoning and evidence of the hierarchy and, to an extent, the 1,500 homes total provision number, to help determine its own housing policies. Policy 12 establishes the settlement hierarchy in its support for the district's existing retail centres. Pulborough is defined as a Secondary Centre and the other settlements in the parish have been identified as 'Tertiary centres and outlying small retail units: Smaller village centres and shops'.

2.14 There are also the following relevant Supplementary Planning Documents (SPD), in addition to any superseding documents:

- 2009 Facilitating Appropriate Development
- 2012 Planning Obligations and Affordable Housing Supplementary Planning Document
- 2013 Pulborough Design Statement
- 2018 Revised Pulborough Conservation Areas Report

2.15 The Pulborough Design Statement from 2013 was adopted by the District as a Supplementary Planning Document (SPD) under the Planning & Compulsory Purchase Act, 2004. The document is a material consideration when considering planning applications and has been produced to guide development to uphold the local character of the area in question.

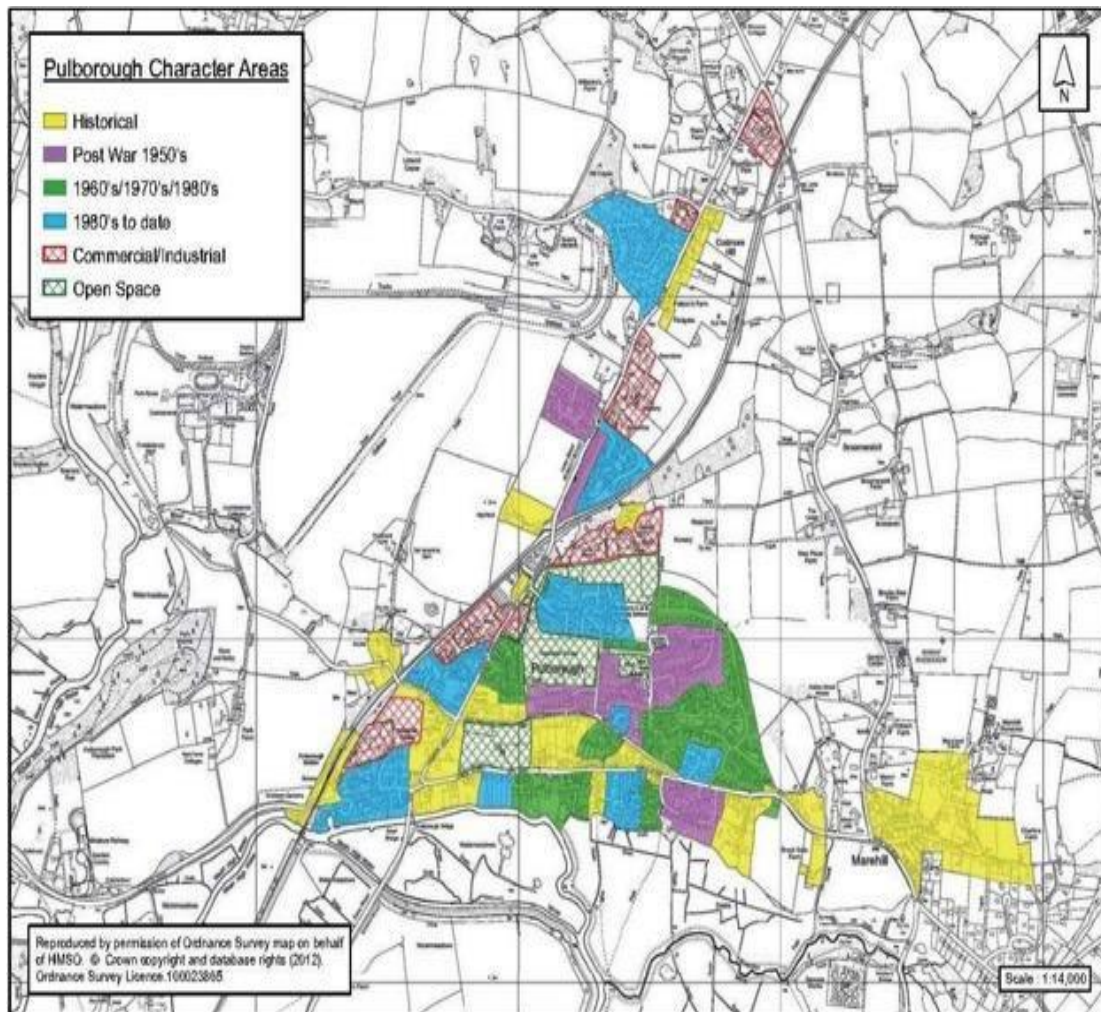


Fig D: Pulborough Design Statement 2013 - Character Areas

## **South Downs National Park Local Plan**

2.16 The South Downs National Park Authority's Local Plan was adopted in July 2019 and those policies will apply across the South Downs National Park. Although the SDNP includes part of Pulborough parish, the settlements of the parish are outside of the Park therefore housing policies will be those of Horsham District Council.

2.17 The Options consultation and evidence base of the Local Plan indicate no specific provision will be made for that part of the Park in the PPNP area.

2.18 The South Downs National Park purposes are:

To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.

To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

The National Park Authority also has a duty when carrying out the purposes: To seek to foster the economic and social well-being of the local communities within the National Park.

In addition, Section 62 of the Environment Act 1995 also requires all relevant authorities, including statutory undertakers and other public bodies, to have regard to these purposes. Where there is an irreconcilable conflict between the statutory purposes, statute requires The Sandford Principle to be applied and the first purpose of the National Park will be given priority.

### 3. COMMUNITY VIEWS ON PLANNING ISSUES

#### Community Engagement

3.1 In September 2013 Pulborough Parish Council agreed to create a Neighbourhood Plan and invited local community organisations to help form a Steering Group. The Steering Group held its first meeting on 10th December 2013.

3.2 From its first meetings, the Steering Group agreed that the Neighbourhood Plan could only be a success if the process was representative of the community and the final plan reflected and responded to their views.

3.3 To this end, the group made community engagement and consultation a leading priority and worked to ensure that everyone in the parish was aware of the Neighbourhood Plan and was given the opportunity to contribute to the process and/or submit their views. This included:

- Public meetings on 29th March and 2nd April 2014 to explain the Neighbourhood Plan process and invite people to get involved, publicised by posters throughout the parish, in the local press and on social media.
- Establishing a Communications & Publicity lead.
- Exhibiting at Pulborough Parish Council's Annual Village Meetings (8th May 2014 and 11th May 2017).
- Exhibiting at Pulborough EXPO (17th May 2014), a community event showcasing local clubs and societies.
- Exhibiting at monthly Village Markets.
- Exhibiting at the annual Harvest Fayre (27th September 2014)
- Articles in the local press.
- Articles and notices in the Parish Bulletin sent to each household.
- Updates on the Pulborough Parish Council web site.
- Updates on social media, including creation of a Neighbourhood Plan Facebook page and Twitter feed.
- Creation of a Neighbourhood Plan Household Survey, sent to every household in the parish in August 2014 and accompanied by extensive publicity to maximise response rates at locations throughout the parish.
- Publication of the survey results, to every household in the parish in June 2015.
- Following Regulation 14 and Regulation 16 consultations in 2015, and after some delay, the District Council returned the Plan to the Parish. See page 3 for details.
- Public Meeting: Refreshing the Neighbourhood Plan Strategy (22nd June 2017).

#### Working Groups

3.4 At the public meetings of 29th March and 2nd April 2014, people were invited to join one of seven thematic working groups:

- \* Our Community
- \* Our Housing
- \* Our Infrastructure
- \* Our Environment and Heritage
- \* Our Business and Economy

- \* Our Transport and Accessibility
- \* Our Health and Wellbeing

3.5 These groups were tasked with looking at the relevant issues and opportunities for Pulborough parish from their thematic perspective. This involved reviewing the existing evidence, including the extensive community consultation conducted in Pulborough since 2000. These include:

- 2000 Village Appraisal
- 2003 Community Action Plan
- 2006 Village Design Statement for Nutbourne
- 2007 Community Action Plan Update
- 2010 Pulborough Transport Plan
- 2011 Housing Needs Survey
- 2012 Community Action Plan (2012-2015)
- 2012 Economic Action Plan
- 2013 Village Design Statement for Pulborough

All of the above documents can be obtained via the Pulborough Parish Council website.

3.6 This review of the existing evidence formed the basis for developing a Neighbourhood Plan Household Survey to ascertain the community's current views and provide evidence of the issues and aspirations that the Neighbourhood Plan should address and prioritise.

### **Community Survey**

3.7 The Neighbourhood Plan Household Survey was conducted using a questionnaire consisting of both closed and open-ended questions (write-in answers). This approach allowed a focus on obtaining specific information whilst preserving some freedom for the respondents to contribute their own ideas and information.

3.8 A questionnaire in the form of a booklet was sent to every household in Pulborough (approximately 2,300 households) and additional copies were made available from the parish office and volunteers manning stations around the village during the survey period. An electronic copy of the questionnaire was made available for download from the Parish Council web site.

3.9 A total of 801 questionnaires were returned, a response rate of 35% of households. The overwhelming majority of responses were from older residents (40% from ages 41-64, 47.5% from those over 65) with a disappointing but not unexpected response from those under 40. The 90 responses from people under 40 were, after the first analysis, extracted and considered as a separate exercise to see if there were any marked differences in responses. No significant differences were observed. The detailed response data derived from the recent consultation is available from the Parish Council.

## Community Views

3.10 As a result of the consultation work outlined above (working groups and household survey), we have identified a number of issues and aspirations that a successful Neighbourhood Plan will need to address.

3.11 An overwhelming majority of survey respondents (94%) agreed or strongly agreed with the proposition that "A rural feel and access to the countryside is fundamental not only to our quality of life and community identity, but also to many aspects of our economy." The following are the things people most dislike about living in Pulborough parish:

- That the volume, speed and type of traffic (particularly large commercial traffic/HGVs) adversely affect their quality of life.
- That recent development has brought too many houses and people without sufficient investment in infrastructure or community cohesion.
- That the village has become too spread out and has no real commercial or social centre.
- That there were not enough shops; either in general or naming specific types.

3.12 58% of survey respondents agreed or strongly agreed that "the pattern of recent housing developments and lack of connections between them is having a negative effect on the village's identity and sense of itself". 21% disagreed or strongly disagreed. The following were the top five survey responses when asked what benefits people thought development could bring to Pulborough:

- Protection of the countryside and local assets (53%)
- Medical and care facilities (42%)
- A community with a balance of ages and incomes (41%)
- Village identity and a sense of community (35%)
- Local jobs and businesses (34%)

3.13 The following were the top five survey responses when asked what most concerned people about further development in Pulborough:

- Increased traffic (69%)
- Loss of countryside and/or green space between existing settlements (60%)
- Oversubscribed medical and care facilities (50%)
- Increase in crime and anti-social behaviour (45%)
- Overloaded sewage and drainage system (37%)

3.14 When asked what single change would most improve their quality of life as a Pulborough resident, the top three answers given were as follows.

- Reduced traffic and improved road safety/quality. Many people want a by-pass, both north-south and east-west.
- More/better shops, services and facilities, including a village centre.
- Comments on housing featured strongly; the design, position, numbers and the people who live in them.

3.15 The survey asked residents what additional services and amenities they would like to see in Pulborough with the following leading responses.

