

Pulborough Parish Neighbourhood Plan 2015-2031

Basic Conditions Statement

Published by Pulborough Parish Council under the Neighbourhood
Planning (General) Regulations 2012

October 2020



1. Introduction

1.1 This Statement has been prepared by Pulborough Parish Council ("the Parish Council") to accompany its submission to the local planning authority, Horsham District Council ("the District Council"), of the Pulborough Parish Neighbourhood Plan ("the Neighbourhood Plan") under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations").

1.2 The Neighbourhood Plan has been prepared by the Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Pulborough, as designated jointly by the District Council and the South Downs National Park on 25 February 2014.

1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area. The plan period of the Neighbourhood Plan is from 1 April 2015 to 31 March 2031 and it does not contain policies relating to excluded development in accordance with the Regulations.

1.4 The Statement addresses each of the four 'basic conditions' required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

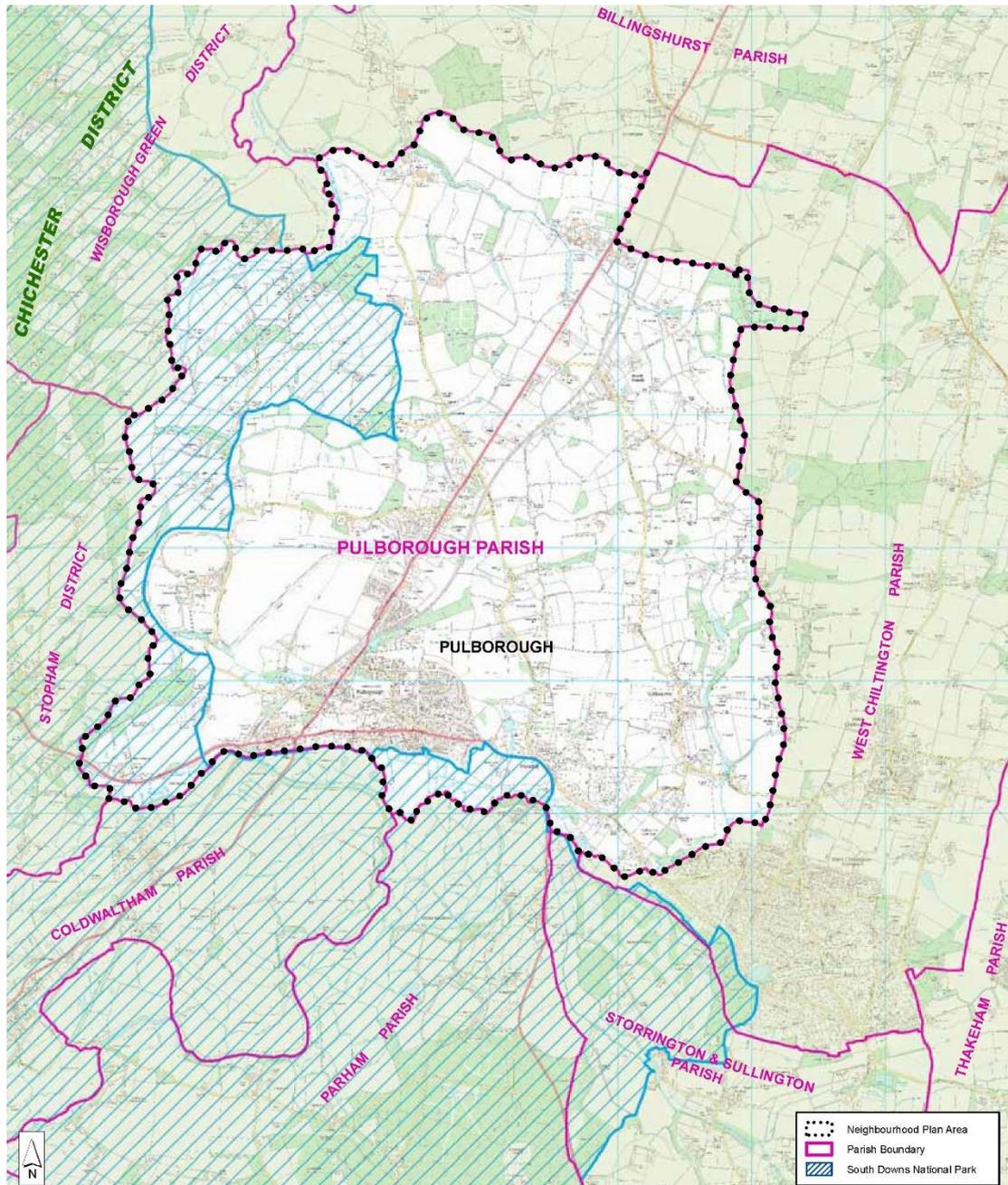
1.5 The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.
- Prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Plan. The prescribed condition is that the making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or an offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats) Regulations 2007) (either alone or in combination with other plans or projects).

