

Pulborough Neighbourhood Plan

Stage 1 Report – Part B: Community Evidence

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1 Introduction

1.1 Context

- 1.1.1 This report has been compiled jointly by Pulborough Parish Council and Pulborough Neighbourhood Plan Steering Group, Action in rural Sussex and rCOH Planning Consultants.
- 1.1.2 It is one of two reports (produced simultaneously) whose purpose is to provide an overview of the information and evidence which has been gathered by the above organisations as the first stage in the development of the Neighbourhood Plan.
- 1.1.3 The reporting at this stage has been separated into two distinct but inter-related documents. One of the documents (Part A) focuses on the planning policy context of the Plan area and the other (Part B) on the community engagement and evidence gathering activity which has occurred. Together these combine to provide the initial evidence framework within which the key issues affecting the Plan area may be identified.
- 1.1.4 **Stage 1 Report - Part A** – Provides an overview of the policy planning context for the designated Neighbourhood Plan area together with a brief summary of the priority issues identified through the community engagement and consultation process. More detail on the specific nature of the evidence which has been gathered and the approaches which have been employed to gather this information is set out in the Part B document.
- 1.1.5 **Stage 1 Report - Part B** – Focuses on outlining the community engagement and evidence gathering activity which has been undertaken to date. This provides a statistical summary of the Plan area, sets out the information gathered by the Neighbourhood Plan Steering Group and any sub-groups and provides details on consultations such as open days, community surveys and stakeholder events.
- 1.1.6 **Purpose of these reports:**
The purpose of the Stage 1 Reports is to provide a comprehensive summary record of the extensive work which has been undertaken as part of the initial phase of developing the Neighbourhood Development Plan. These provide the context against which a baseline of understanding may be developed, thereby allowing the identification of the existing and emerging issues which the Neighbourhood Plan should seek to address.
- 1.1.7 **Function of these reports:**
These reports outline the approaches which have been taken in order to gather information about the locality. Their functions are to:
- Outline what the Neighbourhood Plan can and cannot realistically achieve;

- Provide a summary of the activity undertaken and information captured as part of the first phase of the Plan's development;
- Ensure that those living in or adjacent to the designated Neighbourhood Plan area are made aware of the key issues identified in the first phase of consultation;
- To provide residents, stakeholders and statutory partners with robust evidence and a summary of the key issues in order to guide their future contributions to the Plan process;
- The information contained within the two report documents will be used as the basis for further consultation with the community, key stakeholders (including landowners, statutory bodies and utilities) and the Local Planning Authorities in order to establish how the challenges identified may be responded to by the Neighbourhood Plan.

2 Parish Character & Location

2.1 Parish Overview:

- 2.1.1 The Parish of Pulborough is located on the central western edge of Horsham District in the county of West Sussex. It is to the east of the confluence between the River Arun and the River Rother, along the northern periphery of the South Downs National Park. It is predominantly a rural area, with much of the land area being used for livestock grazing and horticulture. There is a limited amount of woodland coverage, particularly in the south of the parish.
- 2.1.2 The primary settlement in the Parish is the large village of Pulborough which is located along its southern boundary with the adjacent parishes of Coldwaltham and Parham. Other smaller settlements located in the parish are Codmore Hill; Marehill; North Heath which are effectively suburbs of Pulborough and Nutbourne which is clearly geographically separated and has its own identity.
- 2.1.3 Two main arterial roads run through the Parish. The A283 road runs east to west through the village of Pulborough in the south of the Parish and connects the village to Fittleworth in the west and Storrington in the east. The A29 runs north to south, again through Pulborough, connecting it to Billingshurst in the north and Coldwaltham in the south.
- 2.1.4 The Parish possesses a wide range of services including a public library, primary school, primary care centre, village hall, churches, shops and amenities. The parish is also the site of the Brinsbury Campus of Chichester College. Pulborough itself serves as a hub for the southern half of the Parish and smaller adjacent settlements. Residents in the northern half of the Parish have the option of travelling to nearby Billingshurst to access its services.
- 2.1.5 A railway station is located in the village of Pulborough, which provides linkages southwards and northwards to Billingshurst, Horsham and Crawley (Gatwick). This provides linkages to nearby urban centres and those further afield such as London, allowing many residents to commute to employment in these locations.

3 Selected Parish Statistics

The following statistics and evidence are primarily drawn from the 2011 Census. These are used to provide an overview of the current status of the community. Other sources of data or information are acknowledged where applicable.

3.1 Demographics

3.1.1 The usual resident population of the Parish is 5,206 people¹ (2,495 male, 2,711 female). Of these:

- 828 People aged 15 and under (15.9% of Parish population compared to 18.7% across the District and 19% across England)
- 3,176 People aged 16 to 64 (61.0% of Parish population compared to 61.9% across the District and 65% across England)
- 1,202 People aged 65 and over (23.1% of Parish population compared to 19.4% across the District and 16% across England)

Table 1 - Age structure of Parish

Age band	Parish Figure 2011 (number and %)	District Figure 2011 (number and %)	England Figure 2011 (number and %)
0 to 15	828 (15.9%)	24,543 (18.7%)	10,022,836 (18.9%)
16 to 24	420 (8.1%)	11,864 (9.0%)	6,284,760 (11.9%)
25 to 44	1,202 (23.1%)	31,100 (23.7%)	14,595,152 (27.5%)
45 to 64	1,554 (29.9%)	38,224 (29.1%)	13,449,179 (25.4%)
65+	1,202 (23.1%)	25,570 (19.5%)	8,660,529 (16.3%)
All Usual Residents	5,206	131,301	53,012,456

3.2 Economic status of residents²

3.2.1 Of the 5,206 usual residents of the Parish, 3,779 were aged between 16 and 74 (the standard age-bands used for ONS assessment of economic activity, see footnote below).

- 2,703 (71.5%) of whom were economically active*:
 - 1,393 were Employed full-time (36.9% compared to 40.3% across District)

¹

http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11127735&c=pu_lborough&d=16&e=62&g=6474487&i=1001x1003x1032x1004&m=0&r=1&s=1414141751650&enc=1&dsFamilyId=2474

²

http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11127735&c=pu_lborough&d=16&e=62&g=6474487&i=1001x1003x1032x1004&m=0&r=1&s=1414141751650&enc=1&dsFamilyId=2484

- 521 were Employed part-time (13.8% compared to 14.8% across District)
- 604 were Self-employed (16.0% compared to 12.9% across District)
- 106 were Unemployed (2.8% compared to 2.7% across District)
- 79 were Full-time students (2.1% compared to 2.7% across District)

**Economically Active - All people usually resident in the area at the time of the 2011 Census aged 16 to 74 and who were economically active (either in employment, or not in employment but seeking work and ready to start work within two weeks, or waiting to start a job already obtained). As defined by ONS (2014).*

- 1,076 (28.5%) of whom were economically inactive*:
 - 642 were Retired (17.0% compared to 15.5% across District)
 - 126 were Students (3.3% compared to 3.5% across District)
 - 169 were Looking after home or family (4.5% compared to 4.2% across District)
 - 89 were Long-term sick or disabled (2.4% compared to 2.2% across District)
 - 50 were classified as Other (1.3% compared to 1.3% across District)

**Economically Inactive - All people usually resident in the area at the time of the 2011 Census aged 16 to 74, who were economically inactive (anyone who was not in employment and did not meet the criteria to be classified as unemployed). As defined by ONS (2014).*

3.3 Occupations³

3.3.1 Of the 2,578 residents in the Parish in employment and aged between 16 and 74:

- 346 were Managers, Directors and Senior Officials (13.4% compared to 14.1% across the District).
- 408 were Professional Occupations (15.8% compared to 19.1% across the District).
- 322 were Associate Professional and Technical Occupations (12.5% compared to 14.8% across the District).
- 295 were Administrative and Secretarial Occupations (11.4% compared to 11.8% across the District).
- 375 were Skilled Trades Occupations (14.5% compared to 11.1% across the District).
- 272 were Caring, Leisure and Other Service Occupations (10.7% compared to 9.7% across the District).
- 181 were Sales and Customer Service Occupations (7.0% compared to 6.9% across the District).
- 139 were Process, Plant and Machine Operatives (5.4% compared to 4.3% across the District).