- A leisure centre with gym/swimming pool etc.
- A greater variety of shops, restaurants and a 'proper' post office.
- Better parking, especially around the station area.
- Better public transport

### Housing Issues

3.16 The overwhelming majority of survey respondents favoured housing development using in-fill or brownfield development in the existing built-up area (74%) or in-fill/brownfield outside of the existing built-up area (47%). There was a marked aversion to development of greenfield sites, with only 6% of survey respondents supporting such development. Survey responses indicated support for house building through controlled extension of the existing settlement built-up areas as follows:

- Codmore Hill (41%)
- North Heath (30%)
- Pulborough Village (25%)
- Marehill (16%)
- Nutbourne (9%)

3.17 Survey responses indicated the following view regarding the importance of the settlements remaining separate:

- Codmore Hill (44% essential/important, 37% unimportant)
- Marehill (48% essential/important, 30% unimportant)
- North Heath (56% essential/important, 20% unimportant)
- Nutbourne (73% essential/important, 11% unimportant)
- Pulborough village (61% essential/important, 25% unimportant)

3.18 The Housing working group has recommended that the existing settlements of Nutbourne, Marehill and North Heath should remain as essentially rural settlements within the Parish.

3.19 Asked what type of house *they* would want to move to next, the top three options were Bungalow, 3-4 bed and 2-3 bed houses. The under-40 responders listed 3-4 bed, 2-3 bed and 5+ bed houses as their top three. Asked what type of housing they felt was needed in Pulborough, respondents did not select a clear preference, instead indicating a range of housing including 2-3 bed (37%), low cost (35%), Smaller retirement housing (35%) and community housing (31%). The under-40 responders listed 2-3 bed and 3-4 bed houses and eco-friendly properties. These results suggest a need for smaller homes and assisted living for downsizers, although we must bear in mind the demographic bias towards the older population in the main analysis.

3.20 When asked what number of new homes they thought could be built sustainably in the next 15 years, 70% indicated that they would not like to see more than 300. When asked what size of housing development would be most appropriate to Pulborough, 96% of respondents wanted housing delivered through small to medium developments. 36% also indicated support for building individual homes.

3.21 It has been a long-standing concern in Pulborough that recent housing developments in the village have, overall, burdened rather than benefited the community. These concerns were articulated in the Introduction to the Pulborough Community Action Plan 2012-2015 as follows:

*"There is no holistic plan for Pulborough. Development is happening in a piecemeal fashion... and this is having a negative effect on the village's identity and the community's sense of itself. There is no 'heart' to the village and few links between different areas – in some ways, Pulborough does not 'make sense' in spatial terms."*

*"New housing developments are failing to deliver benefits to the community. Units are the wrong type (4-5 bedroom houses as opposed to smaller properties), are not affordable, and do not meet the housing needs of local people. Local jobs are not being created to match the influx of people, leading to the creation of a one-dimensional dormitory town. The perception is that new housing is hurting rather than helping."*

*"Infrastructure has not kept pace with development, and residents are becoming increasingly aware of and frustrated by the fact that infrastructure planning has been and remains insufficient. What infrastructure work does take place is reactive rather than proactive, and more often than not is a temporary 'sticking plaster' solution to long-term problems."*

*"There is an increased awareness of, and growing concern about, the speed, volume and type of traffic on Pulborough's roads. This is having an unnecessarily negative impact on economic activity and quality of life. The arrival and expansion of two major supermarkets and the several recent housing developments have significantly increased vehicle movements on the A29 and A283, yet no appropriate mitigation seems to have been considered let alone implemented. Without serious attention and action from the relevant authorities, this situation will only get worse as time goes on."*

3.22 This is further reinforced by responses to the Neighbourhood Plan survey. The top three responses when asked what people most dislike about Pulborough were as follows:

- Traffic (speed, volume, type, noise and pollution)
- Overdevelopment or badly planned development (housing and major supermarkets)
- A lack of shops

3.23 The Community Working Group concluded that housing quality has a direct bearing on residents' well-being and relationships between neighbours, and recommends that all future developments should meet the code for Sustainable Homes of May 2014 Department for Communities & Local Government (DCLG) or subsequent equivalent or updated standards (i.e. the "star 3" standard specified within The Home Quality Mark by BRE) as well as to be developed in accordance with and certified by "Secured by Design".

3.24 The Housing Working Group and Environment and Heritage Working Group both recommend that the Neighbourhood Plan require that the Pulborough and Nutbourne Village Design Statements be considered in all new developments.

Consideration to be given to any future larger developments contributing in practical ways to addressing existing shortfalls in essential infrastructure.

### Transport & Infrastructure

3.25 The perception locally is that local roads, especially the A29 and A283, are struggling to accommodate the increase in traffic brought about in part by new housing and retail developments (as shown by responses to the Community Action Plan 2012 consultation and the Neighbourhood Plan survey). West Sussex Highways have recently conducted traffic surveys in Pulborough though they later reported that the survey failed to gain sufficient results to be of any useful meaning. If the surveys had been successful, the information, when compared with the 2009 survey for the Village Transport Plan, would have informed the Neighbourhood Plan.

3.26 62% agree or strongly agree that there is a parking problem in Pulborough, and many of those who state they disagree indicate that they believe driver behaviour is an issue. The most commonly cited areas where parking is deemed a problem are:

- Stopham Road, Station Road and Railway Station
- Lower Street area
- New Place Road and the estate roads around St Mary's school

3.27 A significant factor in the decisions reached by the Steering Group is that all the occupants of houses in Codmore Hill have to cross Pigeon Gate Bridge (road bridge over the railway line) to reach the main village infrastructure such as, for example, the school, the primary care centre, the library, the village hall, all the churches and the recreational facilities. This relatively narrow bridge places pedestrians in danger due to its proximity to and fumes from heavy traffic using the A29. Plans have been discussed for a separate footbridge close to the road bridge and Section 106 agreements have already allocated funds for that purpose. Network Rail confirmed in 2015 that they would not unreasonably object to a separate foot bridge being constructed. In addition, there is currently a footpath, Path No. 2330, that runs from the A29 near Sainsbury, crosses the railway track at track level and then climbs a fairly steep hill to New Place Nurseries. It then passes adjacent to the school grounds and onwards into Lower Street. Development of this path is needed as well as the pedestrian footbridge above prior to any further housing development being considered suitable north of the roundabout on Codmore Hill.

3.28 The Transport and Infrastructure working group recommend that infrastructure planning conditions on new developments should be rigorously enforced and that the Neighbourhood Plan should include policies to require this. The Transport and Infrastructure working group report that Pulborough's network of sewerage and drainage pipes is generally old and in need of upgrade, with significant amounts of surface and ground water entering the sewerage system without adequate monitoring/reporting to allow the planning authorities to accurately assess the impact of further development. It is reported that this has led to flooding incidents in three separate locations in the parish. Estimates of demand on water, sewerage and drainage and its impact on current provision should be examined before any new development and the Neighbourhood Plan should include policies to require this.

3.29 Pulborough's flood plain (including Pulborough Brooks) performs a vital function and the Neighbourhood Plan should include policies that preserve this. Survey results show that 95% of respondents agree or strongly agree with the proposition that Pulborough's railway station is an important asset and the Neighbourhood Plan should include policies that protect it. 93% of respondents are in favour of development at the railway station as long as it brings improvement to parking and better access to the railway and related services.

3.30 The Community Action Plan 2012 identified disabled access to and egress from the up-line at Pulborough station as an issue. Any redevelopment of the station should include a resolution to this. Planning application DC/16/0728 approved on 12<sup>th</sup> November 2018 has addressed this issue and the Steering Group looks forward to its completion.

### Community Facilities

3.31 Concerns raised in the Community Action Plan 2012-2015 regarding the impact of recent and future development on community cohesion are echoed in responses to the Neighbourhood Plan Survey. The key issues are thought to be:

- The lack of a village centre undermines the community's sense of itself and (despite the existence of a village hall and a sports and social club) means there is no obvious shared social/community focal point.
- The increasingly spread out shape of the village undermines the sense of a single village community and makes it difficult for people to get from one part of the village to another on foot. Residents north of the railway line are particularly cut off in this way.
- The rise in population without much thought or investment in bringing the community together or providing amenities not only undermines community cohesion but also undercuts civic pride and the sense of shared ownership, fuelling antisocial behaviour and the fear of crime.
- It should also be considered that development can address other problems of community cohesion such as local people not being able to afford local housing or an ageing demographic.

3.32 There are plans in place (or being drawn up) for the replacement or renovation of the following community assets:

- Library - Pulborough Community Partnership has worked with WSCC to safeguard the library and has provided an additional social centre by introducing a weekly community hub into the library.
- Sports & Social Club - Pulborough Parish Council are planning to renovate/rebuild this asset.
- Youth Club - Pulborough Parish Council would support any plans to construct a new youth club within or adjacent to the proposed development in and around New Place Farm or an alternative appropriate site.

The Neighbourhood Plan must take account of these initiatives and seek to ensure further development complements them.

3.33 79% of survey respondents agreed that the Neighbourhood Plan should seek to locate new childcare facilities in the Parish should any additional housing require

it. In addition, prior to the introduction of any new housing development the impact on educational provision should be determined and plans put in place to meet that demand.

3.34 The Community Action Plan 2012-2015 highlighted concerns that an additional/improved drop-off point and an emergency bay are needed at the Primary Care Centre. Both survey responses and interactions with the public during consultation indicate deep concern that increased housing will overstretch the current medical and care services in Pulborough. Many that report such concerns say they feel this is already happening. Indications from the Primary Care Centre are that capacity would be reached should the number of patients increase by another 3,000. In that event a further facility or an increase in the present infrastructure would become a priority.

3.35 Pulborough's social activities appear to target either the young or the retired and are mainly run by volunteers. Many of these activities take place at Pulborough Village Hall, which has four meeting halls that are hired out to local groups and clubs. The Youth Club has often struggled in terms of trained youth workers, volunteers and facilities and the Neighbourhood Plan should seek to provide support where relevant.

3.36 The recreation ground is a multi-sports facility. Cricket nets and goal posts are provided. At the weekends it is used by local football and cricket clubs. Hard courts are available for tennis, netball and stoolball. The Parish Council has provided a youth shelter adjacent to the playground which is used by teenagers as a place to hang out, and the children's play area has excellent equipment and is well used throughout the year. It also serves as a local meeting point for young parents. In 2016, outside gym equipment was installed on the recreation ground, which has provided a further fitness opportunity and is being well used by all ages. The 2007 Community Plan Update found that improving sports facilities was a priority for local people.

3.37 Pulborough Sports & Social Club is a facility which needs renovation and is not really fit for purpose considering recent increases in the village population. The Parish Council is currently in negotiation with architects, designers and Horsham District Council in progressing a partial rebuild and refurbishment on the existing footprint.

3.38 After much consultation within the Parish Council and also with the parish as a whole, it was agreed that the village should adopt Neighbourhood Wardens. These were introduced in 2016 and have proved to be very effective, not only in detecting and dealing with antisocial behaviour but also in providing help and guidance to those both young and old as well as the vulnerable within the village.

#### Economic Development & Tourism

3.39 The "Pulborough Economic Vision and Action Plan" produced in 2012 by Simpson Consulting for West Sussex County Council and Pulborough Community Partnership highlights some important factors that the Neighbourhood Plan should address:

*"Economic strengths include skills levels, communications, a diverse range of sectors, strong land based industries, relatively low levels of unemployment*

*and a business representation organisation already operational (but which has subsequently closed)."*

*"Economic weaknesses include low numbers of businesses compared to many other comparable Market Towns in West Sussex, high numbers of very small businesses, outward migration so skills are not being deployed locally, and weak representation in knowledge economy businesses (the lack of an effective business representation organisation is also a major issue). Overall there is no strong market pull for a business to be located in Pulborough."*

*"The growing population of Pulborough needs more employment based locally:*

- To offer a greater range of work opportunities closer to home and to reduce travel away from the village*
- To generate more turnover in the village economy by locally based workers using their spending power on goods and services based in the village.*
- To increase the range of goods and services available locally"*

3.40 When asked what approach the Neighbourhood Plan should take to the issue of there being no village centre (retail hub), 50% of respondents thought we should choose one area (Lower Street being the clear favourite with 58%), whilst 36% thought we should support all four commercially active areas. There is a clear desire for Lower Street to be actively supported as a retail hub, but not to totally exclude other areas. The Neighbourhood Plan should therefore contain a clear strategy for how these different areas can operate successfully together. The survey indicates support for allocating land for a wide range of different business use:

- Shops / retail (58%)
- Light industrial (47%)
- Food (43%)
- Starter units (39%)
- Tourism (38%)
- Office (26%)
- Factories (15%)

3.41 Of survey respondents, 82% were in favour of the Neighbourhood Plan allocating land for a business centre providing low-cost, flexible workspaces and services for local start-ups, small businesses, freelancers and home workers. 88% of survey respondents were in favour of the Neighbourhood Plan developing policies that complement a visitor economy strategy marketing Pulborough as a conveniently located gateway to rural West Sussex.