2. Background

2.1 The Parish Council commenced preparation of the Neighbourhood Plan in 2013. The key drivers of that decision were the encouragement of the District Council to parishes in its district to prepare Neighbourhood Plans and the

keenness of the Parish Council to anticipate and manage the proposals in the then, emerging Local Plan, most notably the desire for neighbourhood plans to identify sites for at least 1,500 new homes in the district in the plan period. The Parish Council also wishes to have greater influence over local development and infrastructure issues and to promote the sustainable development of the parish.



PLAN A: The Designated Pulborough Parish Neighbourhood Plan Area

A Neighbourhood Plan was prepared in 2015 and was submitted for consultation both at parish level (Regulation 14) and at district authority level (Regulation 16). As a result of comments made and interviews taking place at district authority level, it was eventually decided by the district authority that the Plan should be returned to the parish for the Neighbourhood Plan Steering Group to re-appraise the site assessment process prior to proceeding through Regulation 14 stage once again. That site assessment process has now been carried out. Both a Housing Needs Survey Report and a Site Assessment Report have been commissioned from our consultants, AECOM. In addition a Strategic Environmental Assessment and a Habitats Regulations Assessment including an Appropriate Assessment, were completed.

2.2 A Steering Group was formed comprising parish councillors and members of the local community and it was delegated authority by the Parish Council to make day-to-day decisions on the Neighbourhood Plan. However, as qualifying body, the Parish Council approved the publication of:

- the Stage One Report of November 2014
- the Pre-Submission Neighbourhood Plan of June 2015
- the Submission Neighbourhood Plan of November 2015
- the decision to restart the Neighbourhood Plan process was approved in April 2016
- the Pre-Submission Neighbourhood Plan for the second Reg. 14 on February 2020.

2.3 The Parish Council has worked closely with officers of the District Council during the preparation of the Neighbourhood Plan. The positioning of the Neighbourhood Plan in respect of the development plan has been challenging. The Horsham District Planning Framework (HDPF) was adopted on 19 November 2015. In 2020 HDC consulted on the updated HDPF which may be expected to be adopted in December 2021. The submission documentation acknowledges that the strategic policy framework for the Neighbourhood Plan is the existing HDPF.

2.4 The housing strategy of the HDPF requires 1,500 new homes to be delivered over the plan period (2011-2031) throughout the Neighbourhood Plans in the district. This has been a guideline for the Neighbourhood Plan throughout its preparation, hence the Plan has reflected on the reasoning and evidence supporting that strategy in supporting housing development. The HDPF does not identify a number for each of the parishes but indicates an expected share of the housing number through its settlement hierarchy. Pulborough is the largest settlement in the parish 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". Codmore Hill is no longer specifically identified in this new hierarchy but it is considered part of the larger Pulborough village on the 2014 Proposals Map, which continues to show it's built up area boundaries. The other settlements of Marehill, North Heath and Nutbourne were all considered as 'Unclassified Settlements' by the HDPF and do not have any built-up area boundaries.

