

Pulborough Neighbourhood Plan

Stage 1 Report - Part A

Published by Pulborough Parish Council

November 2014

Pulborough Parish Neighbourhood Plan

Stage 1 Report - Part A

Contents

1. Introduction
2. The Neighbourhood Planning
3. The Planning Context
4. Community Engagement
5. Towards a Neighbourhood Plan

Appendix A: Evidence Base

Appendix B: Strategic Housing Land Availability Assessment

1. Introduction

1.1 The purpose of this stage 1 report in the preparation of the Pulborough Parish Neighbourhood Plan (PPNP) is to summarise the work undertaken on the first stage of preparing the Plan. It comprises an overview of the planning policy context and of the community engagement outcomes in respect of the potential scope and content of the PPNP. A summary paper detailing work of the project groups and parish statistics has been published as a separate annex.

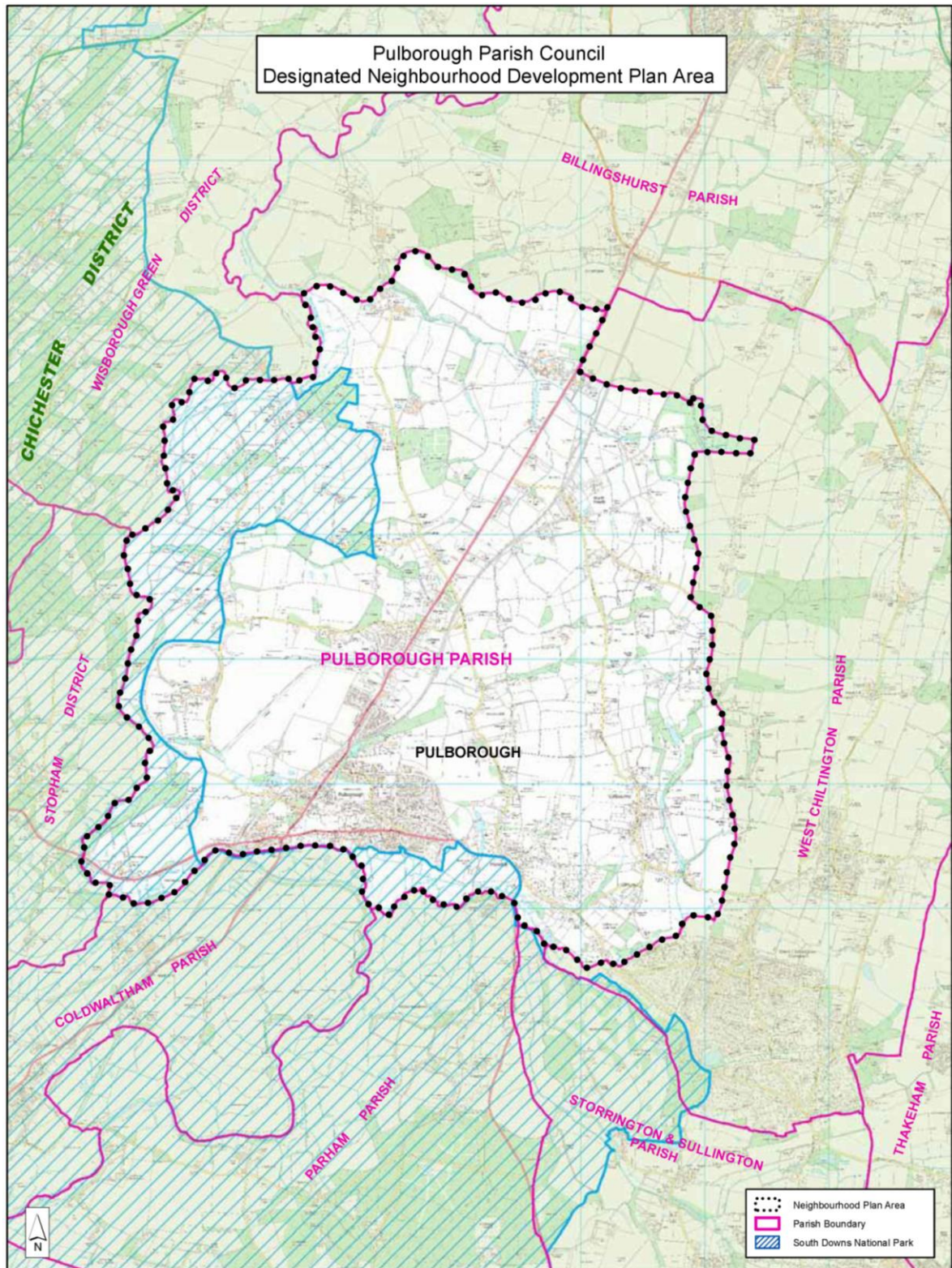
Pulborough Parish

1.2 The Parish of Pulborough is located in the western part of Horsham District in the County of West Sussex. It is situated close to the cross roads of the A29 and the A283 and within the northern part of the South Downs National Park. The river Arun and Rother run through the parish and the crossing of these is said to be where the main settlement of Pulborough Village originated. There are four other settlements included in the parish. These are Codmore Hill, Marehill, North Heath and Nutbourne. At the 2011 Census, the parish population was 5,205 living in 2,300 households. The average population age is slightly older than the England average. The number of detached homes (40%) is higher than the England average (22%), with all other housing types therefore underrepresented. Similarly, a very high proportion (71.5%) of homes are owner-occupied with few affordable rented homes (14.9%).

1.3 In respect of the planning context, Pulborough is one of the larger villages in the District of Horsham and is therefore expected to contribute to future housing growth. The emerging Horsham District Planning Framework (HDPF) is currently being examined and is expected to be adopted in April 2015. A number of 1500 new homes have been set by the HDPF to be allocated through Neighbourhood Plans in the district up until 2031. As there is no set housing number for the parish, there is therefore the opportunity for the PPNP to identify sites and the appropriate number of new homes to be delivered throughout the plan period.

1.4 The PPNP main purpose will be to shape how, where and when those new homes, and their associated employment land, open space and community facilities, are planned and delivered. The timing of the PPNP is therefore integral to the delivery of the HDPF and it is this forthcoming document with which the PPNP will aim to be in general conformity.