³

[http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11127735&c=pu
lborough&d=16&e=62&g=6474487&i=1001x1003x1032x1004&m=0&r=1&s=1414141751666&enc=1&
dsFamilyId=2541](http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11127735&c=pu
lborough&d=16&e=62&g=6474487&i=1001x1003x1032x1004&m=0&r=1&s=1414141751666&enc=1&
dsFamilyId=2541)

- 240 were in Elementary Occupations (9.3% compared to 8.1% across the District).

3.4 Qualifications & Skills⁴

3.4.1 Of the 4,378 usual residents in the parish aged 16 and over:

- 824 possessed no qualifications (18.8% compared to 19.5% across the District).
- 611 possessed Level 1 qualifications⁵ (14.0% compared to 11.6% across the District).
- 797 possessed Level 2 qualifications⁶ (18.2% compared to 15.9% across the District).
- 157 possessed Apprenticeship qualifications⁷ (3.6% compared to 3.4% across the District).
- 568 possessed Level 3 qualifications⁸ (13.0% compared to 12.8% across the District).
- 1,223 possessed Level 4 and above qualifications⁹ (27.9% compared to 32.4% across the District).
- 198 possessed Other qualifications¹⁰ (4.5% compared to 4.4% across the District).

4

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11127735&c=pu%20borough&d=16&e=62&g=6474487&i=1001x1003x1032x1004&m=0&r=1&s=1414141751666&enc=1&dsFamilyId=2536>

⁵ Level 1 qualifications cover: 1-4 O Levels/CSE/GCSEs (any grades), Entry Level, Foundation Diploma, NVQ level 1, Foundation GNVQ, Basic/Essential Skills.

⁶ Level 2 qualifications cover: 5+ O Level (Passes)/CSEs (Grade 1)/GCSEs (Grades A*-C), School Certificate, 1 A Level/ 2-3 AS Levels/VCEs, Intermediate/Higher Diploma, Welsh Baccalaureate Intermediate Diploma, NVQ level 2, Intermediate GNVQ, City and Guilds Craft, BTEC First/General Diploma, RSA Diploma 13 Apprenticeship.

⁷ All people usually resident in the area at the time of the 2011 Census aged 16 and over whose highest qualification attained was Apprenticeship.

⁸ Level 3 Qualifications cover: 2+ A Levels/VCEs, 4+ AS Levels, Higher School Certificate, Progression/Advanced Diploma, Welsh Baccalaureate Advance Diploma, NVQ Level 3; Advanced GNVQ, City and Guilds Advanced Craft, ONC, OND, BTEC National, RSA Advanced Diploma.

⁹ Level 4 and above qualifications cover: Degree (BA, BSc), Higher Degree (MA, PhD, PGCE), NVQ Level 4-5, HNC, HND, RSA Higher Diploma, BTEC Higher level, Professional Qualifications (Teaching, Nursing, Accountancy).

¹⁰ Vocational/Work-related Qualifications, Foreign Qualifications (Not stated/ level unknown).

3.5 Industry of employment¹¹

3.5.1 The 2,578 usual residents aged between 16 and 74 in employment are employed in the following industries:

Table 2 - Industry of Employment

Industry	Parish Figure 2011 (number and %)	District Figure 2011 (number and %)
Agriculture, Forestry and Fishing	60 (2.3%)	799 (1.2%)
Mining and Quarrying	6 (0.2%)	94 (0.1%)
Manufacturing	198 (7.7%)	5,031 (7.6%)
Electricity, Gas, Steam and Air Conditioning Supply	8 (0.3%)	314 (0.5%)
Water Supply	11 (0.4%)	394 (0.6%)
Construction	219 (8.5%)	5,081 (7.7%)
Wholesale & Retail Trade	438 (17.0%)	10,195 (15.4%)
Transport & Storage	127 (4.9%)	4,047 (6.1%)
Accommodation and Food Service Activities	113 (4.4%)	2,762 (4.2%)
Information and Communication	94 (3.6%)	3,222 (4.9%)
Financial and Insurance Activities	115 (4.5%)	4,074 (6.1%)
Real Estate Activities	43 (1.7%)	1,194 (1.8%)
Professional, Scientific and Technical Activities	206 (8.0%)	5,506 (8.3%)
Administrative and Support Service Activities	154 (6.0%)	3,738 (5.6%)
Public Administration and Defence	98 (3.8%)	2,948 (4.4%)
Education	235 (9.1%)	6,390 (9.6%)
Human Health and Social Activities Work	263 (10.2%)	6,742 (10.2%)
Arts, Entertainment and Recreation	175 (6.8%)	3,616 (5.5%)
Activities of Householders as employers	14 (0.5%)	121 (0.2%)
Activities of Extraterritorial Organisations and Bodies	1 (0.03%)	31 (0.05%)

11

[http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11127735&c=pu
lborough&d=16&e=62&g=6474487&i=1001x1003x1032x1004&m=0&r=1&s=1414141751666&enc=1&
dsFamilyId=2538](http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11127735&c=pu
lborough&d=16&e=62&g=6474487&i=1001x1003x1032x1004&m=0&r=1&s=1414141751666&enc=1&
dsFamilyId=2538)

3.6 Housing¹²

3.6.1 There are 2,302 households located within the Parish. Of these:

- 1,645 (71.5%) are owner-occupied:
 - 870 were owner-occupier households, owned outright (37.8% compared to 37.3% across the District)
 - 768 were owner-occupier households, owned with a mortgage or loan (33.4% compared to 37.2% across the District).
 - 7 were Shared Ownership (0.3% compared to 0.7% across the District).
- 614 (26.7%) are rented:
 - 45 were Social Rented from Council (2.0% compared to 1.2% across the District).
 - 300 were Social Rented Other (13.0% compared to 10.3% across the District).
 - 269 were Privately rented (11.7% compared to 11.8% across the District).
- 43 were Living Rent Free (1.9% compared to 1.5% across the District).

**A household is defined as one person living alone, or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room, sitting room or dining area. As defined by ONS (2014).*

3.6.2 There are 2,394 dwellings located within the Parish. Of these:

- 964 are Detached housing (40.3% compared to 38.6% across the District)
- 538 are Semi-detached housing (22.5% compared to 26.5% across the District)
- 416 are Terraced housing (17.4% compared to 17.0% across the District)
- 471 are Flats/apartments (19.7% compared to 17.2% across the District)
- 5 are Caravans or other Mobile or Temporary Structures (0.2% compared to 0.7% across the District).

**A dwelling is a unit of accommodation with all rooms, including kitchen, bathroom and toilet behind a door that only that household can use. As defined by ONS (2014).*

¹²

[http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11127735&c=pu
lborough&d=16&e=62&g=6474487&i=1001x1003x1032x1004&m=0&r=1&s=1414141751650&enc=1&
dsFamilyId=2481](http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11127735&c=pu
lborough&d=16&e=62&g=6474487&i=1001x1003x1032x1004&m=0&r=1&s=1414141751650&enc=1&
dsFamilyId=2481)

3.7 Transport¹³

3.7.1 Of the 2,302 households:

- 239 households had no car or van (10.4% compared to 11.8% across the District and 25.8% across England)
- 967 households had 1 car or van (42.0% compared to 39.6% across the District and 42.2% across England)
- 797 households had 2 cars or vans (34.6% compared to 35.5% across the District and 24.7% across England)
- 223 households had 3 cars or vans (9.7% compared to 9.1% across the District and 5.5% across England)
- 76 households had 4 or more cars or vans (3.3% compared to 4.0% across the District and 1.9% across England)

3.8 Health¹⁴

3.8.1 Of the 5,206 usual residents of the Parish classified as having the following health status:

- 2,411 were in Very Good health (46.3% compared to 50.6% across the District)
- 1,897 were in Good health (36.4% compared to 34.8% across the District)
- 662 were in Fair health (12.7% compared to 11.1% across the District)
- 185 were in Bad health (3.6% compared to 2.7% across the District)
- 51 were in Very Bad health (1.0% compared to 0.8% across the District).

3.9 Biodiversity¹⁵

3.9.1 The South Downs National Park covers approximately 20% of the Parish's land area, primarily consisting of a zone running north to south inside the western edge and in a small zone south of Lower Street.

