



## **Horsham District Council**

### **Pulborough Neighbourhood Plan 2015-2031**

## **Notice of Factual Updates to the Pulborough Decision Statement (8 November 2024)**

### **1.0 INTRODUCTION**

- 1.1 Horsham District Council (“the Council”) (HDC) has a statutory duty<sup>1</sup> to support Parish Councils and Qualifying Bodies in the preparation of Neighbourhood Development Plans (NDPs) and Orders and to take NDPs and Orders through a process of examination and referendum.
- 1.2 This notice relates to the Pulborough Neighbourhood Plan 2015-2031 (PNP) and is an addendum to the 8 November Decision Statement published by Horsham District Council pursuant to Regulation 19 of the Neighbourhood Planning (General) Regulations 2012 (as amended). This notice does not replace the Decision Notice but sets out why HDC remains of the view that the PNP meets the basic conditions and, incorporating amendments proposed in the Decision Statement, complies with the Conservation of Habitats and Species Regulations 2017.
- 1.3 On 14 September 2021, Horsham District (together with a number of other local planning authorities in north west Sussex) received a Position Statement from Natural England on water neutrality. This set out that water abstraction for drinking water supplies was having a negative impact on the wildlife sites in the Arun Valley. This has led to a significant delay in the Pulborough Neighbourhood Plan proceeding to referendum and has required further work, which has been subject to consultation, and additional modifications made to ensure the plan either alone or in combination with other plans or projects and is therefore compliant with the Conservation of Habitats and Species Regulations 2017. This is discussed in detail in Section 3 of the 8 November Decision Statement.

### **2.0 NOTICE OF FACTUAL UPDATES**

- 2.1 Following successful examination and the receipt of the Examiner’s Report, the Council decided to make the PNP and duly published a Decision Statement on the 8 November 2024 to progress the Pulborough Neighbourhood Plan to referendum. Subsequently, the Local Plan Inspector has recommended the HDLP is withdrawn

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<sup>1</sup> The Town and Country Planning Act 1990 (as amended)

in his Interim Findings Letter dated 4 April 2025. Horsham District Council considers this to be a significant change of circumstances. To ensure compliance with Schedule 4B of the Town and Country Planning Act 1990, Paragraph 12 (6), further modifications are made to the Pulborough Neighbourhood Plan for the purpose of correcting errors such that all references made to HDLP and the policies therein are removed from the Pulborough Neighbourhood Plan to reflect the diminished status of the HDLP. Additional amendments have also been made to the Pulborough Neighbourhood Plan for the purpose of correcting cross-referencing errors following publication of the latest version of the NPPF (2024). Appendix A of this notice refers to a list of modifications to reflect those factual changes.

- 2.2 These factual corrections do not affect the substantive content of the PNP. The Examiner's proposed modifications as stipulated within Appendix B (8 November Decision Statement) alongside the reason why the modifications were accepted remain valid. In addition, further modifications in relation to Water Neutrality have been incorporated into PNP to demonstrate compliance with the Basic Conditions in relation to compatibility with EU obligations and for the purpose of correcting errors. The Council is of the view that the Pulborough Neighbourhood Plan as modified in Appendix B: Examiner's Proposed Modifications to the Pulborough Neighbourhood Plan 2014-2031 alongside this notice, complies with legal requirements and may now proceed to Referendum.



**Catherine Howe**  
Head of Strategic Planning  
25 July 2025

**Appendix A: Schedule of Modifications to the update the Pulborough Neighbourhood Plan to reflect the status of the HDLP and the latest version of the NPPF 2024 - Modifications (insertion underline, omission as ~~strikethrough~~)**

<b>Policies</b>	<b>Examiner's Modifications (insertion <u>underline</u>, omission as <del>strikethrough</del>)</b>	<b>Decision and Reasoning</b>	<b>Action Taken</b>
Para 1.7	<p>Replace:</p> <p><del>In determining policies, reference will be made to the Horsham District Local Plan Review currently being undertaken. A full or partial review of the Neighbourhood Plan will be undertaken once the Local Plan is in force.</del></p> <p>With:</p> <p><u>Account was taken of the emerging Horsham District Local Plan during the preparation of this document. Progress is expected to be delayed due to the Inspector's Interim Findings which concluded that this plan should be withdrawn and a new plan commenced. It is therefore recognised that a full or partial review of this plan will be necessary to consider increased and additional needs beyond 2031.</u></p>	Paragraph referring to emerging Horsham District Local Plan updated to reflect latest status of Local Plan and therefore the knock on effect for any review of the Neighbourhood Plan	Modifications to be taken forward to the final plan.
Para 2.2	NPPF update – replace 2023 with 2024	To reflect most recent publication of NPPF	Modifications to be taken forward to the final plan.
Para 2.3	The Horsham District Planning Framework (HDPF), <del>currently the subject of a Local Plan Review</del> , contains the strategic policies that were previously the subject of the 2007 Horsham District Core Strategy, and it is within that new framework that the PPNP will conform.	Amendment made to reflect uncertainty of next steps in light of Inspector's Initial findings letter	Modifications to be taken forward to the final plan.

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as <del>strikethrough</del> )	Decision and Reasoning	Action Taken
Paragraph 4.30	All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with <del>the Horsham Strategic Policy 9: Water Neutrality with Horsham District Local Plan (2023-2040)</del> <u>Policy 16: Water Neutrality</u>	Factual clarification to reflect the relevant water neutrality policies.	Modifications to be taken forward to the final plan.
Paragraph 4.33	All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with <del>the Horsham Strategic Policy 9: Water Neutrality with Horsham District Local Plan (2023-2040)</del> <u>Policy 16: Water Neutrality</u>	Factual clarification to reflect the relevant water neutrality policies.	Modifications to be taken forward to the final plan.
Paragraph 4.35	All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with <del>the Horsham Strategic Policy 9: Water Neutrality with Horsham District Local Plan (2023-2040)</del> <u>Policy 16: Water Neutrality</u>	Factual clarification to reflect the relevant water neutrality policies.	Modifications to be taken forward to the final plan.
Paragraph 4.37	All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with <del>the Horsham Strategic Policy 9: Water Neutrality with Horsham District Local Plan (2023-2040)</del> <u>Policy 16: Water Neutrality</u>	Factual clarification to reflect the relevant water neutrality policies.	Modifications to be taken forward to the final plan.

