

Pulborough
Neighbourhood Plan

SITE ASSESSMENT REPORT

APRIL 2019



1. Purpose

Pulborough Parish Council is in the process of preparing a Neighbourhood Plan for the parish of Pulborough that falls within the administrative areas of Horsham District Council (HDC) and the South Downs National Park Authority (SDNP). Therefore, the Neighbourhood Plan is being prepared in the context of the Horsham District Planning Framework (HDPF) and the Local Plan Review for the parts of the parish within the boundaries of HDC and the emerging South Downs Local Plan for the parts of the parish within the boundary of the SDNP.

This Plan will set out the housing strategy for the parish for the period up to 2031 and will make housing allocations to meet the local need for homes in accordance with the Planning Framework referred to above.

2. Background

As part of the process to produce the Pulborough Neighbourhood Plan (PNP), a “Call for Sites” inviting suggestions of land for potential development was conducted during August and September 2014 in the following ways:

- A "Call for Sites" section was included in the household survey that was delivered to every property in the Parish.
- Articles were placed in the Pulborough Bulletin which is delivered to every home in Pulborough parish.
- Articles were placed in the West Sussex County Times newspaper.
- Emails were sent to local developers, councils, businesses and landowners.
- Announcements were published on the Parish Council website.

Following a submission by HDC to the Steering Group of the PNP to review its site assessment policy, a further “Call for Sites” was sent out in May 2017.

A total of 33 sites in all were submitted for consideration, some of which had previously been submitted to HDC for its Strategic Housing & Economic Land Availability Assessment (SHELAA).

3. Methodology

Over the course of the last 5 years the Neighbourhood Plan Steering Group (NPSG) has developed site assessment criteria from community evidence received to date, in particular the results of the household survey and the Planning Policy Workshop held on December 4th 2014. As a result of a further Call for Sites made in May 2017, the NPSG has had a number of meetings with site owners and /or their representatives. In addition, site visits have been made to every location and photographic evidence produced as a result.

Analysis of the location, definition, constraints and size of each site informed the preferred direction of growth proposed in the spatial plan of Policy 1 of the Neighbourhood Plan. This policy restates the primacy of the built-up area boundary policy mechanism, defined on the Policies Map, for directing different types of development to the settlement of Pulborough and within the countryside as appropriate. The housing allocations of Policies 2, 3, 4, 5 and 6 therefore are only those that are consistent with the spatial plan of Policy 1.

A suite of plans is attached identified as Appendix A to E, which identifies as follows:-

Appendix A	Pulborough Parish in Context
Appendix B	Pulborough Identified Sites as a result of “Call for Sites”
Appendix C	Environmental Constraints
Appendix D	Planning Policy Constraints
Appendix E	Site Assessment Conclusions

Essentially, the Steering Group seeks growth to avoid isolated greenfield or brownfield development, land in the National Park and land at fluvial flood risk. However, the local community is also keen to see the reuse of brownfield land within or adjoining the main village, which is encouraged by the National Planning Policy Framework (NPPF).

The decision to focus on the main part of Pulborough village, as opposed to the physically separate settlement area of Codmore Hill, acknowledged the importance of new development benefitting from existing social infrastructure and being able to support improvements in that infrastructure. The primary school and other local services are based in the main part of the village. The severance of Codmore Hill by the railway line and A29 makes walking to these services difficult and sometimes dangerous given the high volume of large commercial vehicles currently using the road. The increased traffic is evidenced by the upgrading of the A29 from a Local Lorry Network to part of the Major Road Network (MRN).

Although not a criterion, the close proximity to the south of the village of the Arun Valley Special Protection Area (SPA), an internationally important nature site, was considered a significant constraint on the overall scale of growth to be provided for in the Plan. At this local level, the linear distance of developable land from the SPA was not considered to be of reasonable length to distinguish sites as all the available land adjoining the built-up area boundary is within a similar distance between 0.5 and 1.0km of its northernmost boundary.

4. Site Analysis Summary

The following Table gives details of which sites have been considered. A 'traffic light' Red, Amber, Green (RAG) rating has been applied to each one of the 33 sites considered. All future comments within this document refer to the AECOM RAG Rating under "Conclusions of the Site Assessment".