3.9.2 3 Sites of Special Scientific Interest exist within the Parish:

- Marehill Quarry SSSI
- Park Farm Cutting SSSI
- Upper Arun SSSI

¹³

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11127735&c=pu&d=16&e=62&g=6474487&i=1001x1003x1032x1004&m=0&r=1&s=1414141751650&enc=1&dsFamilyId=2483>

¹⁴

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11127735&c=pu&d=16&e=61&g=6474487&i=1001x1003x1032x1004&m=0&r=1&s=1414142098166&enc=1&dsFamilyId=2503>

¹⁵ <http://magic.defra.gov.uk/>

- 3.9.3 No Areas of Outstanding Natural Beauty exist within the Parish.
- 3.9.4 No Local Nature Reserves exist within the Parish.
- 3.9.5 The Parish contains areas identified by Natural England as Priority Habitats and are subject to Habitat Action Plans:
- 4 small areas of Undetermined Grassland Priority Habitat located north of Heathcote in the north east corner of the Parish, opposite Toat Café in the centre of the Parish and 2 areas in the south west of the Parish with 1 located each side of the Sluice just north of Old Place.
 - Several areas of Coastal and Floodplain Grazing Marsh Priority Habitat located along a majority of the southern border with Coldwaltham Parish and West Chiltington Parish. Areas along the full extent of the boundary with Wisborough Green Parish in the north west of the Parish.
 - Thirteen areas of Traditional Orchard Priority Habitat with the greatest number (6) being located in the south east quarter of the Parish to the east of Pulborough. A further 2 are located east of the Nursery on Gay Street Lane. One is at Pythingdean Manor, one at Pallingham Lock Farm, one at Poplar Fruit Farm and one at Chichester College (Brinsbury).
 - Numerous areas of Deciduous Woodland Priority Habitat located in small pockets spread right across the Parish. The greatest concentrations are around Roper's Farm in the south east, north and south of Wiltshire's Farm, east and west of Ham Copse, north east of Toat Farm and at Little Wood.
- 3.9.6 The following areas are subject to an Environmental Stewardship Agreement:
- 16 areas have Entry Level Stewardship Agreements concentrated: east and west of Broomershill; south of Poplar Fruit Farm; a large portion of the area surrounding Brinsbury College in the north of the Parish.
 - 7 areas have Entry Level plus Higher Level Stewardship Agreements primarily concentrated around: the area south of Lower Street adjacent to the boundary with Parham Parish; the area between Pythingdean Manor and Wiltshire's Farm; the area north of Tullen's Toat extending northwards to the boundary with Billingshurst Parish.
- 3.9.7 The following areas are in Woodland Grant Scheme 1:
- Borough Farm; east of Beedings Farm; Combeland Hangar; Parson's Field; Pythingdean Manor and Little Wood.
- 3.9.8 The following areas are in Woodland Grant Scheme 2:
- Pickhurst and Thorn Common.
- 3.9.9 The following areas are in Woodland Grant Scheme 3:

- East of Stallhouse Farm; Little Wood and Blake Wood; Pythingdean Manor; Underley Copse; East of Codmore Hill and New Place Farm; Stileplace Farm and Roper's Farm.

3.10 Heritage¹⁶

- 3.10.1 Roman Britain - Pulborough is located in an area well known for its Roman archaeology. The medieval and the modern are situated on Stane Street, the Chichester-London Roman road built in around 50 AD. There is believed to have been a Roman posting station at Hardham, approximately 1.75 km south of Pulborough. All that remains of the Romans in the village is hidden beneath our feet. (Roman Barrow at Broomershill, Romano-British villa Borough Farm).
- 3.10.2 11th-15th Century - Pulborough was mentioned as Poleburgh in the Domesday Book of 1086, and is recorded as having a manor, 66 households and 2 churches. A bridge crossing the River Arun was recorded at Stopham in 1309; the medieval bridge still standing by the White Hart Pub dates from 1423. During this period Pulborough village is believed to have had a ferry crossing near Swan Corner as an alternative route across the river.
- 3.10.3 15th Century onwards - St Mary's Church is situated on the brow of Church Hill, north on the A29. A church in Pulborough is mentioned in 1086, but the earliest part of the present church is dated at around 1200 in the reign of King John. The church font, made of Purbeck Marble on a base of sandstone, dates from the early 12th century; it may have survived from the original Church. St Mary's and Church Lane are part of a larger conservation area.
- 3.10.4 The river Arun played a great role in the economy of the area. The navigable reach was extended to Stopham Bridge in the 16thC and then to Pallingham Lock by 1637. Wharfs and warehouses were recorded in the 18th Century - the first reliably identified bridge over the river at Swan Corner was built in 1785. Repairs to the bridge in 1829 discovered the remains of an ancient ferry. In the 18th century Pulborough was recorded as having 6 Inns providing stabling and guest beds. Only the Oddfellows Inn (now Arms) remains in Lower Street. A poor house existed by the early 18th century and was located east of Hennings on Lower Street.
- 3.10.5 The Coldwaltham Cut was authorised in 1785, avoiding the sinuous river between Greatham and Pulborough. Its tunnel at Hardham, charging 9d a ton, did not appear to adversely affect Pulborough, although the turnpiking of roads was a disadvantage to the village. The Arun Navigation Company transferred barge making to Pallingham Lock in 1804. The Wey and Arun Canal never lived up to its expectations and the arrival of the Railway in 1859 sent the canal into terminal decline. The railway also brought about the end of coaching, but facilitated the opening of Railway Hotel and the Cattle Market. (NB) The Station is Grade 2 listed.

¹⁶ <http://magic.defra.gov.uk/>

3.10.6 The English Heritage classification of Listed Buildings shows that the Parish of Pulborough contains the following Grade I listed buildings and structures including:

- STOPHAM BRIDGE, PETWORTH ROAD, Pulborough, Horsham, West Sussex I
- THE PARISH CHURCH OF ST MARY, CHURCH PLACE, Pulborough, Horsham, West Sussex I

3.10.7 Grade II Listed:

- COKEHURST, PETWORTH ROAD, Pulborough, Horsham, West Sussex II
- THE WHITE HART PUBLIC HOUSE, PETWORTH ROAD, Pulborough, Horsham, West Sussex II
- CHEQUERS HOTEL, RECTORY LANE, Pulborough, Horsham, West Sussex II
- STABLES, GRANARY AND DOVECOT OF THE RECTORY TO SOUTH EAST OF THE HOUSE, RECTORY LANE, Pulborough, Horsham, West Sussex II
- RECTORY LODGE, RECTORY LANE, Pulborough, Horsham, West Sussex II
- LAVENDER HILL, RECTORY LANE, Pulborough, Horsham, West Sussex II
- ORANGE TREE COTTAGE, RECTORY LANE, Pulborough, Horsham, West Sussex II
- LAUREL COTTAGE, STALL HOUSE LANE, Pulborough, Horsham, West Sussex II
- BARN AT MILL FARM TO SOUTH WEST OF THE HOUSE, STREAM LANE, NUTBOURNE, Pulborough, Horsham, West Sussex II
- STREAM FARM COTTAGE, STREAM LANE, Pulborough, Horsham, West Sussex II
- THE WHITE HOUSE, THE STREET, NUTBOURNE, Pulborough, Horsham, West Sussex II
- ATMYRES FARMHOUSE, THE STREET, NUTBOURNE, Pulborough, Horsham, West Sussex II
- EBSWORTH, THE STREET, NUTBOURNE, Pulborough, Horsham, West Sussex II
- PICKHURST, TOAT LANE, Pulborough, Horsham, West Sussex II
- TOAT FARMHOUSE, TOAT LANE, Pulborough, Horsham, West Sussex II
- THE MILL HOUSE AT HEATH MILL, WEST CHILTINGTON ROAD, Pulborough, Horsham, West Sussex II
- THE FORMER MILL BUILDING AT HEATH MILL, WEST CHILTINGTON ROAD, Pulborough, Horsham, West Sussex II
- MIDDLE MARE COTTAGE, WEST MARE LANE, MARE HILL, Pulborough, Horsham, West Sussex II
- COOMBELANDS, COOMBELANDS LANE, Pulborough, Horsham, West Sussex II
- BARN AT PYTHINGDEAN HOUSE, COOMBELANDS LANE, Pulborough, Horsham, West Sussex II
- HOUSE FARMHOUSE, COOMBELANDS LANE, Pulborough, Horsham, West Sussex II
- UPPER JORDANS FARMHOUSE, GAY STREET LANE, Pulborough, Horsham, West Sussex II
- STILE PLACE FARMHOUSE AND BARNS, GAY STREET LANE, Pulborough, Horsham, West Sussex II
- TWO BARNS AT STILE PLACE FARM TO THE SOUTH EAST AND NORTH EAST OF THE HOUSE, GAY STREET LANE, Pulborough, Horsham, West Sussex II
- CODMORE HILL FARMHOUSE, HILL FARM LANE, Pulborough, Horsham, West Sussex II
- MOUNT FARMHOUSE, HILL FARM LANE, Pulborough, Horsham, West Sussex II