1.5 The PPNP will be the first neighbourhood plan prepared for the parish. Horsham District Council (HDC), the local planning authority, designated a Neighbourhood Plan Area covering the whole of Pulborough Parish on 25th February 2014 (see Plan A). This has given Pulborough Parish Council (PPC), as the 'qualifying body', the authority to prepare the PPNP. The scope and content of the PPNP will be informed by the Stage 1 Report: Part A and Part B.



Horsham District Council Park North, North Street, Horsham, West Sussex, RH12 1RL Rod Brown : Head of Planning & Environmental Services			
Confirmed by Horsham District Council and to the South Downs National Park Authority under The Neighbourhood Planning (General) Regulations 2012 Regulation 5.			
Reference No : PULNP2		Date : 23/01/14	Scale : 1:28,000
Drawing No :	Drawn :	Checked :	Revisions :

Plan A: Pulborough Parish Neighbourhood Plan area

2. Neighbourhood Planning

2.1 Neighbourhood Plans are a new part of the development planning system created by the 2011 Localism Act. The National Planning Policy Framework (NPPF) of 2012 states:

"... neighbourhoods should: develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan". (para 16)

"Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes ... can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications." (para.183).

Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies." (para.184)

Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict". (para.185)

2.2 For a Neighbourhood Plan to be made part of the development plan - so that it can be used to determine planning applications – it must meet four 'basic conditions':

- Is the Plan in general conformity with the strategic policies of the development plan?
- Has the Plan had regard to national planning policy?
- Does the Plan contribute to the achievement of sustainable development?
- Is the Plan compatible with EU obligations?

2.3 These basic conditions are less onerous for justifying the policies of a neighbourhood plan than the 'tests of soundness' by which Local Plans and other development plan documents are examined. Hence, the qualifying body must

demonstrate that it has properly engaged the local community in preparing the Plan, and this is put to the ultimate test of a referendum. Once made, however, a neighbourhood plan carries the same significant weight as any other up-to-date development plan in making decisions on planning applications.

The Plan Preparation Process

2.4 The process of preparing and seeking final adoption of the PPNP is in accordance with the Neighbourhood Plan Regulations 2012 and has been agreed by the Parish Council. Its intention is to submit the Plan to the District Council to arrange its examination in mid 2015.

2.5 The process of preparing the Plan to submission comprises three main stages:

- Stage 1 Report – part A & B - these reports summarises the planning context, community views and further evidence on which the Plan will be based
- Pre-Submission PPNP – the draft version of the Plan that will comprise the draft vision, objectives, policies, proposals and map of the plan to be published for a statutory six week public consultation period
- Submission PPNP – the final version of the Plan that will take into account the representations received on the draft Plan during the public consultation period and will be amended as necessary for submission to the District Council

2.6 Unlike other development plans, Neighbourhood Plans are not required to include a Sustainability Appraisal (though they must show they contribute to sustainable development). However, they may require a Strategic Environmental Assessment (SEA) under EU Directive 42/2001. A screening opinion of the need for an SEA will therefore be requested from the HDC using the contents of this Stage 1 Report. If an SEA is required then a SEA Scoping Report will be produced to consult on the proposed assessment framework. The agreed framework will then inform the preparation of the Pre-Submission version of the PPNP (with a separate SEA report published for consultation). If one is required, a final SEA report will accompany the Submission Plan for examination.

2.7 In addition, HDC will be asked to advise on the need for a Habitats Regulations Assessment (HRA) under EU Directive 92/43/EEC, in respect of any European designated sites within influencing distance of the parish. In paragraph 3.3.8 of the Horsham District's Habitats Regulations Assessment 2014, Pulborough Parish is highlighted as being located within the 15 kilometre protection zone of the Arun Valley SAC/SPA/Ramsar site.

2.8 At the final stage, the PPNP will be subject to an independent examination. Any recommendations made by the Examiner will be considered by PPC and HDC and the plan may be amended as necessary before being approved for a local referendum. If supported by a majority vote at the referendum, the PPNP will be adopted by HCD as planning policy for the parish.

3. The Planning Context

3.1 The Parish lies within Horsham District in the County of West Sussex and partially within the South Downs National Park. There are a number of adopted and emerging policies and proposals at a national and local level that have a significant influence over the strategy and detailed content of the PPNP.

National Planning Policy Framework (NPPF)

3.2 Aside from the specific references to neighbourhood planning quoted in para 1.5 above, the NPPF, published in April 2012, contains a number of key policy principles that will shape the policies of the PPNP, including:

- The presumption in favour of sustainable development (para. 14)
- Delivering a wide choice of high quality homes (50)
- The quality of development (58)
- Promoting healthy communities (69)
- The designation of Local Green Spaces (76/77)
- Protecting the Green Belt (79-92)
- Conserving and enhancing the natural environment (109-115)
- Conserving and enhancing the historic environment (126-141)

3.3 These policies are likely to be those of most relevance to the PPNP but many other principles in the framework will have some bearing on the preparation of the document in due course. Importantly too, Para 198 of the NPPF states that, *“where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted”*.

3.4 Given the current status of the strategic policies of the development plan – that is the Horsham Local Plan 2007, which predates the publication of the NPPF – the provisions of the NPPF are especially important in shaping how the PPNP will consider its policies.

Planning Practice Guidance (PPG)

3.5 The PPG was published in March 2014 and contains a series of guidance statements of importance to the preparation of neighbourhood plans, notably:

- What communities can use neighbourhood planning for (ID 41-002)
- What should a neighbourhood plan address (ID 41-004)
- Must a community ensure its neighbourhood plan is deliverable (ID 41-005)
- What evidence is needed to support a neighbourhood plan (ID 41-040)
- How should the policies in a neighbourhood plan be drafted (ID 41-041)
- Should a neighbourhood plan consider infrastructure (ID 41-045)
- What is meant by general conformity (ID 41-074)
- What is meant by strategic policies (ID 41-075)
- What are the relevant EU obligations (ID 41-078)

- Does a neighbourhood plan require a strategic environmental assessment (ID 11-028)
- How can neighbourhood plans use housing need guidance (ID 2a-007)
- Design – good plan and policy formulation (ID 26-031)
- Local Green Space designation (ID 37-005 – ID37-022)
- How should viability be assessed in plan making (ID 10-005 – ID 10-015)

3.6 Together with the NPPF, the PPG has replaced the majority of previous national planning guidance. Again, the list of references above is not exhaustive but identifies those that are likely to be the most relevant for preparing the PPNP.