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as <del>strikethrough</del> )	Decision and Reasoning	Action Taken
Paragraph 4.40	All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with <del>the Horsham Strategic Policy 9: Water Neutrality with Horsham District Local Plan (2023-2040)</del> <u>Policy 16: Water Neutrality</u>	Factual clarification to reflect the relevant water neutrality policies.	Modifications to be taken forward to the final plan.
Paragraph 4.43	All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with <del>the Horsham Strategic Policy 9: Water Neutrality with Horsham District Local Plan (2023-2040)</del> <u>Policy 16: Water Neutrality</u>	Factual clarification to reflect the relevant water neutrality policies.	Modifications to be taken forward to the final plan.
Paragraph 4.45	All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with <del>the Horsham Strategic Policy 9: Water Neutrality with Horsham District Local Plan (2023-2040)</del> <u>Policy 16: Water Neutrality</u>	Factual clarification to reflect the relevant water neutrality policies.	Modifications to be taken forward to the final plan.
Paragraph 4.48	All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with <del>the Horsham Strategic Policy 9: Water Neutrality with Horsham District Local Plan (2023-2040)</del> <u>Policy 16: Water Neutrality</u>	Factual clarification to reflect the relevant water neutrality policies.	Modifications to be taken forward to the final plan.

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as <del>strikethrough</del> )	Decision and Reasoning	Action Taken
Paragraph 4.60	All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with <del>the Horsham Strategic Policy 9: Water Neutrality with Horsham District Local Plan (2023-2040)</del> <u>Policy 16: Water Neutrality</u>	Factual clarification to reflect the relevant water neutrality policies.	Modifications to be taken forward to the final plan.
Paragraph 4.68	4.68. Horsham District lies within the Sussex North Water Resource Zone (WRZ). This WRZ is partly supplied from groundwater abstraction, from the Folkestone bed of the Lower Greensand/Wealden Greensand semi-confined aquifer, <del>on the River Arun</del> , close to Pulborough.	Factual clarification to reflect the fact that Sussex North WRZ is not wholly supplied by groundwater (it is also supplied by surface water abstracted from two separate locations).	Modifications to be taken forward to the final plan.
Paragraph 4.76	To meet the legal requirements placed on us, any Neighbourhood Plan that is not yet made must be able to show that it will not have a negative impact on the protected sites in the Arun Valley. Without considering Water Neutrality, any neighbourhood plan that reaches this late stage in the process would not meet the Basic Conditions. <del>It should be noted further modifications made and agreed to Strategic Policy 9 in the HDLP as a result of the Local Plan Examination will be considered as the primary policy and should be considered as such when addressing issues relating to Water Neutrality.</del> It follows: All development within the Pulborough Neighbourhood Plan area will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. Pulborough Neighbourhood Plan is fully supportive in the implementation of water neutrality policies <del>which are in alignment with the Horsham District Local Plan (2023-2024) in order to protect the</del>	Factual clarification to reflect the relevant water neutrality policies.	Modifications to be taken forward to the final plan.

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as <del>strikethrough</del> )	Decision and Reasoning	Action Taken
	<del>Arun Valley SAC/RAMSAR. All development proposals should be in conformity with Policy 16: Water Neutrality</del>		
Policy 1: A Spatial Plan for the Parish	<p>"The Neighbourhood Plan defines the Built-up Area Boundary of Pulborough, as shown on the <u>Inset Map</u> <del>HDPF Policies Map: Pulborough Policies</del>. (Fig C, Page 11). Development proposals located inside this boundary will be supported provided they accord with the other provisions of the development plan. Development proposals outside of this boundary will be required to conform to development plan policies in respect of the control of development in the countryside."</p> <p><i>Add a new Map entitled Inset Map as provided by the Parish Council on 25<sup>th</sup> August 2021 but amended by the inclusion of the land crosshatched in blue at Broomers Hill Industrial Estate and remove the following wording "Please note this is indicative only and subject to planning" and removing the site at Greendene.</i></p> <p><i>Remove the built-up area boundary from the Policies Map</i></p>	HDC agree with the Examiner's recommendation as this will reflect more clearly that countryside policies are not applicable on allocations or sites with extant permission.	Modifications taken forward to the final plan.
Policy 2: Land at New Place Farm, Pulborough	<p>The Pulborough Neighbourhood Plan <u>allocates</u> <del>supports</del> the development of the site known as Land at New Place Farm, Pulborough (5.8 Ha) as shown on the Policies Map for approximately 170 dwellings. Any proposal must be delivered in accordance with the following principles:</p> <p>i. Any proposal must include a landscape-led masterplan for which there should be consideration of the following criteria:</p> <p style="padding-left: 40px;">a) A thorough understanding of the wider landscape impact of any proposal is demonstrated as well as considering all the elements which contribute to the character of the site.</p>	<p>HDC agree with the Examiner's recommendation which will ensure compliance with National policy and legislative requirements</p> <p>Additional HRA amendments also incorporated requiring that the proposal meets the water neutrality</p>	<p>Modifications taken forward to the final plan.</p> <p>Editorial updates to renumber Policy criterion to ensure the policy is clear.</p>