- THE FIVE BELLS INN, LONDON ROAD, Pulborough, Horsham, West Sussex II
- STANE STREET HOLLOW, LONDON ROAD, Pulborough, Horsham, West Sussex II
- MULBERRY HOUSE, LONDON ROAD, Pulborough, Horsham, West Sussex II
- FORGE COTTAGES, 5 AND 7, LOWER STREET, Pulborough, Horsham, West Sussex II
- 15, LOWER STREET, Pulborough, Horsham, West Sussex II
- 73, 75 AND 79, LOWER STREET, Pulborough, Horsham, West Sussex II
- 109 AND 111, LOWER STREET, Pulborough, Horsham, West Sussex II
- 147, LOWER STREET, Pulborough, Horsham, West Sussex II
- 50, LOWER STREET, Pulborough, Horsham, West Sussex II
- LLOYDS BANK, 62, LOWER STREET, Pulborough, Horsham, West Sussex II
- CEDAR COTTAGE, 76, LOWER STREET, Pulborough, Horsham, West Sussex II
- COURT COTTAGE, MOAT LANE, Pulborough, Horsham, West Sussex II
- WHITEHALL COTTAGE, PICKHURST LANE, Pulborough, Horsham, West Sussex II
- GENNETTS FARMHOUSE, BEEDINGS LANE, Pulborough, Horsham, West Sussex II
- WESTLANDS FARMHOUSE, BEEDING'S LANE, Pulborough, Horsham, West Sussex II
- SNAPE FARMHOUSE, BLACKGATE LANE, Pulborough, Horsham, West Sussex II
- BROOK HOUSE, BROOMERSHILL LANE, Pulborough, Horsham, West Sussex II
- BISHOPS COTTAGE, CHURCH HILL, Pulborough, Horsham, West Sussex II
- THE LYCH GATE AT THE NORTH EAST CORNER OF THE CHURCHYARD, CHURCH PLACE, Pulborough, Horsham, West Sussex II
- ANCASTER HOUSE, 2, CHURCH PLACE, Pulborough, Horsham, West Sussex II
- OLD PLACE MANOR, COOMBELANDS LANE, Pulborough, Horsham, West Sussex II
- NAGS COTTAGE, COOMBELANDS LANE, Pulborough, Horsham, West Sussex II
- MIDDLE FARM BARN, Pulborough, Horsham, West Sussex II
- CHURCH COTTAGE, CHURCH PLACE, Pulborough, Horsham, West Sussex II
- GREENWAYS, BARN HOUSE LANE, Pulborough, Horsham, West Sussex II
- MONNS FARMHOUSE, BEEDINGS LANE, Pulborough, Horsham, West Sussex II
- BARN AT BEEDINGS FARM TO SOUTH WEST OF THE HOUSE, BEEDING'S LANE, Pulborough, Horsham, West Sussex II
- HOLMESTREET FARMHOUSE, BROOMERSHILL LANE, MAREHILL, Pulborough, Horsham, West Sussex II
- WEST BROOMERSHILL FARMHOUSE, BROOMERSHILL LANE, Pulborough, Horsham, West Sussex II
- BROXBURY, BROOMERSHILL LANE, Pulborough, Horsham, West Sussex II
- CHAPEL IN THE GARDEN AND TO THE NORTH EAST OF CHURCH HOUSE, CHURCH PLACE, Pulborough, Horsham, West Sussex II
- 3A, CHURCH PLACE, Pulborough, Horsham, West Sussex II
- ARCHWAY AND GARDEN WALL AT NEW PLACE MANOR TO SOUTH EAST OF THE HOUSE, LONDON ROAD, NEW PLACE MANOR, Pulborough, Horsham, West Sussex II
- A V CORDEN CHEMIST, 1, LOWER STREET, Pulborough, Horsham, West Sussex II
- THE COACH HOUSE, 13, LOWER STREET, Pulborough, Horsham, West Sussex II
- PULBOROUGH HOUSE, 91 AND 93, LOWER STREET, Pulborough, Horsham, West Sussex II
- BYRNE COTTAGE, 125, LOWER STREET, Pulborough, Horsham, West Sussex II
- 145, LOWER STREET, Pulborough, Horsham, West Sussex II
- 155, AND 157, LOWER STREET, Pulborough, Horsham, West Sussex II
- CHARLES HENNING'S STORES, LOWER STREET, Pulborough, Horsham, West Sussex II
- WALNUT TREE HOUSE, 66, LOWER STREET, Pulborough, Horsham, West Sussex II
- 72, LOWER STREET, Pulborough, Horsham, West Sussex II

- MILL FARMHOUSE, STREAM LANE, NUTBOURNE, Pulborough, Horsham, West Sussex II
- STREAM FARMHOUSE, STREAM LANE, NUTBOURNE, Pulborough, Horsham, West Sussex II
- MOLE END, THE STREET, NUTBOURNE, Pulborough, Horsham, West Sussex II
- THE RISING SUN INN, THE STREET, NUTBOURNE, Pulborough, Horsham, West Sussex II
- HOBBS, THE STREET, NUTBOURNE, Pulborough, Horsham, West Sussex II
- NUTBOURNE WINDMILL, THE STREET, NUTBOURNE, Pulborough, Horsham, West Sussex II
- WHITE COTTAGE, TOAT LANE, Pulborough, Horsham, West Sussex II
- HAM FARMHOUSE, TOAT LANE, Pulborough, Horsham, West Sussex II
- OUTBUILDING TO SOUTH OF TOAT FARMHOUSE, TOAT LANE, Pulborough, Horsham, West Sussex II
- HILLSIDE, WEST MARE LANE, MARE HILL, Pulborough, Horsham, West Sussex II
- KINGS, WEST MARE LANE, MARE HILL, Pulborough, Horsham, West Sussex II
- HULLS FARMHOUSE, WEST CHILTINGTON ROAD, Pulborough, Horsham, West Sussex II
- THE MANOR HOUSE, THE STREET, NUTBOURNE, Pulborough, Horsham, West Sussex II
- THE WHITE HORSE INN, MARE HILL ROAD, Pulborough, Horsham, West Sussex II
- CHERRY TREE COTTAGE, PICKHURST LANE, Pulborough, Horsham, West Sussex II
- PARK FARMHOUSE, PETWORTH ROAD, Pulborough, Horsham, West Sussex II
- THE MONERIEFF BARN, LOWER STREET, Pulborough, Horsham, West Sussex II
- WILLOW COTTAGE, 19, LOWER STREET, Pulborough, Horsham, West Sussex II
- WHITE COTTAGE, LONDON ROAD, Pulborough, Horsham, West Sussex II
- FORGE COTTAGE, LONDON ROAD, Pulborough, Horsham, West Sussex II
- SHEPHERDS COTTAGE, LONDON ROAD, Pulborough, Horsham, West Sussex II
- THE PRESBYTERY (BROADVIEW), CHURCH PLACE, Pulborough, Horsham, West Sussex II
- WANSEY'S FARMHOUSE, BEEDING'S LANE, Pulborough, Horsham, West Sussex II
- PULBOROUGH BRIDGE, BOGNOR REGIS ROAD, Coldwaltham, Horsham, West Sussex II
- CHURCH HOUSE, 1, CHURCH PLACE, Pulborough, Horsham, West Sussex II
- 4, CHURCH PLACE, Pulborough, Horsham, West Sussex II
- PYTHINGDEAN FARM HOUSE, COOMBELANDS LANE, Pulborough, Horsham, West Sussex II
- WAYSIDE, LONDON ROAD, Pulborough, Horsham, West Sussex II
- CODMORE HOUSE, LONDON ROAD, Pulborough, Horsham, West Sussex II
- MILL HOUSE, LONDON ROAD, Pulborough, Horsham, West Sussex II
- MALT HOUSE COTTAGE, 21, LOWER STREET, Pulborough, Horsham, West Sussex II
- THE ODDFELLOWS ARMS, LOWER STREET, Pulborough, Horsham, West Sussex II
- HENLEYS, 127, LOWER STREET, Pulborough, Horsham, West Sussex II
- THE WHITE COTTAGE Listing THE WHITE COTTAGE, 52, LOWER STREET, Pulborough, Horsham, West Sussex II
- 68 AND 68A, LOWER STREET, Pulborough, Horsham, West Sussex II
- UPPER NASH COTTAGES, NUTBOURNE LANE, Pulborough, Horsham, West Sussex II
- COLDHARBOUR, PETWORTH ROAD, Pulborough, Horsham, West Sussex II
- NORTH HEATH FARMHOUSE, BEEDING'S LANE, Pulborough, Horsham, West Sussex II
- BEEDINGS FARMHOUSE, BEEDING'S LANE, Pulborough, Horsham, West Sussex II
- BROOMERSHILL HOUSE, BROOMERSHILL LANE, Pulborough, Horsham, West Sussex II

- SADDLERS, HORNCROFT AND OLD TIMBERS, CHURCH HILL, PULBOROUGH, Pulborough, Horsham, West Sussex II
- PREMISES OCCUPIED BY PULBOROUGH MOTORS AND WEST SUSSEX TYRE SERVICE: PULBOROUGH MOTORS, STATION ROAD, Pulborough, Horsham, West Sussex II
- DROVERS, THE STREET, NUTBOURNE, Pulborough, Horsham, West Sussex II
- LONGPLATT, THE STREET, NUTBOURNE, Pulborough, Horsham, West Sussex II
- THE MILL HOUSE AT NUTBOURNE MILL, THE STREET, NUTBOURNE, Pulborough, Horsham, West Sussex II
- LITTLE THATCH, TOAT LANE, Pulborough, Horsham, West Sussex II
- THE TOAT MONUMENT, TOAT LANE, Pulborough, Horsham, West Sussex II
- WEST MARE, WEST MARE LANE, MARE HILL, Pulborough, Horsham, West Sussex II
- HILL FARM BARN, HILL FARM LANE, CODMORE HILL, Pulborough, Horsham, West Sussex II
- Pulborough Signal Box, Pulborough Station, Station Road, Pulborough, West Sussex, RH20 1AH, Pulborough, Horsham, West Sussex II

3.10.8 Grade II* Listed:

- THE RECTORY, RECTORY LANE, Pulborough, Horsham, West Sussex II*
- NEW PLACE MANOR, LONDON ROAD, Pulborough, Horsham, West Sussex II*
- THE OLD HOUSE, CHURCH HILL, Pulborough, Horsham, West Sussex II*
- OLD PLACE, COOMBELANDS LANE, Pulborough, Horsham, West Sussex II*

3.10.9 Scheduled:

- Old Swan Bridge, Pulborough, Horsham, West Sussex
- Stopham Bridge, Pulborough, Horsham, West Sussex
- Roman barrow at Broomershill, 200m south east of Brocks Rew Farm, Pulborough, Horsham, West Sussex
- Romano-British villa at Borough Farm, Pulborough, Horsham, West Sussex
- Motte and Bailey castle in Pulborough Park, Pulborough, Horsham, West Sussex

3.10.10 Scheduled Monuments:

- 6 Scheduled Monuments exist in the Parish:
 - Medieval moated site off of Moat Lane
 - Motte and Bailey castle in Pulborough Park
 - Old Swan Bridge (Pulborough)
 - Roman barrow at Broomershill, 200m south east of Brocks Rew Farm
 - Romano-British villa at Borough Farm
 - Stopham Bridge

3.10.11 Registered Parks and Gardens:

- None exist in the Parish.

3.10.12 Registered Battlefields:

- None exist in the Parish.

4 Community Engagement

- 4.1.1 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.
- 4.1.2 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.
- 4.1.3 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 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 Meeting (May 8th)
 - Exhibiting at Pulborough EXPO (May 17th), a community event showcasing local clubs and societies.
 - Exhibiting at monthly Village Markets.
 - 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.

5 Community Consultation

5.1 Working Groups

5.1.1 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

5.1.2 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.

5.1.3 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.

5.2 Community Survey

5.2.1 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.

- 5.2.2 During the design of the questionnaire, the Steering Group undertook an iterative process with a wide range of reviewers to ensure the topics covered were relevant and necessary and that leading questions were avoided as far as possible.
- 5.2.3 Despite a concerted effort to reduce length and complexity, Pulborough's questionnaire was markedly longer than examples provided to us from other Neighbourhood Plan areas. Although there was concern that this would deter respondents, the Steering Group decided that the importance of the survey in shaping the Neighbourhood Plan required the longer, comprehensive questionnaire and rather than making the questionnaire shorter we should instead put greater effort into publicity and engagement to encourage residents to take the extra time to make their contribution. Happily, the response rate appears to justify this decision.
- 5.2.4 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.
- 5.2.5 Extensive publicity was organised to prepare residents for the arrival of the survey (including two separate campaigns of forty very prominent poster boards throughout the parish and use of the four village signs and smaller posters in retail units and notice boards) and again during the advertised survey period (22nd August - 5th September) advising people to complete and return their survey by 5th September.
- 5.2.6 This relatively short period was designed to focus minds and prevent people forgetting to respond. In practice, we did accept questionnaires returned after 5th September but the deadline did seem to prompt the desired response.
- 5.2.7 Drop boxes were prominently displayed at a number of locations around the parish to allow people to return their questionnaires. Moreover, volunteers manned a post at various prominent village locations (mainly the supermarkets) between 11am and 1pm for every day of the survey period, answering residents' questions, collecting questionnaires and giving out additional copies to those who wanted them, and very effectively raising the profile of the Neighbourhood Plan in the process.
- 5.2.8 A total of 801 questionnaires were returned, a response rate of 35%.
- 5.2.9 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.
- 5.2.10 The detailed response data derived from the recent consultation will be published separately by the Parish Council.

6 Community Views

6.1 Perceptions, issues and aspirations to be addressed by the Neighbourhood Plan

6.1.1 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. These are listed under the headings below.

6.2 What people value about living in Pulborough parish

6.2.1 Respondents were asked to list the three things (in order of priority) that they most value about living in Pulborough. Responses have been grouped into the following categories and a score assigned based in priority (3 points for 1st priority, 2 points for 2nd priority and 1 point for 3rd priority).

Category	No. of respondents	Score
Rural location and access to the countryside	412	1,016
Local shops, services and amenities	285	455
Friendliness and community spirit	205	415
Railway and transport links	224	386
Living in a village (look, feel, population, identity)	149	318
Convenient geographic location to access other places/coast	140	267
Peace and quiet	127	259
View, wildlife and the river	88	190
A safe place to live / low-crime	57	103
Family ties or other personal preferences	25	59
Primary care centre and other healthcare services	35	56
Primary school	23	46
Housing mix and quality	19	33
History and heritage	21	32
Air and water quality and/or a good climate	14	24
Good economic aspects or opportunities	7	11
Good infrastructure	3	5

6.2.2 The top five words that people chose for how they would like the village and parish described in 15 years' time were:

Village
Safe (80%)

Parish
Rural (77%)

Friendly (75%)
 Rural (73%)
 Attractive (53%)
 Tranquil (41%)

Safe (76%)
 Friendly (63%)
 Attractive (54%)
 Tranquil (42%)

6.2.3 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.”

6.3 What people dislike about living in Pulborough parish

6.3.1 Respondents were asked to list the three things (in order of priority) that they most dislike about living in Pulborough. Responses have been grouped into the following categories and a score assigned based in priority (3 points for 1st priority, 2 points for 2nd priority and 1 point for 3rd priority).