Horsham District Planning Framework, Proposed Submission (2014)

3.7 The Proposed Submission version of the Horsham District Planning Framework (HDPF) was published for consultation during May to June 2014 prior to its examination, which has now commenced. This version of the HDPF provides a clear indication of the direction of future strategic planning and development management policy in the District, of which the PPNP should be mindful.

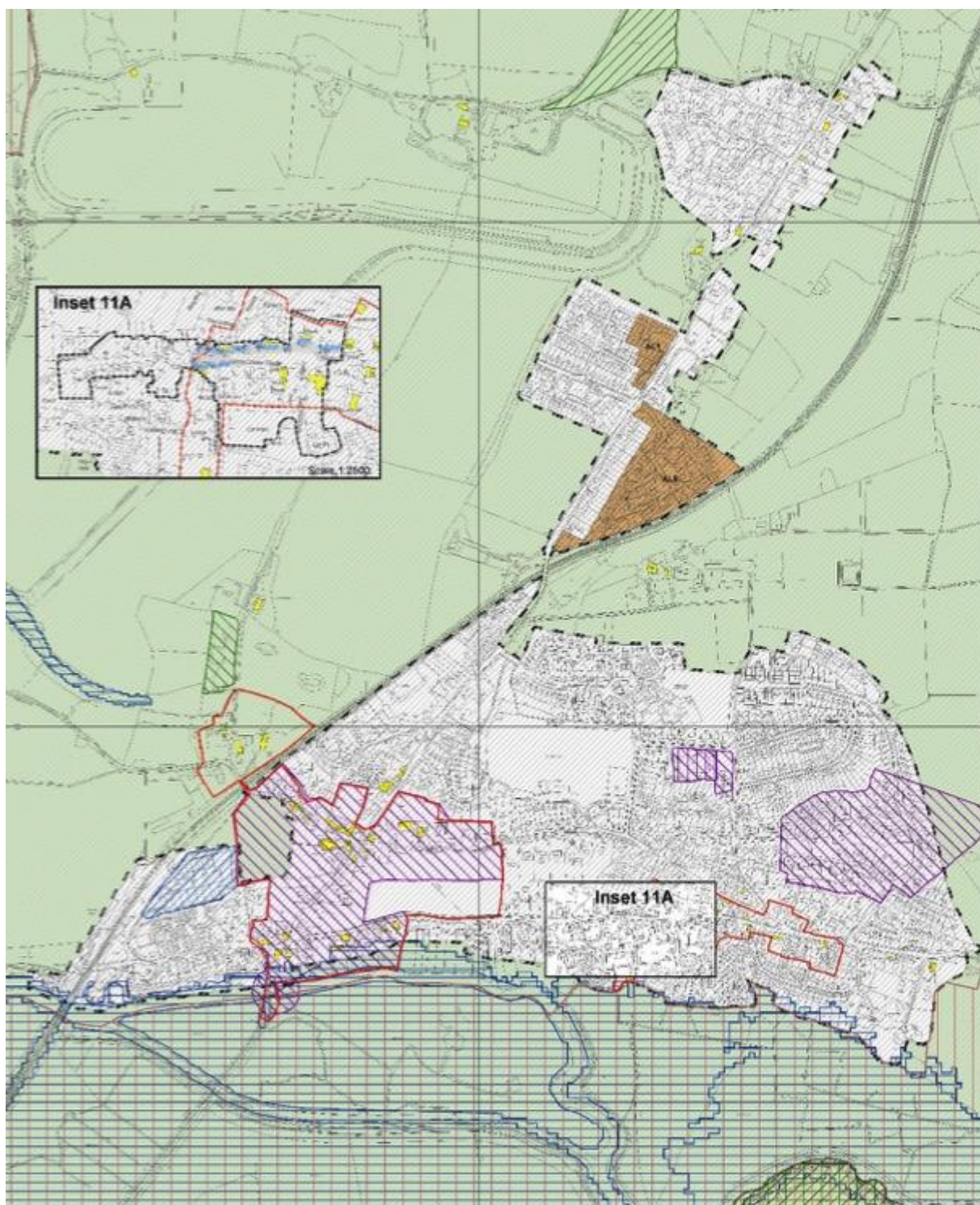
3.8 The HDPF has included two strategic allocations, land north of Horsham and land west of Southwater. Apart from these, site specific allocations of land are to be allocated by neighbourhood plans and will therefore not be updated as a separate Site Specific Allocation DPD.

3.9 Once adopted, the PPNP will be the primary means by which planning applications in the Parish will be judged, where it contains specific policies and proposals that complement the Local Plan or replaces its policies.

3.10 The HDPF “*seeks to be relevant and unique and meet the objectively identified needs of Horsham District*”. It also sets the scene and allows for communities to “*develop their own, more detailed, local Neighbourhood Plans to meet the needs of their community as they see fit and has regard to the wider area beyond the District boundary*” (para 3.15)

3.11 It states that, “*villages have the potential to address identified local needs and limited development should be pursued to meet these needs and support rural services and infrastructure. However, a balance needs to be struck between environmental constraints and fundamentally altering local character ... in the future the needs of local areas can be met, hopefully building on this existing work through the new Neighbourhood Planning system*” (para 3.24)

3.12 The Proposed Submission Local Plan contains a number of strategic policies along with development management policies that provide an insight into the direction of future local planning policy, for the PPNP to consider. The map in Plan B on the following page helps identify the relevant policies for the Parish such as the built up area boundaries shown as a dashed-line.



		Conservation Area	
		Listed Building	
Inset Map Number		South Downs National Park	
Built-up area boundary		Area of Outstanding Natural Beauty	
Areas outside built-up area boundary		Gatwick Airport Safeguarding Land	
Sites for housing development / mixed use		Site of Special Scientific Interest	
Broadbridge Heath Opportunity Area		Site of Nature Conservation Importance	
Area of Joint Area Action Plan		Special Protection Area	
Community facilities provision		Ancient Woodland	
Sites for employment use		Scheduled Ancient Monument	
Key Employment Areas		Sites of Archaeological Importance	
Safeguarded Site *		Historic Park or Garden	
Town and Village Centre Boundaries		RAMSAR Site	
Primary Shopping Areas		Area at Risk of Flooding	
Primary Shopping Frontages		Air Quality Management Area	
Secondary Shopping Frontages		Bat Sustenance Zone	

Plan B: HDPF Proposals Map - Pulborough

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

- DP 2 Strategic development
- DP 3 Development hierarchy
- DP 4 Settlement expansion
- DP 9 Rural economic development
- DP10 Vitality and viability of existing retail centres
- DP12 Town centre uses
- DP13 Housing Provision
- DP 15 Meeting local housing needs
- DP 24 The natural environment and district character
- DP 25 Countryside protection
- DP26 Settlement coalescence
- DP 30 Green infrastructure and biodiversity
- DP 32 Development principles
- DP 33 Cultural and heritage assets
- DP 37 Flooding
- DP 38 Infrastructure provision
- DP39 Sustainable transport

- DP 42 Community facilities, leisure and recreation

3.14 Of these policies, three are especially important. Firstly, in Policy 3 the settlement hierarchy of the District, Pulborough has been identified as a larger village *“with a good range of services and facilities as well as some access to public transport – capable of sustaining some expansion, infilling and redevelopment”*.