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as <del>strikethrough</del> )	Decision and Reasoning	Action Taken
	<p>Regard should be given to visibility and key views. These should inform design and layout of the site. Long distance views to and from the South Downs National Park and Public Rights of Way should also be a consideration;</p> <p>b) Existing field boundaries will be retained, especially the lines of mature native trees, and enhanced with native species to ensure an appropriate and effective soft scape/green transition from urban to rural and help to minimise the visual impact of the proposal.</p> <p>ii. Any proposal will deliver predominantly 2 and 3 bed dwellings to <del>meet local need</del> <u>reflect the housing needs of the plan area</u>.</p> <p>iii. The layout and location of this housing will be outlined in the masterplan and should be of an appropriate scale and massing in keeping with the character of the surroundings. Regard should be given to the Pulborough Design Statement;</p> <p>iv. Any proposal will deliver affordable homes in accordance with identified need <u>within Horsham district</u> and the policies in the development plan in line with HDPF Policy 16 and the latest Strategic Housing Market Assessment (SHMA);</p> <p>v. Primary access into the site will be delivered off Glebelands (but note Community Aims page 49);</p> <p>vi. <del>A comprehensive transport statement must be submitted with the y7 application.</del> <u>The development must be informed by a comprehensive transport statement.</u> Any reasonable mitigation to make the development proposal acceptable in planning terms</p>	<p>requirements to ensure the plan is in compliance with the habitat regulations.</p>	



Policies	Examiner's Modifications (insertion <u>underline</u> , omission as <del>strikethrough</del> )	Decision and Reasoning	Action Taken
	<p>must be implemented in full <u>or a contribution made to wider transport improvements as be agreed with the Highway Authority.</u></p> <p>vii Specific note should be taken of the east-west bridleway 2332 and the north-south footpath 2330 (see also Community Aims page 44) that cross the site in order to provide the basis of off-road movement for pedestrians and cyclists especially to shops and the school;</p> <p>viii It is considered that this development should be required to make provision for appropriate play facilities within the recommended walking distances (see 4.13 below).</p> <p>ix. <del>A full ecological and biodiversity survey of the site is submitted as part of the application</del> <u>Any development shall be informed by a full ecological and biodiversity survey and assessment report.</u> Any reasonable mitigation proposed by the <del>surveys</del> <u>assessment report</u> must be implemented in full;</p> <p>x. <del>A contamination assessment of the site is submitted as part of the application</del> <u>Any proposals should be informed by a contamination assessment.</u> Any reasonable mitigation proposed by the assessment must be implemented in full;</p> <p>xi. Support is given to the provision of Sustainable Drainage (SuDs) and other measures to avoid any net increase in water run-off contaminating the local Ramsar site (see page 8). The use of green infrastructure should be employed with the opportunity to create and enhance local habitats and bring about a net increase in biodiversity;</p>		

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as <del>strikethrough</del> )	Decision and Reasoning	Action Taken
	<p>xii. All external lighting shall be designed and laid out to minimise light pollution and support the dark skies policy of the South Downs National Park; SDNPA Technical Advice Note for Dark Skies can be found here:  <a href="https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL-10-SDNPA-Dark-Skies-Technical-Advice-Note-2018.pdf">https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL-10-SDNPA-Dark-Skies-Technical-Advice-Note-2018.pdf</a>;</p> <p>xiii. A countryside park with the opportunity to create and enhance local habitats and increase biodiversity is provided on the northern half of the site in accordance with the Policy Map;</p> <p>xiv. <u>Part of the intended site covers the Large Roman Settlement Archaeological Notification Area. Applicants should undertake a programme of investigation that should inform the planning masterplan and application and that this should include ensuring that layout and construction of the proposals preserves archaeological remains in-situ where possible, with the highest priority given to preserving any remains identified as of national importance. Where remains of lesser importance do not merit preservation in situ applicants should be required to secure the preservation by record at an appropriate level of details of remains that will be lost. Furthermore, to ensure that the loss of archaeological remains is mitigated by benefits to the community, it is recommended that remains found as part of the archaeological investigations are recorded and made available through public display or interpretation within the neighbourhood plan area;</u></p> <p>xv. Any development should conserve and enhance the setting of existing listed buildings adjacent to the site;</p>		

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as <del>strikethrough</del> )	Decision and Reasoning	Action Taken
	<p>xvi. The Habitats Regulations Assessment April 2020 identifies this site as being close to a specific bat flight path. Schemes proposed for a site shall identify and retain those features on site that are particularly important for bats and any impacts likely to cause disturbance to important routes used by bats for foraging or commuting; and show how and where any external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory;</p> <p><del>xvii. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.</del></p> <p>xvii. Future access to existing water and wastewater infrastructure must be ensured for maintenance and upsizing purposes.</p> <p>xiii. Developers should submit a Construction Environment Management Plan showing how they will avoid damaging local water quality by preventing water runoff from the site (see page 8).</p> <p><u>ix. All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 16: Water Neutrality.</u></p>		

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as <del>strikethrough</del> )	Decision and Reasoning	Action Taken
Policy 3: Land off Glebelands, Pulborough	<p>The Pulborough Neighbourhood Plan <u>allocates</u> <del>supports</del> the development of the site known as Land at Glebelands, Pulborough (0.8 Ha) as shown on the Policies Map for approximately 20 dwellings. Any proposal must be delivered in accordance with the following principles:</p> <p>i. <del>The entire site will come forward as a Community Land Trust proposal and will deliver affordable housing, and may provide opportunities for self-build;</del></p> <p>ii. <del>Affordable housing provision will be made available to qualifying households with a local connection and should be in conformity with the Pulborough Design Statement;</del></p> <p>iii. Primary access will be delivered off Glebelands;</p> <p>iv. <del>A comprehensive transport assessment would be required at the planning application stage;</del></p> <p>v. The area of the site may not be sufficient to require fully equipped play facilities for children but an area should be put aside for informal play and connections kept in mind to similar areas on New Place Farm;</p> <p>vi. All external lighting shall be designed and laid out to minimise light pollution <del>and support the dark skies policy of the South Downs National Park SDNPA Technical Advice Note for Dark Skies can be found here:</del></p> <p><del><a href="https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL10-SDNPA-Dark-Skies-Technical-Advice-Note-2018.pdf">https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL10-SDNPA-Dark-Skies-Technical-Advice-Note-2018.pdf</a></del></p>	<p>HDC agree with the Examiner's recommendation as housing tenancies are not a planning matter. This therefore ensures general conformity with the HDPF.</p> <p>Amendment also incorporated requiring that the proposal meets the water neutrality requirements to ensure the plan is in compliance with the habitat regulations.</p>	<p>Modifications taken forward to the final plan.</p> <p>Editorial updates to renumber Policy criterion to ensure the policy is clear.</p>