Category	No. of respondents	Score
Traffic (speed, volume, type, noise and pollution)	373	926
Overdevelopment or badly planned development (housing and major supermarkets)	189	426
Village has no heart and has become too spread out	132	299
Poor variety of shops and restaurants	120	250
Antisocial behaviour, crime and lack of policing	103	222
Inadequate pavements, footways, bridleways and crossings	84	171
Parking issues	77	149
Infrastructure not keeping pace (roads/plumbing)	56	115
Eyesores and poor upkeep	55	112
Loss of pubs and independent shops	50	105
Litter and fouling	52	101
Need better leisure facilities and social amenities	46	88
Personal reasons	36	82
Poor public transport, particularly buses	35	75
Church Hill/Swan Corner junction is dangerous	31	75
Loss of community cohesion/identity/spirit	29	62
Not enough for younger people	22	48
Overstretched services (particularly medical)	23	47
Lack of employment opportunities/other economic issues	22	46
Poor broadband and/or mobile reception	24	44
Noise from local and commercial aircraft	18	38
Dissatisfaction with train service	19	35

Not enough affordable housing	15	29
Unresponsive/unrepresentative local authorities	11	22
No public toilets/baby change	9	17
Dissatisfaction with Lower St	6	14
Recurring roadworks	3	7
Ageing population	3	6
Loss of green space and natural features	4	6
Pulborough's poor reputation	2	6

6.3.2 The following are the things people most dislike about living in Pulborough parish:

- Many say that recent development has brought too many houses and people without sufficient investment in infrastructure or community cohesion
- Many say that the volume, speed and type of traffic (particularly large commercial traffic/HGVs) adversely affect their quality of life.
- Many say that the village has become too spread out and has no real commercial or social centre.

6.3.3 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.

6.4 Hopes and fears about further development in Pulborough

6.4.1 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%)
- Shops and services (33%)

6.4.2 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%)

6.4.3 When asked what single change would most improve their quality of life as a Pulborough resident, the answers given were as follows. The 584 answers provided have been categorised as follows:

- 19% Reduced traffic and improved road safety/quality
- 10% More/better shops, services and facilities
- 7.5% Appropriate development that is sympathetic to the community and provides investment in infrastructure
- 7% A proper centre for Pulborough village
- 6.8% Safer/better pedestrian and cycle routes connecting the village
- 6.3% No more development
- 5.3% A Pulborough bypass
- < 5% Better parking
- < 5% Leisure centre/facilities
- < 5% More/better medical and care facilities/services
- < 5% Protecting countryside and environment
- < 5% Better broadband and mobile
- < 5% Housing that is affordable and/or meets local need
- < 5% Better public transport services
- < 5% Economy and employment
- < 5% More visible policing
- < 5% Better sewerage and drainage

6.4.4 The survey asked residents what additional services and amenities they would like to see in Pulborough. An initial review of the answers provided suggests the following leading responses (though further thorough analysis is required):

- A leisure centre with gym/swimming pool etc.
- A greater variety of shops and restaurants
- A 'proper' Post Office
- A 'proper' Police Station

6.5 Housing

6.5.1 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%).

6.5.2 There was a marked aversion to development of greenfield sites, with only 6% of survey respondents supporting such development.

6.5.3 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%)
- 6.5.4 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, 23% unimportant)
 - Nutbourne (73% essential/important, 11% unimportant)
 - Pulborough village (61% essential/important, 25% unimportant)
- 6.5.5 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.
- 6.5.6 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.
- 6.5.7 Asked what type of housing they felt was needed in Pulborough, respondents did not select a clear preference, instead indicating a range of housing:
- 37% - 2-3 bed
 - 35% - Low cost
 - 35% - Smaller retirement housing
 - 31% - Community housing
 - 25% - Warden-assisted
 - 25% - Eco-friendly
 - 25% - 1-2 bed
 - 23% - Bungalows
 - 16% - 3-4 bed
 - 10% - Flats
 - 10% - Residential Care
 - 8% - Shared Ownership
 - 7% - Self-build
 - 7% - Social housing
 - 3% - 5+ bed
 - 9% - Don't know or no opinion
- 6.5.8 These results (above) suggest a need for smaller homes and assisted living for downsizers, although we must bear in mind the demographic bias towards the older population.
- 6.5.9 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.
- 6.5.10 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.

6.6 Housing should benefit the community.

6.6.1 It has been a long-standing concern in Pulborough that recent housing developments in the village have, overall, burdened rather than benefited the community.

6.6.2 These concerns were articulated in the Introduction to the Pulborough Community Action Plan 2012-2015 as follows:

6.6.2.1 "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."

6.6.2.2 "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."

6.6.2.3 "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."

6.6.2.4 "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."

It should be noted that some traffic mitigation was carried out, for example, the traffic lights at Tesco. But the Community Action Plan reflects local concern that these measures have not proved sufficient.

6.6.3 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)
 - Village has no heart and has become too spread out
- 6.6.4 Responses also highlighted concern amongst residents that the growth in population without sufficient investment and planning has begun to overload infrastructure, stretch local services, undermine community cohesion and increase antisocial behaviour.
- 6.6.5 It is important to note that concerns are less to do with housing itself but the failure to plan strategically, mitigate negative impact and invest in infrastructure improvements (although some survey respondents did object to the growth in population and the perceived change from a village to a town). To enjoy local support, the Neighbourhood Plan will need to ensure that all housing developments provide strategic and material benefit to the community. The Housing working group concluded:
- 6.6.6 "Recent housing developments have taken little account of infrastructure within Pulborough. The Group felt that any future development should in each case identify what contribution that development can make to the well-being of the community as a whole in bringing some added benefit; i.e. better accessibility; improved parking; shopping facilities."
- 6.6.7 The Neighbourhood Plan should address any lack of affordable housing to rent or purchase for local people and support workers.
- 6.6.8 It is important to note that concerns are less to do with housing itself but the failure to plan strategically, mitigate negative impact and invest in infrastructure improvements (although some survey respondents did object to the growth in population and the perceived change from a village to a town). To enjoy local support, the Neighbourhood Plan will need to ensure that all housing developments provide strategic and material benefit to the community. The Housing working group concluded: "Recent housing developments have taken little account of infrastructure within Pulborough. The Group felt that any future development should in each case identify what contribution that development can make to the well-being of the community as a whole in bringing some added benefit; i.e. better accessibility; improved parking; shopping facilities."
- 6.6.9 The Community working group concluded that housing quality has a direct bearing on residents' well-being and relationships between neighbours, and recommend that all future developments should meet the code for Sustainable Homes of May 2014 DCLG or subsequent equivalent or updated standards, as well as be developed in accordance with "Secured by Design".
- 6.6.10 The Neighbourhood Plan should address any lack of affordable housing to rent or purchase for local people and support workers.
- 6.6.11 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.

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

6.6.13 The Community working group concluded that housing quality has a direct bearing on residents' well-being and relationships between neighbours, and recommend that all future developments should meet the code for Sustainable Homes of May 2014 DCLG or subsequent equivalent or updated standards, as well as be developed in accordance with "Secured by Design".

6.7 Infrastructure

6.7.1 The survey asked respondents to rate the infrastructure where they live as good, average or poor. Of the replies that identified their location:

Location	Number of responses
Codmore Hill	49
N'Heath	24
Mare Hill	61
Nutbourne	49
Village	591
No location	29

6.7.2 Numbers across the **PARISH** who offered an opinion

	Sewerage & drainage	Water	Electric	Gas	Mobile	B'band	P'ments	Roads
Responses	712	716	713	670	697	685	703	735

6.7.3 Percentages across the **PARISH** in the way that infrastructure was viewed, by those who offered an opinion

	Sewerage & drainage	Water	Electric	Gas	Mobile	B'band	P'ments	Roads
Good	27.7	56.8	53.3	49.6	13.1	9.6	9.2	7.6
Acceptable	30.7	36.7	41.3	28.6	42.1	34.4	34.3	39.9
Poor	41.6	6.5	5.4	21.8	44.8	56.0	56.5	52.5

6.7.4 Percentages by **LOCATION** that deemed infrastructure was **GOOD**, by those who offered an opinion

	Sewerage	Water	Electric	Gas	Mobile	B'band	P'ments	Roads
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	& drainage							
Codmore Hill	26.6	50.0	42.2	40.0	10.3	4.9	11.4	10.9
N'Heath	0	43.4	33.3	0	8.7	0	0	4.3
Mare Hill	48.0	70.9	67.4	67.4	9.1	14.5	11.3	5.2
Nutbourne	42.2	39.4	47.8	41.9	2.1	2.1	12.1	6.4
Stopham Rd	16.6	80.0	70.0	87.5	30	20.0	11.1	10.0
Village	32.8	57.5	59.1	60.1	18.3	16.2	9.5	9.1