3.42 The Business & Economy working group recommends that opportunities to extend existing business parks for new businesses should be encouraged and that improvements in broadband and mobile networks are essential to support the growth of local businesses. It also recommends that the public realm of Lower Street needs improving to create a safer and more attractive location for retail activity and that any re-development of the station area should take the opportunity to create new small commercial units for offices and mixed use to allow current local home based business to expand and stay within the area.

Opportunities to provide a business hub would be supported, with suitable provision for parking.

3.43 Pulborough is approximately in the centre of the northern boundary of the South Downs National Park and has a railway station that could provide a major point of access to that park. Tourist information, signage, and bus routes from the station are not good and need to be improved. Help for would-be visitors/tourists is nearly non-existent. Pulborough has a large cache of listed buildings which are unfortunately spread over a wide area. The only exception is the area around the Church and old Rectory Lane. Walking to the village from the railway station is unpleasant due to high volumes of traffic, exhaust fumes, narrow footpaths and the need to negotiate two mini roundabouts. In the 2007 Community Plan Update, making Pulborough more attractive to visitors was listed as an important local priority. The Chequers Hotel on Old Rectory Lane is the only registered hotel within the village. Owing to the rise of private property rentals through internet sites availability to stay within the village has been increased.

#### Environment & Heritage

3.44 Pulborough residents value and appreciate the beauty of their surrounding landscape with its access via public pathways. The landscaped downs around Pulborough are as much part of Pulborough's heritage as the listed buildings and should be protected. This view is supported by the survey, where 53% of respondents said that protection of the countryside was the most important benefit that sustainable development could bring to Pulborough. Similarly, when asked what most concerned them about further development, 60% responded that the loss of countryside and/or green space between existing settlements was their greatest worry. The West and East Glebe fields together with the recreation fields are not only valuable amenities but should be considered as the "green lungs" of the village.

3.45 In 2018, following a concept put forward by the Pulborough Community Partnership, Horsham District Council was awarded £200,000 from the European Union's Agricultural Fund for Rural Development Programme (EAFRD) to support rural tourism, and has developed a WildArt Trail in Pulborough. The funding comes via the Rural Payments Agency, the finance arm of the Department for Rural Affairs (Defra). The funds have been used to create a 4 kilometre nature/art based walk, starting from Pulborough railway station, going through the village, across Pulborough Brooks and then on to the Royal Society for the Protection of Birds (RSPB) nature reserve, and vice versa. This is a great opportunity to boost tourism and the retail economy within Pulborough and supports Pulborough's claim to be the gateway to the South Downs National Park.

## 4. VISION, OBJECTIVES & LAND USE POLICIES

### Vision

4.1 *"The vision for Pulborough Parish is to be a balanced living and working community at the heart of rural West Sussex that maximises its location, links and assets to deliver the highest possible quality of life to all its residents whilst supporting a varied, thriving local economy and maintaining the village's role as an important service centre."*

### Objectives

#### Environment

- To conserve the landscape, scenic beauty and views of the South Downs National Park and other surrounding countryside
- To conserve the rural character and qualities of the other landscapes of the parish and of the identity of the village
- To avoid any significant impacts on the Arun Valley Special Area of Conservation or on any other biodiversity assets in the parish
- To sustain and enhance the character of Listed Buildings and the Conservation Areas

#### Community

- To protect and provide additional community facilities to support all age groups and a wider range of parish needs
- To improve the connectivity within the village so that people can get about safely and pleasantly on foot or by bike/mobility scooter, or by public transport
- To create the feeling of a unified community
- To increase the capacity of local primary and secondary school places
- To better manage the effects of car parking and traffic in the village
- To improve the feeling of safety and wellbeing in the community and to reduce the fear of crime
- To retain as far as possible the public houses that remain within the parish
- To resist any proposals that will result in the loss of any community facility as designated under Policy 13 unless that loss can be fully justified in the respect that the community benefit is no longer relevant or necessary
- To resist any development of any community facility unless that facility is provided in a satisfactory location in advance of any loss

#### New Homes

- To reuse brownfield sites and where possible to renovate disused agricultural buildings.
- To meet the needs of local people by building types of homes that have not been a major part of schemes of the last few years - smaller homes for starter homes for younger people and families and downsizing homes for older residents.
- To enable older households to downsize to free up mid-size homes occupied by older couples or individuals.
- To focus small developments in the village, with any larger, high value detached homes (where owners are likely to operate one or more cars) being more suitable to the more rural areas.

## Employment

- To encourage economic development at existing economic areas
- To encourage retail development along Lower Street as the community's preferred retail heart whilst also supporting the other established commercial areas
- To encourage a diversity of business and the creation of a stronger visitor economy
- To support home-based business to move to first premises through provision of a local business centre in the village
- To protect the current commercial space in the parish and immediate vicinity.

## Land Use Policies

4.2 Land use policies are used to determine planning applications made for development proposals. They can establish the principles for retaining or changing the use of land in settlements and in the countryside. They can also set out the conditions against which development proposals will be judged in terms of their design, access etc.

4.3 The purpose of these policies is to either encourage planning applications to be made for things the local community wants to see happen or to discourage applications for developments that they do not want to happen. Policies must be clearly written so they can be easily applied when considering planning applications.

4.4 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 or other planning documents – the National Planning Policy Framework, the HDC Local Plan and the South Downs Local Plan – will continue to be used.

4.5 Set out below are the proposed policies of the Plan. Each policy has a number, title and reference to the Pulborough Parish Neighbourhood Plan (PPNP) numbers. The policy itself is written in bold italics for ease of reference. There is also a short statement explaining the intention of the policy and any other relevant background information. At the end of this document is the Policies Map – where a policy refers to a specific site or area then it is shown on the Map.

### **Policy 1: A Spatial Plan for the Parish**

***The Neighbourhood Plan defines the Built-up Area Boundary of Pulborough, as shown on the Inset Map. Development proposals located inside this boundary will be supported provided they accord with the other provisions of the development plan. Development proposals outside of this boundary will be required to conform to development plan policies in respect of the control of development in the countryside.***

4.6 This policy restates the established development plan principle of defining a built-up area boundary around the village of Pulborough (including Codmore Hill) to direct housing and other development within the boundary. Only development

necessary and especially suited to the countryside will be appropriate beyond the boundary. The hamlets of the parish – Marehill, North Heath and Nutbourne – are not appropriate for any intensification of their existing built areas as they are remote from any local services. Future development at Brinsbury College is already managed in planning policy terms by adopted supplementary planning guidance.

4.7 The boundary defined on the Policies Map (page 11) as amended that is shown on the HDPF Proposals Map to allow for the allocation of land in policies 2, 3 and 6 of the PPNP. Otherwise, the boundary remains consistent with the HDPF.

4.8 The boundary change resulted from an assessment of the preferred spatial plan for the Pulborough village area, given that land has been made available for development on the northern edge of the main village and at Codmore Hill. With the scale of recent housing and other developments in both areas, it was not considered reasonable for the spatial plan to seek to accommodate development in both locations, as this may total over 650 new homes. This scale of development would not be supported by the local community with considerable concerns about the primary school and utilities capacity to support more housing in the plan period. Furthermore, The Planning Inspector's conclusion for the Oddstones site Appeal (DC/09/0488) acknowledged that *"The Appeal site is outside of the built-up area and therefore in conflict with Policy DC1"* and only allowed the Appeal on housing supply grounds. Finally, the close proximity of the village to the Arun Valley Special Protection Area is also a greater constraint on housing development here than in many other rural areas of the district.

4.9 The choice of spatial plan has been informed by the initial sustainability appraisal of the two options and by the residents' survey summarised in Section 3 of the PPNP. At the outset, it was considered that the choices must comprise land immediately adjoining Pulborough built up area boundary but also outside the South Downs National Park and its immediate setting. Further, the land could not be in an area of known flood risk. The potential impact on the Arun Valley Special Protection Area was not a deciding factor as the spatial options are both in similar proximity to the Area. Finally, significant weight has been given to enabling the reuse of brownfield land.

4.10 The conclusion is a preferred spatial plan that allows for a small infill development at Highfield located below the development that is currently taking place opposite Sopers Cottages, and for a major new housing development at New Place Farm, off Glebelands. Most of the land at New Place Farm is intensively used with numerous structures including polytunnels and is in close proximity to the major local services, especially the primary school, medical centre and a major supermarket. The potential of future growth at Codmore Hill, though discounted in this PPNP, will be assessed in a review alongside other spatial options.

**Policy 2: Land at New Place Farm, Pulborough** – New Place Nurseries and Land adjacent to Drovers Lane (PPNP09 & PPNP10)

***The Pulborough Neighbourhood Plan allocates the development of the site known as Land at New Place Farm, Pulborough (5.8 Ha) as shown on the Policies Map for approximately 170 dwellings. Any proposal must be delivered in accordance with the following principles:***

- i. **Any proposal must include a landscape-led masterplan for which there should be consideration of the following criteria:**
  - a) **A thorough understanding of the wider landscape impact of any proposal is demonstrated as well as considering all the elements which contribute to the character of the site. Regard should be given to visibility and key views. These should inform design and layout of the site. Long distance views to and from the South Downs National Park and Public Rights of Way should also be a consideration;**
  - b) **Existing field boundaries will be retained, especially the lines of mature native trees, 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 proposal.**
- ii. **Any proposal will deliver predominantly 2 and 3 bed dwellings to reflect the housing needs of the plan area.**
- iii. **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. Regard should be given to the Pulborough Design Statement;**
- iv. **Any proposal will deliver affordable homes in accordance with identified need within Horsham district and the policies in the development plan in line with HDPF Policy 16 and the latest Strategic Housing Market Assessment (SHMA);**
- v. **Primary access into the site will be delivered off Glebelands (but note Community Aims page 49);**
- vi. **The development must be informed by a comprehensive transport statement. Any reasonable mitigation to make the development proposal acceptable in planning terms must be implemented in full, or a contribution made to wider transport improvements as may be agreed with the Highway Authority;**
- vii. **Specific note should be taken of the east-west bridleway 2332 and the north-south footpath 2330 (see also Community Aims page 49) that cross the site in order to provide the basis of off-road movement for pedestrians and cyclists especially to shops and the school;**
- viii. **It is considered that this development should be required to make provision for appropriate play facilities within the recommended walking distances (see 4.14 below).**
- ix. **Any development shall be informed by a full ecological and biodiversity survey and assessment report. Any reasonable mitigation proposed by the assessment report must be implemented in full;**
- x. **Any proposals should be informed by a contamination assessment. Any reasonable mitigation proposed by the assessment must be implemented in full;**
- xi. **Support is given to the provision of Sustainable Drainage (SuDs) and other measures to avoid any net increase in water run-off contaminating the local Ramsar site (see page 8). The use of green infrastructure should be employed with the opportunity to create and enhance local habitats and bring about a net increase in biodiversity;**
- xii. **All external lighting shall be designed and laid out to minimise light pollution;**
- xiii. **A countryside park with the opportunity to create and enhance local habitats and increase biodiversity is provided on the northern half of the site;**

- xiv. ***Part of the intended site covers the Large Roman Settlement Archaeological Notification Area. Applicants should undertake a programme of investigation that should inform the planning masterplan and application and that this should include ensuring that layout and construction of the proposals preserves archaeological remains in-situ where possible, with the highest priority given to preserving any remains identified as of national importance. Where remains of lesser importance do not merit preservation in situ applicants should be required to secure the preservation by record at an appropriate level of details of remains that will be lost. Furthermore, to ensure that the loss of archaeological remains is mitigated by benefits to the community, it is recommended that remains found as part of the archaeological investigations are recorded and made available through public display or interpretation within the neighbourhood plan area;***
- xv. ***Any development should conserve and enhance the setting of existing listed buildings adjacent to the site;***
- xvi. ***The Habitats Regulations Assessment April 2020 identifies this site as being close to a specific bat flight path. Schemes proposed for a site shall identify and retain those features on site that are particularly important for bats and any impacts likely to cause disturbance to important routes used by bats for foraging or commuting; and show how and where any external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory;***
- xvii. ***Future access to existing water and wastewater infrastructure must be ensured for maintenance and upsizing purposes.***
- xviii. ***Developers should submit a Construction Environment Management Plan showing how they will avoid damaging local water quality by preventing water runoff from the site (see page 8).***
- ix. ***All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 16: Water Neutrality.***

4.11 This policy allocates New Place Farm Nursery located on the northern edge of Pulborough village and the land immediately to the south of the nursery, for a housing scheme that may comprise 170 dwellings. The land is available for development and the landowner has indicated an approval in principle to the provisions of this policy.