The results of that rating are as follows:-

2 sites (PPNP08 and PPNP14) coloured Green show no or few constraints and are appropriate as site allocations. However, both sites have a capacity to accommodate 6 or fewer houses, are considered as windfall sites, and therefore have not been included within the PPNP.

2 sites (PPNP24 and PPNP25) have been designated for commercial development only. PPNP24 has been included within the Plan. PPNP25 has not been considered until and unless the present Broomers Hill Industrial Estate becomes full.

12 sites have been considered inappropriate for site allocations for the reasons given alongside their colour rating and are therefore coloured Red, as shown on the AECOM RAG Rating on page 5.

Of the remaining 17 sites one is coloured Green (PPNP07) and 16 are coloured Amber. All have indicative housing capacities and have been considered by the NPSG. The judgement on each site is that it is potentially suitable, available and achievable.

The following table details which sites could be appropriate for allocation in the Pulborough Neighbourhood Plan (i.e. those sites rated green or amber). Sites whose conclusion is 'green' are sites that show no or few constraints and are appropriate as site allocations. Sites whose conclusion is 'amber' are sites which are potentially suitable if identified issues can be resolved or mitigated. Sites whose conclusion is 'red' are sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation: that the site is suitable, available and achievable.

Conclusions of the Site Assessment

Site reference	Site name	PPC RAG Rating	AECOM RAG Rating	Key Constraints
PPNP01	West Glebe Field			Heritage (in a Conservation Area and proximity to Listed Buildings, potential for archaeology), constrained access and presence of protected species, potential local green space
PPNP02	Land north of Church House			Site is not available
PPNP03	Police Station			Heritage (adjacent to a Conservation Area, potential for archaeology), surface water flooding
PPNP04	Railway Station Industrial Estate			Site is not available
PPNP05	Station Approach			Heritage (adjacent to a Conservation Area), traffic?, loss of employment (not a designated employment site), potential contamination
PPNP06	Harwoods Land Rover Bentley			Tree Preservation Order, heritage (potential for archaeology), loss of employment, surface water flooding, potential contamination
PPNP07	Land rear of 23-35 London Road			Tree Preservation Order, heritage (potential for archaeology)
PPNP08	46 London Road			
PPNP09	New Place Nurseries			Landscape, heritage (proximity to Listed Buildings, potential for archaeology), highways, surface water flooding
PPNP10	Land adjacent to Drovers Lane			Landscape, heritage (potential for archaeology), highways? (note that previous planning permission was not refused on highways grounds)
PPNP11	Land off Glebelands			Landscape, highways, viability
PPNP12	Royal Mail Sorting Depot			Site is not available
PPNP13	East Glebe Field			Heritage (in a Conservation Area and proximity to Listed Buildings, potential for archaeology), constrained access, landscape and presence of protected species, potential local green space
PPNP14	Ambulance Station			Site already has planning permission
PPNP15	15 The Spinney			Access
PPNP16	Pulborough Garden Centre			Site is not available
PPNP17	Land at Highfield			Landscape, heritage (potential for archaeology), highways, sewerage and drainage
PPNP18	Coombelands Equestrian Site 1			Landscape, heritage (proximity to Listed Buildings, potential for archaeology), highways, sewerage and drainage
PPNP19	Coombelands Equestrian Site 2			Landscape, access, sewerage and drainage
PPNP20	Biarritz			Landscape, access and viability, sewerage and drainage

PPNP21	Minto			Landscape, access, viability and heritage (proximity to Listed Buildings), sewerage and drainage
PPNP22	Greendene Nurseries			Landscape, access, viability, heritage (potential for archaeology), sewerage and drainage
PPNP23	Puttocks Farm			Landscape, traffic(?), viability, heritage (proximity to Listed Buildings, potential for archaeology), sewerage and drainage
PPNP24	Land South of Broomers Hill Park			Landscape (and surface water flooding)
PPNP25	Land North of Broomers Hill Park			Remote from the built up area boundary and landscape (and surface water flooding).
PPNP26	Smyth Trust Grazing Land			Remote from the built up area boundary, distance from community facilities and services, landscape and settlement pattern, heritage, traffic, sewerage and drainage.
PPNP27	Land at Toat Café and Lorry Park			Remote from the built up area boundary, distance from community facilities and services, landscape and settlement pattern, heritage, traffic, sewerage and drainage
PPNP28	Murrells			Remote from the built up area boundary and distance from community facilities and services
PPNP29	Mare Hill House			Site is not available
PPNP30	Land at Batts Lane			Remote from the built up area boundary, distance from community facilities and services, traffic(?)
PPNP31	Longlands			Remote from the built up area boundary, distance from community facilities and services, access, traffic(?), trees
PPNP32	Carpe Diem			Site is not available
PPNP33	Manor Farm			Remote from built up area boundary