The Parish Council was informed by the Housing Needs Assessment produced by AECOM and endorsed by HDC, in line with para 65 of the NPPF, that the level of housing that needs to be provided in Pulborough parish is 294 overall for the period to the year 2031. Some of that figure has already been accounted for in planning applications that have been approved (29 units) or in additional housing that has been granted to areas currently under construction (19 units). The remaining level of housing (246 units) is the subject of policies contained within this document.

2.5 The Neighbourhood Plan contains a small number of land use policies (in Section 4) that are defined on the Policies Map as being geographically specific and non-statutory proposals (in Section 5) that are included for the completeness of the Neighbourhood Plan. For the most part, the plan has deliberately avoided containing policies that may duplicate the many out of date and emerging development policies that are, and will be, material considerations in determining future planning applications.

2.6 In making a clear distinction between land use planning policies and non-statutory proposals relevant to land use planning, the Neighbourhood Plan allows for the examination to focus on the requirement of the policies to meet the Basic Conditions but also allows the local community to see the Neighbourhood Plan in the round. In any event, the non-statutory proposals will each have a land use effect at some later point but cannot do so as part of the Neighbourhood Plan as they fall outside its scope.

3. Conformity with National Planning Policy

3.1 The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) and is mindful of the Planning Practice Guidance (PPG) in respect of formulating neighbourhood plans. The NPPF was first published in 2012 and subsequently revised in July 2018 and again in February 2019.

3.2 In overall terms, there are three NPPF paragraphs (nos. 28-30) that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has responded:

3.3 The Parish Council believes the Neighbourhood Plan is planning positively to support the strategic development needs of the district by supporting new housing on small scale sites distributed amongst the settlements in order to sustain the character and meet local housing needs of the parish. It also seeks to protect and enhance open spaces and valued community facilities that benefit the parish.

3.4 The Neighbourhood Plan establishes a clear vision for the parish that reflects the view of the majority of the local community. It has sought to translate the vision into a series of meaningful planning policies to plan for housing growth and to determine future planning applications as part of the development plan.

3.5 The Parish Council believes the Neighbourhood Plan, as is highlighted below, is in general conformity with all the relevant policies of the development plan but has also anticipated the Horsham Local Plan Review. It is considered to strike a positive balance between the physical and policy constraints of the Parish and the desire to meet local housing demand.

3.6 The Neighbourhood Plan avoids duplicating development plan policies by focusing on policies that translate the general requirements of the development plan into a Pulborough Parish context. Once made, the Neighbourhood Plan should be easily considered alongside the development plan and any other material considerations in determining planning applications.

3.7 Set out in Table A below, is a brief summary of how each policy conforms to the NPPF. The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

Table A: Neighbourhood Plan & NPPF Conformity Summary			
No.	Policy Title	NPPF Ref.	Commentary
1	Spatial Plan for the Parish	11, 61, 170	<p>This policy establishes the key spatial strategy for directing future development proposals in the parish. It reflects the presumption in favour of sustainable development (Section 2 of the NPPF) and will guide how development will be delivered over the plan period in line with Para 11 of the NPPF.</p> <p>This policy is proposing to establish the key spatial priority for the Neighbourhood Plan. It sets the strategic direction for all its other policies by steering new development into two of the established settlements in the parish and by continuing to exert strong control over development proposals elsewhere in the countryside of the parish. Through redrawing the built-up area boundary for Pulborough and Codmore Hill the policy balances housing growth in respect of preparing a plan to meet the development needs. At the same time it minimises detrimental effects to the natural environment through allocating appropriate sites (Para 170 of the NPPF).</p> <p>The policy contributes to delivering a choice of high quality homes as set in Para 61 of the NPPF and has chosen a spatial plan option that both allows for infill development within Pulborough and Codmore Hill and for a major new housing development at New Place Farm, off Glebelands. The land is intensively used with numerous structures including polytunnels and is in reasonable proximity to the majority of local services, especially the primary school. The potential of future growth at Codmore Hill, though discounted in this PPNP, will be assessed in a review of the PPNP alongside other spatial options.</p>
2	Land at New Place Farm, Pulborough	61, 170b, 174, 199	<p>This policy is consistent with Para 61 of the NPPF in contributing to the supply of a mix of new homes to meet local needs by allocating land for housing development within the redefined built-up area boundary of Pulborough, the largest settlement in the parish. The policy sets out the key development principles for the site. The developer of the site has raised no objections to the broad principles indicating that the scheme will be deliverable in principle.</p>
3	Land off Glebelands, Pulborough	61, 62, 69, 68	<p>This policy is consistent with Para 61, 62 and 69 of the NPPF in contributing to the supply of a mix of new homes to meet local needs by allocating land for housing development within the redefined built-up area boundary of Pulborough, the largest settlement in the parish. The policy sets out the key development principles for the site. The landowner of the site has raised no objections to these</p>

