



Minutes of the Bury Parish Council Meeting 9th October 2023

1. Attendance and Apologies for Absence

In attendance: Councillors Champness (Chair), Davis (Karen), Davis (Stuart), Daykin, Driver, Labarte and Morrison.

Also in attendance: Mike Simpson (Clerk) and four members of the public.

2. To Receive Declarations of Interest, Notification of Changes to Members' Interests and consider any requests for a dispensation.

There were none.

3. Public Session (Members of the Public may speak for up to five minutes at the discretion of the Chair)

One member of the public raised concerns over the format of the Parish Priority Statement (PPS) public consultation and said he found it difficult to answer the questions and believed more consideration to finances was necessary. He also suggested that residents should have been involved in the formation of the draft statement. Councillor Morrison responded suggesting the PPS was in danger of being taken out of proportion as it was not there to set policy for the next 15 years but to contribute to the review of the SDNPA Local Plan. He added that it was unsurprising there were comments about the process as this was always going to happen but said the Council felt it enabled all residents to have a say and he all individual comments (11,000 words) had been read by the Council and fed back into the revised draft for consideration.

Vice Chair of Coldwaltham Parish Council asked Councillors if they would sign a joint letter with Pulborough and Coldwaltham regarding a review of the A29 with the intention to remove it as a national trunk road and a preferred route on GPS navigation following the landslide by Church Hill in February.

4. Approval of the Minutes of the Council Meeting of the Parish Council held on 11th September 2023

Councillors **RESOLVED** to approve the minutes from the meeting on 11th September 2023 as a true and accurate record.

5. Planning

(a) To review the following applications

SDNP/23/03685/HOUS: Foxbury West Burton Lane Bury Pulborough West Sussex RH20 1HB: First floor extension to thatched roof with the addition of 2 no. dormer windows.

Councillors **RESOLVED** to remain neutral on this application.

SDNP/23/03797/TCA: The Berries The Street Bury Pulborough West Sussex RH20 1PF: Notification of intention to height reduce up to 2.5m on 1 no. Yew hedge (G1). Fell no. Laurel border trees (G2). Remove no. ascending stems and no. lateral branches to leave up to 3m on 1 no. Lapsed beech hedge (G3)

This application was withdrawn.

(b) To consider any applications since the publication of the agenda

There were none.

(c) To consider any planning appeals

There were none.

6. Parish Priority Statement

To consider submitting a Parish Priority Statement to the SDNPA

Councillor Morrison presented the revised Parish Priority Statement outlining the changes (see appendices) which Councillors **RESOLVED** to approve and submit to the SDNPA.

Bury Parish Council – Parish Priority Statement

6th October 2023

Original statement – in **Black**

SDNPA's questions – in **Red**

BPC's review and comments – in **Blue**

A. The statement we published on the 6th of October ...

The South Downs National Park Authority has asked each parish in the National Park to complete a Parish Priority Statement. This is to contribute to its review of its Local Plan in line with Government Policy and to ensure the Plan delivers on corporate priorities relating to Climate Action, ReNature and a National Park for All.

Bury Parish Council has been asked to respond to a series of questions by the 20th of October 2023 and we are seeking your thoughts on how we ought to respond. To begin this process, your Councillors have discussed the questions and have made some suggestions that you may or may not agree with. We would like to hear your views.

To that end, we are publishing a possible response to the questions we have been asked on the village noticeboard, on our website, and newsletter. Please let us have your thoughts on our suggestions and any thoughts of your own as a written response.

We have been asked 8 questions.

B. Summary of comments

BPC's Clerk has collated and summarised the 39 responses we received. Parishioners were asked to say if they agreed, disagreed or wished to offer neither opinion. They were also invited to submit their own comments and suggestions.

The average response to the 8 to the suggested answers to the questions posed by the South Downs National Park was 75% in favour – with the lowest at 61.5% for question 7 and the highest at 89.7% for question 5. The average in disagreement was 9.3% with the highest at 23.1% against question 1 and the lowest against question 6 at 2.6%.

We are grateful to all those who wrote in with their comments. BPC has reviewed them all of them and this has helped to produce an amended version of the PPS. Many of the comments received simply amplified BPC's necessarily brief answers to the questions and, with these, BPC feels further amendment is not required.

Where there is disagreement, however, BPC has chosen to reflect some of those comments received in the adjusted answers that follow. In fairness, BPC has given more weight to comments received from more than a single voice.