5. Site Assessment Conclusions

Pulborough Parish Council has been allocated a housing target of 294 dwellings to be included within the Neighbourhood Plan. This figure has been arrived at from a 60 page intensive report commissioned in 2017 from AECOM, who in turn have used data derived from information from HDC. This report is available to inspect at any suitable time at Pulborough Parish Council offices.

Significant sites have received planning approval since the Neighbourhood Plan process began. These represent the additional homes approved for the site currently under construction on Sopers Hill (19) and the site to the west of the railway line being undertaken by Willowmead (29).

After deducting figures for these 2 sites (48), there remain therefore 246 houses to be allocated from available sites.

There are 17 sites that are considered suitable as indicated in the final paragraph of the previous Site Analysis Summary on Page 4.

Of these remaining 17 sites, there are 3 sites – PPNP03, PPNP15 and PPNP33, all of which have a site capacity to produce less than 6 houses each. These are also considered to be ‘windfall sites’ and are excluded from the site numbers required.

Note:- PPNP33 comprises 3 different sites, not all of which are in the same ownership. Each of these sites has a capacity to produce less than 6 houses per site.

Of the remaining 14 sites, PPNP01 and PPNP13 are within the village Conservation Areas and have both been recommended by the community for designation as open green spaces unsuitable for housing development. Both areas are contained within the Local Green Spaces Study, which is an appended document supporting Policy 14 within the Pre-Submission Plan.

The remaining sites (12) have an indicative capacity to accommodate 716 houses. This figure is far more than the identified housing target. As a result, the Neighbourhood Plan Steering Group has had to decide which of these potentially suitable sites best meet the aims and objectives of the Neighbourhood Plan and should therefore be allocated for development.

It has long been the contention that any further development above the roundabout on Codmore Hill is unsustainable.