			principles and a Community Land Trust has been formed to bring the site forward.
4	Land Off Station Approach, Pulborough	69	This policy contributes to the supply of a mix of new homes, retail and village centre uses to meet local needs by allocating brownfield land for development within the redefined built-up area boundary of Pulborough. The policy sets out the key development principles for the site.
5a	Land at Harwoods Garage, Pulborough	69, 85d	This policy encourages the supply of public/community services and commercial uses together with residential use above on a brownfield site. The policy sets out the key development principles for the site.
5b	Harwoods Car Park, Pulborough	69	This policy encourages the use of this small brownfield site for as suitable for specific residential needs.
6	Land at Highfields	61	This policy is consistent with Para 61 of the NPPF in contributing to the supply of a mix of new homes to meet local needs by allocating land for housing development
7	Broomers Hill Industrial Estate, Codmore Hill	82, 112	This policy is encouraging the supply of more employment development in Codmore Hill within the parish. The policy sets out the key development principles for the site. High quality communications in line with Para 112 of the NPPF will be essential.
8	Toat Café, Stane Street	83	<p>This policy is consistent with Para 83 of the NPPF in supporting rural tourism by encouraging the redevelopment of land currently partially occupied by the Toat Café but including a wider area of previously used land that has no beneficial use. As such, the site does not present an attractive gateway into the village, or to the National Park, from the main northern entrance. For clarity, the policy only relates to the site defined on the Policies Map and expressly not to the wider area to the west of the site in the same private ownership that forms an effective part of the open countryside.</p> <p>The site has a prominent frontage to the main A29 road, which is one of the main roads linking the M25 with the South Coast in this area. It may therefore be suited to a tourism, hotel, medical or car showroom use, all of which can be designed to reflect the sensitivity of the site in the wider landscape. The tourism use, perhaps associated with the hotel use, may form an effective tourism gateway to this part of the National Park.</p>
9	Pulborough Garden Centre, Stopham Road	82, 172	This policy is enabling the appropriate expansion of the popular garden centre to the west of the village to create more jobs, para 82 of the NPPF, but only within defined area to minimise impact on the National Park. The policy requires that the design of any proposals must show how the layout of new buildings will not harm the character of the Park in line with Para 172 of the NPPF.

10	Multi-Purpose Community & Sports Centre, Pulborough	96	This policy is consistent with Para 96 of the NPPF in enabling the expansion of existing facilities off Rectory Close to meet growing demand from the larger village population. The Parish Council has developed plans for this expansion and will utilise funds already collected from past development projects. Given the close proximity of the New Place Farm site allocated in Policy 2 of the PPNP, it is appropriate that that scheme also makes a financial contribution to the implementation of this policy.
11	West Glebe Field, Pulborough	99,100	The policy is consistent with Paras 99 and 100 of the NPPF in allowing for some public benefits on a proposed Local Green Space that do not compromise its open character or location within the Conservation Area. There is a need for additional graveyard space and the adjoining path that runs along the edge of the space is becoming increasingly popular with people walking between the railway station and the new residential areas to the north. This policy is designed to make the area more attractive and in keeping with a village setting and the conservation area.
12	Tourism Development	Section 6, 83 & 102c	This policy accords with Section 6 of the NPPF in encouraging new proposals to come forward around the station to encourage, for instance, more tourism trips from the station to the village and into National Park. It is deliberately not prescriptive on the land area or the details of such a scheme but makes clear that any such proposals must have regard to the setting of the National Park, the boundary of which lies to the west and south of this area. The marked increase in use of the River Arun in summer 2020 may result in proposals for access improvements. Proposals may utilise the new access road to serve additional car parking on the west of the station. They may also, in line with Para 102c, include improvements to facilitate bus services stopping at the station plus any related commercial development.
13	Community Facilities	Section 8	This policy serves two purposes; it firstly sets out which community facilities should be protected from unnecessary loss and secondly it makes provision for their improvement to support their ongoing viability. Therefore this policy, in line with section 8 of the NPPF, encourages and enables the continued community use of a variety of existing facilities in the parish by protecting and supporting development proposals that further this objective, including the extension or partial redevelopment of existing buildings.
14	Local Green Spaces	99,100	This policy proposes a number of important green spaces in the parish to be protected from development by the designation as Local Green Spaces in accordance with paras 99 and 100 of the NPPF.

15	Design	Section 12	This policy accords with Section 12 of the NPPF in requiring the design of all development proposals to reflect the distinct character of Pulborough and its location adjacent to the South Downs National Park.
16	Cycleways	102c, 104d	This policy accords with Paras 102c and 104d of the NPPF and aims to set out three possible cycleways to improve communications in the parish and with adjacent parishes away from the busy A roads.

4. Contribution to Achieving Sustainable Development

4.1 A Sustainable Appraisal (SA) incorporating a Strategic Environmental Assessment (SEA) and a Habitats Regulation Assessment (HRA), including an Appropriate Assessment (AA), were undertaken and published in April 2020. These reports looked at the policies of the Plan and the SEA listed in Section 8 the positive, uncertain and neutral effects and made recommendations for mitigation of those likely effects. The Submission Plan has included those recommendations in the relevant policies.

The HRA said in the Summary, ' It is concluded that, provided the Regulation 14 Pre-Submission Plan is amended to embed the recommended mitigation measures in the policies identified, which has been forthcoming, this Plan will have no adverse impact on site integrity of the Habitats sites within scope for this assessment, either alone or in combination.'

5. General Conformity with the Development Plan

5.1 The Neighbourhood Plan has been prepared to ensure its general conformity with the development plan for Horsham District Council. As described above, for almost all of its preparation, the development plan comprised the policies of the adopted 2007 Horsham District Core Strategy. Only in the days before the first submission of the Neighbourhood Plan in 2015 was its replacement – the HDPF – adopted.

5.2 In practice, there have been few material differences between the Core Strategy and the HDPF as they affect this Parish. This Statement has therefore been prepared to take account of the adoption of the HDPF. The analysis in Table B below summarises the conformity of the Neighbourhood Plan policies with the most relevant HDPF policies defined as both strategic and non-strategic by HDC.