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as <del>strikethrough</del> )	Decision and Reasoning	Action Taken
	<p>vii. Existing field boundaries will be retained and enhanced with native species to ensure an appropriate and effective soft scape/green transition/buffers from urban to rural and help to minimise the visual impact of the proposal;</p> <p>viii. Regard should be given to visibility and key views including those to and from the SDNP and Public Rights of Way. These should inform design and layout of the site;</p> <p>ix. <u>Part of the intended site covers the Large Roman Settlement Archaeological Notification Area. Applicants should undertake a programme of investigation that should inform the planning masterplan and application and that this should include ensuring that layout and construction of the proposals preserves archaeological remains in-situ where possible, with the highest priority given to preserving any remains identified as of national importance. Where remains of lesser importance do not merit preservation in situ applicants should be required to secure the preservation by record at an appropriate level of details of remains that will be lost. Furthermore, to ensure that the loss of archaeological remains is mitigated by benefits to the community, it is recommended that remains found as part of the archaeological investigations are recorded and made available through public display or interpretation within the neighbourhood plan area;</u></p> <p>x. The Habitats Regulations Assessment April 2020 identifies this site as being close to a specific bat flight path (see their page 61). Schemes proposed for a site shall identify and retain those features on site that are particularly important for bats and any impacts likely to cause disturbance to important routes used by</p>		

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	<p>bats for foraging or commuting; and show how and where any external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory;</p> <p><del>xi. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.</del></p> <p>xii. Support is given to the provision of Sustainable Drainage (SuDs) and other measures to avoid any net increase in water run-off contaminating the local Ramsar site (see page 8). There may be opportunities to reduce the existing run-off rates through the use of green infrastructure which should be employed with the opportunity to create and enhance local habitats and bring about a net increase in biodiversity;</p> <p>xiii. Future access to existing water and wastewater infrastructure must be ensured for maintenance and upsizing purposes;</p> <p>xiv. Developers should submit a Construction Environment Management Plan showing how they will avoid damaging local water quality by preventing water runoff from the site (see page 8);</p> <p><u>xv. All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the</u></p>		

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	development. All proposals should look to be compliant with Policy 16: Water Neutrality.		
Policy 4: Land off Station Approach	<p>The Pulborough Neighbourhood Plan <del>allocates</del> <u>supports</u> the development of the site known as Land off Station Approach, Pulborough (0.3 Ha) as shown on the Policies Map for a <u>mixed-use development comprising retail and office uses (new Class E plus hot food takeaways) primarily in the ground floor and approximately 18 dwellings above</u>. Any proposal must be delivered in accordance with the following principles:</p> <p>i. <del>The proposal should come forward as a mixed-use development comprising of retail and office uses (new Class E plus hot food takeaway) primarily on the ground floor with residential development on the upper floors;</del></p> <p>ii. <del>In line with HDPF Policy 9 the</del> Any proposal should come forward with no net loss of employment floorspace unless it can be demonstrated further employment is not viable on this site, supported by robust evidence and an appropriate marketing campaign;</p> <p>iii. Any proposal should be sympathetic to local character. Particular regard should be given to design, height, massing and use of materials appropriate to the local context;</p> <p>iv. Appropriate parking provision is provided to support the development as derived from the 2019 WSCC Parking Guidance or subsequent guidance;</p> <p>v. Schemes proposed for a site shall identify and retain those features on site that are particularly important for bats and any impacts likely to cause disturbance to important routes used by</p>	<p>HDC agree with the Examiner's recommendation which will provide greater clarity that a mixed use development is proposed.</p> <p>Amendment also incorporated requiring that the proposal meets the water neutrality requirements to ensure the plan is in compliance with the habitat regulations.</p>	<p>Modifications taken forward to the final plan.</p> <p>Editorial updates to renumber Policy criterion to ensure the policy is clear.</p>

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as <del>strikethrough</del> )	Decision and Reasoning	Action Taken
	<p>bats for foraging or commuting; and show how and where any external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory;</p> <p>vi. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority;</p> <p>vii. The site was a garage and vehicle sales facility in the past, therefore a ground contamination report should be carried out before any new development;</p> <p>viii. The proposals should ensure there is no net increase in water run-off, taking into account climate change, and there may be opportunities to decrease existing levels of run-off through use of rain gardens, green roofs and similar systems; and</p> <p>ix. Developers should submit a Construction Environment Management Plan showing how they will avoid damaging local water quality by preventing water runoff from the site (see page 8).</p> <p><u>xx. All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 16: Water Neutrality.</u></p>		



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Policy 5a) Land at Harwoods Garage, Pulborough	<p>The Pulborough Neighbourhood Plan <del>allocates support</del> the development of the site known as Land at former Harwoods Garage, Pulborough as shown on the Policies Map <u>a mixed-use development comprising retail, commercial or community uses and for approximately 15 dwellings above</u>. Any proposal must be delivered in accordance with the following principles:</p> <p>i. <del>The proposal should come forward as a mixed-use development and support is given to the following uses of retail, commercial or community and residential development; In line with HDPF Policy 9 if Proposals for employment generating uses are no longer viable on the site it must be robustly demonstrated through an agreed comprehensive viability and marketing strategy or it can be demonstrated commercial uses on this site are relocated elsewhere in the parish or immediate vicinity with no net loss of commercial floor space;</del></p> <p>ii. Any proposal should be sympathetic to local character. Particular regard should be given to design, height, massing and use of materials appropriate to the local context as laid out in the Pulborough Design Statement;</p> <p>iii. <del>A comprehensive environmental assessment must be submitted with the application (see ix below). Any reasonable mitigation to make the development proposal acceptable in planning terms must be implemented in full;</del></p> <p>iv. Safe access and safe parking is provided on site as derived from the 2019 WSCC Parking Guidance or subsequent guidance;</p>	<p>HDC agree with the Examiner's recommendation which will provide greater clarity that a mixed use development is proposed. Amendment also incorporated requiring that the proposal meets the water neutrality requirements to ensure the plan is in compliance with the habitat regulations.</p>	<p>Modifications taken forward to the final plan.</p> <p>Editorial updates to renumber Policy criterion to ensure the policy is clear.</p>