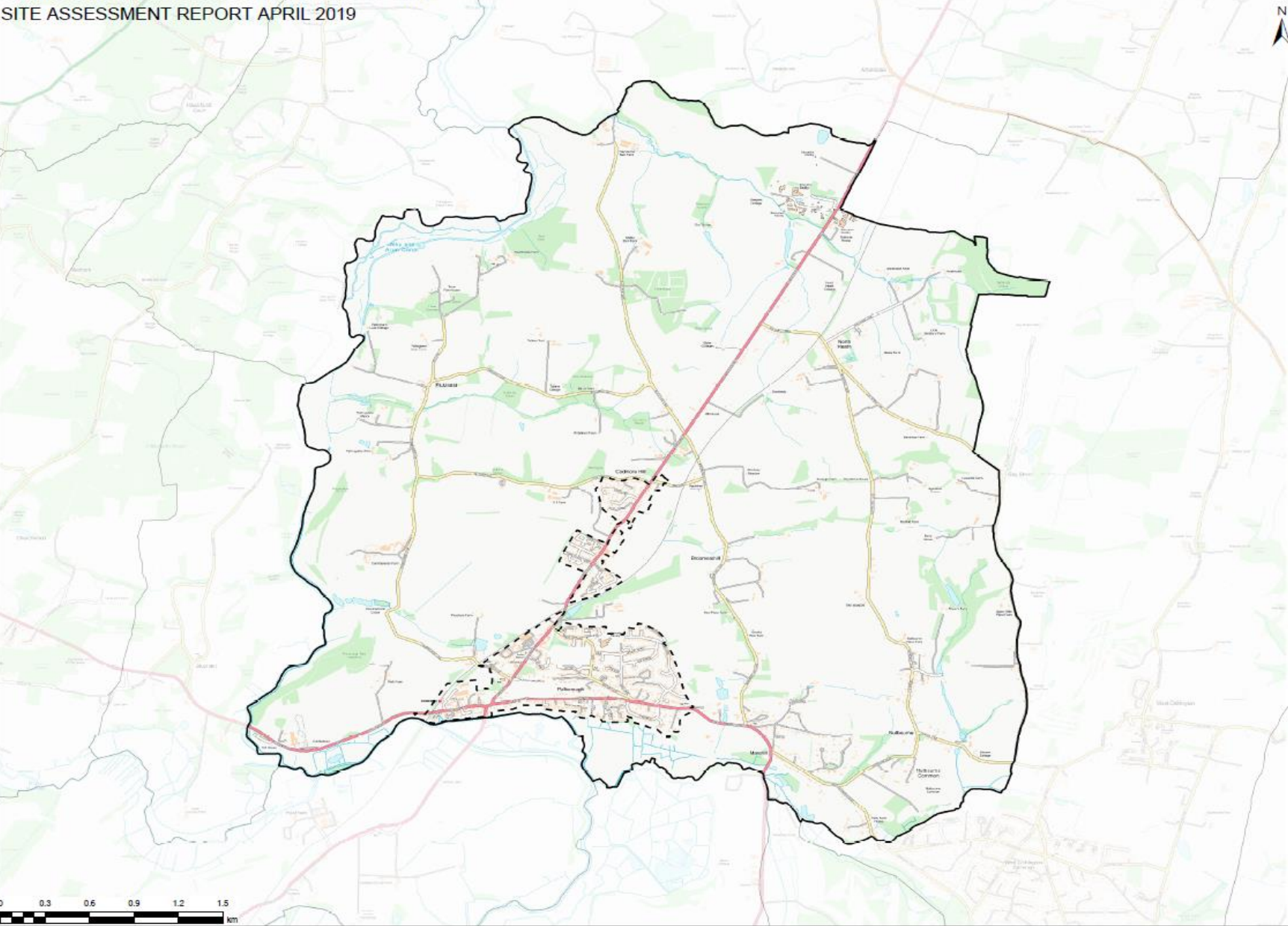
- The A29 has recently been upgraded to be part of the Major Road Network. This upgrading is the result of studies having been undertaken which have shown that there has been a significant increase in vehicles on this road and it can no longer be classified as a Local Lorry Network route. Pedestrians will therefore be at greater risk from exhaust fumes.
- All the main infrastructure such as schools, primary care, village hall and recreational facilities are located south of the railway bridge.
- Paragraph 3.27 within the Pre-Submission Plan refers to safer crossings needed across the railway. Two new footbridges are proposed.

- The first footbridge is close to the southern side of Pigeon Gate Bridge which carries the A29 across the railway. Section 106 monies have already been set aside to mitigate the dangers to pedestrians on this bridge but as yet no action has been instigated.
- The second footbridge is to enhance Footpath No. 2330 to enable pedestrians from Codmore Hill to avoid walking and cycling beside the busy main road to reach the school and other parts of the village. A bridge over the railway and the replacement of steps up the hillside with a sloping path will be necessary.
- The following 5 sites to the north of the Codmore Hill roundabout (PPNP18; PPNP20; PPNP21; PPNP22 and PPNP23) are considered unsustainable for the reasons given above.

7 sites remain which are considered suitable for development within the Neighbourhood Plan. Those sites have been expanded on within the Submission Plan, are the subject of individual policies and are capable of accommodating the number of houses identified in the Housing Needs Survey.

PPNP05	Land off Station Approach	Policy 4
PPNP06	Land at Harwoods Garage (East of A29)	Policy 5a
PPNP07	Harwoods Car Park (West of A29)	Policy 5b
PPNP09	New Place Nurseries	Policy 2
PPNP10	Land adjacent to Drovers Lane	Policy 2
PPNP11	Land off Glebelands	Policy 3
PPNP17	Land at Highfields	Policy 6