Table B: Neighbourhood Plan & Development Plan Conformity Summary

No.	Policy Title & Refs	Commentary
1	<p>Spatial Plan for the Parish</p> <p>HDPF: 2, 3, 4, 15, 16, 25, 26</p>	<p>This policy has regard to the settlement hierarchy, which defines Pulborough as a 'Small Towns & Larger Villages' settlement in Policy 3 of the HDPF, and the defined built up area boundary of the HDPF Proposals Map.</p> <p>The policy is consistent with Policy 2 and 4 of the HDPF in respect of supporting sustainable development proposals of an appropriate scale that retain the existing settlement pattern and of managing development around the edges of settlements. It therefore makes some modifications to the built up area boundary to accommodate such growth.</p> <p>Policy 15 of the HDPF requires neighbourhood plans across the district to provide at least 1,500 required in the plan period 2011 – 2031 and this NP policy is contributing to this number. The policy also adheres to Policy 16 in respect of proposing the appropriate mix of different housing types and sizes for each allocated site depending on the established character and density of the neighbourhood and the viability of the scheme.</p> <p>The policy proposes development outside the built-up area boundaries where the development enable the sustainable development of rural areas and where it enhances the key features and characteristics of the landscape character and it therefore in conformity with Policy 25 of the HDPF. It further proposes to retain the network of rural settlements and the parish's landscape and habitat from inappropriate development which is in line with policy 26.</p>
2	<p>Land at New Place Farm, Pulborough</p> <p>HDPF: 2, 3, 4, 15, 16, 25, 32, 33</p>	<p>This policy allocates land for housing development. Policy 1 of the Neighbourhood Plan modifies the built up area boundary to accommodate the site within the settlement.</p> <p>Policies 3 and 4 of the HDPF support development within and on the edge of settlements such as Pulborough, where it can be shown to support their role in acting as a focus for meeting rural community needs and maintains the quality and character of the area. Policy 4 specifically provides for the expansion of settlements outside the built up area boundaries in circumstances where allocations take place through a Neighbourhood Plan and adjoins the existing settlement boundary. The policy will therefore enable the Neighbourhood Plan to contribute positively to the supply of new homes set out in Policy 15.</p>

		<p>The policy requires a development scheme to be of high quality and to contribute to the sense of place through providing an attractive, accessible, safe and adaptable environment in line with Policy 2 of the HDPF. Further, Policy 16 of the HDPF requires an appropriate mix of different housing types and sizes for each allocated site depending on the established character and density of the neighbourhood and the viability of the scheme.</p> <p>The policy sets out key development principles, which will mitigate any negative effects on landscape character and biodiversity to protect the area from inappropriate development. This is in line with policies 25, 32 and 33 of the HDPF in respect of proposing that the development principles will ensure the appropriate type, tenure, access, design, landscape and layout proposals will be suited to the site.</p>
3	<p>Land off Glebelands, Pulborough</p> <p>HDPF: 2, 3, 4, 15, 16, 24, 32, 33</p>	<p>This policy allocates land for housing development to be delivered through a new Community Land Trust with the agreement of the landowner. Policy 1 of the Neighbourhood Plan modifies the built up area boundary to accommodate the site within the settlement.</p> <p>Policies 3 and 4 of the HDPF support development within and on the edge of settlements such as Pulborough, where it can be shown to support their role in acting as a focus for meeting rural community needs and maintains the quality and character of the area. Policy 4 specifically provides for the expansion of settlements outside the built up area boundaries in circumstances where allocations take place through a Neighbourhood Plan and adjoins the existing settlement boundary. The policy will therefore enable the Neighbourhood Plan to contribute positively to the supply of new homes set out in Policy 15.</p> <p>The policy requires a development scheme to be of high quality and to contribute to the sense of place through providing an attractive, accessible, safe and adaptable environment in line with Policy 2 of the HDPF. Further, Policy 16 of the HDPF requires an appropriate mix of different housing types and sizes for each allocated site depending on the established character and density of the neighbourhood and the viability of the scheme. In this specific case, the policy provides for a housing scheme particularly suited to local control of housing type and tenure.</p> <p>The policy sets out key development principles, which will mitigate any negative effects on landscape character and biodiversity to protect the area from inappropriate development. This is in line with policies 25, 32 and 33 of the HDPF in respect of proposing that the development principles will ensure the appropriate type, tenure, access, design, landscape and layout proposals will be suited to the site.</p>