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	<p>v. Any proposal should safeguard protection for Tree Preservation Orders and appropriate mitigation is applied;</p> <p>vi. There is a lake some 200 metres to the north of the site and part of the eastern area of the site is wetland with a stream on two sides. Proposals should ensure there is no net increase in surface water run-off taking into account climate change and there may be opportunities to decrease existing run-off rates through use of sustainable drainage (e.g. rain gardens and green roofs). Proposals to make the wetland area into a local asset connected to the adjacent Pocket Park and therefore attract increased biodiversity would be supported;</p> <p>vii. Schemes proposed for a site shall identify and retain those features on site that are particularly important for bats and any impacts likely to cause disturbance to important routes used by bats for foraging or commuting; and show how and where any external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory;</p> <p>viii. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority;</p> <p>ix. The site has been a garage and vehicle sales facility for many years, therefore a ground contamination report should be carried out before any new development;</p>		

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as <del>strikethrough</del> )	Decision and Reasoning	Action Taken
	<p>x. Developers should submit a Construction Environment Management Plan showing how they will avoid damaging local water quality by preventing water runoff from the site (see page 8).</p> <p><u>xi. All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 16: Water Neutrality.</u></p>		
Policy 5b) Harwoods Car Park on Western side of A29	<p>The Pulborough Neighbourhood Plan <del>allocates</del> <u>supports</u> the development of the site known as Harwoods Car Park as shown on the Policies Map for approximately 9 dwellings. Any proposal must be delivered in accordance with the following principles:</p> <p>i. Any proposal should be sympathetic to local character. Particular regard should be given to design, height and massing and the use of materials appropriate to the local context in line with the Pulborough Design Statement;</p> <p>ii. Any proposal should safeguard protection for Tree Preservation areas and appropriate mitigation applied;</p> <p>iii. Safe access and safe parking are provided on site as derived from the 2019 WSCC Parking Guidance or subsequent guidance;</p> <p>iv. Development proposals should ensure there is no net increase in surface water run-off taking into account climate change and there may be opportunities to reduce existing run-off rates through the use of sustainable drainage (e.g. rain gardens and green roofs);</p>	<p>HDC agree with the Examiner's recommendation which will ensure compliance with National policy and legislative requirements</p> <p>Amendment also incorporated requiring that the proposal meets the water neutrality requirements to ensure the plan is in compliance with the habitat regulations.</p>	<p>Modifications taken forward to the final plan.</p> <p>Editorial updates to renumber Policy criterion to ensure the policy is clear.</p>

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as <del>strikethrough</del> )	Decision and Reasoning	Action Taken
	<p>v. Schemes proposed for a site shall identify and retain those features on site that are particularly important for bats and any impacts likely to cause disturbance to important routes used by bats for foraging or commuting; and show how and where any external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory;</p> <p>vi. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority;</p> <p>vii. Developers should submit a Construction Environment Management Plan showing how they will avoid damaging local water quality by preventing water runoff from the site (see page 8).</p> <p><u>viii. All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 16: Water Neutrality.</u></p>		
Policy 6 Land at Highfields	The Pulborough Neighbourhood Plan <del>supports</del> <u>allocates</u> the site known as Land at Highfields, Pulborough (0.98 Ha) as shown on the Policies Map for approximately 26 houses. Any proposal must be delivered in accordance with the following principles:	HDC agree with the Examiner's recommendation, as specific access details are a matter to be established at the	<p>Modifications taken forward to the final plan.</p> <p>Editorial updates to renumber Policy criterion to ensure the policy is clear.</p>

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as <del>strikethrough</del> )	Decision and Reasoning	Action Taken
	<p>i. <del>A traffic management scheme is submitted which will indicate that access on to the site is via the new development at Brookfields; not directly on to the A29;</del></p> <p>ii. Development proposals should ensure there is no net increase in surface water run-off taking into account climate change and there may be opportunities to reduce existing run-off rates through the use of sustainable drainage (e.g. rain gardens and green roofs). A net gain of biodiversity on the site is recommended;</p> <p>iii. Consideration should be given to the provision of a convenient area for informal children's play in the development. The nearest equipped children's play facilities are in the adjacent Brookfields development. The layout should enable convenient and attractive pedestrian access to those facilities;</p> <p>iv. The site is within an Archaeological Notification Area (ANA). An archaeological assessment would be required and the appropriate mitigation carried out;</p> <p>v. Any proposal will deliver affordable housing in accordance with identified need and the policies within the Development Plan;</p> <p>vi. Schemes proposed for a site shall identify and retain those features on site that are particularly important for bats and any impacts likely to cause disturbance to important routes used by bats for foraging or commuting; and show how and where any external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory;</p>	<p>planning application stage.</p> <p>Amendment also incorporated requiring that the proposal meets the water neutrality requirements to ensure the plan is in compliance with the habitat regulations.</p>	

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as <del>strikethrough</del> )	Decision and Reasoning	Action Taken
	<p>vii. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority. <del>SDNPA Technical Advice Note for Dark Skies can be found here: <a href="https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL-10-SDNPA-Dark-Skies-Technical-Advice-Note-2018.pdf">https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL-10-SDNPA-Dark-Skies-Technical-Advice-Note-2018.pdf</a></del></p> <p>viii. Future access to existing water and wastewater infrastructure must be ensured for maintenance and upsizing purposes;</p> <p>ix. Developers should submit a Construction Environment Management Plan showing how they will avoid damaging local water quality by preventing water runoff from the site (see page 8).</p> <p><u>xx. All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 16: Water Neutrality.</u></p>		
Policy 7 Broomers Hill Industrial Estate, Codmore Hill	<p>Pulborough Neighbourhood Plan allocates <del>commercial uses at</del> Land South of Broomers Hill Industrial Estate as shown on the Policies Map (3 Ha) for commercial uses only. Support is given to any proposal subject to the following criteria being met:</p> <p>i. Support is given to the development of commercial uses (class B2, B8 and E) at Land South of Broomers Hill. Particular support is given to providing premises for start-up and expanding commercial uses;</p>	HDC agree with the Examiner's recommendation which will ensure general conformity with the HDPF and enable matters of detail to be more appropriately be	<p>Modifications taken forward to the final plan.</p> <p>Editorial updates to renumber Policy criterion to ensure the policy is clear.</p>