3.15 In the supporting text to Policy 3 it states that the policy “seeks to ensure development takes place in a manner that ensures that the settlement pattern and the rural landscape character for the District is retained and enhanced, but still enables settlements to develop in order for them to continue to grow and thrive. The mechanism by which this will be achieved is through the designation of built-up area boundaries and the planned expansion of existing settlements through the Local Plan or Neighbourhood Planning.” (para 4.6)

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

3.17 Thirdly, Policy 14 establishes the proposed housing provision for the District from 2011 to 2031. It requires that at least 1,500 homes are provided through Neighbourhood Plans, to be allocated in accordance with the settlement boundary. Separately a number of 750 homes are expected to come forward through ‘windfall’ sites. The policy does not specify how this number will be apportioned across the settlement hierarchy of Policy 3.

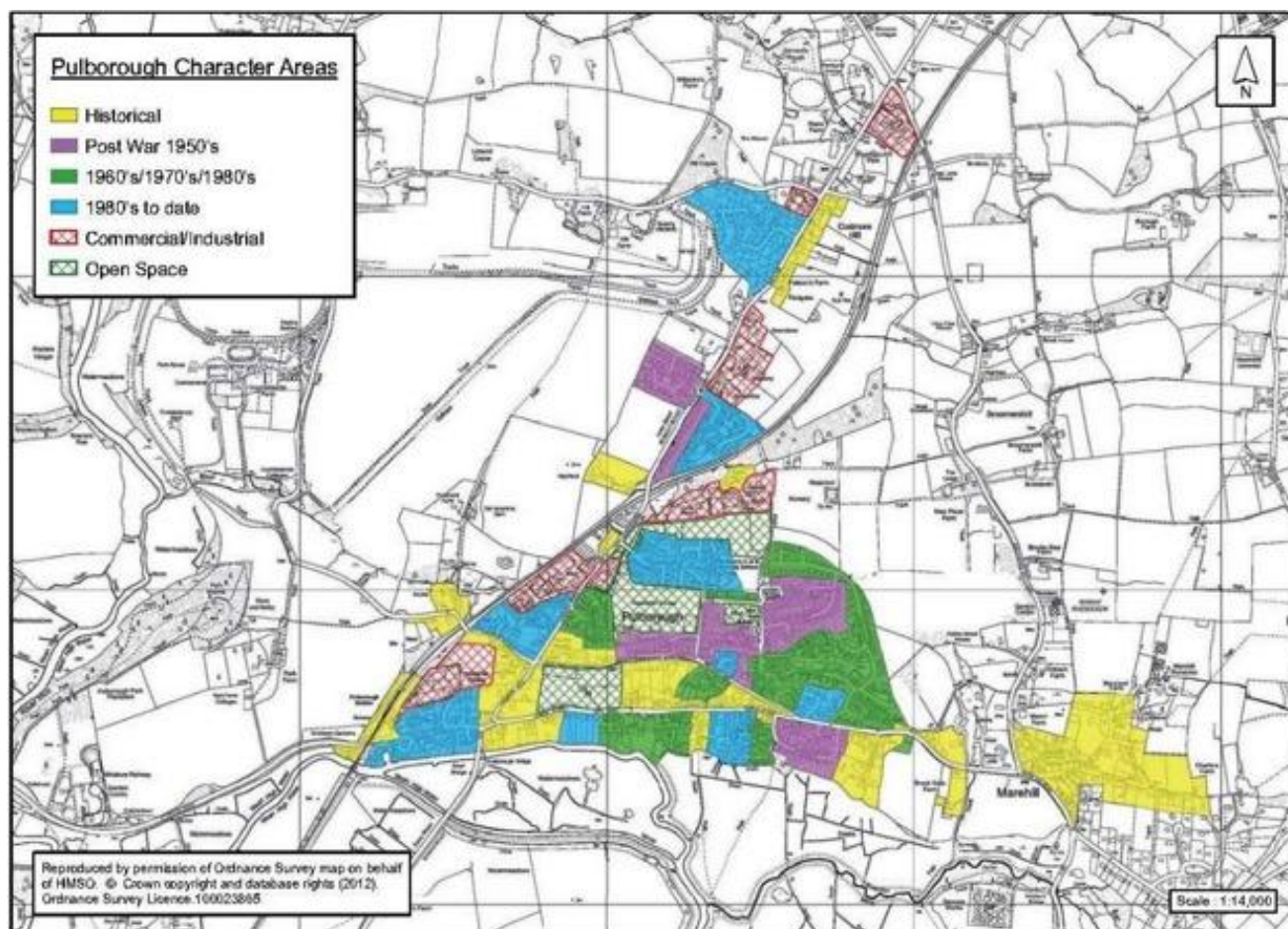
3.18 Although the settlement hierarchy is unlikely to change as the HDPF proceeds through completion and examination, the preferred housing provision strategy may change. The PPNP may therefore use the reasoning and evidence of the hierarchy and, to an extent, the 1,500 homes total provision number, to help determine its own housing policies. Policy 10 establishes the settlement hierarchy in its support for the district’s existing retail centres. Pulborough is defined as a Secondary Centre and the other settlements in the parish have been identified as ‘Tertiary centres and outlying small retail units: Smaller village centres and shops’.