4	<p>Land off Station Approach, Pulborough</p> <p>HDPF 25,32,33</p>	<p>This policy sets out a proposal to build retail premises or similar with flats above totalling 18 dwellings on the brownfield site of a builders merchants when the current lease ends. The site is opposite the entrance to the station building. The policy sets out key development principles, which will mitigate any negative effects on landscape character and biodiversity to protect the area from inappropriate development. This is in line with policies 25, 32 and 33 of the HDPF in respect of proposing that the development principles will ensure the appropriate type, tenure, access, design, landscape and layout proposals will be suited to the site.</p> <p>The policy sets out key development principles, which will mitigate any negative effects on landscape character and biodiversity to protect the area from inappropriate development. This is in line with policies 25, 32 and 33 of the HDPF in respect of proposing that the development principles will ensure the appropriate type, tenure, access, design, landscape and layout proposals will be suited to the site.</p>
5a	<p>Land at Harwoods Garage, Pulborough</p> <p>HDPF: 7, 10, 43</p>	<p>This policy encourages more public/community service facilities and commercial uses in the area to consolidate recent changes and to support new housing. Although focused primarily on supporting those uses, it does allow for dwellings on the upper floors, which may assist with the viability of proposals. Proposals must also allow for wetland at the rear of the site to be developed as a local green asset.</p> <p>This policy therefore accords with Policies 7, 10 and 43 of the HDPF in encouraging sustainable local employment growth in rural areas and improved community facilities and services to meet an identified need, in providing a mix of housing to meet the local need, in particularly smaller homes, and in releasing land for sufficient local infrastructure to be met to support new development in the parish.</p>
5b	<p>Harwoods Car Park, Pulborough</p> <p>HDPF 25,32,33</p>	<p>This small brownfield site is close to the medical centre and a large store therefore is suitable for nine flats for elderly or disabled people.</p> <p>The policy sets out key development principles, which will mitigate any negative effects on landscape character and biodiversity to protect the area from inappropriate development. This is in line with policies 25, 32 and 33 of the HDPF in respect of proposing that the development principles will ensure the appropriate type, tenure, access, design, landscape and layout proposals will be suited to the site.</p>
6	<p>Land at Highfields, Pulborough</p>	<p>This policy allocates land for housing development.</p> <p>Policies 3 and 4 of the HDPF support development within and on the edge of settlements such as Pulborough, where it can be shown to support their role in acting as a focus for meeting rural community needs and maintains the quality and character of the area.</p>

7	Broomers Hill Industrial Estate, Codmore Hill HDPF: 7, 10, 33	This policy allocates land for new business development as an extension of an existing business park. This policy is in line with Policies 7 and 10 of the HDPF in providing land to encourage new employment development at an appropriate location in the parish adjoining existing business uses on the A29. The policy also requires a scheme to make proper provision for landscaping adjoining the countryside in line with Policy 33.
8	Toat Café, Stane Street HDPF: 7, 10 11, 33	This policy encourages the redevelopment of land currently partially occupied by the Toat Café but including a wider area of previously used land that has no beneficial use. Due to its location it may therefore be suited to a tourism, hotel or car showroom use, all of which can be designed to reflect the sensitivity of the site in the wider landscape and may provide a gateway to this part of the National Park. The policy is therefore in conformity with Policy 7 and 10 of the HDPF in encouraging sustainable local employment growth in rural areas and with Policy 11 in respect of improving local tourism facilities. The policy also requires a scheme to make proper provision for landscaping adjoining the countryside in line with Policy 33.
9	Pulborough Garden Centre, Stopham Road HDPF: 10, 11, 25, 30	This policy enables the appropriate expansion of the popular garden centre to the west of the village to create more jobs but only within defined area to minimise impact on the National Park in line with Policies 25 and 30 of the HDPF (and with Policy SD51 of the South Downs National Park Local Plan). The policy strikes the right balance between permissive of development that will create rural jobs and community and tourism facilities, in line with policies 10 and 11, with the need to protect the scenic beauty of the Park. It therefore requires that the design of these proposals must show how the layout of new buildings will not harm the character of the Park.
10	Multi-Purpose Community & Sports Centre, Pulborough HDPF: 43	This policy enables the expansion of existing facilities on Rectory Close to meet growing demand from the larger village population in line with Policy 43 of the HDPF. The Parish Council has developed plans for this expansion and will utilise funds already collected from past development projects. Given the close proximity of the New Place Farm site allocated in Policy 2 of the PPNP, it is appropriate that that scheme also makes a financial contribution to the implementation of this policy.
11	West Glebe, Pulborough HDPF: 34, 43	This policy allows for some public benefits on a proposed Local Green Space that do not compromise its open character or location within the Conservation Area, in line with Policy 14 of the Neighbourhood Plan and Policy 34 of the HDPF respectively. There is a need for additional graveyard space and the adjoining path that runs along the edge of the space is becoming increasingly popular with people walking between the railway station and the new residential areas to the north. It therefore accords with Policy 43 of the HDPF. And the policy is designed to make the area more attractive and in keeping with a village setting and the conservation area.