4.12 Pulborough Parish Council has produced a Site Assessment Report April 2019. In addition, the Submission Strategic Environmental assessment (SEA) April 2020 (as updated by Background Study Paper 2 April 2021) provides an assessment of the site for allocation. Background Study paper 1 April 2021 contains detailed information regarding the heritage assets impacted by the site allocation and combined with details within the submitted Consultation Statement, there is significant information to draw on to support the allocation of this site. Background Study papers produced in April 2021 consider several further additions to the policy

4.13 Land at New Place Farm has been allocated within the PNP due to the number of positive impacts the development will secure. The development

principles in the policy are intended to deliver a successful housing scheme that not only blends well with the existing housing, landscape and local roads but also makes a proper contribution to improving local community infrastructure. Crucially, this scale of housing development (and that of Policy 3) can just about be accommodated in the capacity of the nearby primary school. In addition, its close proximity to the Recreation Ground means it is more beneficial for the scheme to contribute to its facilities rather than to create another public open space

4.14 The Horsham District Sport, Open Space & Recreation Study (2014) recommends play facilities should be within 400m. In addition, Fields in Trust recommend a 100m walking distance to a Local Area for Play (aimed at very young children) and 400m for a Locally Equipped Area for Play.

4.15 The NPSG is keen to see the use of native trees in all plantings and existing native trees retained. However, the current nursery has used many large Leylandii trees as windbreaks and we would be pleased if these are removed and replaced with native trees.

4.16 At the western end of Bridleway 2332, opposite the allotments, there is a flat area of land adjacent to the bridleway. The NPSG consider that in the future this may be suitable for homes for elderly people because of the relative proximity of the medical centre and large store.

4.17 The site is in close proximity to a grade II\* listed building (New Place Manor). There is also a grade II listed building (Archway and Garden Wall at New Place Manor to south east of the House) in close proximity. These assets are historically related to each other and should therefore be considered together. Design, scale, materials, layout and landscaping of any new development will need to take into account the character and setting of the listed buildings.

4.18 The site is located within an Archaeological Notification Area (ANA) that will be affected by the site allocation. This covers the whole site (and is much larger than the site boundary). The ANA reference number is DWS8563 and relates to 'Large Roman Settlement Area' and falls within the red category. The key data points that are located close to/within the site have been provided on the Historical Environment Records (HER) by the County Council include:

MWS2740 - Circular feature/cropmark

MWS8583 – Roman building/wall

MWS11753 - Homestreet Farm/historic farmstead

MWS3314 - Roman buildings/foundations

Outside the boundary of the ANA is a further HER data entry. Details are as follows:

MWS9181 - Land North of Glebelands Estate, Pulborough -Archaeological Investigations

4.19 Further information on the site and surrounding area has also been provided though documents submitted with earlier planning applications. Taken together with the HERS details, the conclusion is that the presence of archaeological remains within the allocated site are important, but the Parish Council is of the view that they will not have a major adverse impact on identified nationally important and other significant archaeological sites. Notwithstanding the limited information

available to characterise the survival, form and extent of such remains, it is considered at present that the site does not contain evidence for the presence of archaeological remains of such significance or extent that any need for preservation in situ would prejudice delivery of proposed development.

4.20 An appraisal of the site within the SEA has considered how to minimise conflict between the need to conserve the ANA heritage assets and the positive impact the site allocation will bring to the community. The SEA concluded that it will be necessary to provide guidance within the policy about how this conflict should be managed.

4.21 The policy requires that the design of the development, including the layout of buildings and open space, is informed by a programme of archaeological investigation.

### **Policy 3: Land off Glebelands, Pulborough (PPNP11)**

***The Pulborough Neighbourhood Plan allocates the development of the site known as Land at Glebelands, Pulborough (0.8 Ha) as shown on the Policies Map for approximately 20 dwellings. Any proposal must be delivered in accordance with the following principles:***

- i. Primary access will be delivered off Glebelands;***
- ii. The area of the site may not be sufficient to require fully equipped play facilities for children but an area should be put aside for informal play and connections kept in mind to similar areas on New Place Farm.***
- iii All external lighting shall be designed and laid out to minimise light pollution.***
- iv. Existing field boundaries will be retained and enhanced with native species to ensure an appropriate and effective soft scape/green transition/buffers from urban to rural and help to minimise the visual impact of the proposal;***
- v Regard should be given to visibility and key views including those to and from the SDNP and Public Rights of Way. These should inform design and layout of the site;***
- vi Part of the intended site covers the Large Roman Settlement Archaeological Notification Area. Applicants should undertake a programme of investigation that should inform the planning masterplan and application and that this should include ensuring that layout and construction of the proposals preserves archaeological remains in-situ where possible, with the highest priority given to preserving any remains identified as of national importance. Where remains of lesser importance do not merit preservation in situ applicants should be required to secure the preservation by record at an appropriate level of details of remains that will be lost. Furthermore, to ensure that the loss of archaeological remains is mitigated by benefits to the community, it is recommended that remains found as part of the archaeological investigations are recorded and made available through public display or interpretation within the neighbourhood plan area;***
- vii The Habitats Regulations Assessment April 2020 identifies this site as being close to a specific bat flight path (see their page 61). Schemes proposed for a site shall identify and retain those features on site that are particularly important for bats and any impacts likely to cause***

- disturbance to important routes used by bats for foraging or commuting; and show how and where any external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory;***
- viii Support is given to the provision of Sustainable Drainage (SuDs) and other measures to avoid any net increase in water run-off contaminating the local Ramsar site (see page 8). There may be opportunities to reduce the existing run-off rates through the use of green infrastructure which should be employed with the opportunity to create and enhance local habitats and bring about a net increase in biodiversity;***
  - ix Future access to existing water and wastewater infrastructure must be ensured for maintenance and upsizing purposes.***
  - x Developers should submit a Construction Environment Management Plan showing how they will avoid damaging local water quality by preventing water runoff from the site (see page 8).***
  - xi. All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 16: Water Neutrality.***

4.23 This policy allocates land immediately to the south of New Place Farm for a housing development scheme that may comprise 20 dwellings intended as affordable homes for local people in perpetuity and as self-build homes. The land has been made available for this purpose by the landowner.

4.24 Pulborough Parish Council has produced a Site Assessment Report April 2019. In addition, the Submission Strategic Environmental assessment (SEA) April 2020 (as updated by Background Study Paper 2 April 2021) provides an assessment of the site for allocation. Background Study paper 1 April 2021 contains detailed information regarding the heritage assets impacted by the site allocation and combined with details within the submitted Consultation Statement, there is significant information to draw on to support the allocation of this site. Background Study papers produced in April 2021 consider several further additions to the policy.

4.25 Land off Glebelands has been allocated within the PNP due to the number of positive impacts the development will secure. The land creates the opportunity to establish a Community Land Trust (CLT) scheme to deliver a mix of self-build and affordable homes (to be retained in perpetuity for local people). A Trust has recently been formed and is expected to bring forward a scheme as a normal planning application for the full site in due course. Should the Pulborough CLT choose not to take this up for any reason, affordable and self-build homes will continue to be supported on this site

4.26 The site is located within an Archaeological Notification Area (ANA) that will be affected by the site allocation. This covers the whole site (and is much larger than the site boundary). The ANA reference number is DWS8563 and relates to 'Large Roman Settlement Area' and falls within the red category. The key data points that are located close to/within the site have been provided on the Historical Environment Records (HER) by the County Council include:

MWS2740 - Circular feature/cropmark  
MWS8583 – Roman building/wall  
MWS11753 - Homestreet Farm/historic farmstead  
MWS3314 - Roman buildings/foundations

4.27 As with Policy 2, further information on the site and surrounding area has also been provided through documents submitted with earlier planning applications. Taken together with the HERS details, the conclusion is that the presence of archaeological remains within the allocated site are important, but the Parish Council is of the view that they will not have a major adverse impact on identified nationally important and other significant archaeological sites. Notwithstanding the limited information available to characterise the survival, form and extent of such remains, it is considered at present that the site does not contain evidence for the presence of archaeological remains of such significance or extent that any need for preservation in situ would prejudice delivery of proposed development.

4.28 An appraisal of the site within the SEA has considered how to minimise conflict between the need to conserve the ANA heritage assets and the positive impact the site allocation will bring to the community. The SEA concluded that it will be necessary to provide guidance within the policy about how this conflict should be managed.

4.29 The policy requires that the design of the development, including the layout of buildings and open space, is informed by a programme of archaeological investigation.

4.30 All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 16: Water Neutrality.

#### **Policy 4: Land off Station Approach, Pulborough (PPNP05)**

***The Pulborough Neighbourhood Plan allocates the development of the site known as Land off Station Approach, Pulborough (0.3 Ha) as shown on the Policies Map for a mixed-use development comprising retail and office uses (new Class E plus hot food takeaways) primarily in the ground floor and approximately 18 dwellings above. Any proposal must be delivered in accordance with the following principles:***

- i. Any proposal should come forward with no net loss of employment floorspace unless it can be demonstrated further employment is not viable on this site, supported by robust evidence and an appropriate marketing campaign;***
- ii. Any proposal should be sympathetic to local character. Particular regard should be given to design, height, massing and use of materials appropriate to the local context;***
- iii. Appropriate parking provision is provided to support the development as derived from the 2019 WSCC Parking Guidance or subsequent guidance;***

- iv. **Schemes proposed for a site shall identify and retain those features on site that are particularly important for bats and any impacts likely to cause disturbance to important routes used by bats for foraging or commuting; and show how and where any external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory;**
- v. **All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority;**
- vi. **The site was a garage and vehicle sales facility in the past, therefore a ground contamination report should be carried out before any new development.**
- vii. **The proposals should ensure there is no net increase in water run-off, taking into account climate change, and there may be opportunities to decrease existing levels of run-off through use of rain gardens, green roofs and similar systems.**
- viii. **Developers should submit a Construction Environment Management Plan showing how they will avoid damaging local water quality by preventing water runoff from the site (see page 8).**
- ix. **All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 16: Water Neutrality.**

4.31 A large part of the site is currently held under a lease which does not expire until 2027.

4.32 Change of use from commercial to mixed use will relate better to the surrounding residential properties.

4.33 All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 16: Water Neutrality.

**Policy 5a: Land at Harwoods Garage, Pulborough, on eastern side of A29 (PPNP06)**

**The Pulborough Neighbourhood Plan allocates the development of the site known as Land at former Harwoods Garage, Pulborough as shown on the Policies Map for a mixed-use development comprising retail, commercial or community uses and approximately 15 dwellings above. Any proposal must be delivered in accordance with the following principles:**