Clearly, other parishes are completing their PPS forms and it would seem that a positive outcome of this process would be to meet the adjoining parish councils to discuss shared interests such as highways, footpaths and farmland issues.

C. Table showing those in favour, those who disagreed and those with neither opinion

Section	In favour	Disagree	Neither
1	64.1	23.1	12.8
2	64.1	10.3	25.6
3	76.9	7.7	15.4

4	89.5	2.6	7.9
5	89.7	5.0	5.0
6	84.6	2.6	12.8
7	61.5	12.8	25.6
8	71.8	10.3	17.9
Average	75.3	9.3	15.4

D. The proposed amendments (1-10) to BPC's answers to the SDNPA's questions

1. THE VISION FOR THE FUTURE

What are the three key changes you would like to see in your Parish over the next 15 years? These changes should relate to the priorities set out below. It will also be helpful to explain when you think these changes should happen over the 15-year period. (Max 100 words)

64.1% in favour
23.1% Disagreed

Change should be positive and for the benefit of the village as whole. The changes we would support are strategic, recreational, and social.

1.1 Extending the footpath network

Comments

- The footpath network should be properly maintained as well as extended
- A safe A29 crossing should be a priority now and not wait 15 years
- Support for investigating the possibility of a new footbridge

Seek to contribute to a riverside walkway from Pulborough to Arundel. Make a safe crossing for the historic 'Coffin Trail' from Bury to West Burton and investigate further connections to the South Downs Way and contribute to the A29 Road Improvement Committee's aim to make its crossing at the top of Bury Hill safe. Consider the possibility of a small pedestrian bridge over the river Arun to connect Bury with Amberley and the footpath network on the east side of the river and complete the literary trail. **Timescale - (1) Immediate to 15 years**

~~1.2 Relocating the recreational facilities - (2) Delete this paragraph~~

Comments

- Little support for the relocation of the recreation ground

~~There is very little for young people within the village. Its recreation field is remote and difficult to get to. Investigate the possibility of relocating the village's recreation field and cricket pitch to a location closer to the heart of the village. Bring together all the landowners who own the land that surrounds the village with a view to both understand and share common interests and Investigate the possibility of relocating the village's recreation field and cricket pitch to a location closer to the heart of the village. Timescale — five to ten years~~

1.2 Improving the village hall

Comments

- The project must be realistic and affordable
- Support for more modest proposals

- Support and criticism for social hub

Repair and refurbish the existing building to serve the community for the next 50 years. Reduce the building's energy demand, **(3) explore the potential of providing** a new social hub and an affordable rented apartment in the building's first floor. **Timescale – Immediate**

2. DEVELOPMENT AND MANAGEMENT OF LAND

What type and level of development would you like to see in the parish? (Max 100 words)

64.1% in favour
10.3% Disagreed

Comments

- Support for continued careful scrutiny of planning applications
- Strong support to maintain the character of the parish
- Concern over potential redevelopment of Turner's garage
- Development only on brownfield sites (Hillside)
- Support for A29 initiatives but landscaping should avoid suburbanisation
- Carrindales is far from abandoned (correction)
- Less support for moving the recreation ground

Development should not be discouraged provided it enhances rather than exploits the character of the parish.

2.1 Education and social facilities

Support the plan for a new observatory opposite the village school for which land has been secured. Follow through with the plans for the socially inclusive improvements to the village hall.

2.2 New housing

This should be exceptional and only on sites on which such development would be appropriate. Ideally it should be affordable, and it should be restricted to very particular sites that brought a real benefit to the village.

Are there any areas of the Parish you would like to see developed? (Max 100 words)

2.3 Use of redundant land

Positive use of brownfield sites. The Hillside development with workspaces and nine residential units is a welcome re-use of redundant land. These new homes and jobs are a welcome addition to the village.

~~2.4 Improvement of existing sites - (4) Delete this paragraph~~

~~The Carrindale's site looks from the A29 to have been abandoned. Given its existence, development that made it more attractive would be welcomed.~~

Are there any specific areas you want protected for other uses? (Max 100 words)

2.4 A29

Avoid ribbon development along the A29 and support the A29 Road Improvement Committee's (A29RIC) plan to enhance the landscape of the A29 from Bury Gate to the Whiteways roundabout. Make it a landscaped introduction to the South Downs.

2.5 Backland

Development of back gardens should be avoided. There are already too many examples of this kind of development which only tend to replace the essentially rural character of the village with something that seems suburban.