12	<p>Tourism Development</p> <p>HDPF: 11, 25</p>	<p>This policy encourages new proposals to come forward around the station to encourage more tourism trips from the station to the village and National Park in line with policies 11 and 25 of the HDPF. It is deliberately not prescriptive on the land area or the details of such a scheme but makes clear that any such proposals must have regard to the setting of the National Park, the boundary of which lies to the west and south of this area. Proposals may stem from the marked increase in the use of the River Arun in Summer 2020. Proposals may utilise the new access road to serve additional car parking on the west of the station. They may also include improvements to facilitate bus services stopping at the station plus any related commercial development.</p>
13	<p>Community Facilities</p> <p>HDPF: 43</p>	<p>This policy serves two purposes in that it protects specifically identified community facilities, some or all of which may be proposed as Assets of Community Value by the Parish Council in due course. The other purpose supports development proposals intended to secure the long term benefit of a range of facilities that are important to the local community and identifies those uses that the local community strongly favours are retained. This is in line with 43 of the HDPF.</p>
14	<p>Local Green Spaces</p> <p>HDPF: 31, 43</p>	<p>This policy proposes a number of important green spaces in the parish to be protected from development by the designation as Local Green Spaces in accordance with Policy 31 of the HDPF in enhancing the network of green infrastructure. The green spaces are an integral part of the settlements and are therefore regarded as special to the local community and therefore conforms to Policy 43.</p>
15	<p>Design</p> <p>HDPF: 2, 30, 32</p>	<p>This policy requires all development proposals to deliver high quality schemes that reflect the distinct character of the parish. It also acknowledges that part of the parish lies within the National Park and therefore the design of any proposals for housing development that accord with the countryside policies of the development plan must be appropriate to a Park setting. It is therefore in line with Policy 2 of the HDPF and policies 30 and 32 through requiring development to accord with the Pulborough and Nutbourne Village Design Statements and to have regard to the Integrated Assessment Plan of the South Downs National Park where necessary.</p>
16	<p>Cycleways</p> <p>HDPF: 40</p>	<p>This policy shows the possibilities, in line with Policy 40 of the HDPF, of creating cycleways away from busy A roads running north-south to both the east and west of the A29 to connect Pulborough to Billingshurst and to Wisborough Green. There is a further possibility of an east-west link crossing the southern part of the parish connecting Fittleworth to Ashington. By placing these in the Plan it is hoped that resources will be found to build them.</p>

6. Compatibility with EU Legislation

6.1 A screening opinion was issued by the Horsham District Council confirming that a Strategic Environmental Assessment (SEA) was required in accordance with EU Directive 2001/42 on strategic environmental assessment, as the Neighbourhood Plan was expected to contain policies that may have significant environmental effects. The Neighbourhood Plan Area is located in close proximity to the Arun Valley SAC/SPA/Ramsar site and The Mens SAC site which are European designated nature sites.

A Strategic Environmental Assessment (SEA) and a Habitats Regulation Assessment (HRA), including an Appropriate Assessment (AA), were undertaken and published in April 2020.

These reports looked at the policies of the Plan and the SEA listed in Section 8 the positive, uncertain and neutral effects and made recommendations for mitigation of those likely effects. The Submission Plan has included those recommendations in the relevant policies.

The HRA said in the Summary, 'It is concluded that, provided the Regulation 14 Pre-Submission Plan is amended to embed the recommended mitigation measures in the policies identified, which has been forthcoming, this Plan will have no adverse impact on site integrity of the Habitats sites within scope for this assessment, either alone or in combination.'

6.3 The Neighbourhood Plan has had regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.