6.7.5 Percentages by **LOCATION** that deemed infrastructure was **AVERAGE**, by those who offered an opinion

	Sewerage & drainage	Water	Electric	Gas	Mobile	B'band	P'ments	Roads
Codmore Hill	51.1	47.7	55.6	51.1	51.3	41.4	34.0	47.8
N'Heath	11.1	43.4	57.1	16.7	34.8	22.7	33.3	34.7
Mare Hill	34.7	25.5	16.3	23.9	38.2	41.8	45.3	39.7
Nutbourne	31.1	45.5	50.0	32.6	23.4	19.6	24.2	38.3
Stopham Rd	16.6	20.0	30.0	12.5	60.0	40.0	33.3	40.0
Village	39.6	38.3	38.7	34.7	44.8	40.7	35.5	38.8

6.7.6 Percentages by **LOCATION** that deemed infrastructure was **POOR**, by those who offered an opinion

	Sewerage & drainage	Water	Electric	Gas	Mobile	B'band	P'ments	Roads
Codmore Hill	22.2	2.2	2.2	8.9	38.4	53.6	54.6	41.3
N'Heath	88.9	13.2	9.5	83.3	56.5	77.3	66.7	61
Mare Hill	17.3	3.7	16.3	8.7	52.7	43.6	43.4	55.2
Nutbourne	26.7	15.1	2.2	25.5	74.5	78.3	63.6	55.3
Stopham Rd	66.7	0	0	0	10	40	55.6	50
Village	27.6	4.2	2.2	5.2	36.9	43.1	55	52.1

6.7.7 Survey respondents gave the following top three priorities in infrastructure spending:

Roads (60%)
Pavements (52%)
Sewerage and drainage (46%)

6.7.8 Asked about allocation of land for energy production, the most popular option was solar (44%). Only 20% were against allocating land for any kind of energy production. Asked specifically about fracking, of those who expressed an opinion:

- 4.42% were strongly in favour
- 17.42% were moderately in favour
- 9.22% were moderately against
- 41.42% were strongly against
- 2.65% had no opinion
- 24.87% had insufficient evidence to express an opinion

6.7.9 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.

6.7.10 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 drainage 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 almost led to serious 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.

6.7.11 Pulborough's flood plain (including Pulborough Brooks) performs a vital function and the Neighbourhood Plan should include policies that preserve this.

6.8 Transport

6.8.1 83% of survey respondents use the car as their primary mode of transport.

6.8.2 Survey responses indicate that many people would like to use public transport (bus or train) or other modes (cycling or walking) more often but feel unable to do so:

- 25% would like to get the train more
- 7.3% would like to get the bus more
- 24% would like to be able to cycle more
- 23% would like to be able to walk more
- 11 residents would like to use their wheelchair or mobility vehicle more, but feel unable to do so.

- 6.8.3 Local bus services are very underused, with 72% of respondents saying they never or hardly ever take a bus. Survey responses indicate dissatisfaction with the available bus service, with residents citing limited services and inadequate routes/linkages.
- 6.8.4 The train is well used, with 63% of respondents taking the train occasionally or a few times a month. Interestingly, only 4% of respondents take the train daily, perhaps indicating that many commuters from Pulborough station live outside Pulborough or that commuters have by and large not returned the survey.
- 6.8.5 12% of respondents indicated that they have mobility issues and would like to see changes that make it easier to get around Pulborough.
- 6.8.6 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.
- 6.8.7 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.
- 6.8.8 The Community Action Plan 2012 identified disabled access and egress to the up-line at Pulborough station as an issue. Any redevelopment of the station should include a resolution to this.
- 6.8.9 Access and egress of the up-line at Pulborough station needs improvement for the mobility impaired.
- 6.8.10 Getting around Pulborough on foot is not easy or safe (see Pavements and footpaths below).
- 6.8.11 84% support the creation of better bridleways to make it easier to get around the village and wider parish on bicycle or horse. The 2007 Community Action Plan Update listed the creation of more cycling routes in and around the village as a leading local priority.

6.9 Traffic

- 6.9.1 The increase in speed, volume and type of traffic (HGVs in particular) is an issue for residents, particularly in terms of safety, noise and pollution. As well as being a significant issue raised in the Community Action Plan 2012, it was the aspect of Pulborough most disliked by those returning the Neighbourhood Plan survey and was also given as people's greatest concern when considering the impact of new development.
- 6.9.2 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 recent Neighbourhood Plan survey). West Sussex Highways have recently conducted traffic surveys in

Pulborough and this information should inform the Neighbourhood Plan.

6.10 Parking

6.10.1 62% agree or strongly agree that there is 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:

- Lower Street
- Stopham Road
- Station Road and Railway Station
- New Place Road

6.10.2 The Transport and Infrastructure working group recommend the following actions:

- Revise waiting restrictions in Lower Street.
- Carry out a parking review with the objective of improving provision and safety
- Ensure any redevelopment of the railway station area implements improved affordable parking to obviate road side parking.

6.11 Pavements and footpaths

6.11.1 94% of survey respondents are in favour of better pedestrian provision through more/better footpaths to get about the village and wider Parish on foot.

6.11.2 Improvements need to be made throughout the village but especially the footpaths at Church Hill and Sopers Hill to allow two people to pass safely without one needing to step out onto the A29. The inadequacy of pavements and footpaths in the village was highlighted as an important issue in both the Community Action Plan 2007 Update and Community Action Plan 2012-15; and 10% of Neighbourhood Plan responses named poor quality pavements, footways and crossings as one of the things they most dislike about Pulborough (6th most disliked overall).

6.11.3 Lighting on some footpaths is poor and needs to be improved.

6.11.4 Footbridge over the railway line at Sopers Hill. The need for a safer way of crossing the railway line from North of the village/Codmore Hill is a longstanding local issue that the Neighbourhood Plan must address. Plans have been discussed for a footbridge adjoining the current road bridge at Sopers Hill, and representations have been made by the Parish Council to HDC to ensure that s106 agreements for current and future housing will provide funds for this project or an alternative solution to improving

pedestrian access.

6.12 Social and Community

- 6.12.1 Pulborough has a good sense of community, with 25% of survey respondents citing friendliness and community spirit as one of the things they most value about Pulborough (3rd most valued aspect overall).
- 6.12.2 Being part of a village community is important to many survey respondents, with 18% listing it as one of the things they most value about Pulborough (5th most valued aspect overall). Responses indicate that the key aspects of being a village that they value are design (the look and feel), size of community, sense of friendliness and community spirit, pace of life, noise levels, and rural location. However, many of the comments criticising recent development refer to a deterioration/undermining of this village identity and the Neighbourhood Plan will need to address head on whether (and how) it is possible for Pulborough to grow further and still retain its identity as a village.
- 6.12.3 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 are 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.
 - Although, 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.
- 6.12.4 Pulborough is a low-crime area, but fear of crime is an issue and increasing antisocial behaviour is also reported by survey respondents (5th most disliked aspect of Pulborough overall, and 45% listed it as a major concern about further development) and the Neighbourhood Plan should include policies to address/reduce this. There is a related concern about the lack of visible policing, again something that was highlighted by the Community Action Plan and echoed in the recent survey. Ensuring pavements and footways are well-lit is also something that the Neighbourhood Plan should consider.

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

- Library - Pulborough Community Partnership are working with WSCC to safeguard the library and provide an additional social centre by turning the library into a Community Hub.
- Sports & Social Club - Pulborough Parish Council are planning to renovate/rebuild this asset.
- Youth Club - the current premises ('The Shack') are unlikely to be available beyond 2017 and the opportunity exists for the community to plan a long-term solution for a youth centre.

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

6.13 Younger People

6.13.1 Because Pulborough has a large percentage of older people in its population, the needs and views of younger people are not always well represented. Both the 2007 Community Plan Update and The Community Action Plan 2012-2015 highlight the need for more and better facilities and services for younger people, and 28% of survey respondents selected this as one of the key benefits that further development could bring. The Neighbourhood Plan should consider the needs of younger people of all ages when considering new developments.