- i. **Proposals for employment generating uses are no longer viable on the site it must be robustly demonstrated through an agreed comprehensive viability and marketing strategy, or it can be demonstrated commercial uses on this site are relocated elsewhere in**

- the parish or immediate vicinity with no net loss of commercial floor space;**
- ii. Any proposal should be sympathetic to local character. Particular regard should be given to design, height, massing and use of materials appropriate to the local context as laid out in the Pulborough Design Statement;**
  - iii. Safe access and safe parking is provided on site as derived from the 2019 WSCC Parking Guidance or subsequent guidance.**
  - iv. Any proposal should safeguard protection for Tree Preservation Orders and ensure appropriate mitigation is applied.**
  - v. There is a lake some 200 metres to the north of the site and part of the eastern area of the site is wetland with a stream on two sides. Proposals should ensure there is no net increase in surface water run-off taking into account climate change and there may be opportunities to decrease existing run-off rates through use of sustainable drainage (e.g. rain gardens and green roofs). Proposals to make the wetland area into a local asset connected to the adjacent Pocket Park and therefore attract increased biodiversity would be supported.**
  - vi. Schemes proposed for a site shall identify and retain those features on site that are particularly important for bats and any impacts likely to cause disturbance to important routes used by bats for foraging or commuting; and show how and where any external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory;**
  - vii. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority;**
  - viii. The site has been a garage and vehicle sales facility for many years, therefore a ground contamination report should be carried out before any new development.**
  - ix. Developers should submit a Construction Environment Management Plan showing how they will avoid damaging local water quality by preventing water runoff from the site (see page 8).**
  - x. All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 16: Water Neutrality.**

4.34 Recent housing developments local to this site have highlighted the need to provide public/community services and support would be given to commercial enterprises of this nature within the site.

4.35 All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 16: Water Neutrality.

**Policy 5b: Harwoods Car Park, Pulborough, on western side of A29 (PPNP07)**

***The Pulborough Neighbourhood Plan allocates the development of the site known as Harwoods Car Park as shown on the Policies Map for approximately 9 dwellings. Any proposal must be delivered in accordance with the following principles:***

- i. Any proposal should be sympathetic to local character. Particular regard should be given to design, height and massing and the use of materials appropriate to the local context in line with the Pulborough Design Statement;***
- ii. Any proposal should safeguard protection for Tree Preservation areas and appropriate mitigation applied;***
- iii. Safe access and safe parking are provided on site as derived from the 2019 WSCC Parking Guidance or subsequent guidance;***
- iv. Development proposals should ensure there is no net increase in surface water run-off taking into account climate change and there may be opportunities to reduce existing run-off rates through the use of sustainable drainage (e.g. rain gardens and green roofs).***
- v. Schemes proposed for a site shall identify and retain those features on site that are particularly important for bats and any impacts likely to cause disturbance to important routes used by bats for foraging or commuting; and show how and where any external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory;***
- vi. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.***
- vii. Developers should submit a Construction Environment Management Plan showing how they will avoid damaging local water quality by preventing water runoff from the site (see page 8).***
- viii. All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 16: Water Neutrality.***

4.36 The NPSG considers that this site would be suitable for homes for older or disabled people because of the proximity of the medical centre and large store.

4.37 All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 16: Water Neutrality.

## **Policy 6: Land at Highfields (PPNP17)**

***The Pulborough Neighbourhood Plan allocates the site known as Land at Highfields, Pulborough (0.98 Ha) as shown on the Policies Map for approximately 26 houses. Any proposal must be delivered in accordance with the following principles:***

- i. Development proposals should ensure there is no net increase in surface water run-off taking into account climate change and there may be opportunities to reduce existing run-off rates through the use of sustainable drainage (e.g. rain gardens and green roofs). A net gain of biodiversity on the site is recommended.***
- ii. Consideration should be given to the provision of a convenient area for informal children's play in the development. The nearest equipped children's play facilities are in the adjacent Brookfields development. The layout should enable convenient and attractive pedestrian access to those facilities.***
- iii. The site is within an Archaeological Notification Area (ANA). An archaeological assessment would be required and the appropriate mitigation carried out;***
- iv. Any proposal will deliver affordable housing in accordance with identified need and the policies within the Development Plan;***
- v. Schemes proposed for a site shall identify and retain those features on site that are particularly important for bats and any impacts likely to cause disturbance to important routes used by bats for foraging or commuting; and show how and where any external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory;***
- vi. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.***
- vii. Future access to existing water and wastewater infrastructure must be ensured for maintenance and upsizing purposes.***
- viii. Developers should submit a Construction Environment Management Plan showing how they will avoid damaging local water quality by preventing water runoff from the site (see page 8).***
- ix. All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 16: Water Neutrality.***

4.38 This policy allocates land immediately to the south of the current housing development known as Brookfields. This land is available, developable and deliverable.

4.39 The development affords a natural infill on the western side of Sopers Hill and is in close proximity to much of the existing recreational and community facilities.

4.40 All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 16: Water Neutrality.

**Policy 7: Broomers Hill Industrial Estate, Codmore Hill (PPNP24)**

***Pulborough Neighbourhood Plan allocates Land South of Broomers Hill Industrial Estate as shown on the Policies Map (3 Ha) for commercial uses only. Support is given to any proposal subject to the following criteria being met:***

- i. Support is given to the development of commercial uses (class B2, B8 and E) at Land South of Broomers Hill. Particular support is given to providing premises for start-up and expanding commercial uses;***
- ii. Safe access is achieved off either the A29 or Broomers Hill Lane;***
- iii. Safe access through the southeast corner of the site should be provided for workers/visitors using non-motorised travel;***
- iv. Existing field boundaries will be retained and enhanced with native species to ensure an appropriate and effective soft scape/green transition from proposed development to the wider open countryside and help to minimise the visual impact of the proposal;***
- v. Any development shall be informed by a full ecological and biodiversity survey and assessment report. Any recommendations arising from the assessment or study in order to make the development acceptable in planning terms must be implemented. A net gain of biodiversity on the site is required;***
- vi. Development proposals should ensure there is no net increase in surface water run-off taking into account climate change and there may be opportunities to reduce existing run-off rates through the use of sustainable drainage (e.g. rain gardens and green roofs).***
- vii. Development proposals should include the provision of good broadband connectivity as highlighted in Priority 4 of the Horsham District Economic Development Strategy.***
- viii. Any development proposal of over 1000 square metres should meet Building Research Establishment Environmental Assessment Method (BREEAM) Very Good standards;***
- ix. Any proposal should demonstrate it is appropriate to the local context. Particular regard should be given to design, height, massing and use of materials appropriate to the local context in line with the Pulborough Design Statement;***
- x. All external lighting shall be designed and laid out to minimise light pollution;***
- xi. Any development should conserve and enhance the setting of existing listed buildings adjacent to the site;***
- xii. The Habitats Regulations Assessment April 2020 identifies this site as being close to a specific bat flight path (see their page 61). Schemes proposed for a site shall identify and retain those features on site that are particularly important for bats and any impacts likely to cause disturbance to important routes used by bats for foraging or commuting; and show how and where any external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and***

- technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory;**
- xiii. Developers should submit a Construction Environment Management Plan showing how they will avoid damaging local water quality by preventing water runoff from the site (see page 8).**
  - xiv. All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 16: Water Neutrality.**

4.41 This policy allocates land to encourage new employment development at the most appropriate location in the parish. The site adjoins an existing business area on the edge of Codmore Hill and can be accessed from the A29. The built-up area boundary at Codmore Hill has been redefined in Policy 1 to make provision for this allocation which closes the gap between the existing built-up area and the Broomers Hill Industrial Estate. However, that change has been made only for the purpose of this allocation. Should a business scheme not be implemented then the land will be safeguarded from any other form of development pending a future review of the PPNP or another development plan document.

4.42 Research shows that a large number of home-based businesses locally do not expand into commercial premises or take on employees because of the cost/risk. The policy is especially encouraging of the provision of business units for this specific purpose. This new allocation will significantly increase the total area of business land in the village to provide local jobs, which will help reduce the high levels of out-commuting.

4.43 All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 16: Water Neutrality.

#### **Policy 8: Land formerly known as the Toat Café, Stane Street, Pulborough (PPNP27)**

**The Pulborough Neighbourhood Plan allocates the Land formerly known as the Toat Café as shown on the Policies Map for redevelopment comprising the following uses to include commercial, (class B2, B8, C1, E, F1, F2) and motor sales showrooms and leisure parkland. Support is given to any proposal subject to the following criteria being met:**

- i. Safe Access is provided off the A29;**
- ii. Any proposal should demonstrate it is appropriate to the local context. Particular regard should be given to design, height, massing and use of materials appropriate to the local context in line with the Pulborough Design Statement;**
- iii. All external lighting shall be designed and laid out to minimise light pollution.**
- iv. Existing field boundaries will be retained and enhanced with native species to ensure an appropriate and effective soft scape/green**

- transition from proposed development to the wider open countryside and help to minimise the visual impact of the proposal;*
- v. Any proposal should address the issues of poor surface water drainage in the area. Development proposals should ensure there is no net increase in surface water run-off taking into account climate change and there may be opportunities to reduce existing run-off rates through the use of sustainable drainage (e.g. rain gardens and green roofs);*
  - vi. Any development should conserve and enhance the setting of any existing listed buildings adjacent to the site;*
  - vii. The Habitats Regulations Assessment April 2020 identifies this site as being close to a specific bat flight path (see their page 61). Schemes proposed for a site shall identify and retain those features on site that are particularly important for bats and any impacts likely to cause disturbance to important routes used by bats for foraging or commuting; and show how and where any external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory;*
  - viii. Developers should submit a Construction Environment Management Plan showing how they will avoid damaging local water quality by preventing water runoff from the site (see page 8).*
  - ix. All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 16: Water Neutrality.*

4.44 This policy encourages the redevelopment of land as set out in the Policies Map and currently partially occupied by the Toat Café, which does not present an attractive gateway into the village or to the National Park to those approaching from the north. It is understood that land immediately to the west of the site on the Policies map is under the same ownership.

4.45 All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 16: Water Neutrality.

#### **Policy 9: Pulborough Garden Centre, Stopham Road (PPNP16)**

***Proposals for development to intensify or to extend the existing garden centre and the facilities of its ancillary uses at Pulborough Garden Centre within the land shown on the Map of the Garden Centre will be supported provided any proposed extension or addition:***

- i. Has regard to conserving the natural beauty, wildlife and cultural heritage of the South Downs National Park;*
- ii. Considers re-designing the entrance to accommodate any increase in traffic;*
- iii. Is designed in such a way that the massing and height of any proposal is appropriate to the area;*

- iv. ***Any development should be sympathetic to existing listed buildings adjacent to the site;***
- v. ***Schemes proposed for a site shall identify and retain those features on site that are particularly important for bats and any impacts likely to cause disturbance to important routes used by bats for foraging or commuting; and show how and where any external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory;***
- vi. ***All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.***
- vii. ***Developers should submit a Construction Environment Management Plan showing how they will avoid damaging local water quality by preventing water runoff from the site (see page 8).***
- viii. ***All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 16: Water Neutrality.***

4.46 This policy enables the appropriate expansion of the popular garden centre to the west of the village to create more jobs but only within defined area to minimise impact on the National Park. The policy requires that the design of these proposals must show how the layout of new buildings will not harm the character of the Park.

4.47 This policy also protects the South Downs Light Railway which is a highly valued visitor attraction within the Centre.