Supplementary Planning Documents

3.19 There are also the following relevant Supplementary Planning Documents (SPD):

- 2007 Planning Obligations
- 2009 Facilitating Appropriate Development
- 2013 Pulborough Village Design Statement
- 2006 Nutbourne Village Design Statement

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



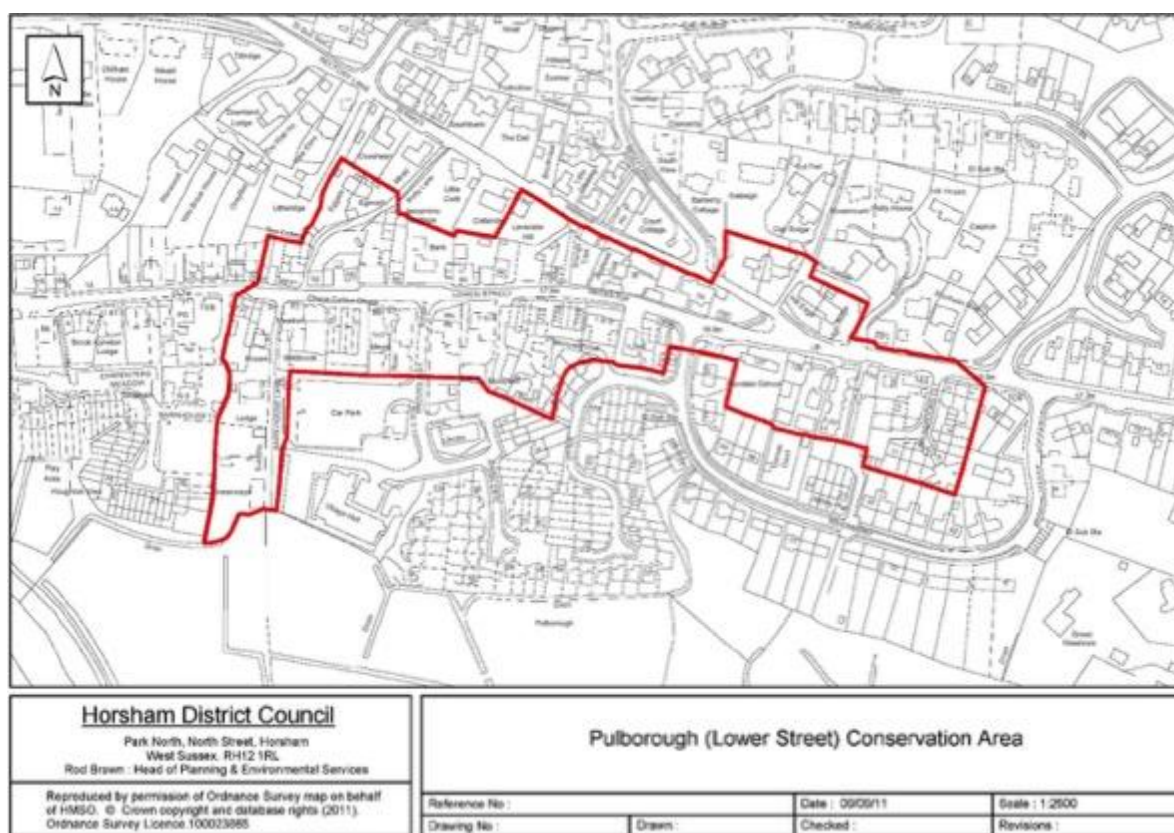
Plan C: Pulborough Parish Design Statement 2013 - Character Areas

A summary on Horsham District's Background Research on Pulborough

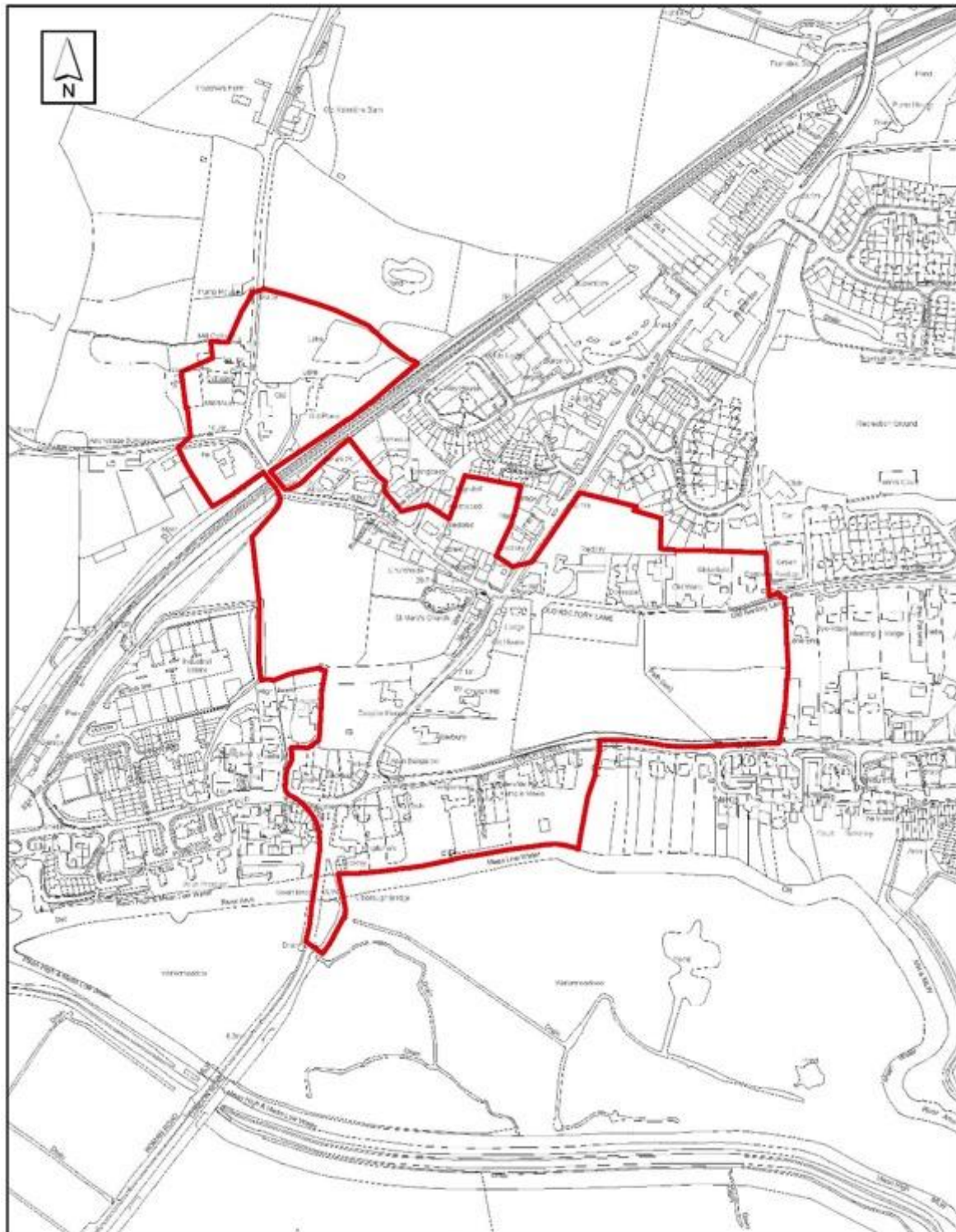
3.21 Only a few points have been captured in the bullets below to give a better understanding of the parish from the district's point of view.

