



**Horsham
District
Council**

Horsham District Council Pulborough Neighbourhood Plan 2015-2031

FINAL DECISION STATEMENT

Date: 8 November 2024

1.0 INTRODUCTION

- 1.1 Horsham District Council (“the Council”) (HDC) has a statutory duty¹ 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 decision statement relates to the Pulborough Neighbourhood Plan 2015-2031 produced by Pulborough Parish Council (PPC). Under the Town and Country Planning Act 1990 (as amended), (“the 1990 Act”) the Council has a statutory duty to support Parish Councils and Qualifying Bodies in the preparation of NDPs and Orders and to take NDPs and Orders through a process of examination and referendum. The Localism Act 2011 (Part 6 chapter 3) sets out the responsibilities under Neighbourhood Planning.
- 1.3 Following the Examination of the Pulborough Neighbourhood Plan 2015-2031 and the receipt of the Examiner’s Report, HDC is required to make a decision on the next steps. As set out in the Neighbourhood Planning Regulations these are:
 - a) to decline to consider a plan proposal under paragraph 5 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or a modification proposal under paragraph 5 of Schedule A2 to the 2004 Act;
 - b) to refuse a plan proposal under paragraph 6 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or a modification proposal under paragraph 8 of Schedule A2 to the 2004 Act;
 - c) what action to take in response to the recommendations of an Examiner made in a report under paragraph 10 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) in relation to a neighbourhood development plan or under paragraph 13 of Schedule A2 to the 2004 Act in relation to a proposed modification of a neighbourhood development plan;
 - d) what modifications, if any, they are to make to the draft plan under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or paragraph 14(6) of Schedule A2 to the 2004 Act;

¹ The Town and Country Planning Act 1990 (as amended)

- e) whether to extend the area to which the referendum is (or referendums are) to take place; or
- f) that they are not satisfied with the plan proposal under paragraph 12(10) of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or the draft plan under paragraph 14(4) of Schedule A2 to the 2004 Act.

1.4 In accordance with the Regulations, this report forms the Council's Decision Statement (Regulation 18(2)) and sets out the Council's decision and the reasons for this.

1.5 Appendix A of this document is a map of the Pulborough Neighbourhood Plan Area. Appendix B sets out the Examiner's Proposed Modifications to the Pulborough Neighbourhood Plan 2015-2031 along with the actions taken and revised modifications. Updates to the plan that have been made as a result of the requirement for water neutrality is also included in Appendix B.

2.0 BACKGROUND

2.1 The Pulborough Neighbourhood Plan relates to the area that was designated by the District Council as a neighbourhood area on 25th February 2014 and South Downs National Park Authority on 17 February 2014 (please refer to Appendix A).

2.2 Pulborough Parish Council first published the Pre-Submission Neighbourhood Plan for consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The consultation was held from 19 June to 03 August 2015. Early in 2016, the District Council identified that the parish needed to reappraise its site assessment. Work commenced on an updated version of the neighbourhood plan. In July 2020, a second Pre-Submission version of the neighbourhood plan was published. This Regulation 14 consultation ran from 6 July to 31 August 2020.

2.3 Pulborough Parish Council then submitted the submission draft plan to the Council. The submission draft Pulborough Neighbourhood Plan was publicised and representations were invited for eight weeks between 18 November 2020 to 13 January 2021. This consultation was undertaken in line with the Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

2.4 In light of a representation from Historic England during this consultation period, HDC and the Neighbourhood Plan group decided to update the evidence base, elements of the plan and the SEA and particularly in relation to the historic environment and then re-consult on it. A further Regulation 16 consultation was then held. This consultation ran for 6 weeks from 26 April 2021 to 7 June 2021.

2.5 John Slater was appointed by HDC with the consent of Qualifying Body, as 'the Examiner' to undertake the examination of the Pulborough Neighbourhood Plan and to prepare a report of the independent examination.

2.6 The Examiner's report was received on the 18 September 2021. It concludes that the Pulborough Neighbourhood Plan 2015-2031, subject to a number of recommended changes meets the basic conditions set out in the legislation and can proceed to referendum.

3.0 WATER NEUTRALITY

- 3.1 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. The Position Statement explained that information collected by Natural England shows that water abstraction for drinking water supplies is having a negative impact on the wildlife sites in the Arun Valley. Natural England advised that any new development that takes place must not add to this negative impact in order to comply with the Habitat Regulations 2017. One way of preventing any further negative impact to this habitat is to ensure that all new development which takes place is water neutral.
- 3.2 It is a requirement of the Basic Conditions that Neighbourhood Plans do not breach and are otherwise compatible with EU obligations. Although no longer part of the European Union, the Habitat Regulations 2017 remain part of UK law, and to accord with the Basic Conditions, Neighbourhood Plans must demonstrate that they will not have an adverse effect on sites protected by this legislation. Without considering Water Neutrality, any neighbourhood plan would not meet the Basic Conditions. As the Pulborough Neighbourhood Plan makes provision for new development, this meant progression of the plan to referendum was suspended until an appropriate solution was found.
- 3.3 A Habitats Regulation Assessment (HRA) Screening report for the Pulborough Neighbourhood Development Plan was first undertaken in April 2020. The impact of water abstraction on the Arun Valley Habitats Sites was taken into account as part of the initial HRA assessment that was assessed by the Neighbourhood Plan Examiner. Further HRA work was undertaken in response to the Natural England Position Statement. This work was completed in June 2024 and made a number of recommendations in relation to the plan. All other impact pathways and discussions within the original 2020 HRA are unaltered.
- 3.4 In response to the HRA recommendations, an additional policy (Policy 16) and supporting text is incorporated within the Pulborough Neighbourhood Development Plan to demonstrate commitment to support the delivery of water neutrality in line with the emerging Horsham Local Plan in order to protect the Arun Valley SAC/ Ramsar designation. The Pulborough Neighbourhood Development Plan Policies 2, 3, 4, 5a, 5b, 6, 7, 8, 9 and 13 have also been amended to make explicit the need for all residential and employment development be compliant with Strategic Policy 9: Water Neutrality within the Horsham District Regulation 19 Local Plan. A six-week consultation was undertaken between **2 September 2024 to 14 October 2024** inviting representations on the HRA and the proposed changes to the Pulborough Neighbourhood Plan in relation to Water Neutrality only. The consultation received 10 representations and are summarised in the schedule accompanying this decision statement (Appendix C).
- 3.5 The incorporation of these recommendations into the final Pulborough Neighbourhood Plan document alongside the recommendations put forward in the April 2020 HRA report, means that it can be concluded that the Pulborough Neighbourhood Plan will not cause adverse effects on Habitat sites integrity either alone or in-combination with other plans or projects and is compliant with the Conservation of Habitats and Species Regulations 2017 (as amended).

4.0 DECISION

- 4.1 As noted in paragraph 1.3 of this report, Regulations 17A and 18 of the Neighbourhood Planning (General) Regulations 2012 (as amended) requires the Local Planning Authority to outline what action to take in response to the recommendations of an Examiner following the formal examination.

- 4.2 Having considered the recommended modifications made by the Examiner's Report, and the reasons for them, the Council, with the consent of the Pulborough Neighbourhood Planning group has considered each of the recommendations and agreed the action to take in response to each recommendation. It was decided to accept all the modifications made to the draft Plan by the Examiner under paragraph 12(2)(4)(6) of Schedule 4B to the Town and Country Planning Act 1990 and complies with the provisions made by or under Sections 38A and 38B of the Planning and Compulsory Purchase Act 2004. The Examiner's proposed modifications are set out at Appendix B alongside the reason why the modifications were accepted.

5.0 THE REFERENDUM AREA

- 5.1 The Council is in agreement with the Examiner's recommendation that there is no policy or proposal significant enough to have an impact beyond the designated neighbourhood plan area, and that any referendum that takes place in due course be contiguous with the boundary of the designated neighbourhood plan area (Please refer to Appendix A).

6.0 CONCLUSION

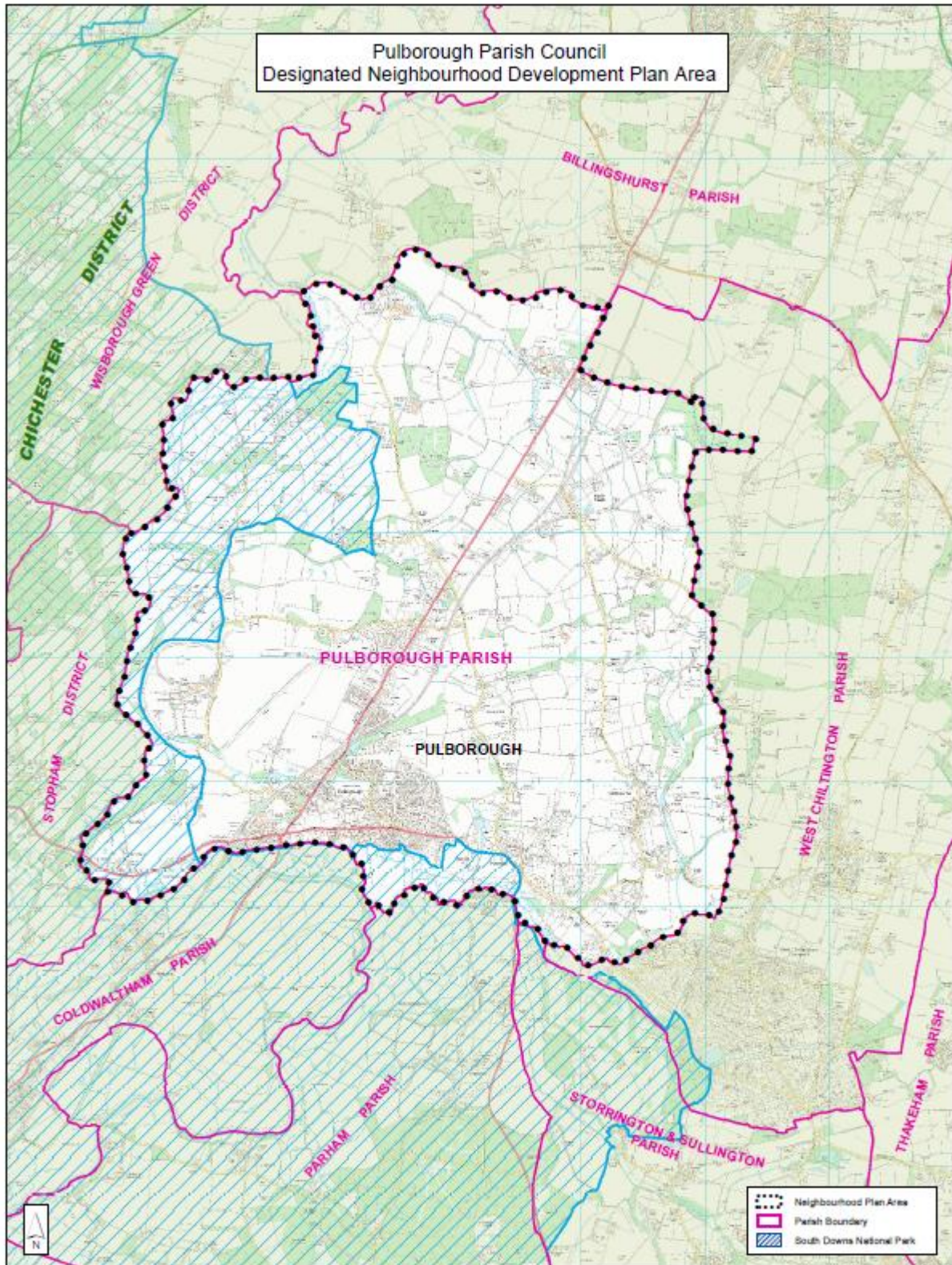
- 6.1 The Council is of the view that the draft submission PNDP as modified in Appendix B: Examiner's Proposed Modifications to the Pulborough Neighbourhood Plan 2014-2031, complies with the legal requirement and may now proceed to Referendum.

Signed:



Barbara Childs
Director of Place
Date: 8 November 2024

Appendix A: Pulborough Neighbourhood Plan Area



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

Reproduced by permission of Ordnance Survey map on behalf
 of HMSO. © Crown copyright and database rights (2014).
 Ordnance Survey Licence 100023895

Confirmed by Horsham District Council and to the South Downs
 National Park Authority under The Neighbourhood Planning
 (General) Regulations 2012 Regulation 5.

Reference No : PULNPF2	Date : 23/01/14	Scale : 1:28,000
Drawing No :	Drawn :	Checked :
		Revisions :

Appendix B: Schedule of Examiner’s Proposed Modifications to the Pulborough Neighbourhood Development Plan and Modifications Made following the Focussed Consultation on Water Neutrality

Policies	Examiner’s Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
Policy 1: A Spatial Plan for the Parish	<p>“The Neighbourhood Plan defines the Built-up Area Boundary of Pulborough, as shown on the Inset Map HDPP Policies Map: Pulborough Policies. (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 Insert Map as provided by the Parish Council on 25th 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.	Modification to be taken forward to the final plan.
Policy 2: Land at New Place Farm, Pulborough	<p>The Pulborough Neighbourhood Plan <u>allocates</u> supports 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. Regard should be given to visibility and key views. These should inform design and layout of the site. Long distance views to and from</p>	<p>HDC agree with the Examiner’s recommendation.</p> <p>Additional HRA recommendation also taken forward to include the requirement for any proposal to account for water neutrality and ensure the Policy is in compliance with the habitat regulations.</p>	<p>Modification to be taken forward to the final plan.</p> <p>Renumber Policy criterion to ensure the policy is clear.</p>

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p>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 meet local need <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. A comprehensive transport statement must be submitted with the application. <u>The development must be informed by a comprehensive transport statement.</u> Any reasonable mitigation to make the development proposal acceptable in planning terms 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</p>		

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p>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. A full ecological and biodiversity survey of the site is submitted as part of the application <u>Any development shall be informed by a full ecological and biodiversity survey and assessment report.</u> Any reasonable mitigation proposed by the surveys <u>assessment report</u> must be implemented in full;</p> <p>x. A contamination assessment of the site is submitted as part of the application <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> <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: https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL-10-SDNPA-Dark-Skies-Technical-Advice-Note-2018.pdf</p> <p>xiii. A countryside park with the opportunity to create and enhance local</p>		

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p>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> <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>xvii. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained</p>		

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p>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>xviii. Future access to existing water and wastewater infrastructure must be ensured for maintenance and upsizing purposes.</p> <p>xix. 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 the Horsham Strategic Policy 9: Water Neutrality with Horsham District Local Plan (2023-2040).</u></p>		
Policy 3: Land off Glebelands, Pulborough	<p>The Pulborough Neighbourhood Plan <u>allocates</u> supports 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. The entire site will come forward as a Community Land Trust proposal and will deliver affordable housing, and may provide opportunities for self build;</p> <p>ii. Affordable housing provision will be made available to qualifying households with a local connection and should be in conformity with the Pulborough Design Statement;</p> <p>iii. Primary access will be delivered off Glebelands;</p> <p>iv. A comprehensive transport assessment would be required at the</p>	<p>HDC agree with the Examiner's recommendation.</p> <p>Additional HRA recommendation also taken forward to include the requirement for any proposal to account for water neutrality and ensure the Policy is in compliance with the habitat regulations.</p>	<p>Modification to be taken forward to the final plan.</p> <p>Re-number Policy criterion to ensure the policy is clear.</p>

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p>planning application stage;</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 and support the dark skies policy of the South Downs National Park SDNPA Technical Advice Note for Dark Skies can be found here: https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL10-SDNPA-Dark-Skies-Technical-Advice-Note-2018.pdf</p> <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</u></p>		

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p><u>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 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>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.</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>		

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<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 the Horsham Strategic Policy 9: Water Neutrality with Horsham District Local Plan (2023-2040).</u></p>		
<p>Policy 4: Land off Station Approach</p>	<p>The Pulborough Neighbourhood Plan allocates <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 <u>a mixed-development comprising retails 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. 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;</p> <p>ii. 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;</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 bats for foraging or</p>	<p>HDC agree with the Examiner's recommendation.</p> <p>Additional HRA recommendation also taken forward to include the requirement for any proposal to account for water neutrality and ensure the Policy is in compliance with the habitat regulations.</p>	<p>Modification to be taken forward to the final plan.</p> <p>Renumber Policy criterion to ensure the policy is clear.</p>

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p>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 the Horsham Strategic Policy 9: Water Neutrality with Horsham District Local Plan (2023-2040).</u></p>		
Policy 5a) Land at Harwoods Garage, Pulborough	The Pulborough Neighbourhood Plan allocates supports the development of the site known as Land at former Harwoods Garage, Pulborough as shown on the Policies Map <u>a mixed-use development</u>	HDC agree with the Examiner's recommendation.	Modification to be taken forward to the final plan.

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p><u>comprising retail, commercial or community uses and for</u> approximately 15 dwellings <u>above</u>. Any proposal must be delivered in accordance with the following principles:</p> <p>i. 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 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;</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. 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;</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>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</p>	<p>Additional HRA recommendation also taken forward to include the requirement for any proposal to account for water neutrality and ensure the Policy is in compliance with the habitat regulations.</p>	<p>Renumber Policy criterion to ensure the policy is clear.</p>

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p>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> <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 the Horsham Strategic Policy 9: Water Neutrality with Horsham District Local Plan (2023-2040).</u></p>		

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
<p>Policy 5b) Harwoods Car Park on Western side of A29</p>	<p>The Pulborough Neighbourhood Plan <u>allocates</u> supports 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>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</p>	<p>HDC agree with the Examiner's recommendation.</p> <p>Additional HRA recommendation also taken forward to include the requirement for any proposal to account for water neutrality and ensure the Policy is in compliance with the habitat regulations.</p>	<p>Modifications to be taken forward to the final plan.</p> <p>Renumber Policy criterion to ensure the policy is clear.</p>

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p>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 the Horsham Strategic Policy 9: Water Neutrality with Horsham District Local Plan (2023-2040).</u></p>		
Policy 6 Land at Highfields	<p>The Pulborough Neighbourhood Plan supports <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:</p> <p>i. 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;</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>HDC agree with the Examiner's recommendation.</p> <p>Additional HRA recommendation also taken forward to include the requirement for any proposal to account for water neutrality and ensure the Policy is in compliance with the habitat regulations.</p>	<p>No further action required.</p> <p>Renumber Policy criterion to ensure the policy is clear.</p>

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<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>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. SDNPA Technical Advice Note for Dark Skies can be found here: https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL-10-SDNPA-Dark-Skies-Technical-Advice-Note-2018.pdf</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>		

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<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 the Horsham Strategic Policy 9: Water Neutrality with Horsham District Local Plan (2023-2040).</u></p>		
<p>Policy 7 Broomers Hill Industrial Estate, Codmore Hill</p>	<p>Pulborough Neighbourhood Plan allocates commercial uses at 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> <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 on the proposed footpath/cycleway between Pulborough and Billingshurst (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. A full ecological and biodiversity survey of the site is submitted as part of any application <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 recommended <u>required</u>;</p>	<p>HDC agree with the Examiner's recommendation.</p> <p>Additional HRA recommendation also taken forward to include the requirement for any proposal to account for water neutrality and ensure the Policy is in compliance with the habitat regulations.</p>	<p>Modification to be taken forward to the final plan.</p> <p>Renumber Policy criterion to ensure the policy is clear.</p>

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<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>viii. Any development proposal of over 1000 square metres should meet Building Research Establishment Environmental Assessment Method (BREEAM) Excellent <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 here: https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL-0-SDNPA-Dark-Skies-Technical-Advice-Note-2018.pdf</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</p>		

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p>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. 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>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 development. All proposals should look to be compliant with the Horsham Strategic Policy 9: Water Neutrality with Horsham District Local Plan (2023-2040).</u></p>		
<p>Policy 8 Land formerly known as the Toat Café, Stane Street</p>	<p>Support is given to the redevelopment of The Pulborough Neighbourhood Plan allocates the Land formerly known as the Toat Café as shown on the Policies Map for <u>redevelopment comprising the</u> 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>HDC agree with the Examiner's recommendation.</p> <p>Additional HRA recommendation also taken forward to include the requirement for any proposal to account for water neutrality and ensure the Policy is in compliance with the habitat regulations.</p>	<p>Modification to be taken forward to the final plan.</p> <p>Renumber Policy criterion to ensure the policy is clear.</p>

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p>iii. 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: https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL-10-SDNPA-Dark-Skies-Technical-Advice-Note-2018.pdf</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 planning application <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>viii. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained</p>		

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p>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. 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 the Horsham Strategic Policy 9: Water Neutrality with Horsham District Local Plan (2023-2040).</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 the Policies Map <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>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</p>	<p>HDC agree with the Examiner's recommendation.</p> <p>Additional HRA recommendation also taken forward to include the requirement for any proposal to account for water neutrality and ensure the Policy is in compliance with the habitat regulations.</p>	Modification to be taken forward to the final plan.

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p>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 the Horsham Strategic Policy 9: Water Neutrality with Horsham District Local Plan (2023-2040).</u></p>		
<p>Policy 10 Multipurpose Community and Sport Centre</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> <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</p>	<p>HDC agree with the Examiner's recommendation.</p>	<p>No further action required.</p>

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p>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>		
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> Local Green Space 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> <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. The NPSG believes that the West Glebe Field meets the requirements stipulated by paragraph 100 of the NPPF 2019.</p>	HDC agree with the Examiner's recommendation.	<p>Modification 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 strikethrough)	Decision and Justification	Action Taken and Revised Modification
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.	HDC agree with the Examiner's recommendation.	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 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"> 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 8. St Mary's Church 	<p>HDC agree with the Examiner's recommendation.</p> <p>Additional HRA recommendation also taken forward to include the requirement for any proposal to account for water neutrality and ensure the Policy is in compliance with the habitat regulations.</p>	Modification to be taken forward to the final plan.

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p>9. United Reformed Church 10. Roman Catholic Church and accompanying car park 11. The River Arun and adjacent Wildbrooks</p> <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 the Horsham Strategic Policy 9: Water Neutrality with Horsham District Local Plan (2023-2040).</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"> 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 are ancillary to the use of the land for a public benefit or recreational purpose or are required for a statutory utility infrastructure purpose. <u>meet the requirements set out in paragraph 103 of the National Planning Policy Framework.</u></p>	HDC agree with the Examiner's recommendation.	Modification to be taken forward to the final plan.
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</p>	HDC agree with the Examiner's recommendation.	Modification to be taken forward to the final plan.

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p>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>in a Conservation Area or affects its setting</u> should respect <u>the particular special characteristics of that area.</u> any conservation area within the parish.</p> <p>Particular regard should be had to the design principles <u>contained within the Pulborough Design principles and Guidelines.</u> which start on page 43 of the Pulborough Design Statement.</p> <p>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.</p>		
Policy 16: Water Neutrality	<p><u>Policy 16: Water Neutrality</u></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><u>Water Efficient Design</u></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><u>Offsetting Water Use</u></p> <p>c) <u>Development proposals must demonstrate that having achieved water efficient design, any mains-supplied water use from the</u></p>	New Policy 16 incorporated into the final neighbourhood plan document in light of additional HRA recommendations. Modification required so it can be concluded that the neighbourhood plan will not cause adverse effects on Habitat site integrity either alone or in-combination with other plans or projects.	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 strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p><u>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><u>Water Neutrality Statement</u></p> <p>2. <u>A water neutrality statement will be required to demonstrate how policy requirements have been met in relation to water efficient design and offsetting. The statement shall provide, as a minimum, the following:</u></p> <p>a) <u>baseline information relating to existing water use within a development site;</u></p> <p>b) <u>full calculations relating to expected water use within a proposed development; and</u></p> <p>c) <u>full details of how any remaining water use will be offset.</u></p> <p><u>Offsetting Schemes</u></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><u>Alternative Water Supply</u></p>		

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p><u>6</u> Where an alternative water supply is to be provided, the water <u>neutrality statement will need to demonstrate that no water is utilised from sources that supply the Sussex 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</u></p> <p><u>Area of Water Stress</u></p> <p><u>7</u> 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>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.</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.	Modification to be taken forward to the final plan.
Paragraph 4.68 Representation made by Southern Water (Oct 2024)	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, on the River Arun , close to Pulborough.	Agreed change for the purpose of 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).	Modification to be taken forward to the final plan for the purpose of clarification.