4.48 All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 16: Water Neutrality.

#### **Policy 10: Multi-Purpose Community & Sports Centre, Pulborough**

***Proposals to improve and extend the existing sports pavilion on Rectory Close including the provision of new community (F2) use buildings, will be supported. Proposals should be delivered in accordance with the following principles:***

- i. ***Schemes proposed for a site shall identify and retain those features on site that are particularly important for bats and any impacts likely to cause disturbance to important routes used by bats for foraging or commuting; and show how and where any external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory;***

- ii. ***All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.***

4.49 This policy enables the expansion of existing facilities on Rectory Close to meet growing demand from the larger village population. The Parish Council has developed plans for this expansion and will utilise funds already collected from past development projects. Given the close proximity of the New Place Farm site allocated in Policy 2 of the PPNP, it is appropriate that that scheme also makes a financial contribution to the implementation of this policy. Current plans to improve and extend do not involve developing outside of the existing footprint.

4.50 The current Youth Club building beside St Mary's School is leased from West Sussex County Council and that lease is due for renewal. The current operator, Sussex Clubs for Young People, is keen to join with the Parish Council in the redevelopment of the Centre to facilitate the progression of young people into the various sports teams and facilities that it is hoped the Centre will provide.

#### **Policy 11: West Glebe Field, Pulborough (PPNP01)**

***Proposals by St Mary's Church to extend the cemetery into, and to lay out a landscaped car park and new public footpath across, land at West Glebe Field, as shown on the Policies Map, will be supported, provided they do not harm the openness of the site and meet the principles below:-***

- i. ***Schemes proposed for a site shall identify and retain those features on site that are particularly important for bats and any impacts likely to cause disturbance to important routes used by bats for foraging or commuting; and show how and where any external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory;***
- ii. ***All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.***

4.51 This policy allows for some public benefits on a proposed Local Green Space (see Policy 14) that do not compromise its open character or location within the Conservation Area. There is a need for additional cemetery space and the adjoining path that runs along the western edge of the space is becoming increasingly popular with people walking between the railway station and the new residential areas to the north. This policy is designed to make the area more attractive and in keeping with a village setting and the conservation area. The Parish Council preference for a public car parking space would be west of St Mary's Church, as close and accessible to the church as possible.

## **Policy 12: Tourism Development**

***Proposals for the development of new tourism facilities will be supported provided they have regard to conserving the special landscape and scenic beauty of the National Park.***

4.52 This policy encourages new proposals to come forward around the station to encourage more tourism trips from the station to the village and South Downs National Park. To support this proposal, an interactive WildArt trail has been established which encompasses a 4 kilometre walk between Pulborough station and the RSPB nature reserve within the South Downs National Park.

4.53 The HDC Visitor Economy Strategy gives importance to building up accommodation resources of all types throughout the District and support would be given to such proposals in the parish.

4.54 Support will also be given to existing tourist attractions in the parish such as the South Downs Light Railway and the extensive walks in and around the parish.

4.55 In summer 2020 there was a large increase in the number of people using the river for kayaking and paddleboards. This reflects experience across the country. Pulborough has two main access points to the River Arun, located at Swan Bridge and Stopham Bridge. Both of these are currently free of charge but lack certain features to provide a safe environment for water sports. The Neighbourhood Plan would support the development of another safe and secure access point to the river within the parish. This additional access would encourage the use of the river by both residents and visitors alike.

## **Policy 13: Community Facilities**

***Proposals to improve the viability of an established community use of the following buildings and facilities by way of the extension or partial redevelopment of existing buildings will be supported, provided the design of the scheme and the resulting increase in use are appropriate in design terms and will not harm the amenities of adjoining residential properties. The following principles should be met:***

- i. Schemes proposed for a site shall identify and retain those features on site that are particularly important for bats and any impacts likely to cause disturbance to important routes used by bats for foraging or commuting; and show how and where any external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory;***
- ii. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.***

- 1. Village Hall**
- 2. Allotments sites**
- 3. St Mary's Primary School**

4. **Youth Club**
5. **Sports Pavilion, Rectory Close**
6. **Bowling Club, Rectory Close**
7. **Library/Community hub**
8. **St Mary's Church**
9. **United Reformed Church**

- iii. **All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 16: Water Neutrality.**

4.56 This policy serves two purposes; it firstly sets out which community facilities should be protected from unnecessary loss and secondly it makes provision for their improvement to support their ongoing viability.

4.57 The facilities selected are all highly valued by the local community and collectively deliver a wide range of community benefits. Unless those benefits are no longer required by the community then the policy requires they are protected. Should a development scheme require the loss of a facility that cannot be justified in that way – and very clear evidence should be given – then a replacement facility of at least equal benefit must be provided so that it can be occupied prior to the loss of the existing facility. It must also be provided in such a way that it is convenient to the local community. In due course, the Parish Council will make applications to the District Council for the designation of some or all of these facilities as Assets of Community Value under a separate provision of the Localism Act.

4.58 The policy also encourages the improvement of community facilities to enable them to remain viable. This may require new development to extend the existing facility and this will be supported in principle, provided any issues with additional car parking or with local amenities can be satisfactorily resolved.

4.59 It is known that the Wey and Arun Canal Trust intend to repair and open the old canal which used to run in the north west of the parish before joining the river Arun at Pallingham. Proposals for developments that would prevent such action in the future would not be supported.

4.60 All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 16: Water Neutrality.

#### **Policy 14: Local Green Spaces**

**The Neighbourhood Plan designates Local Green Spaces in the following locations, as shown on the Policies Map:**

- i. **Main Recreation Ground including Bowling Club**
- ii. **Cousins Way Recreation Ground including Allotment Site**
- iii. **Rivermead Nature Reserve**

- iv. East Glebe Field**
- v. West Glebe Field**
- vi. Marehill Common**
- vii. Nutbourne Common Recreation Ground**

***Proposals for development in a Local Green Space will be resisted, unless they meet the requirements set out in paragraph 107 of the National Planning Policy Framework 2024, or any equivalent update in any future NPPF update.***

4.61 This policy designates those open spaces within and adjoining the built-up area as Local Green Spaces to give them the equivalent protection to paragraph 100 of the NPPF 2019 in order to prevent harmful development.

4.62 The evidence base includes a study which describes each space in detail and sets out how they can be justified in accordance with the criteria established by the National Planning Policy Guidance (para 100). There are many other open spaces in the parish that have an amenity or visual benefit for the local community. These spaces do not qualify as Local Green Spaces but are already offered protection by other development plan policies.

### **Policy 15: Design**

***All housing and other buildings must be well-designed, sustainable and take appropriate account of climate change. Developments are strongly encouraged to demonstrate this through the BREEAM standards and Home Quality Mark.***

***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 and landscape, as detailed in the Pulborough Design Statement and Nutbourne Design Statement. In particular, the effects of any proposed development within a Conservation Area or that affects its setting should respect the particular special characteristics of that area.***

***Particular regard should be had to the design principles contained within the Pulborough Design principles and Guidelines.***

***Consideration of biodiversity features that can be incorporated into buildings such as swift and bat boxes and hedgehog holes in fence lines will be supported.***

4.63 This policy requires the design of development proposals to acknowledge and respond to the existing characteristics of the parish. Both Pulborough and Nutbourne have adopted village design statements (in the evidence base), to which all proposals in those areas should refer. In addition, the policy has drawn from those statements some design principles of special importance to determining the quality of a design proposal. Applicants should pay special attention to those principles when preparing their applications and design statements.

4.64 Since the Design Statement was published in 2013 technology and standards have moved on, so the Neighbourhood Plan Steering Group would like to add to the principles laid down in the Design Statement that designers of all new developments should adopt 'Secured by Design' which is becoming an industry

standard focusing on crime prevention and the use of security standards for a wide range of applications and products.

4.65 Since work started on the Neighbourhood Plan in 2013 – and since both the Pulborough and Nutbourne Design Statements were published – there is a wide realisation that climate change is now inevitable. The Neighbourhood Plan Steering Group is concerned that there needs to be greater emphasis that all construction, including extensions and renovations, are planned with the needs of living in hotter and wetter conditions. Rising sea levels might be expected to affect the tidal flows and winter flood levels of the River Arun.

4.66 Older standards and practises may not be sufficient for the new climatic conditions so the Neighbourhood Plan Steering Group would like to draw attention to the recent work of the scientists of BRE Group (previously Building Research Establishment) in developing the BREEAM range of sustainability standards and especially the Home Quality Mark (HQM). HQM is a national standard for new homes, which uses a simple 5-star rating to provide impartial information to home-owners and buyers from independent experts on a new home's design, construction quality and running costs.

### **Policy 16: Water Neutrality**

#### **Water Efficient Design**

- 1 All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. This is to be achieved by ensuring that:**
  - a. New residential development is designed to utilise no more than 85 litres of mains supplied water per person per day;**
  - b. New non-domestic buildings to achieve a score of 3 credits within the water (WAT01 Water Consumption) issue category for the BREEAM Standard or an equivalent standard set out in any future update; and**

#### **Offsetting Water Use**

- c) Development proposals must demonstrate that having achieved water efficient design, any mains-supplied water use from the development is offset such that there is no net increase in mains-supplied water use within the WRZ compared with pre-development levels.**

#### **Water Neutrality Statement**

- 2 A water neutrality statement will be required to demonstrate how policy requirements have been met in relation to water efficient design and offsetting.**

**The statement shall provide, as a minimum, the following:**

- a) baseline information relating to existing water use within a development site;**

- b) full calculations relating to expected water use within a proposed development; and
- c) full details of how any remaining water use will be offset.

### **Offsetting Schemes**

- 3      A local authority-led water offsetting scheme will be introduced to bring forward development and infrastructure supported by Local and Neighbourhood Plans. The authorities will manage access to the offsetting scheme to ensure that sufficient water capacity exists to accommodate planned growth within the plan period.
- 4      Development proposals are not required to utilise the local authority-led offsetting scheme and may bring forward their own offsetting schemes. Any such development proposals will need to have regard to the local authority-led offsetting scheme and associated documents.
- 5      Offsetting schemes can be located within any part of the Sussex North Water Resource Zone, with the exception that offsetting will not be accepted within the Bramber/Upper Beeding area identified in the Policies Map, unless the application site is located within the Bramber/Upper Beeding area.

### **Alternative Water Supply**

- 6      Where an alternative water supply is to be provided, the water neutrality statement will need to demonstrate that no water is utilised from sources that supply the Sussex North WRZ. The wider acceptability and certainty of delivery for alternative water supplies will be considered on a case-by-case basis.

### **Area of Water Stress**

- 7      Should the need to demonstrate water neutrality no longer be required, new residential development must be designed to utilise no more than 110 litres of mains supplied water per person per day, as per the Building Regulations optional requirement for tighter water efficiency. For non-domestic buildings, the minimum standards for BREEAM 'Excellent' within the Water category will apply. Should tighter national standards be introduced during the Local Plan period applicable for areas of serious water stress, they will be applied.

## **5: WATER NEUTRALITY**

4.67    Water is an essential resource and has a critical part to play in providing ecosystem services, contributing to the overall health of the population and enabling development needs to be met.

4.68    Horsham District lies within the Sussex North Water Resource Zone (WRZ). This WRZ is supplied from groundwater abstraction, from the Folkestone bed of the Lower Greensand/Wealden Greensand semi-confined aquifer, close to Pulborough. As well as covering Horsham District, the WRZ covers part of Arun District, Crawley Borough, Chichester District and Mid Sussex District, including

areas located in the South Downs National Park. Within the WRZ, water is mainly distributed by Southern Water.