- The village of Pulborough has to ensure future needs for the ageing population.
- There is a need to ensure the viability and vitality of the retail centre around the high street.
- The overall provision of sports and open space recreation in the Parish is good, with some facilities found in Billingshurst as stated by Horsham District.

- There is a need for green infrastructure improvement in the gap between Billingham, Ashington and Pulborough according to the HDC Green Infrastructure Strategy.
- The District's Strategic Flood Risk assessment found that there are flood risk zone 3 in the western parts of the parish west of the village and a functional flood plain to the south of the village.
- The district's Landscape Capacity Assessment, looking at that capacity for development only in regard of the landscape capacity has indicated that most plots put forward have high to moderate sensitivity, leaving the plot to the north east of the village as the most acceptable.
- The Pulborough Church Place and the Lower Street Conservation Areas are both situated at the centre of Pulborough village as seen in Plans D and E. Nutbourne Conservation Area covers most of the settlement as seen in Plan F.



Plan D: Pulborough (Lower Street) Conservation Area



Horsham District Council

Park North, North Street, Horsham,
West Sussex. RH12 1RL
Rod Brown : Head of Planning & Environmental Services

Reproduced by permission of Ordnance Survey map on behalf
of HMSO. © Crown copyright and database rights (2011).
Ordnance Survey Licence 100023865

Pulborough (Church Place) Conservation Area

Reference No :

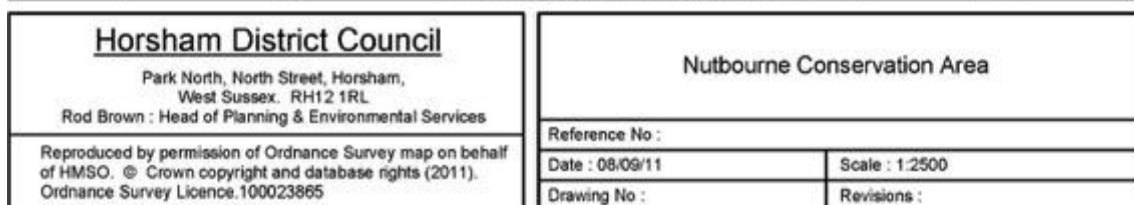
Date : 08/09/11

Drawing No :

Scale : 1:5000

Revisions :

Plan E: Pulborough (Church Place) Conservation Area



Pulborough Parish Neighbourhood Plan: Stage 1 Report – Part A, November 2014

Horsham DPF – Sustainability Appraisal (2014)

3.22 This report accompanied the HDPF to assess the sustainability performance of its proposed policies. In its baseline data, the report identifies the Historic Character Assessment of Pulborough and the Local Air Quality Management initiative in part of the village that had recorded high levels of NO₂. It also notes the extent of flood risk areas in the southern part of the District with Pulborough being one of the parishes at the greatest risk from flooding. In terms of waste water capacity, the appraisal states that according to Southern Water in 2009 the Pulborough WwTW (Wastewater Treatment Works) had capacity to serve an additional 500 homes subject to extension of the existing capacity (HDC Core Strategy Review Consultation Document – Strategic Site Option 9: Pulborough Expansion).

3.23 The report makes no specific references to the relative sustainability of the parish though does note the exclusion of the 'Pulborough Extension' strategic development option identified in earlier HDPF work. The reason for this exclusion was, "as a number of sites in that area have already been granted permission through 'ad-hoc' planning applications, therefore this is no longer a feasible option for strategic scale development around this settlement" (Appendix 3, para 3.1, p143).

Horsham DPF – Habitats Regulations Assessment (HRA) 2014

3.24 This report also accompanied the HDPF to assess the implications of the proposed policies on European designated nature sites. Of special interest to the PPNP is the proximity of the Arun Valley designated site (see the extract from section 5.1 of the HRA report below.

3.25 In respect of its assessment of the HDPF's proposed role for neighbourhood plans in the district, the report states that,

"While any location of Neighbourhood Plan in the District could in theory require a HRA it should be noted that the parishes of Pulborough ... are located in close proximity to the Arun Valley SAC/SPA/Ramsar site and/or water courses which flow into the site and these are likely to require especially close examination if any significant proposal was to arise through the Neighbourhood Plan or Small Sites Allocation process". (para 3.3.8, p13)

5.1 Arun Valley SAC, SPA, Ramsar

5.1.1 The Arun Valley SPA/Ramsar consists of three component Sites of Special Scientific Interest (SSSI), Pulborough Brooks SSSIs, Amberley Wild Brooks SSSIs and Waltham Brook SSSI (see Figure 6). The Arun Valley SAC comprises Pulborough Brooks and Amberley Wild Brooks SSSI. The sites lie wholly within Horsham District near the south-west boundary between Pulborough and Amberley.