6.14 Public toilets

6.14.1 The need for public toilets in Pulborough village is a long-standing issue, highlighted in earlier consultation and echoed again in responses to the Neighbourhood Plan survey. Thought should also be given to whether baby-changing facilities are also required.

6.15 Civic Pride

6.15.1 55 survey respondents complained about the appearance and upkeep of the village, something that the Social and Community working group also identified.

6.15.2 Fear of crime and anti-social behaviour is an issue and the Neighbourhood Plan should include policies to address/reduce this (i.e. "Secure by Design").

6.16 Schools and childcare

6.16.1 74% of survey respondents agreed that the Neighbourhood Plan should seek to locate new childcare facilities in the Parish should any additional housing require it.

6.16.2 72% of survey respondents agreed that the Neighbourhood Plan should seek to locate a new primary school within the Parish should any additional

housing require it.

6.16.3 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.

6.17 Medical and social care

6.17.1 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.

6.17.2 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.

6.18 Business and Economy

6.18.1 Bullets 6.18.2, 6.18.3 and 6.18.4 are quotes from the "Pulborough Economic Vision and Action Plan" produced in 2012 by Simpson Consulting for West Sussex County Council and Pulborough Community Partnership.

6.18.2 "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*)."

6.18.3 "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."

6.18.4 "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"

6.18.5 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.

- 6.18.6 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.
- 6.18.7 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%)
- 6.18.8 82% of survey respondents 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.
- 6.18.9 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.
- 6.18.10 The Business & Economy working group recommend that Improvements in Broadband and mobile networks are essential to support the growth of local businesses.
- 6.18.11 The Business & Economy working group recommend that The public realm of Lower Street needs improving to create a safer and more attractive location for retail activity.
- 6.18.12 The Business & Economy working group recommend 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.
- 6.18.13 The Business & Economy working group recommend that Opportunities to extend existing business parks for new businesses should be encouraged.

6.19 Environment and Heritage

- 6.19.1 The following points were made by the Environment and Heritage Working group:
- 6.19.2 The River Arun is today surrounded by reclaimed marsh land. As with the Ouse and the Adur, the river Arun widens to a tidal compartment north of the downs. Prior to the embankment of the Arun, the river in this area between Pulborough, Hardham and Wiggonholt appears to have had multiple and

changeable channels.

6.19.3 The RSPB Nature Reserve is part of Pulborough Brooks. The Brooks have been managed for centuries as flood meadows where cattle graze and the meadows are cut for hay. The area is of outstanding ornithological importance for wintering wildfowl and breeding waders.

6.19.4 In recent years, drainage improvement and intensification of agricultural use have reduced the wildlife value of much of the Arun valley, but at Pulborough Brooks these trends have been reversed since much of the site has been managed by the RSPB.

6.19.5 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.

6.19.6 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.

6.19.7 The historic urban character of Pulborough can be defined into areas which contain Grade 2 listed buildings.

1) St Mary's Church and Church Lane, including Old Place and Water Mill

2) Lower Street East (15th C Wealden House)

3) Rectory and Old Rectory Lane.

4) New Place Manor parts of which date from 1252

5) Swan Corner

6) West Lower Street and Church Hill (16th C timber framed cottages)

7) Codmore Hill

8) Pulborough Railway Station and Swan Corner.

9) The Moat

6.19.8 Previous planning decisions have had an adverse effect on Lower Street, which is still considered by the majority of the village as the heart of Pulborough. In Lower Street is one of the oldest houses, the 15th Century

Wealden House which goes virtually unnoticed surrounded by wheelie bins and parked cars.

6.19.9 Although air quality is not considered a major problem in Pulborough by survey respondents (29% were concerned about air quality, 54% were not and 13% did not know), the Environment and Heritage working group report that it is an issue in some areas of traffic congestion (Swan Corner, Rectory Lane to New Place Road, Lower Street).

6.19.10 When asked in the questionnaire which treasures and assets the community most valued the votes were as below:

Assets and Treasures	Votes
The Wildbrooks. Vital area to control winter flooding. Leisure walking. Access to river.	863
The whole River Arun. Reason the village exists. Parish boundary, Leisure facility.	838
St Mary's Church. The C of E parish church of the village	805
Old Stopham Bridge	773
Library	766
Village Hall	754
Recreation Ground. Main playing field for most sports	697
White Hart, Stopham. The only riverside pub left	674
Old Swan Bridge	671
Wey & Arun canal. Potential leisure facility in future	631
View over the Wildbrooks from Village Hall	621
The Pavilion on the recreation ground. Social facility for sports clubs	603
Church Place, cottages and lychgate opposite the church	596
East Glebe Field. Between Lower Street and Old Rectory Lane. Site of the Harvest Fair	586
Railway Station buildings and signal box	559
View over the Wildbrooks from Mare Hill Road	550
Nutbourne, Nutbourne Road area including the Rising Sun	533
Bowling Green and its pavilion. Leisure facility and open space.	507
Oddfellows public house, Lower Street	503
Old Place area and the Mill Pond. The old houses off Coombelands Lane by the railway	494
West Glebe Field. Between the railway and the church.	492
Old Rectory Lane area. Old houses and access to East Glebe Field	478
View from East Glebe Field	477
View of Church from South of the River	471
The 143 officially listed properties in Pulborough (these include some named above)	458
Coombelands and Gallops. Open area.	450

Chequers Hotel, Old Rectory Lane	441
Park Mound. Norman castle site	430
Nutbourne Common (Nutbourne Recreation Ground)	420
Barn House Lane area. Lane from Lower Street to the Wildbrooks	407
Pocket Park. Between Harwoods and the recreation ground	401
Potts Lane area. Lane between Rectory Lane and Lower Street	373
Mare Hill Quarry. A geological SSSI (site of special scientific interest)	367
Toat Monument, off Blackgate Lane	365
Pallingham Bridge. End of the tidal reach of the Arun	357
Monkey Hill area, Lane between Rectory Lane and Lower Street	348
WWII gun position by Park Mound	341
Park Farm Cuttings. A geological SSSI (site of special scientific interest)	326
Gay Street Lane	314
The Moat. Ditch and bank off Moat Lane. Unknown provenance	244

6.19.11 Pulborough has three areas of scientific interest:

- 1) Marehill Quarry
- 2) Park Farm Cutting
- 3) Upper Arun (wildlife area covering 13km of the Upper Arun, north of Stopham Bridge supporting breeding populations of rare dragonflies).

6.20 Leisure

6.20.1 Pulborough's social activities appear to target either the young or the retired, and are mainly run by volunteers. These include: cub scouts, Brownies, and play groups for the younger children; and a Bridge Club, Wednesday Club offering lunch and afternoon activities, keep fit clubs, short mat bowling, computer club and other social groups for older residents. Many of these activities take place at Pulborough Village Hall, which has four meeting halls that are hired out to local groups and clubs.

6.20.2 The Youth Club has often struggled in terms of trained youth workers, volunteers and facilities.

6.20.3 Leisure facilities provided in other villages within the district are not easily accessed due to mediocre public transport.

6.20.4 The local bowling club adjacent to the Link Lane Recreation ground is well maintained and popular. The green with its surrounding area is leased from

the Parish council.

- 6.20.5 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 small pavilion 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. The 2007 Community Plan Update found that improving sports facilities was a priority for local people.
- 6.20.6 Pulborough Sports & Social Club is facility which needs renovation and is not really fit for purpose considering recent increases in the village population.
- 6.20.7 East of Pulborough on the A264 is the private members' South Downs Gliding Club.
- 6.20.8 Pulborough Rugby Club is located on the A283 towards Storrington.
- 6.20.9 The Community Action Plan Update 2007 and Community Action Plan 2012-2015 both highlight the need to make more use of the river and riverside recreation for leisure and tourism.

6.21 Tourism

- 6.21.1 The station proclaims itself as "A Gateway to the South Downs National Park", but tourist information, signage and bus services are poor.
- 6.21.2 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.
- 6.21.3 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.
- 6.21.4 Access to the Brooks from the village is via Barnhouse Lane which is frequently marred by unsightly rubbish bins.
- 6.21.5 There are no public toilets in the village which is felt to be a requirement if we wish to attract walkers and other visitors.
- 6.21.6 The Chequers Hotel on Old Rectory Lane is the only hotel within the village, with three double rooms, 1 twin and 1 family. Some bed and breakfast accommodation is available.