4.69 The abstraction site is located on the River Arun close to a group of nature conservation sites, known as the Arun Valley Sites, that are nationally or internationally designated as a Special Areas of Conservation, Special Protection Area, and Ramsar Site for their rare and protected habitats. On 14 September 2021, local planning authorities covered by the WRZ received a Position Statement from Natural England. This explained that it could not be concluded that extraction was not having an impact on the Arun Valley Sites and that development must not add to this impact. Given the high level of regulatory protection afforded to the Arun Valley Sites as a result of their designation, this requires local planning authorities to demonstrate that development plan documents or planning decisions will not have an adverse effect on the sites. To provide the necessary certainty, the most feasible approach is for development to be water neutral (i.e. not increase the demand for water above current rates of abstraction).

4.70 In order to ensure that water supplies can be maintained and the environment protected, the affected local authorities have worked with consultants, Natural England, Southern Water, the Environment Agency and others to produce a Water Neutrality Strategy. In order to deliver new development, the Strategy outlines why and how all new development must be highly water efficient to contribute to achieving water neutrality. This means that all development will need to be designed to achieve water efficiency standards above the requirements set by the optional requirements in Building Regulations – new residential development will be required to use no more than 85 litres per person per day and non-residential buildings required to achieve 3 credits within the BREEAM water issue category. This may include incorporating a range of measures, such as greywater recycling and rainwater harvesting into the design of new development, and fitting water saving fixtures such as flow regulators, low flush toilets, low volume baths, aerated taps and water efficient appliances (in particular, washing machines and dishwashers).

4.71 The Water Neutrality Strategy shows that water efficient design will not be sufficient alone to achieve water neutrality, as new development would still increase the demand for water above existing levels. As a consequence, this additional demand will need to be offset against existing supplies. It is envisaged that this will be achieved through demand management savings identified in Southern Water's Water Resource Management Plan, together with measures to be identified in a joint local authority-led Sussex North Offsetting Water Scheme (SNOWS) being prepared. Achieving high level of water efficiency will enable the SNOWS to provide necessary offsetting more effectively, thereby reducing offsetting costs and ensuring viability for all development within the WRZ. Those using the SNOWS to offset water, will 'buy in' to the scheme at a level to ensure that their development achieves water neutrality.

4.72 The Water Neutrality Strategy evidence that the amount of development proposed in this Local Plan and in Local Plans of the other affected authorities would not increase abstraction at Pulborough and thus, would not negatively impact on the Arun Valley Sites. Recognising that offsetting capacity in SNOWS

will be limited, access will be managed by the authorities to ensure that there is sufficient capacity in SNOWS to demonstrate water neutrality in schemes that are approved. The authorities (Chichester District Council, Crawley Borough Council, Horsham District Council, Mid Sussex District Council, South Downs National Park Authority and West Sussex County Council) will publish and keep regularly updated a Scheme Access Prioritisation Protocol (SAPP) to show how access to SNOWS will be managed. Infrastructure necessary to support planned growth, such as schools, will be prioritised in the SAPP.

4.73 Applicants will have to demonstrate that their scheme is water neutral within a water neutrality statement submitted as part of any application within the WRZ. The Council, together with its local authority partners, will seek to provide additional guidance to further assist applicants with water neutrality statements. Should applicants not seek to utilise SNOWS, the key principles of water efficient design and offsetting the additional demand created remain. Applications should also supply full details of the offsetting that their development would rely upon and demonstrate certainty of delivery of alternative offsets. For connection to an alternative water company, this could be achieved by confirming that the alternative water company has sufficient capacity and will take on supply to the development. For a private supply borehole or other source of supply, this will require evidence that sufficient water supply is available to meet demand arising from the proposed development, and demonstrating with certainty that the alternative supply source does not impact upon the Arun Valley sites.

4.74 It is expected that offsetting will be provided prior to occupation of new development and this will be enforced by conditions. Offsetting schemes can occur in any part of the WRZ, with the exception of the Bramber/Upper Beeding area identified in the Policies Map – unless the development is also proposed in this area. This is as water in this part of the WRZ is usually provided by a water source other than the Pulborough abstraction site.

## **Water Stress**

4.75 Much of the South East, including Horsham District, is designated as an 'area of serious water stress' by the Environment Agency, with demand for water exceeding supply. In the event that the requirement for development to be water neutral is no longer required, residential development should continue to be water efficient and will instead be required to meet the optional requirement as identified in Part G of the Building Regulations and be designed to utilise no more than 110 litres per person per day. This has been a requirement in Horsham District since the adoption of the Horsham District Planning Framework in 2015.

4.76 To meet the legal requirements placed on us, any Neighbourhood Plan that is not yet made must be able to show that it will not have a negative impact on the protected sites in the Arun Valley. Without considering Water Neutrality, any neighbourhood plan that reaches this late stage in the process would not meet the Basic Conditions. It follows: All development within the Pulborough Neighbourhood Plan area will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. Pulborough Neighbourhood Plan is fully supportive in the implementation of water neutrality policies. All development proposals should be in conformity with Policy 16: Water Neutrality

## 6: COMMUNITY AIMS

The purpose of this section is to place on record projects that the Neighbourhood Plan Steering Group (NPSG) consider as beneficial for the future of the village. They are aspirational rather than prescriptive and future developers might take them into consideration for their proposals.

1. Community Land Trust. The village requires the support of numerous trades to enable it to function. These include care workers, shop assistants, teaching assistants, nursing assistants, gardeners, handymen, and many more. Little rented accommodation affordable to those on lower wages has been built in Pulborough for 20 or more years which is why the NPSG supports the Community Land Trust. The NPSG would support proposals for the construction of properly affordable rented accommodation which, at 2020 prices, should be affordable to a single person earning around £20,000 or a couple jointly earning around £30,000 a year. In an independent survey of Pulborough residents conducted concurrently over summer 2020, the Pulborough CLT found 87.7% support for the provision of affordable housing on rural exception sites for Pulborough residents.
2. Sewerage System. The main sewerage system in the village was originally installed in the 1930's and since the turn of the Millennium evidence is available that records that it is failing when under stress. The NPSG would support efforts to improve the overall sewerage and drainage system within the parish. See the paper Sewerage and Drainage Report 2019 listed under Evidence Base Documents.
3. New pedestrian railway crossings. All residents of Codmore Hill have to travel down the A29 and across Pigeon Gate Bridge to get to the school, the medical centre, the library, the village hall and all churches. The A29 is increasingly busy which has been recognised as it has been redesignated by the Department for Transport as part of the Major Road Network. The narrow pedestrian footpath across Pigeon Gate Bridge places people in very close proximity to heavy traffic and transport. Before any development is considered in Codmore Hill, either in this plan or any future plan, the NPSG proposes two projects:-
  - i. There is a long-standing plan to put a separate footbridge across the railway on the southern side of the bridge. There are some funds already allocated for this. Network Rail have said they would have no objections provided it did not block maintenance access to Pigeon Gate Bridge.
  - ii. There is a footpath, No. 2330, which runs from the A29 near Sainsburys, beside the Riverside estate to the railway where it crosses the tracks at ground level. It then climbs a steep hill using steps, goes through New Place Nurseries, directly adjacent to the village school playing fields and on down to Lower Street. The NPSG believes that

it is to the benefit of residents to separate them from the traffic of the A29 by upgrading this path so it can be used by pushchairs, disabled people and cyclists by putting a bridge across the railway to separate pedestrians and trains. There are currently no plans or funds for this project.

4. Redesign of A29 junction. The Plan puts forward the proposal of 170 houses on the New Place Nurseries site PPNP09/10. The main vehicle access to this site proposed by the developer and approved in principle by West Sussex Highways is through Glebelands.

At present, the only vehicle access to the nursery site is from the A29, via the lane between the slope down from Pigeon Gate Bridge and beside the New Place Road junction. This present access is proposed by the developers as a pedestrian access only or for the use of emergency vehicles.

The A29 has been recently redesignated to be part of the Major Road Network and as such there is likely to be additional funding in the future to support this regrade. Should this regrading opportunity arise, this whole area would benefit from the provision of improved connectivity to the New Place Nursery site.

There are other significant issues, many of which are referred to in the Plan, which could be addressed at the same time.

- i. Pigeon Gate Bridge itself is unsuitable for current traffic flows and elsewhere we suggest a separate footbridge crossing the railway. Network Rail should consider that the time has come to replace the whole bridge.
- ii. Currently all pedestrians coming from Codmore Hill to St Mary's School or the main recreation ground have to cross the A29 using the small refuge island just south of the New Place road junction.
- iii. The north end of the Harwoods Garage site PPNP06 might be made available as it cannot be built on because of a protected underground water main.
- iv. There is a small amount of 'spare' land between New Place Road and the current access to New Place Nurseries.

The costs of the redesign are likely to be beyond the finances and remit of the Parish Council who would work in partnership with other relevant bodies to explore appropriate schemes.

5. Cycleways. Pulborough currently has no signed cycleways for residents or tourists. The A283 and A29 do not attract casual or leisure cyclists and the NPSG would prefer to separate pedestrians and cyclists from these roads where possible.

Initial work by the NPSG and others has identified three possible routes that could be made into signed mixed use routes that could be used by both pedestrians and cyclists.

In addition, under Community Aims (page 49) there is a proposal to upgrade footpath 2330 to be a link between Codmore Hill and the facilities in

Pulborough village. While not suggested as a specific signed cycleway it must provide access for people using pushchairs, mobility scooters and bicycles.

### **Cycleway 1**

It is possible to create a cycleway from Pulborough Station north to the A272 at Wisborough Green passing the dairy farm at Brinsbury College which has a concrete roadway to the main college buildings (note comment in Cycleway 2 below). Such a route would only need signage as it is on minor roads and existing bridleways.

From Pulborough Station a footpath 2327 known as the Cinder Path runs north to Coombelands Lane. This will need widening although there is an alternative suggestion to create a new link from the west of the station to Coombelands Lane. Take Coombelands Lane north to the junction of Toat Lane and Pickhurst Lane. Take Pickhurst Lane east to join Blackgate Lane and then take Blackgate Lane north, passing the entrance to the college at Stable Barn Farm. Continue north to Lee Place joining bridleway 774 which continues north across the River Arun to meet the A272 at Wisborough Green.

#### Also

From the above junction of Coombelands Lane and Pickhurst Lane take Toat Lane northwards to join bridleway 3421 which runs west to cross the River Arun at Pallingham Bridge and continue into scenic The Mens nature reserve. This bridleway will need surfacing work as it varies seasonally between mud and dried ruts.

### **Cycleway 2**

A connection between Pulborough and Billingshurst away from the A29. It would pass beside the extended Broomers Hill Industrial Estate (see Policy 7) and can be linked to Brinsbury College and their developing industrial estate. The route would also cross the site of the proposed new town at Adversane.

From Pulborough where footpath 2330 meets the railway run a cycleway alongside the railway fence northwards up to Cray Lane to meet the planned extension of Broomers Hill Industrial Estate. At Cray Lane turn east to cross Broomers Hill Lane and take the farm road to join Bridleway 2308 and head north to meet Nutbourne Lane at North Heath. Take left and right to go up Stall House Lane to join Bridleway 2299 and then 2307 to meet B2133 Adversane Lane. Cross the road and take footpaths 1323 and 1322 to join Lower Station Road and up to Billingshurst rail station.

This would need negotiation with some landowners and upgrading of footpaths to bridleways and improvement of surfaces.

Note: Brinsbury College, which has around 1,000 students and more than 60 staff, have an equine centre on the east of the A29. It is planned (no timescale yet) to move the horses elsewhere on the estate and replace them with incubation starter units for small businesses, a proposal that the NPSG would support. Hepworths Brewery is already close at hand and Harwoods Motors are planning to move 150 jobs to the adjacent site. Brinsbury have said (meeting 4<sup>th</sup> September 2020) that if cycleways were built in the area – both to the east and to the west - they would examine creating links into the college. They own

relevant land between Blackgate Lane, the A29 and bridleway 2299 including a bridge under the railway.