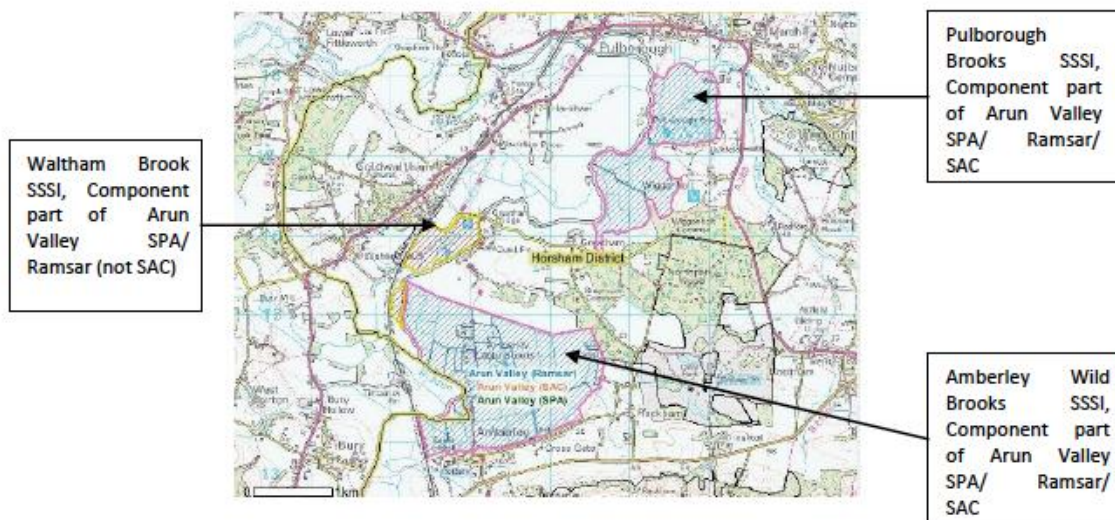


Figure 6 spatial arrangement of the SSSI components making up the Arun Valley SPA, Ramsar and SAC (source: nature on the map <http://www.natureonthemap.naturalengland.org.uk/>)

5.1.2 Together these sites comprise an area of wet meadows on the floodplain of the River Arun. The neutral wet grassland, which is subject to winter and occasional summer flooding, is dissected by a network of ditches, several of which support rich aquatic flora and invertebrate fauna. The area is of outstanding ornithological importance notably for wintering wildfowl and breeding waders.

3.26 The report goes on to identify the potential ways in which development proposals may affect the designated area, thus:

Impact	Effect	Sites Potentially Affected
Increased water demand from new housing.	Low river flows/ groundwater levels and consequent water availability issues in wetland sites.	Arun Valley SPA/SAC/Ramsar
Increased waste water from new housing.	Water quality deterioration in wetland sites, especially eutrophication through high phosphorus levels.	Arun Valley SPA/SAC/Ramsar
Increased housing development causing faster run-off and higher flood peaks.	Heightened downstream flood risk in wetland sites, damaging vegetation through prolonged deep flooding in winter, while summer floods threaten invertebrates and make essential site management difficult or impossible.	Arun Valley SPA/SAC/Ramsar
Housing development.	Disrupted flight paths and feeding areas for bat populations present within sites.	The Mens SAC

Table 2 Summary of Impact Pathways on European Sites

3.27 In its conclusions, the report states, “provided the policies identified as key in this report are retained ... the Horsham District Planning Framework will not have an adverse effect on site integrity of any European site.” (para 7.1.3, p29). However, as noted above, the PPNP will still have to be mindful of its potential impacts to ensure that its policies can also avoid any adverse impacts.

4. Community Engagement

4.1 There has been considerable community engagement activity on the PPNP leading up to this Stage 1 Report. This will be described in greater detail in the Consultation Statement, which will be published by the Parish Council as part of the submission documentation in due course.

4.2 The work of a number of thematic groups has been especially informative, as they have analysed the technical evidence base for the PPNP and reviewed the outcomes of the various community activities. A brief summary of the conclusions of each group thus far is provided in Part B.

4.3 The theme groups are listed as:

- Our Community
- Our Housing
- Our Infrastructure
- Our Environment and Heritage
- Our Business and Economy
- Our Transport and Accessibility
- Our Health and Wellbeing

4.4 Although working separately, each of these theme groups report back via the Steering Group, and have been involved in interpreting the results of the household survey, explained in more detail in Part B.

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

<u>Village</u>	<u>Parish</u>
Safe (80%)	Rural (77%)
Friendly (75%)	Safe (76%)
Rural (73%)	Friendly (63%)
Attractive (53%)	Attractive (54%)

4.6 Furthermore, 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."

4.7 As a result of this response, which came through the household survey and subsequent consultation events, all the theme groups are now aware that any policies or proposals in the Neighbourhood Plan must aim to achieve and meet the aspirations of people living in Pulborough parish.

5. Towards a Neighbourhood Plan

5.1 At this early stage in the project, there is emerging a possible scope and focus for the PPNP. In addition to the significant planning policy constraints imposed by national and local planning documents, the local community is keen that the essential character of the parish is conserved and protected from harmful development.

5.2 The Parish Council has begun the process of identifying potential policy areas for the PPNP, based on the work of the Focus Groups and the outcome of the Residents' Survey. Its early conclusions are set out below:

- Pulborough represents the best of both worlds in that it combines rural living and the feeling of a village community with the convenience of local shops and services and good transport links. Residents express a strong view that both these aspects of Pulborough - rurality and convenience - are fundamentally important to them and so a key challenge for the Neighbourhood Plan will be how to preserve this balance when considering further development.
- It has for several years been a concern that recent development in Pulborough village (500 houses, two major supermarkets and a Primary Care Centre) has lacked a coherent strategy for delivering a sustainable community. The pattern of development has led to an increasingly spread out and disconnected village with no clear social or commercial heart. The Neighbourhood Plan is a clear opportunity to address these issues and make development deliver a stronger, more connected, more sustainable and economically viable village. Key policies here will be those looking to improve pedestrian/wheelchair routes connecting up the village (we must avoid being too car-centric) and a long-term solution to the well-worn complaint that "Pulborough has no heart". It is likely that success will depend on agreeing a long-term vision for Pulborough village with local authorities.
- Pulborough's population is already dominated by older age groups and this trend is likely to continue with potentially serious consequences for the community and economy (although further research from expert sources is needed to assess these). 43% of survey respondents expressed the view that "A community with a balance of ages and incomes" was one of the key benefits development could bring to Pulborough, and so the Neighbourhood Plan should review policies that would help us to achieve a better demographic balance.
- Pulborough has a solid local economy with a good mix of sectors, but recent work suggests that there is more that could be done to support and promote

the economic potential of the village and wider parish and survey respondents indicate support for this. Policies in this area will most likely include:

- Supporting commercial/retail activity in the village
 - Supporting the large number of home-based businesses in the parish
 - Protecting and enhancing the railway station area
 - Promoting a visitor economy strategy (Pulborough as a gateway to rural West Sussex)
- Many residents feel that investment in infrastructure (particularly roads, pavements/other pedestrian routes and sewerage/drainage systems) has not kept pace with development and the Neighbourhood Plan should include policies not just to prevent further overload but also to deliver material improvements.
 - Increased traffic (particularly heavy commercial traffic) is a major issue affecting quality of life for residents and the Neighbourhood Plan will need to contain policies that address this when considering new developments.