PULBOROUGH PARISH NEIGHBOURHOOD PLAN
SITE ASSESSMENT REPORT APRIL 2019



THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

LEGEND

- Pulborough Neighbourhood Plan Area Boundary
- Built Up Area Boundary

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Purpose of Issue: **DRAFT**

Client: **PULBOROUGH PARISH COUNCIL**

Project Title: **NEIGHBOURHOOD PLANNING TECHNICAL SUPPORT SITE ASSESSMENT**

Drawing Title: **EXTENT OF PULBOROUGH NEIGHBOURHOOD PLAN AREA**

Drawn	Checked	Approved	Date
LL	AD	BP	25/01/2019

AECOM Internal Project No: 60538603

Scale: 1:25,000

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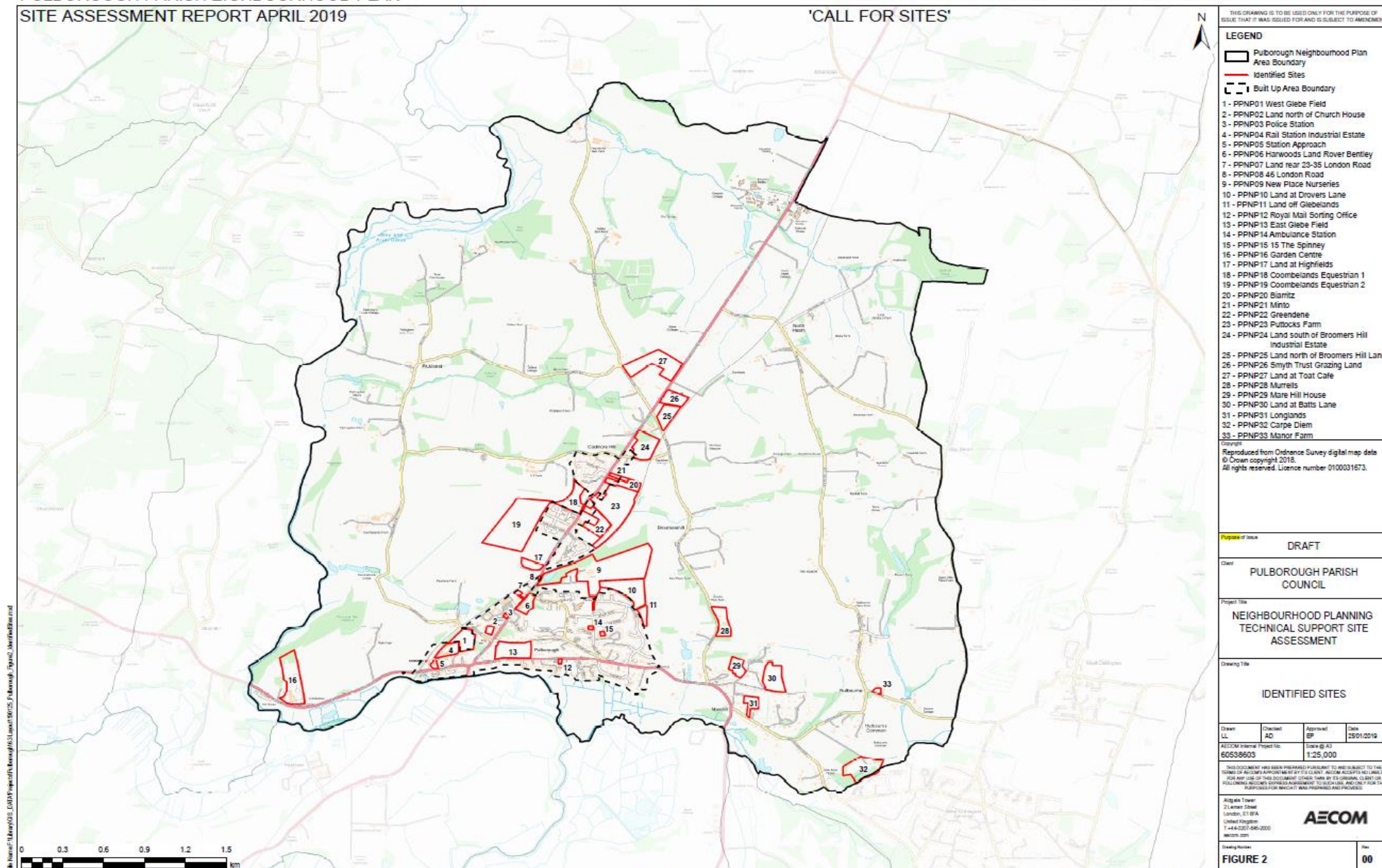
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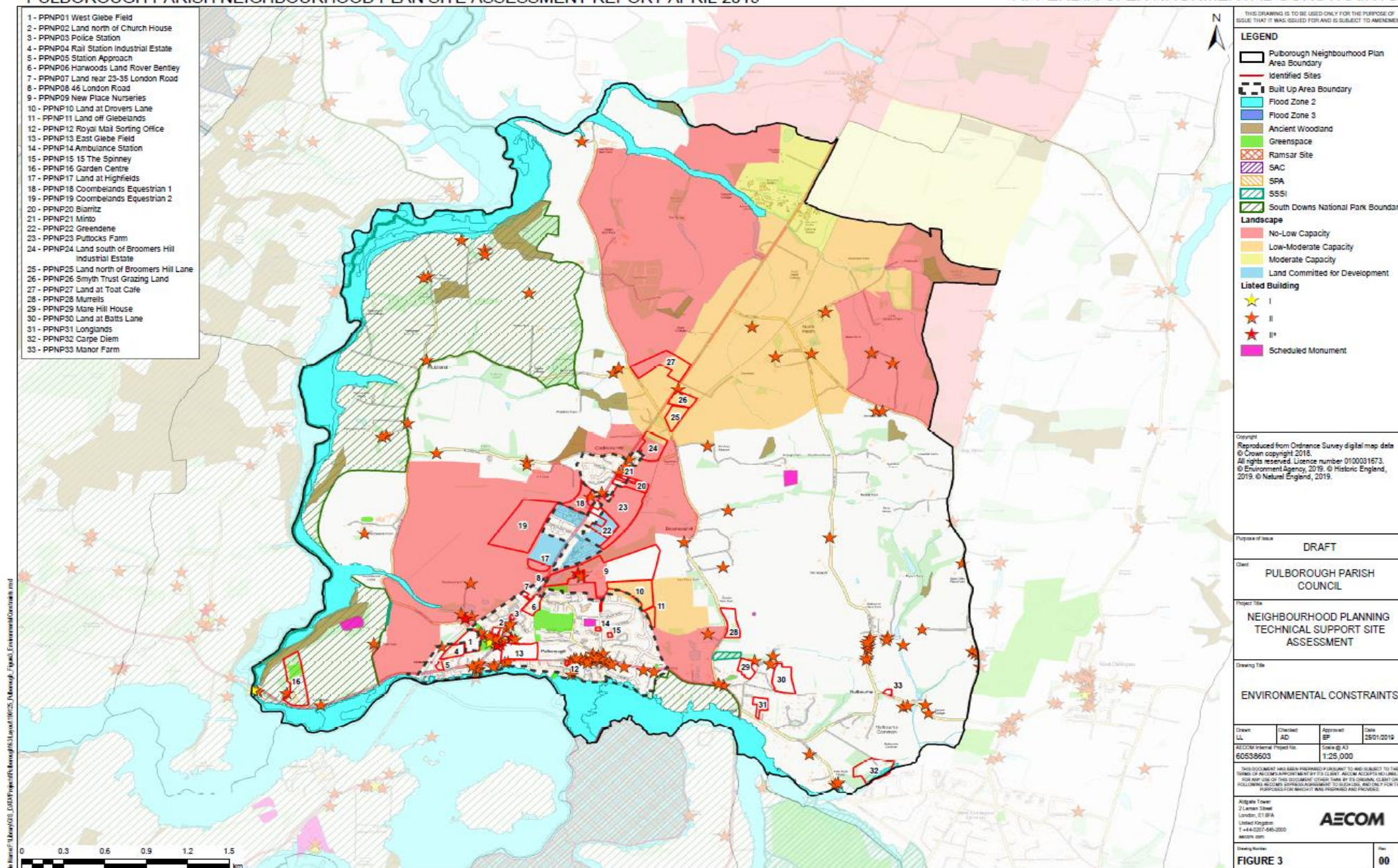
Drawing Number: **FIGURE 1**

