



**Horsham
District
Council**

Representation Form

Pulborough Neighbourhood Plan 2019-2031

The Neighbourhood Planning (General) Regulations 2012 (as amended) - Regulation 16

Pulborough Neighbourhood Development Plan

In light of recent announcements regarding COVID-19, Horsham District Council has reviewed its protocols regarding the consultation process for neighbourhood plans, a number of which were published for public consultation shortly before the government imposed the nationwide lockdown.

In order to continue to progress neighbourhood plans, we have made a decision to continue with the consultation process with measures we feel are in accordance to the government guidelines.

Pulborough Parish Council has prepared a Neighbourhood Development Plan (PNP). The Plan sets out a vision for the future of the parish and planning policies which will be used to determine planning applications locally. In accordance with Regulation 16 of the Neighbourhood Planning Regulations 2012 (as amended), the PNP and associated documents will go out to consultation:

18 November 5pm to midnight on 13 January 2021 for 8 weeks inviting representations on the draft submission plan, basic conditions statement, consultation statement and the full Strategic Environmental Assessment (SEA).

Copies of the PNP Neighbourhood Plan and supporting documents are available to view on the Horsham District Council's website:

<https://www.horsham.gov.uk/planningpolicy/planning-policy/currentconsultations>

Documents will not be made available in deposit locations due to the current COVID-19 pandemic. If local residents have difficulty in engaging online we have provided a telephone number and email address below. Members of the public are encouraged to leave their details for an officer to contact them back if they need further information.

Email: neighbourhood.planning@horsham.gov.uk – SAS@southdowns.gov.uk

Telephone: 01403 215398

All comments must be received by Midnight on 13 January 2021

There are a number of ways to make your comments:

1. Please use the above web address to view the documents;
2. Complete this form and email it to: neighbourhood.planning@horsham.gov.uk ; or
3. Print this form and post it to: Neighbourhood Planning Officer, Horsham Council, Parkside, Chart Way, North Street, Horsham, RH12 1RL

All comments will be publicly available, and identifiable by name and (where applicable) organisation. Please note that any other personal information provided will be processed by Horsham District Council in line the Data Protection Act 1998 and General Data Protection

Regulations. Horsham District Council will process your details in relation to this preparation of this document only. For further information please see the Council's privacy policy: <https://www.horsham.gov.uk/privacy-policy>

How to use this form

Please complete Part A in full, in order for your representation to be taken into account at the Neighbourhood Plan examination.

Please complete Part B overleaf, identifying which paragraph your comment relates to by completing the appropriate box.

PART A	Your Details
Full Name	
Address	
Postcode	
Telephone	
Email	
Organisation (if applicable)	
Position (if applicable)	
Date	6 th January 2021

PART B

To which part in the plan does your representation relate?

Paragraph Number:	4.31	Policy Reference:	11 West Glebe Pulborough (PPNP01)
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Do you support, oppose, or wish to comment on this plan? (Please tick one answer)

Support	<input checked="" type="checkbox"/>
Support with Modifications	<input type="checkbox"/>
Object	<input type="checkbox"/>
Comment	<input type="checkbox"/>

Please give details of your reasons for support/opposition, or make other comments here:

The retention of the West Glebe Field (WGF) as a Green Open Space (GOS) in the Pulborough Neighbourhood Development Plan (PNDP) drawn up by Pulborough Parish Council and recently lodged with Horsham District Council (HDC), has dashed the hopes of many who claim that the future of Pulborough Parish Church is bleak unless it gets its own car park in that Field. The Diocesan Board of Finance (DBF) in whose ownership the Field is, has made it known to the Church that in the event of the Field losing its GOS status and being removed from the PNDP, it will sell the land for development. Whilst the Parish Church will not get any of the proceeds of sale, it will get a modest extension to its Churchyard burial ground and a 20-space car park as part of the deal with the developer. For this reason, efforts were made to persuade the Parish Council to look favourably on St Mary's and consider the parking implications for it if the Field remains a GOS. However, a survey of the community carried out six years ago resulted in 60% of local people supporting the retention of Pulborough's green open spaces, of which the WGF is one, and as the Field is also within a Conservation Area the Parish Council drew up its Plan accordingly.

I understand that in anticipation of the Field becoming free to sell, arrangements are already in hand at DBF level to secure an interested purchaser who will carry out the work of laying a car park for the Church, and go on to build eight large properties for the open market on the rest of the Field. I am also aware that any car park in the WGF is destined to have pedestrian access from it into the Churchyard. That aspect of the facility is the worst as it would mean creating a gap in the hitherto cul-de-sac nature of the burial ground adjacent to it and laying a tarmac footpath over its grass. No doubt the path would have to be lit for health and safety reasons, and I am vehemently against the graves of the long-time dead of the Parish who lie there, being illuminated. Such features would destroy the tranquil setting of the western flank of the consecrated ground that is the Churchyard, and a third public path into the grounds would increase the vulnerability of both Church and Churchyard to damage arising from vandalism.

When, in the 1950's, Planning Permission was granted for the building of the R.C. Church of Saints Crispin & Crispinian in Church Place, cars were less numerous and residential parking in Church Place was seldom seen. Modern times have changed all that, and nowadays the roadway is constantly used for residential parking down one side, turning the ancient roadway that is Church Place into a single-lane thoroughfare with a hazardous visibility issue and pinch point part way along. St Crispin's closed in 2019 and, together with its car park, is up for sale. The site represents an opportunity for redevelopment and therefore may well attract a buyer keen to build a few new homes on it.

However, it is hard to envisage how access to that site, or any development of the WGF, could possibly be achieved via such a narrow roadway. How could plant, machinery and lorries relevant to a building site, manage to negotiate the ancient lane without causing chaotic traffic congestion? Pulborough's housing needs for local people are not going to be met by building high cost homes in the WGF. Losing the Field to eight such properties and a car park cannot be justified, especially when their construction will permanently increase traffic movements in and out of Church Place. I believe sufficient sites have already been identified in Pulborough to more than cover the number of properties allocated to it within the Horsham District Planning Framework (HDPF).

Although not currently resident in Pulborough, I was born and grew up there in the decades immediately following World War 2. I maintain an interest in the village and have a life-long affection for its Parish Church with which I am associated to this day. It is against that background that I lodge this representation and urge HDC to uphold Pulborough Parish Council's Plan, as submitted, and leave the WGF alone for its continued enjoyment as a GOS.

What improvements or modifications would you suggest?

NONE

(Continue on separate sheet if necessary)

If you have additional representations feel free to include additional pages. Please make sure any additional pages are clearly labelled/ addressed or attached.

Do you wish to be notified of the local planning authority's decision under Regulation 19 of the Neighbourhood Plan (General) Regulations 2012 in relation to the West Grinstead Neighbourhood Development plan?

Please tick here if you wish to be notified:

