

Planning Advice Note: Pulborough Neighbourhood Plan and Water Neutrality



June 2023

Pulborough Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations.

In order, to support the hard work of local communities, Horsham District Council has prepared this Planning Advice Note. These Advice Notes highlight how the policies in the Neighbourhood Plans are considered to align with National Planning Policy.

This Planning Advice Note draws together current adopted Local Plan policies, and up-to-date national policy guidance including relevant ministerial statements and the outcome of the Neighbourhood Planning Examiner’s report. It therefore forms a material consideration that will be taken into account by decision makers when determining planning applications. When the strategic solution to Water Neutrality is implemented, the Council will proceed to take the Pulborough Neighbourhood Plan to Referendum and upon a successful result the Council will ‘make’ the plan at full Council at the earliest opportunity.

Appendix D: Pulborough Neighbourhood Plan

NOTE: Whilst this document sets out the Council’s view on compliance of the policy wording with the NPPF, this note provides advice and does not set planning policy. It should be noted that all development proposals must clearly demonstrate that they are water neutral in order to demonstrate that there is no adverse impact on the Arun Valley. This will be required to be assessed on a case-by-case basis as part of any individual planning application.

Policy	National Policy (NPPF) ¹
Policy 1: A Spatial Plan for the Parish	Subject to water Neutrality being demonstrated Policy 1 is consistent with the NPPF and carries significant weight.

¹ Please note the NPPF paragraphs listed to each policy are not definitive with further revisions to the NPPF expected in the Summer/Autumn 2023.

<p>The Neighbourhood Plan defines the Built-up Area Boundary of Pulborough, as shown on the Inset Map. (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>NPPF Para 7, 11, 12, 13, 28, 29</p>
<p>Policy 2: Land at New Place Farm, Pulborough</p> <p>The Pulborough Neighbourhood Plan allocates 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> <ul style="list-style-type: none"> i. Any proposal must include a landscape-led masterplan for which there should be consideration of the following criteria: <ul style="list-style-type: none"> 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. 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; 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. ii. Any proposal will deliver predominantly 2 and 3 bed dwellings reflect the housing needs of the plan area. 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>The Policy carries significant weight, but any development proposal will be required to demonstrate that it is water neutral in order to establish that there is no adverse impact on the Arun Valley.</p>

<ul style="list-style-type: none"> iv. Any proposal will deliver affordable homes in accordance with identified need within Horsham district and the policies in the development plan in line with HDPF Policy 16 and the latest Strategic Housing Market Assessment (SHMA); v. Primary access into the site will be delivered off Glebelands (but note Community Aims page 44); vi. The development must be informed by a comprehensive transport statement. Any reasonable mitigation to make the development proposal acceptable in planning terms must be implemented in full or a contribution made to wider transport improvements as be agreed with the Highway Authority; 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; 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). ix. Any development shall be informed by a full ecological and biodiversity survey and assessment report. Any reasonable mitigation proposed by the assessment report must be implemented in full; x. Any proposals should be informed by a contamination assessment. Any reasonable mitigation proposed by the assessment must be implemented in full; 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; xii. All external lighting shall be designed and laid out to minimise light pollution 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; 	
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| <ul style="list-style-type: none">xiv. 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;xv. Any development should conserve and enhance the setting of existing listed buildings adjacent to the site;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;xvii. Future access to existing water and wastewater infrastructure must be ensured for maintenance and upsizing purposes.xviii. 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). | |
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Policy 3: Land off Glebelands, Pulborough

The Pulborough Neighbourhood Plan allocates 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:

- i. Primary access will be delivered off Glebelands;
- ii. 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;
- iii. All external lighting shall be designed and laid out to minimise light pollution
- iv. 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;
- v. 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;
- vi. 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

The Policy carries significant weight, but any development proposal will be required to demonstrate that it is water neutral in order to establish that there is no adverse impact on the Arun Valley.

<p>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;</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>viii. 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>	
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<ul style="list-style-type: none"> ix. Future access to existing water and wastewater infrastructure must be ensured for maintenance and upsizing purposes. 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>Policy 4: Land off Station Approach, Pulborough</p> <p>The Pulborough Neighbourhood Plan allocates the development of the site known as Land off Station Approach, Pulborough (0.3 Ha) as shown on the Policies Map for a mixed development comprising retails and office uses (new Class E plus hot food takeaways) primarily in the ground floor and approximately 18 dwellings <u>above</u>. Any proposal must be delivered in accordance with the following principles:</p> <ul style="list-style-type: none"> i. In line with HDPF Policy 9 the 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; 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; iii. Appropriate parking provision is provided to support the development as derived from the 2019 WSCC Parking Guidance or subsequent guidance; iv. 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 	<p>The Policy carries significant weight, but any development proposal will be required to demonstrate that it is water neutral in order to establish that there is no adverse impact on the Arun Valley.</p>

<p>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> <ul style="list-style-type: none"> v. 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; vi. 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; vii. 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 viii. 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>Policy 5a: Land at Harwoods Garage, Pulborough, on eastern side of A29</p> <p>The Pulborough Neighbourhood Plan allocates the development of the site known as Land at former Harwoods Garage, Pulborough as shown on the Policies Map a mixed-use development comprising retail, commercial or community uses and approximately</p>	<p>The Policy carries significant weight, but any development proposal will be required to demonstrate that it is water neutral in order to establish that there is no adverse impact on the Arun Valley.</p>

15 dwellings above. Any proposal must be delivered in accordance with the following principles:

- i. In line with HDPF Policy 9 if 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;
- 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;
- iii. Safe access and safe parking is provided on site as derived from the 2019 WSCC Parking Guidance or subsequent guidance;
- iv. Any proposal should safeguard protection for Tree Preservation Orders and appropriate mitigation is applied;
- v. 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;

<ul style="list-style-type: none"> 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; 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; viii. 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; 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>Policy 5b: Harwoods Car Park, Pulborough, on western side of A29</p>	<p>The Policy carries significant weight, but any development proposal will be required to demonstrate that it is water neutral in order to establish that there is no adverse impact on the Arun Valley.</p>

The Pulborough Neighbourhood Plan allocates 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:

- 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;
- ii. Any proposal should safeguard protection for Tree Preservation areas and appropriate mitigation applied;
- iii. Safe access and safe parking are provided on site as derived from the 2019 WSCC Parking Guidance or subsequent guidance;
- 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);
- 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;

<ul style="list-style-type: none"> 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; 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>Policy 6: Land at Highfields</p> <p>The Pulborough Neighbourhood Plan allocates 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:</p> <ul style="list-style-type: none"> i. 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; ii. 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; iii. The site is within an Archaeological Notification Area (ANA). An archaeological assessment would be required and the appropriate mitigation carried out; 	<p>The Policy carries significant weight, but any development proposal will be required to demonstrate that it is water neutral in order to establish that there is no adverse impact on the Arun Valley.</p>

<ul style="list-style-type: none"> iv. Any proposal will deliver affordable housing in accordance with identified need and the policies within the Development Plan; 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; 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. vii. Future access to existing water and wastewater infrastructure must be ensured for maintenance and upsizing purposes; viii. 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>Policy 7: Broomers Hill Industrial Estate, Codmore Hill</p>	<p>The Policy carries significant weight, but any development proposal will be required to demonstrate that it is water neutral in order to establish that there is no adverse impact on the Arun Valley.</p>

Pulborough Neighbourhood Plan allocates 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:

- 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;
- ii. Safe access is achieved off either the A29 or Broomers Hill Lane;
- iii. Safe access through the southeast corner of the site should be provided for workers/visitors using non-motorised travel;
- 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;
- v. Any development shall be informed by a full ecological and biodiversity survey and assessment report. 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 required;
- 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);

<ul style="list-style-type: none"> vii. Development proposals should include the provision of good broadband connectivity as highlighted in Priority 4 of the Horsham District Economic Development Strategy; viii. Any development proposal of over 1000 square metres should meet Building Research Establishment Environmental Assessment Method (BREEAM) <u>Very Good</u> standards; 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; x. All external lighting shall be designed and laid out to minimise light pollution xi. Any development should conserve and enhance the setting of existing listed buildings adjacent to the site; 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; 	
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<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>Policy 8: Land formerly known as the Toat Café, Stane Street, Pulborough</p> <p>The Pulborough Neighbourhood Plan allocates the Land formerly known as the Toat Café as shown on the Policies Map for redevelopment comprising 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> <ul style="list-style-type: none"> i. Safe Access is provided off the A29; 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; iii. All external lighting shall be designed and laid out to minimise light pollution 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; v. Any proposal 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>The Policy carries significant weight, but any development proposal will be required to demonstrate that it is water neutral in order to establish that there is no adverse impact on the Arun Valley.</p>

<ul style="list-style-type: none"> vi. Any development should conserve and enhance the setting of any existing listed buildings adjacent to the site; 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; viii. 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>Policy 9: Pulborough Garden Centre, Stopham Road</p> <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 Map of Garden Centre will be supported provided any proposed extension or addition:</p> <ul style="list-style-type: none"> i. Has regard to conserving the natural beauty, wildlife and cultural heritage of the South Downs National Park; ii. Considers re-designing the entrance to accommodate any increase in traffic; 	<p>The Policy carries significant weight, but any development proposal will be required to demonstrate that it is water neutral in order to establish that there is no adverse impact on the Arun Valley.</p>

<ul style="list-style-type: none">iii. Is designed in such a way that the massing and height of any proposal is appropriate to the area;iv. Any development should be sympathetic to existing listed buildings adjacent to the site;v. Schemes proposed for a site shall identify and retain those features onsite 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;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; andvii. 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).	
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<p>Policy 10: Multi-Purpose Community & Sports Centre, Pulborough</p> <p>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:</p> <ul style="list-style-type: none"> 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; 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>The Policy carries significant weight, but any development proposal will be required to demonstrate that it is water neutral in order to establish that there is no adverse impact on the Arun Valley.</p>
<p>Policy 11: West Glebe Field, Pulborough</p> <p>Proposals by St Mary’s Church to extend the cemetery into, and to lay out a landscaped car park and 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 site and meet the principles below:</p> <ul style="list-style-type: none"> 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 	<p>Subject to water Neutrality being demonstrated Policy 11 is consistent with the NPPF and carries significant weight.</p> <p>Para 179-181, 189, 194-195,199-201</p>

<p>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>	
<p>Policy 12: Tourism Development</p> <p>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.</p>	<p>The Policy carries significant weight, but any development proposal will be required to demonstrate that it is water neutral in order to establish that there is no adverse impact on the Arun Valley.</p> <p>NPPF Para 84, 85, 176, 177</p>
<p>Policy 13: Community Facilities</p> <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</p>	<p>Subject to water Neutrality being demonstrated Policy 13 is consistent with the NPPF and carries significant weight.</p> <p>Para 92, 93, 179-182</p>

in use are appropriate in design terms and will not harm the amenities of adjoining residential properties. The following principles should be met:

- 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;
- 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.

1. Village Hall
2. Allotments sites
3. St Mary's Primary School
4. Youth Club
5. Sports Pavilion, Rectory Close
6. Bowling Club, Rectory Close
7. Library/Community hub

<p>8. St Mary's Church</p> <p>9. United Reformed Church</p>	
<p>Policy 14: Local Green Spaces</p> <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"> 1. Main Recreation Ground including Bowling Club 2. Cousins Way Recreation Ground including Allotment Site 3. Rivermead Nature Reserve 4. East Glebe Field 5. West Glebe Field 6. Marehill Common 7. Nutbourne Common Recreation Ground <p>Proposals for development in a Local Green Space will be resisted, unless they meet the requirements set out in Paragraph 103 of the National Planning Policy Framework.</p>	<p>Policy 14 is consistent with the NPPF and carries significant weight.</p> <p>Para 101, 102, 103</p>
<p>Policy 15: Design</p> <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>Subject to water Neutrality being demonstrated Policy 15 is consistent with the NPPF and carries significant weight.</p> <p>Para 126, 127, 130-132, 134, 135</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 in a Conservation Area or affects its setting should respect the particular special characteristics of that area.

Particular regard should be had to the design principles contained within the Pulborough Design principles and Guidelines.

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.