

Pulborough Parish Neighbourhood Plan 2015- 2031

Initial Comments of the Independent Examiner

Prepared by

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28th July 2021

Introductory Remarks

1. As you will be aware, I have been appointed to carry out the examination of the Pulborough Parish Neighbourhood Plan. I have carried out my initial review of the Plan and the accompanying documents which I have been sent. I visited Pulborough and the rest of the parish on Tuesday 27th July 2021.
2. I have concluded that I should be able to deal with the examination solely based on the written material and it will not be necessary for me to call for a public hearing. However, there are a number of matters that I need to ask for further submissions which seek clarification of what I have read in the plan or saw on my site visit. This is quite common in the examination process.

Regulation 16 Comments

3. I would firstly like to offer the Parish Council the opportunity to comment on the representations that were submitted as part of the Regulation 16 consultation. I invite comments on the representations made in respect of both the initial and the second Regulation 16 consultation. I am not expecting a response in respect of every point, just those that the Parish Council feels it wishes to respond to.

Changes to the NPPF

4. The neighbourhood plan was drawn up against the background of the 2019 version of the National Planning Policy Framework.
5. On 20th July 2021, the Secretary of State issued revisions to the National Planning Policy Framework (NPPF). This most recent version can be found at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>.
6. With the recent changes to the national policy context, my examination will need to assess whether the changes to the Framework will have a material impact on my assessment of the basic conditions, particularly whether the plan has regard to the policy and advice of the Secretary of State. I would invite the LPA and the Parish Council to comment on whether the changes to the Framework should have a material impact on my conclusions.
7. The changes may also be relevant to those persons who made representations at Regulation 16 stage and I would ask Horsham District Council to copy this document to these parties also and invite their comments purely on the issue of whether the changes to the Framework affect their already made submissions.
8. I would ask that the Reg 16 related responses get sent to the following email address, neighbourhood.planning@horsham.gov.uk to be received by 5pm on Monday 23rd August 2021. I would stress that any contributions on this point from Reg 16 contributors should only address how the NPPF

revisions impact upon the plan and they should not raise new issues or cover matters which were contained in previous comments.

Strategic Policies

9. Can Horsham District Council confirm which of its District Planning Framework policies, are for the purpose of the basic condition, the strategic policies that the neighbourhood plan has to be in general conformity with? I do not require that information for the part of the plan area in the National Park.

Allocation Sites

10. I would ask the Parish Council to provide me with evidence to demonstrate that the landowners have agreed to make their sites available for the proposed developments, within the lifetime of the plan. I am particularly interested in the deliverability of Sites PPNP05, PPNP06, PPNP07, PPNP17 and PPNP27.

Policy 1: Spatial Plan for the Parish

11. Can I be provided with a plan that shows the changes to the development boundary as described in para 4.7. The plan on page 11 does not appear not to reflect the inclusion of the allocation sites.
12. Also, should the development boundary now include the development currently underway at Brookfields, adjacent to the site identified in Policy 6, otherwise the boundary around the PPNF17 site may be a bit of an anomaly?

Policy 7: Broomers Hill Industrial Estate

13. Can the Parish Council explain why the industrial allocation excluded the parcel of land adjacent to the A29? Is it in a different land ownership?

Policy 8: Land formerly known as the Toat Café

14. Can the District Council give me a short precis of the planning history of this site, so I can understand the planning status of the uses currently on the site.

Policy 9: Pulborough Garden Centre

15. The policy refers to the garden centre being extended “within the land shown on the Policies Map” but it is not shown on a Policies Map. Can the Parish Council provide me with a map showing the land expected to be subject to this policy?

Policy 13: Community Facilities

16. Does the Parish Council really see the River Arun and the adjacent Wildbrooks as being community facilities in the same way as the other facilities - is it not a natural feature running through the parish?

17. Can I also be provided with a plan that shows the route of the old canal at Pallingham which the supporting text at para 4.50 says that proposals would that prevent its reinstatement would not be supported. That to me reads as a statement of planning policy rather than supporting text.

Concluding Remarks

18. I am sending this note direct to both Pulborough Parish Council, and Horsham District Council. I would request that the two parties' response to my questions should be sent to me by 12 pm on **25th August 2021** and also copied to the other party.

19. I would be grateful if the District Council could collocate any responses to the NPPF point from the Regulation 16 parties and enclose them with its response.

20. I would also request that copies of this note and the respective responses are placed on the Neighbourhood Plan's and also the District Council's website.

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Independent Examiner to the Pulborough Parish Neighbourhood Plan.

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