~~2.7 Recreation ground - (5) Delete this paragraph~~

~~Identify land potentially to the south of the village that could be suitable for a relocated recreation ground and cricket pitch.~~

3. HOMES (No change)

What type of homes would you like to see in your local community? (Max 100 words)

76.9% in favour

7.7% Disagreed

Comments

- Support for affordable homes which, if possible, should be made available to people with connections to the village

New homes should be for the benefit of the parish. Ideally, they should be for people and families with local connections and jobs.

3.1 Sustainability

Exemplary in energy standards and use of grey water, heat pumps and zero carbon.

3.2 Affordability

Meeting the local authority standards of affordability in any form of tenure to encourage young and local people to live in the village and be a positive part of the community.

What size of home is needed locally? (Max 50 words)

3.3 Smaller units – not flats but individual houses with gardens of 2 to 3 bedrooms and not 4 bedrooms and above.

Any other requirements? (Max 100 words)

3.4 Village character - Carefully identify sites in which the construction of smaller homes could be both appropriate to the village structure and enhance its character.

4. DESIGN (No change)

Are there any areas of local character which are particularly important to the local community? (Max 100 words)

89.5% in favour

2.6% Disagreed

Comments

- Support for maintaining the built character of the village

- Maintaining special sunken lane character of the village landscape

Design should not be prescriptive. It should respond to the village character. That character is a much about the space between the buildings as it is about the buildings themselves. It is a combination of setting and structures that creates local character.

4.1 Street design

The character of rural villages is all too easily extinguished by the application of County Highways Standards that include vision splays and radiused concrete kerb arrangements appropriate to minimum speeds of 30MPH. All village streets that we enjoy would fail to meet these standards and so either the rules ought to change, or it should be possible to copy the existing rules that define the village streets. That usually means shared surfaces, no kerbs and reduced vision splays.

4.2 Sunken lanes and landscaped banks

The character of the village is partly defined by the almost unique qualities of its principal streets. The sunken lanes with their banks and verges populated with wild flowers help to define the character of the place.

4.3 Community spaces

The character of the village is enhanced and punctuated by the local green spaces including Bury Green and its playground, The Wharf, Pill Pond, and The Glebe Field. Any future plans should ensure these spaces remain undeveloped and accessible to the public. Local historic orchards bring the agricultural character of the wider context into closer focus and the longer views over farmland place the village in its historic agrarian setting.

Particular features of buildings of local character (Max 100 words)

4.4 Prevailing typologies and detail

The village is made up of simple straightforward buildings. They are what they are. Barns are barns. Cottages are cottages and so on. Buildings, their choice of materials and their detailing conform more to type than to a more universal application of wall or roof materials. That allows for a rich variety of shapes, sizes, and surfaces. Any new development should look closely at "the Street" and "Church Lane" for its simple palette of materials and for architectural guidance.

4.5 Scale and type of development

There are very few multiple home developments. Some terraces address The Street and help to define it as a space. Any future development should avoid the tendency toward suburbanisation.

5. THE NATURAL ENVIRONMENT (No change)

Opportunities to make nature bigger, better, and more joined up (Max 100 words)

89.7% in favour

5.0% Disagreed

Comments

- Support for A29 initiatives

- Support for pedestrian bridge and footpath to Pulborough

The long term aim should be to make Bury and West Burton and exemplary South Downs National park village in terms of character, landscape and ecology.

5.1 The A29

Following the success of the recent conference, the A29, as it approaches Bury Hill, should be promoted as an introduction to the South Downs. There should be a landscape study from Bury Gate to the Whiteways roundabout that considered the A29 not as an arterial road but as unique space.

5.2 The River Arun and its embankment footpath

The river Arun cuts through the South Downs and potentially links Arundel with Pulborough. The public footpath is far from complete but, if it were continuous, its calm character and richly populated wildlife would provide a perfect contrast to the South Downs Way.

6. JOBS

Information about business you would like to protect and business opportunities that should be provided (Max 100 words)

84.6% in favour

2.6% Disagreed

Comments

- Carringdales site is the largest employer in the parish

- Turners garage should be included in the analysis

- Consider small farm shop run by the Rowsells in West Burton

Villages used to exist because of their jobs. Increasingly they are becoming dormitories or pretty places to retire to. It is a trend to be resisted. People in work are essential to the village maintaining a vibrant and optimistic view of the future.