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as <del>strikethrough</del> )	Decision and Reasoning	Action Taken
	<p>ii. Safe access is achieved off either the A29 or Broomers Hill Lane;</p> <p>iii. Safe access through the southeast corner of the site should be provided for workers/visitors using non-motorised travel <del>on the proposed footpath/cycleway between Pulborough and Billingshurst</del> (see Policy 16);</p> <p>iv. Existing field boundaries will be retained and enhanced with native species to ensure an appropriate and effective soft scape/green transition from proposed development to the wider open countryside and help to minimise the visual impact of the proposal,</p> <p>v. <del>A full ecological and biodiversity survey of the site is submitted as part of any application</del> <u>Any development shall be informed by a full ecological and biodiversity survey and assessment report.</u> Any recommendations arising from the assessment or study in order to make the development acceptable in planning terms must be implemented. A net gain of biodiversity on the site is <del>recommended</del> <u>required</u>.</p> <p>vi. Development proposals should ensure there is no net increase in surface water run-off taking into account climate change and there may be opportunities to reduce existing run-off rates through the use of sustainable drainage (e.g. rain gardens and green roofs);</p> <p>vii. Development proposals should include the provision of good broadband connectivity as highlighted in Priority 4 of the Horsham District Economic Development Strategy;</p>	<p>considered at the planning application stage.</p> <p>Amendment also incorporated requiring that the proposal meets the water neutrality requirements to ensure the plan is in compliance with the habitat regulations.</p>	

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as <del>strikethrough</del> )	Decision and Reasoning	Action Taken
	<p>viii. Any development proposal of over 1000 square metres should meet Building Research Establishment Environmental Assessment Method (BREEAM) <del>Excellent</del> <u>Very Good</u> standards;</p> <p>ix. Any proposal should demonstrate it is appropriate to the local context. Particular regard should be given to design, height, massing and use of materials appropriate to the local context in line with the Pulborough Design Statement;</p> <p>x. All external lighting shall be designed and laid out to minimise light pollution and support the dark skies policy of the South Downs National Park; SDNPA Technical Advice Note for Dark Skies can be found <del>here:</del> <u><a href="https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL-0-SDNPA-Dark-Skies-Technical-Advice-Note-2018.pdf">https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL-0-SDNPA-Dark-Skies-Technical-Advice-Note-2018.pdf</a></u></p> <p>xi. Any development should conserve and enhance the setting of existing listed buildings adjacent to the site;</p> <p>xii. The Habitats Regulations Assessment April 2020 identifies this site as being close to a specific bat flight path (see their page 61). Schemes proposed for a site shall identify and retain those features on site that are particularly important for bats and any impacts likely to cause disturbance to important routes used by bats for foraging or commuting; and show how and where any external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory;</p> <p>xiii. <del>All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained</del></p>		



Policies	Examiner's Modifications (insertion <u>underline</u> , omission as <del>strikethrough</del> )	Decision and Reasoning	Action Taken
	<p><del>thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.</del></p> <p>xiv. Developers should submit a Construction Environment Management Plan showing how they will avoid damaging local water quality by preventing water runoff from the site (see page 8).</p> <p>xv. <u>All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 16: Water Neutrality.</u></p>		
Policy 8 Land formerly known as the Toat Café, Stane Street	<p><del>Support is given to the redevelopment of The Pulborough Neighbourhood Plan allocates the</del> Land formerly known as the Toat Café as shown on the Policies Map for <u>redevelopment comprising</u> the following uses to include commercial, (class B2, B8, C1, E, F1, F2) and motor sales showrooms and leisure parkland. Support is given to any proposal subject to the following criteria being met:</p> <p>i. Safe Access is provided off the A29;</p> <p>ii. Any proposal should demonstrate it is appropriate to the local context. Particular regard should be given to design, height, massing and use of materials appropriate to the local context in line with the Pulborough Design Statement;</p> <p>iii. All external lighting shall be designed and laid out to minimise light pollution <del>and support the dark skies policy of the South Downs National Park; SDNPA Technical Advice Note for Dark Skies can be</del></p>	<p>HDC agree with the Examiner's recommendation which will ensure clarity and conformity with National Planning Policy.</p> <p>Policy map to be updated to delineate the location of Policy 8 Toat Cafe for clarity.</p> <p>Amendment also incorporated requiring that the proposal meets the water neutrality requirements to ensure the plan is in compliance</p>	<p>Modifications to be taken forward to the final plan.</p> <p>Editorial updates to renumber Policy criterion to ensure the policy is clear.</p>

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as <del>strikethrough</del> )	Decision and Reasoning	Action Taken
	<p><del>found here: <a href="https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL-10-SDNPA-Dark-Skies-Technical-Advice-Note-2018.pdf">https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL-10-SDNPA-Dark-Skies-Technical-Advice-Note-2018.pdf</a></del></p> <p>iv. Existing field boundaries will be retained and enhanced with native species to ensure an appropriate and effective soft scape/green transition from proposed development to the wider open countryside and help to minimise the visual impact of the proposal;</p> <p>v. Any <del>planning application</del> <u>proposal</u> should address the issues of poor surface water drainage in the area. Development proposals should ensure there is no net increase in surface water run-off taking into account climate change and there may be opportunities to reduce existing run-off rates through the use of sustainable drainage (e.g. rain gardens and green roofs);</p> <p>vi. Any development should conserve and enhance the setting of any existing listed buildings adjacent to the site;</p> <p>vii. The Habitats Regulations Assessment April 2020 identifies this site as being close to a specific bat flight path (see their page 61). Schemes proposed for a site shall identify and retain those features on site that are particularly important for bats and any impacts likely to cause disturbance to important routes used by bats for foraging or commuting; and show how and where any external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory;</p>	<p>with the habitat regulations.</p>	