5.3 Most of the issues above have been identified by the community previously through the many consultations conducted since 2000. These ideas are wide-ranging in their scope and indicate the PPNP will be especially valuable to the local community. That said, not all the above ideas are directly related to the use and development of land, and may therefore not be translatable into valid planning policies in due course. Some may only repeat existing development plan or NPPF policy, and if not refined to fit a Pulborough context, may also not qualify.

5.4 The next stage will be to review each policy idea and to frame a vision and some key objectives for the PPNP, which the eventual policies will seek to implement. Once the list of ideas is shortened to a core list then policy drafting will commence, together with the necessary explanatory text. This will form the basis of the Pre Submission PPNP.

APPENDIX A

Evidence Base

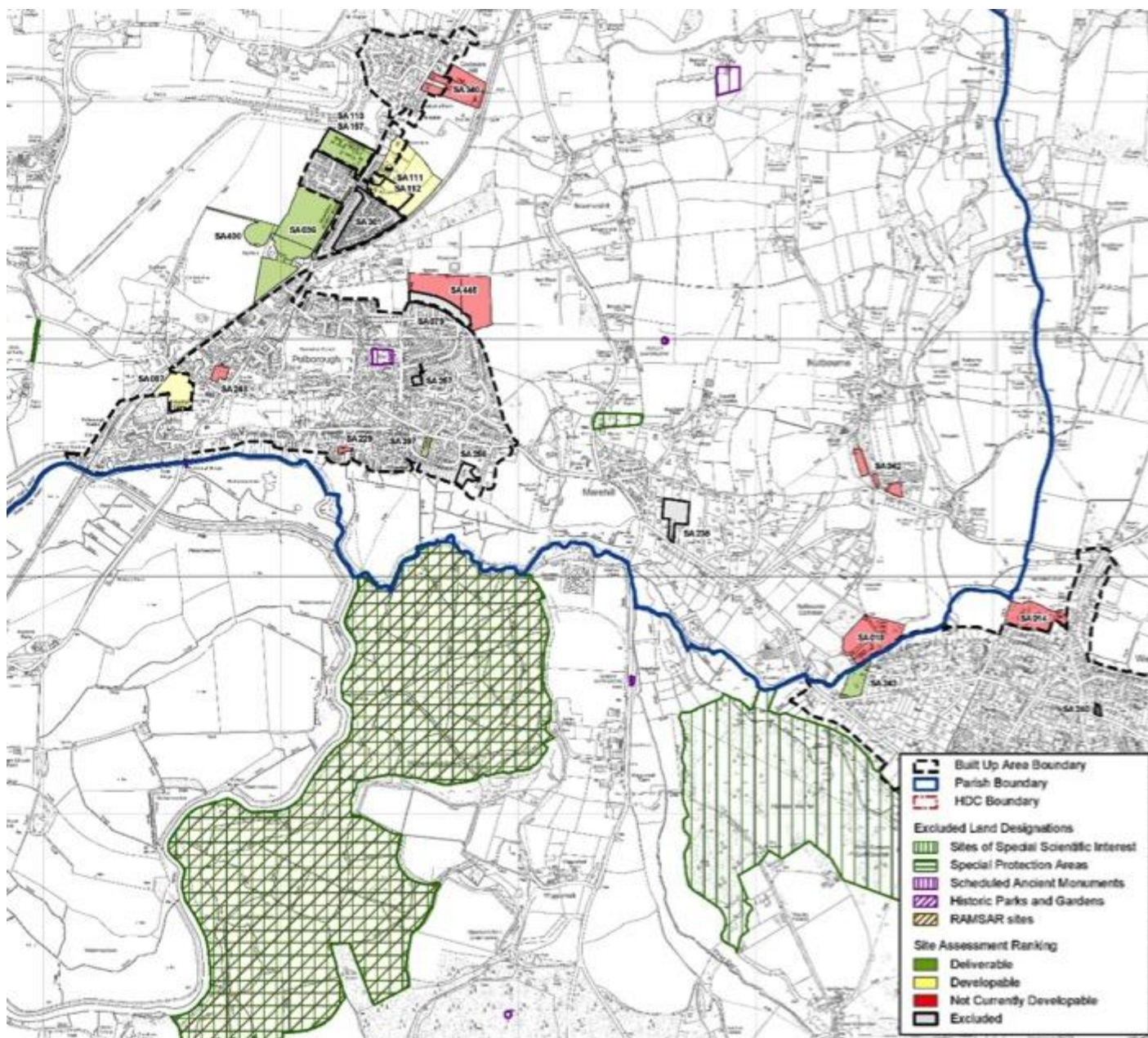
- Horsham District Planning Framework (2014)
- Horsham District Sustainability Appraisal (2014)
- Horsham District Strategic Flood Risk Assessment (2012)
- Horsham District Landscape Capacity Assessment (2014)
- Horsham District Green Infrastructure Strategy (2014)
- Horsham District Habitat Regulations Assessment (2014)
- HDC Sport, Open Space and Recreation Assessment (2014)
- HDC Core Strategy Review Consultation Document – Strategic Site Option 9: Pulborough Expansion (2009)
- Pulborough Community Action Plan (2010)
- Pulborough Parish Design Statement (2013)
- Pulborough Data Set (2014)
- Pulborough Housing Needs Survey (2011)

APPENDIX B

Strategic Housing Land Availability Assessment (SHLAA)

The Strategic Housing Land Availability Assessment assesses land in the district for potential development (see Plan G below). However the sites identified as suitable are not allocations for development but demonstrates that the district has sufficient supply of housing land for the next fifteen year as required by the government.

No.	SHLAA Address	Potential housing no.	Updates
	Deliverable (1-5 years)		
SA036	Land at Stane Street, Pulborough	103 dwellings	Permission Granted
SA113	Oddstones, Stane Street, Pulborough	87 dwellings	Completed
SA397	Arundale School, 129 Lower Street, Pulborough	11 dwellings	Completed
	Developable (6+ years)		
SA087	Pulborough West Glebe, Church Place	30 dwellings	
SA112	Stane Street Nurseries/Green Dene Nursery	25 dwellings	



Plan G: SHLAA map - Pulborough