Rev: **00**

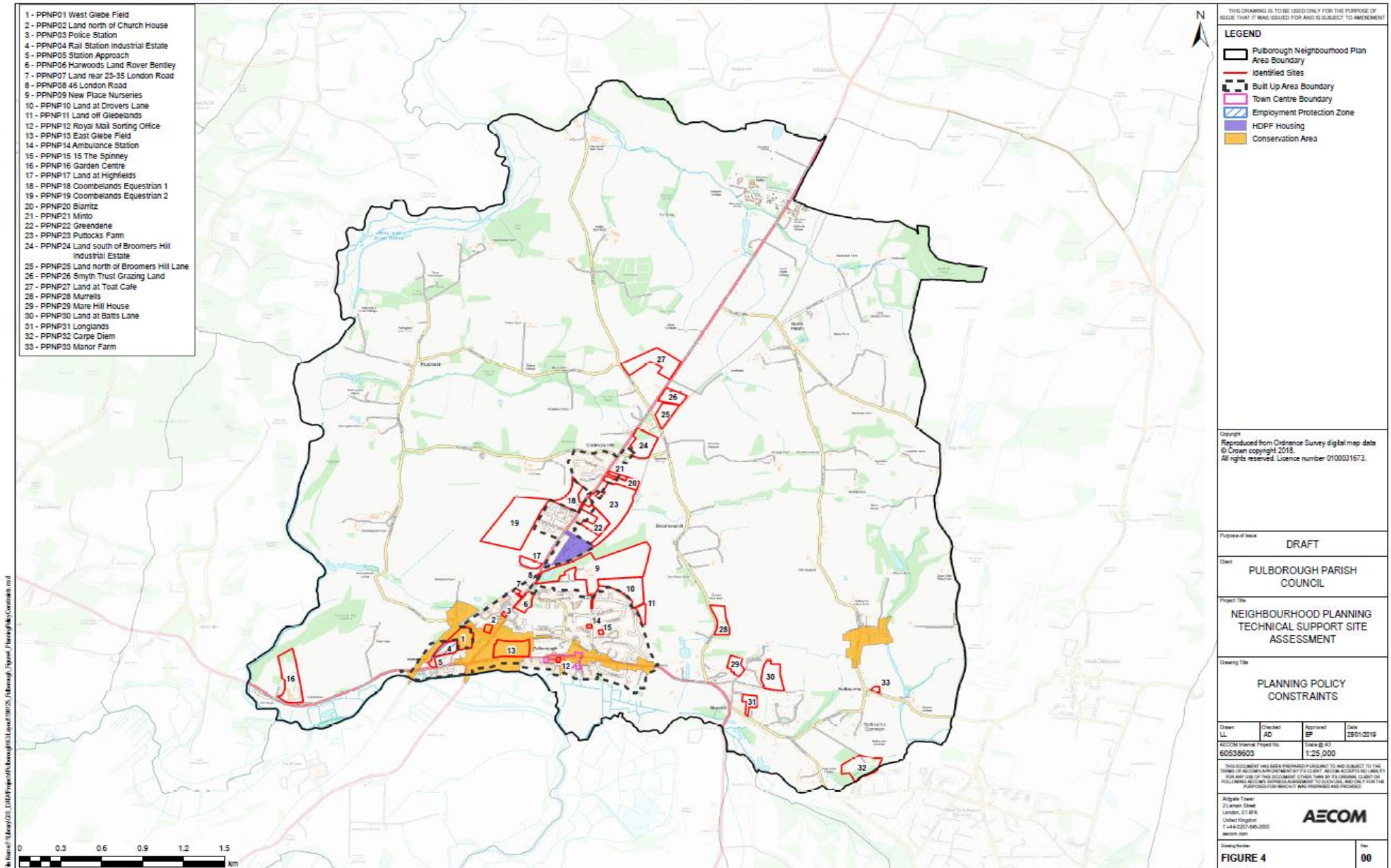
PULBOROUGH PARISH NEIGHBOURHOOD PLAN: SITE ASSESSMENT REPORT APRIL 2019 - APPENDIX A - PULBOROUGH PARISH IN CONTEXT