6.1 Working from home

Since the pandemic, more people are choosing to spend a significant part of their week working from home. The pressure to adjust homes to accommodate this ought to be recognised and welcomed.

6.2 Agriculture and horticulture

The village is surrounded by farms. The farming community should be a part of village life and jobs associated with agriculture and horticulture should be welcomed.

Homes for such workers, however, should be subject to the criteria that supports the character of the village.

6.3 Schools

The village has two schools, the local primary school and Dorset House. Both are integrated into the structure of the village though it is arguable that any of their newer buildings make a significant contribution. If the schools generate further jobs, these should be welcomed but any further accommodation generated by such expansion should be carefully considered.

6.4 The Farm Shop

This has become something of a local institution and the parish would be the poorer without it. It is the result of a bold initiative by a local farmer and a project to be supported.

6.5 Hospitality

The Squire and Horse Pub is a popular and significant part of the community. Given the loss of the Black Dog and Duck in the heart of the village, this is a business that should be enthusiastically supported.

6.6 Businesses (6 - add this paragraph)

Turners Garage is a valued facility, Carringdales is the largest employment site and the Rowsell's Coates Farm Shop is much valued in West Burton. All should be encouraged.

7. PUBLIC SPACES

Public Open Space, Public realm, Pocket Parks (Max 100 words)

61.5% in favour

12.8% Disagreed

Comments

- Support for Wharf as a village public space
- Support for maintaining Bury Green
- Pill Pond and Coates sandpit to be as natural as possible
- Less support for moving the recreation ground

The village has no 'green' and its centre is a cross roads and a park bench. Its public spaces are all the more valuable.

7.1 The Recreation Ground

Located outside the village on the A29 and feels remote. The busy road makes it dangerous for children to reach it and, consequently, it is only used by the Cricket Club. If ~~it could be easier to get to (7 - add) relocated and closer to the village (delete - 8), it would be a more (9 - add) hugely (10 - delete)~~ valuable social asset.

7.2 Bury Green

The play space behind the village hall. Though it is much loved, it is out of site. The plans for the village hall will help make it more connected. It is the space where the village gathers for outdoor events and is the natural location for the village marquee.

7.3 The Wharf

An open space next to the riverbank that is ideal for summer picnics. It could also be used more formally for village events.

7.4 Pill Pond and Coates sandpit

These are natural landscape assets. Pill Pond was recently reconfigured to a natural stream and Coates sandpit is a disused quarry now reclaimed by nature and now with nesting Sand Martins. They should both be protected landscapes and places to visit.

8. INFRASTRUCTURE (No change)

Active travel priorities, roads and parking, community building needs, waste water infrastructure, broadband, renewable energy (Max 100 words)

71.8% in favour
10.3% Disagreed

Managing the village's infrastructure is essential to both the daily wellbeing of those who live it and to the protection of the long character of the village.

Comments

- 20mph limit unnecessary
- 20mph limit a priority
- 20mph in West Burton
- Concern about parking provision within the village
- Wind turbine a potential visual intrusion

8.1 The A29

This road should be an introduction to the South Downs. Development is increasingly characterising it as an arterial road that simply serves the businesses and communities that gain access from it. The A29 Road Improvement Committee has demonstrated that, from Bury gate to the Whiteways roundabout, it should be a landscape and feel comparable to the roads in the New Forest.

8.2 The village street pattern

These are lanes and should retain their historic character. A 20 mph speed limit could not only make the village safer, but it could also help to allow our lanes to be exempt from County Highways road standards which, if followed, destroy the very atmosphere we seek to retain.

8.3 Parking

An almost impossible problem to solve. The village streets are a parking area for those without parking spaces and for visitors and, all too often, those with parking space leave cars in the street for their own convenience. The village hall creates an additional demand which will only increase if its development proposals proceed. A study should be undertaken to alleviate the impact of cars on the village.

8.4 Energy

There is currently no policy for a community energy scheme. A study could reveal what potential there might be for a communal wind turbine, air source heat pumps and, given the tidal nature of the river, even the possibility of a heat exchanger in the water similar to that at the Royal Festival Hall in London.

8.5 Broadband

The village will soon have a high speed broadband service accessible to almost every home. This should be maintained and, where possible, improved.

8.6 Social centre

The plans for the village hall include a community coffee shop and drop-in centre that builds on the village's highly successful coffee morning events. The plans will also help the building become a resilience centre in case of emergency.