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as <del>strikethrough</del> )	Decision and Reasoning	Action Taken
	<p><del>viii. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.</del></p> <p>ix. Developers should submit a Construction Environment Management Plan showing how they will avoid damaging local water quality by preventing water runoff from the site (see page 8).</p> <p><u>x. All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 16: Water Neutrality.</u></p>		
Policy 9 Pulborough Garden Centre, Stopham Road	<p>Proposals for development to intensify or to extend the existing garden centre and the facilities of its ancillary uses at Pulborough Garden Centre within the land shown on <del>the Policies Map</del> <u>Map of Garden Centre</u> will be supported provided any proposed extension or addition:</p> <p>i. Has regard to conserving the natural beauty, wildlife and cultural heritage of the South Downs National Park;</p> <p>ii. Considers re-designing the entrance to accommodate any increase in traffic;</p> <p>iii. Is designed in such a way that the massing and height of any proposal is appropriate to the area;</p>	<p>HDC agree with the Examiner's recommendation.</p> <p>Amendment also incorporated requiring that the proposal meets the water neutrality requirements to ensure the plan is in compliance with the habitat regulations.</p>	<p>Modifications taken forward to the final plan.</p> <p>Editorial updates to renumber Policy criterion to ensure the policy is clear.</p>

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as <del>strikethrough</del> )	Decision and Reasoning	Action Taken
	<p>iv. Any development should be sympathetic to existing listed buildings adjacent to the site;</p> <p>v. Schemes proposed for a site shall identify and retain those features on site that are particularly important for bats and any impacts likely to cause disturbance to important routes used by bats for foraging or commuting; and show how and where any external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory;</p> <p>vi. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority; and</p> <p>vii. Developers should submit a Construction Environment Management Plan showing how they will avoid damaging local water quality by preventing water runoff from the site (see page 8).</p> <p><u>viii. All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 16: Water Neutrality.</u></p>		
Policy 10 Multipurpose Community and Sport Centre	Proposals to improve and extend the existing sports pavilion on Rectory Close including the provision of new community (F2) use buildings, will be supported. Proposals should be delivered in accordance with the following principles:	The Examiner is not proposing any amendments to this policy. The Council is also	No further action required.

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as <del>strikethrough</del> )	Decision and Reasoning	Action Taken
	<p>i. Schemes proposed for a site shall identify and retain those features on site that are particularly important for bats and any impacts likely to cause disturbance to important routes used by bats for foraging or commuting; and show how and where any external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory;</p> <p>ii. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.</p>	in agreement that there are no changes or modifications required to this policy.	
Policy 11 West Glebe Field	<p>Proposals by St Mary's Church to extend the cemetery into, and to lay out a <u>landscaped car park and</u> new public footpath across, land at West Glebe Field, as shown on the Policies Map, will be supported, provided they do not harm the openness of the <u>site</u> <del>Local Green Space</del> and meet the principles below:</p> <p>i. Schemes proposed for a site shall identify and retain those features on site that are particularly important for bats and any impacts likely to cause disturbance to important routes used by bats for foraging or commuting; and show how and where any external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory;</p>	HDC agree with the Examiner's recommendation which will ensure consistency with National Policy, with Greenspace requirements addressed elsewhere in the plan	<p>Modifications to be taken forward to the final plan.</p> <p>Include new supporting text on car park</p>

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as <del>strikethrough</del> )	Decision and Reasoning	Action Taken
	<p>ii. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.</p> <p>iii. <del>The NPSG believes that the West Glebe Field meets the requirements stipulated by paragraph 100 of the NPPF 2019.</del></p>		
Policy 12 Tourism Development	Proposals for the development of new tourism facilities will be supported provided they have regard to conserving the special landscape and scenic beauty of the National Park.	The Examiner is not proposing any amendments to this policy. The Council is also in agreement that there are no changes or modifications required to this policy.	No further action required.
Policy 13 Community Facilities	<p>Proposals to improve the viability of an established community use of the following buildings and facilities by way of the extension or partial redevelopment of existing buildings will be supported, provided the design of the scheme and the resulting increase in use are appropriate in design terms and will not harm the amenities of adjoining residential properties. The following principles should be met:</p> <p>i. Schemes proposed for a site shall identify and retain those features on site that are particularly important for bats and any impacts likely to cause disturbance to important routes used by bats for foraging or commuting; and show how and where any external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can</p>	<p>HDC agree with the Examiner's recommendation, which will ensure that community facilities are accurately identified</p> <p>Amendment also incorporated requiring that the proposal meets the water neutrality requirements to ensure the plan is in compliance with the habitat regulations.</p>	Modifications to be taken forward to the final plan.

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as <del>strikethrough</del> )	Decision and Reasoning	Action Taken
	<p>be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory;</p> <p>ii. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.</p> <ol style="list-style-type: none"> <li>1. Village Hall</li> <li>2. Allotments sites</li> <li>3. St Mary's Primary School</li> <li>4. Youth Club</li> <li>5. Sports Pavilion, Rectory Close</li> <li>6. Bowling Club, Rectory Close</li> <li>7. Library/Community hub</li> <li>8. St Mary's Church</li> <li>9. United Reformed Church</li> <li><del>10. Roman Catholic Church and accompanying car park</del></li> <li><del>11. The River Arun and adjacent Wildbrooks</del></li> </ol> <p><u>All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with Policy 16: Water Neutrality.</u></p>		
Policy 14 Local Green Space	<p>The Neighbourhood Plan designates Local Green Spaces in the following locations, as shown on the Policies Map:</p> <ol style="list-style-type: none"> <li>1. Main Recreation Ground including Bowling Club</li> <li>2. Cousins Way Recreation Ground including Allotment Site</li> </ol>	HDC agree with the Examiner's recommendation which ensure that the policy is in	Modifications taken forward to the final plan.

