

Page no.	Section	Comments	SDNPA Recommendation
8	2. Planning policy context	<p>Planning policy context</p> <p>2.1 Should make clear that part of the Parish is in the South Downs National Park and that the SDNPA is the Local Planning Authority for this area. The two statutory purposes of the National Park should be upfront in this section as they are relevant to both land within the National Park and its setting:</p> <ol style="list-style-type: none"> 1. To conserve and enhance the natural beauty, wildlife and cultural heritage 2. To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public <p>It would also be helpful to make reference to the SDNPA National Park Partnership Management Plan 2014-2019 which is a material consideration in planning applications in the National Park.</p> <p>2.17 SDNPA will be consulting on the Local Plan – Preferred Options from the 2nd Sept to 28th Oct 2015.</p> <p>2.18 The draft SDNP Local Plan does not set any housing requirement for Pulborough as the settlement is outside the SDNP. However there are number of emerging policies which are relevant to parts of the Parish for example SD12 <i>Biodiversity & Geodiversity</i>, SD13 <i>International Sites</i>, SD18 <i>Transport and accessibility</i>, SD19 <i>Walking, Cycling and Equestrian Routes (includes safeguarded Pulborough-Petersfield disused railway)</i>, SD20 <i>Sustainable Tourism</i> and SD51 <i>Shops outside centres</i>.</p>	<p>Include reference to SDNPA as Local Planning Authority for part of neighbourhood area.</p> <p>Includes details of National Park statutory Purposes.</p> <p>Make reference to SDNPA Partnership Management Plan.</p> <p>Update details on emerging SDNP Local plan.</p>
26	4. Vision, Objectives	<p>Policy 2 & 3</p> <p>The fourth criteria of both these policies require a landscape buffer.</p>	<p>Revise criteria on design and landscaping requirements.</p>

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	& Land Use Policies	Landscape buffers are not a solution to poor design and should not be used to routinely screen new development where improved design which reflects local character would render this unnecessary. Where screening is necessary it should be consistent with the local landscape character in terms of hedgerow and woodland layout and pattern, as defined in relevant Landscape Character Assessments (for example the South Downs Integrated Landscape Assessment).	
28	Objectives & Land Use Policies	<p>Policy 6: Broomers Hill Industrial Estate</p> <p>This employment allocation should include provisions to protect the National Park setting. Development proposals at the site should conserve and where possible enhance the relative tranquillity in regards to lighting and dark night skies and ensure that future lighting avoids contributing to the level of background lighting emanating from this raised position.</p> <p>Established vegetation, hedgerows and trees should be conserved as they are likely to provide important wildlife corridors.</p> <p>See comments above regarding landscape buffers.</p>	<p>Include criteria in regards to lighting, dark night skies and conserving established vegetation, hedgerows and trees.</p> <p>Revise criteria on design and landscaping requirements.</p>
29	Objectives & Land Use Policies	<p>Policy 7: Toat Café: Stane Street</p> <p>This allocation should include provisions to protect the National Park setting. Albeit the distance from the National park, development proposals at the site could introduce lighting into an otherwise predominantly dark area adding to the level of background light particularly if it is a proposal for a hotel. Any proposal should conserve and where possible enhance the relative tranquillity in regards to lighting and dark night skies.</p>	<p>Include criteria in regards to lighting and dark night skies.</p> <p>Revise criteria on design and landscaping requirements.</p>

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		See comments above regarding landscape buffers.	
29	Objectives & Land Use Policies	<p>Policy 8: Pulborough Garden Centre, Stopham Road Pulborough Garden Centre is in the National Park and the policy regarding its use and potential expansion should therefore be carefully worded to protect the special qualities of the National Park.</p> <p>Any intensification at the site should make use of existing buildings and avoid extending into the open countryside. The primary purpose of the garden centre should remain the sale of plants and garden related projects.</p> <p>Emerging SDNP Local Plan policy SD51 <i>Shops Outside Centres</i> sets criteria for development at Garden Centres in the National Park. Consideration should be given to these criteria in the drafting of this policy.</p>	Revise policy wording
30	Objectives & Land Use Policies	<p>Policy 11: Tourism Development We welcome this policy which seeks to improve visitor facilities at Pulborough Station. Pulborough is one of the gateway stations to the National Park identified in the SDNPA Partnership Management Plan and proposals which enable enjoyment of the SDNP special qualities should be supported. It would be helpful if this policy also gave priority to movement by pedestrians and cyclists where appropriate.</p> <p>Emerging SDNP Local Plan policies SD18 & SD19 are relevant to this policy.</p>	Policy is welcome, recommend support is also given to measures which prioritise and improve pedestrian and cycle movement to and from the station and link into footpaths within the adjoining countryside. Improvements to signage for pedestrians and cyclists would also be helpful.
32	Objectives & Land Use Policies	<p>Policy 14: Design This policy would benefit from being split into 2 or more separate policies on design. For example one policy could address access & boundary treatment.</p> <p>Criteria viii on infrastructure and services would work better as its own</p>	Revise policy, split into two or more policies.

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		<p>policy.</p> <p>Criteria ii should also include a provision to reflect the Local Landscape Character Assessment.</p> <p>It would be helpful to include a map of PRoWs in support of criteria vi.</p> <p>There appears to be overlap and repetition between criteria x & xvii.</p> <p>The final criteria on proposals in the setting of SDNP should conserve and where possible enhance relative tranquillity, in relation to light pollution and dark night skies</p>	
	SEA SA	<p>As a general comment, the Sustainability Report gives insufficient recognition to the location of parts of the Parish in the National Park and references to the policy context of the South Downs National Park Authority are missing.</p> <p>Non-technical summary - para. 3 should acknowledge that parts of the parish are in the National Park. In these areas, the 2007 Horsham Local Plan will in time be replaced by the South Downs National Park Local Plan. Reference should also be made to the National Parks Vision and Circular and the SDNP Partnership Management Plan. These comments also apply to para 3.1 of the main report.</p> <p>Para. 7 should also include details of the nearby Mens SAC. The SDNP Local Plan HRA states that any development proposals within 7km of The Mens SAC (including windfall sites and sites not identified within the SDNPA Local Plan) have potential to result in likely significant effects upon the barbastelle bats of The Mens SAC via direct habitat loss or disturbances from lighting, noise and vibrations both during construction and operational phases of</p>	<p>Include greater reference to South Downs National Park.</p> <p>Includes details of South Downs National Park policy context.</p> <p>Include a policy in the neighbourhood plan or add to existing policy, requirement for bat survey and retention of key features such as foraging habitat and commuting routes as part of any appropriate</p>

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		<p>development. As Pulborough is within 7km of the Mens SAC, inclusion of additional policy or criteria addressing the need to undertake surveys and protect key features and habitat is recommended.</p> <p>Para. 9 of the non-technical summary and para.7.1 is inaccurate, there are also relevant strategic policies in the emerging SDNP Local Plan.</p> <p>Para. 7.2 of the main report refers to the Garden Centre being in the setting of the National Park – this is incorrect, the Garden Centre is in the National Park.</p> <p>We are aware that HDC will also be commenting on the SA / SEA, we concur with the comments regarding assessment of reasonable alternatives and providing details of individual sites.</p>	<p>application. The level and detail required will depend on the site and potential impact of the proposals.</p>