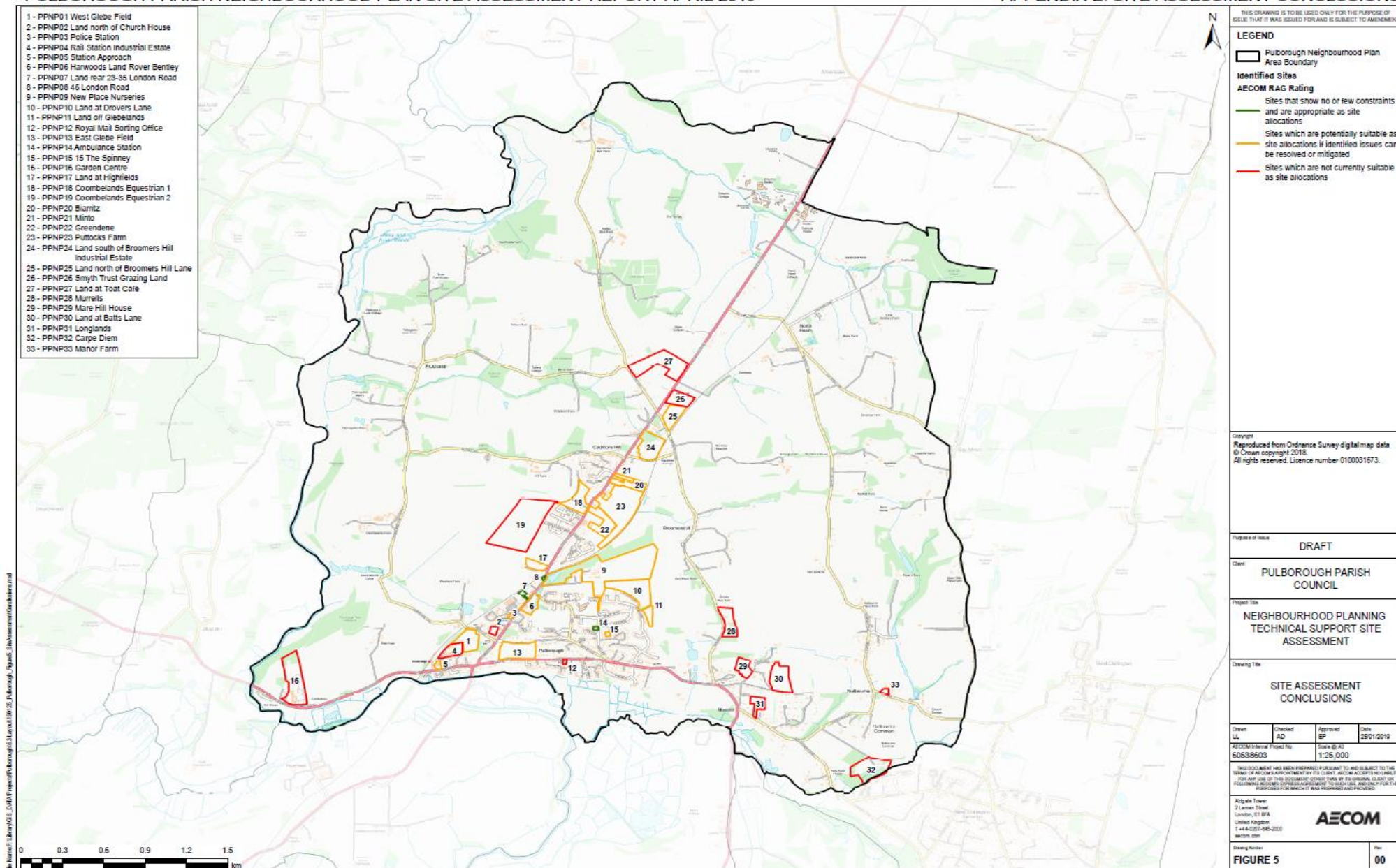
PULBOROUGH PARISH NEIGHBOURHOOD PLAN: SITE ASSESSMENT REPORT APRIL 2019 - APPENDIX B - PULBOROUGH IDENTIFIED SITES AS A RESULT OF 'CALL FOR SITES'



PULBOROUGH PARISH NEIGHBOURHOOD PLAN: SITE ASSESSMENT REPORT APRIL 2019 - APPENDIX C - ENVIRONMENTAL CONSTRAINTS



PULBOROUGH PARISH NEIGHBOURHOOD PLAN: SITE ASSESSMENT REPORT APRIL 2019 - APPENDIX D - PLANING POLICY CONSTRAINTS



PULBOROUGH PARISH NEIGHBOURHOOD PLAN: SITE ASSESSMENT REPORT APRIL 2019 - APPENDIX E - SITE ASSESSMENT CONCLUSIONS