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as <del>strikethrough</del> )	Decision and Reasoning	Action Taken
	<p>3. Rivermead Nature Reserve 4. East Glebe Field 5. West Glebe Field 6. Marehill Common 7. Nutbourne Common Recreation Ground</p> <p>Proposals for development in a Local Green Space will be resisted, unless they <del>are ancillary to the use of the land for a public benefit or recreational purpose or are required for a statutory utility infrastructure purpose.</del> <u>meet the requirements set out in paragraph 107 of the National Planning Policy Framework 2024, or any equivalent update in any future NPPF update</u></p>	<p>compliance with National Policy</p> <p>Additional factual update to reflect the most recent NPPF paragraph number, and or future equivalent inserted to ensure policy remains valid should there be national policy updates.</p>	
Policy 15 Design	<p>All housing and other buildings must be well-designed, sustainable and take appropriate account of climate change. Developments are strongly encouraged to demonstrate this through the BREEAM standards and Home Quality Mark.</p> <p>The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape, as detailed in the Pulborough Design Statement and Nutbourne Design Statement. In particular, the effects of any proposed development <u>within a Conservation Area or affects its setting should respect the particular special characteristics of that area.</u> <del>any conservation area within the parish.</del></p> <p>Particular regard should be had to the design principles <u>contained within the Pulborough Design principles and Guidelines.</u> <del>which start on page 43 of the Pulborough Design Statement.</del></p>	HDC agree with the Examiner's recommendation to ensure that the scope of developments which impacts conservation areas is accurately reflected, and therefore meets National Policy requirements.	Modifications taken forward to the final plan.



Policies	Examiner's Modifications (insertion <u>underline</u> , omission as <del>strikethrough</del> )	Decision and Reasoning	Action Taken
	Consideration of biodiversity features that can be incorporated into buildings such as swift and bat boxes and hedgehog holes in fence lines will be supported.		
Policy 16: Water Neutrality	<p><b><u>Policy 16: Water Neutrality</u></b></p> <p>1. <u>All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. This is to be achieved by ensuring that:</u></p> <p><b><u>Water Efficient Design</u></b></p> <p>a) <u>New residential development is designed to utilise no more than 85 litres of mains supplied water per person per day;</u></p> <p>b) <u>New non-domestic buildings to achieve a score of 3 credits within the water (WAT01 Water Consumption) issue category for the BREEAM Standard or an equivalent standard set out in any future update; and</u></p> <p><b><u>Offsetting Water Use</u></b></p> <p>c) <u>Development proposals must demonstrate that having achieved water efficient design, any mains-supplied water use from the development is offset such that there is no net increase in mains-supplied water use within the WRZ compared with pre-development levels.</u></p> <p><b><u>Water Neutrality Statement</u></b></p> <p>2. <u>A water neutrality statement will be required to demonstrate how policy requirements have been met in</u></p>	New Policy 16 incorporated into the final neighbourhood plan document in light of additional Habitat Regulations Assessment (HRA) recommendations and to ensure compliance with Habitat Regulations 2017. This ensures that the that the plan meets the basic conditions.	HRA recommendation taken forward to include the requirement for any proposal to account for water neutrality and ensure the Policy is in compliance with habitat regulations.

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as <del>strikethrough</del> )	Decision and Reasoning	Action Taken
	<p>relation to water efficient design and offsetting. The statement shall provide, as a minimum, the following:</p> <ul style="list-style-type: none"> <li>a) <u>baseline information relating to existing water use within a development site;</u></li> <li>b) <u>full calculations relating to expected water use within a proposed development; and</u></li> <li>c) <u>full details of how any remaining water use will be offset.</u></li> </ul> <p><b><u>Offsetting Schemes</u></b></p> <p>3 <u>A local authority-led water offsetting scheme will be introduced to bring forward development and infrastructure supported by Local and Neighbourhood Plans. The authorities will manage access to the offsetting scheme to ensure that sufficient water capacity exists to accommodate planned growth within the plan period.</u></p> <p>4 <u>Development proposals are not required to utilise the local authority-led offsetting scheme and may bring forward their own offsetting schemes. Any such development proposals will need to have regard to the local authority-led offsetting scheme and associated documents.</u></p> <p>5 <u>Offsetting schemes can be located within any part of the Sussex North Water Resource Zone, with the exception that offsetting will not be accepted within the Bramber/Upper Beeding area identified in the Policies Map, unless the application site is located within the Bramber/Upper Beeding area.</u></p> <p><b><u>Alternative Water Supply</u></b></p> <p>6 <u>Where an alternative water supply is to be provided, the water neutrality statement will need to demonstrate that no water is utilised from sources that supply the Sussex</u></p>		

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as <del>strikethrough</del> )	Decision and Reasoning	Action Taken
	<p>North WRZ. The wider acceptability and certainty of delivery for alternative water supplies will be considered on a case-by-case basis. Area of Water Stress</p> <p><b>Area of Water Stress</b></p> <p>7 Should the need to demonstrate water neutrality no longer be required, new residential development must be designed to utilise no more than 110 litres of mains supplied water per person per day, as per the Building Regulations optional requirement for tighter water efficiency. <i>For non-domestic buildings, the minimum standards for BREEAM 'Excellent' within the Water category will apply.</i> Should tighter national standards be introduced during the Local Plan period applicable for areas of serious water stress, they will be applied.</p>		
Policy Aim 16 Cycleways	<p><del>Pulborough currently has no signed cycleways for residents or tourists. The A283 and A29 do not attract casual or leisure cyclists and the NPSG would prefer to separate pedestrians and cyclists from these roads where possible.</del></p> <p><i>That the policy be deleted but can be moved to the Community Aims Section of the document.</i></p>	HDC agree with the Examiner's recommendation. This will ensure that the plan demonstrates compliance with the basic conditions.	Modifications to be taken forward to the final plan.