### **Cycleway 3**

There is a proposal to create an east-west cycleway between Fittleworth and Ashington via Stopham, Pulborough, Mare Hill, Nutbourne, West Chiltington and Thakeham. Detailed investigations of the current rights of way is needed. There is one gap including a river crossing north of Park Mound which would need landowner permission and significant work but, apart from a short stretch beside the A283 on Mare Hill Road, the route could be in place using minor roads and upgrading footpaths.

The NPSG has not made detailed investigations of possible connections southwards into the SDNP.

At the time of writing there are no funds and no formal plans for any of these works.

## **7. IMPLEMENTATION**

7.1 The Neighbourhood Plan will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the parishes and through steering public and private investment into a series of infrastructure proposals contained in the plan.

### **Development Management**

7.2 Most of the policies contained in the Plan will be delivered by landowners and developers. In preparing the Plan, care has been taken to ensure, as far as possible, that the policies are achievable.

7.3 Whilst the local planning authority will be responsible for development management, the Parish Council will also use the Plan to frame its representations on submitted planning applications. It will also work together with the District Council to monitor the progress of sites coming forward for development.

### **Infrastructure**

7.4 The Neighbourhood Plan will enable funding to be secured by HDC from planning obligations and from the Horsham Community Infrastructure Levy in order to make financial contributions to a number of infrastructure projects during the life of the plan. Policy 2 makes a specific requirement for a \$106 financial contribution towards the costs of implementing Policy 10 for example.

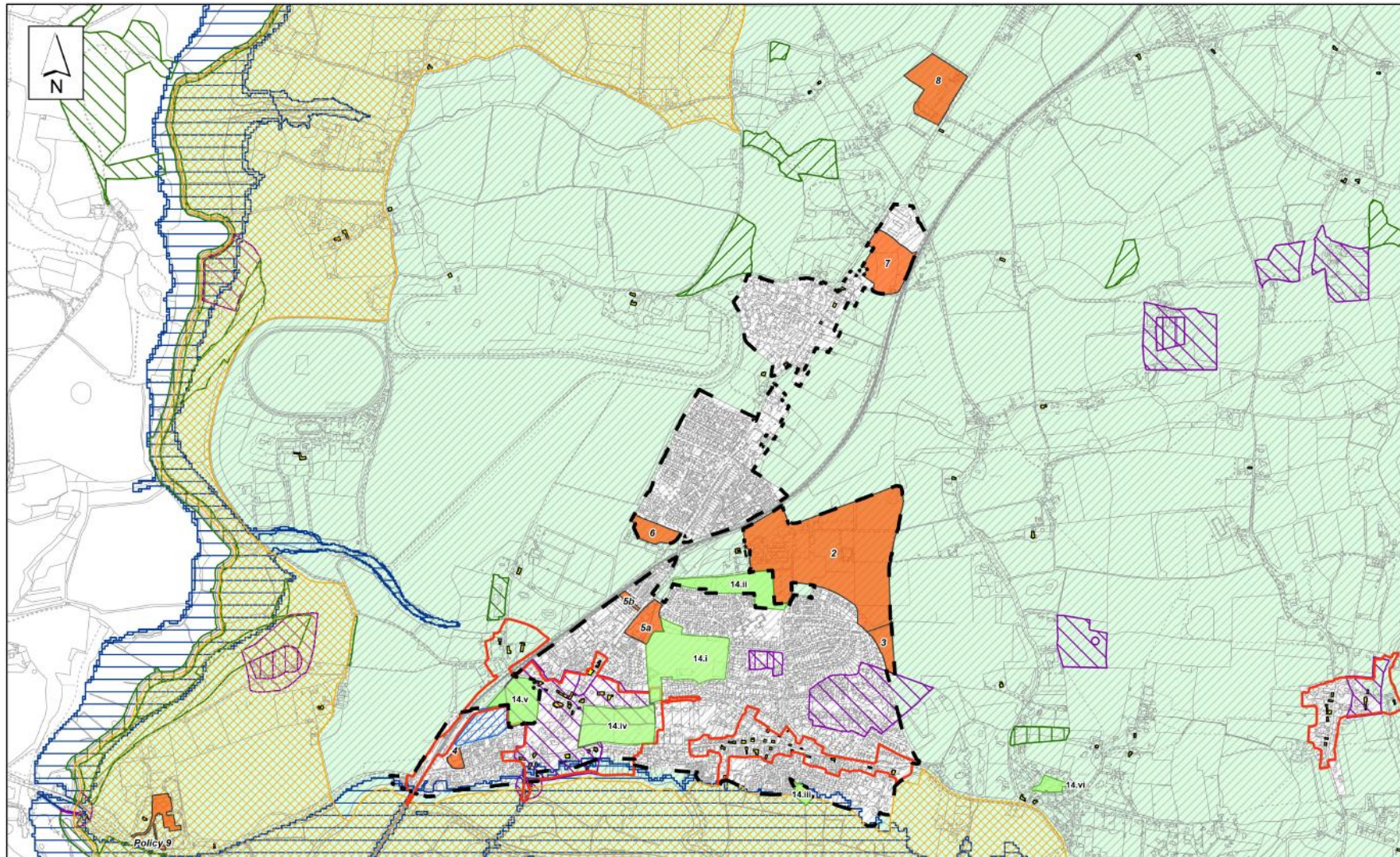
7.5 The Parish Council will wish to see sufficient infrastructure payments made by developers to fund local schools, health and utility services as a matter of course. However, it would like to express some preferences about contributions and spending in relation to other matters in the Parish, including:

- i). Contributions to the two new footbridges across the railway line, required to keep pedestrians safe and away from traffic pollution.
- ii). Investments in footpaths and cycle paths including Public Rights of Way to improve connectivity across the parish
- iii). Youth Club and Sports Pavilion facilities

7.6 The prioritisation and timing of these projects will be based on an assessment by the Parish Council of community need, viability and affordability and long-term community benefit and urgency.

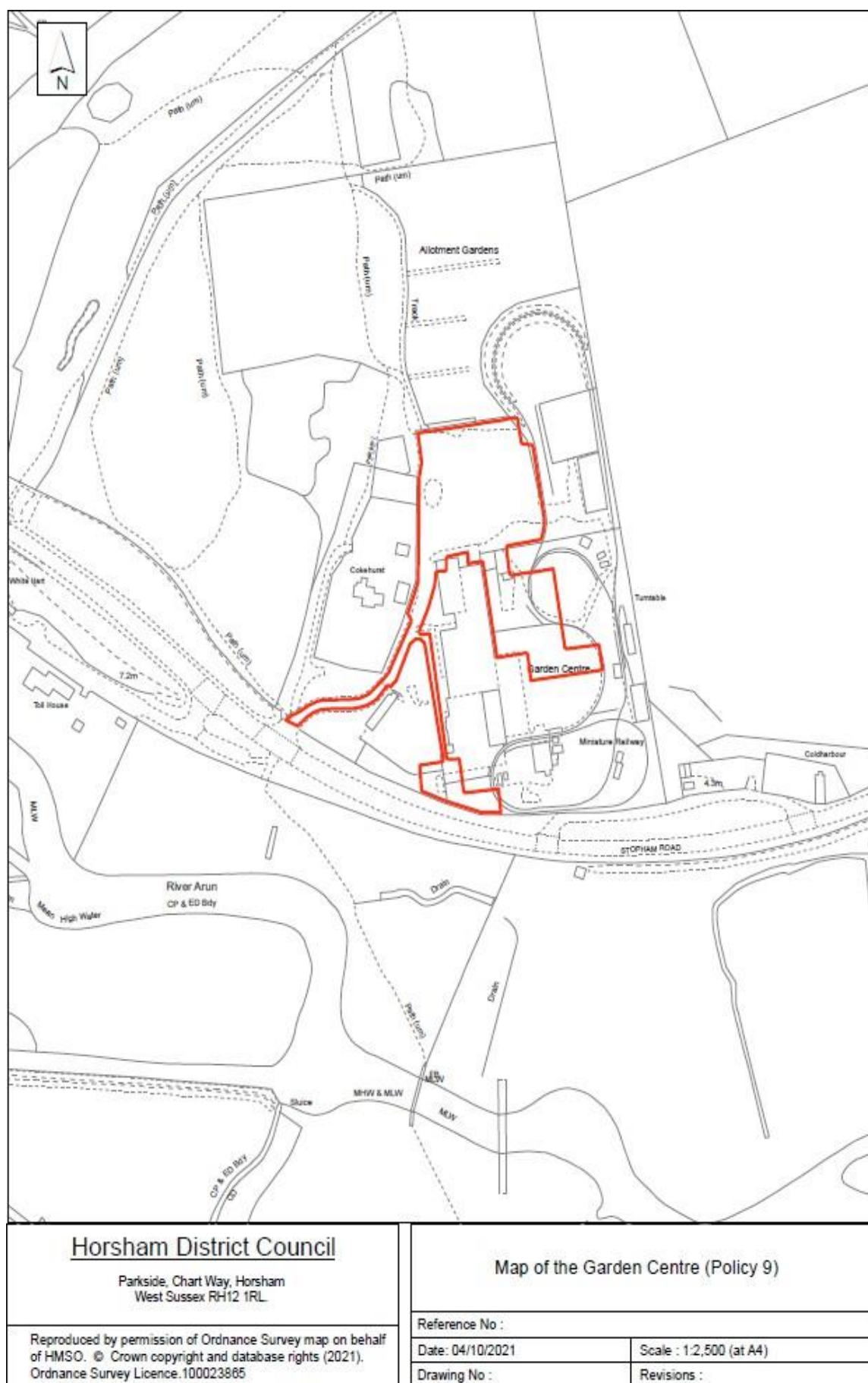


# POLICIES MAP



|                                                                                                                                                           |  |                                                                     |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------|--|
| <b>Horsham District Council</b><br>Albery House, Springfield Road,<br>Horsham, West Sussex, RH12 2GB                                                      |  | <b>Policies Map: Pulborough Neighbourhood Plan</b>                  |  |
| Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2025).<br>Ordnance Survey Licence AC0000620204. |  | Reference No :      Date : 06/10/2021      Scale : 1:12,500 (at A3) |  |
| Drawing No :      Drawn :      Checked :      Revisions : 08/05/2025                                                                                      |  |                                                                     |  |

## GARDEN CENTRE MAP



## EVIDENCE BASE DOCUMENTS

- National Planning Policy Framework, Feb 2019, (NPPF) Available at [www.gov.uk/government](http://www.gov.uk/government)
- Horsham District Planning Framework 2015 (HDPF) Available at [www.horsham.gov.uk](http://www.horsham.gov.uk)

The following are available for download from the Parish Council website [www.pulboroughparishcouncil.gov.uk/neighbourhoodplan.php](http://www.pulboroughparishcouncil.gov.uk/neighbourhoodplan.php)

- Pulborough Transport Plan 2010
- Pulborough Community Action Plan 2012 to 2015
- Pulborough Design Statement
- Pulborough Data Set
- Pulborough Housing Needs Survey 2011
- Nutbourne Village Design Statement 2006
- Brinsbury Centre of Rural Excellence Supplementary Planning Document
- Pulborough Neighbourhood Plan Stage 1 Report (Parts A & B)
- Pulborough Neighbourhood Plan Draft Sustainability Appraisal 2015
- Pulborough Neighbourhood Plan Site Assessments Report
- Pulborough Conservation Area Appraisal and Management Plan, January 2018
- Household Survey Results
- AECOM Housing Needs Assessment 2017
- Sewerage and Drainage Report 2019
- Sussex Biodiversity Record Centre Report 31/08/04
- Strategic Environmental Assessment (SEA) / Sustainability Appraisal / Environmental Report
- Habitats Regulations Assessment (HRA) including Appropriate Assessment (AA)
- SEA Non-technical Summary
- Background Papers (1-3) Heritage (Policy 2&3) April 2021
- EDP Briefing Note Geophysical Survey Report April 2016
- Habitats Regulations Assessment (HRA) Addendum – Water Quantity, Flow and Level June 2024