

# Community Bulletin 26

SUMMER 2016

Pulborough

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### Chairman's report

Since my last Chairman's Report, little of visual significance has taken place within the Parish, although I hope and anticipate that will not be the case for the forthcoming year.

Many projects, which we had hoped would have materialized by now, will come to fruition in the months ahead.

Approval has been given by our Council and Agreements signed with Horsham District Council to employ two Neighbourhood Wardens. The Contract will be for a period of two years at least after which we will conduct a review of the undertaking. The recent Police review, which will not support Police Community Support Officers to the extent to which we have been accustomed, has prompted this action, as has the need to ensure a uniformed presence within the Parish. These officers should be visible on the streets within the next 6 months at least.

Some 18 weeks on from the end of the Statutory Consultation Period, the

Neighbourhood Plan is still with the District Council who have not been able to clarify as to whether our Plan can go forward to an Inspector and subsequently to a referendum.

We have, at last, been able to display hanging flower baskets in Lower Street once again and they will be visible again this coming year.

Swan Corner roundabout area is due for safety improvements in November; the road surface, which was part of the process, has had to be brought forward and I'm glad to say shows marked improvement.

Regeneration of Lower Street, again to improve safety, is also scheduled by WSCC to take place but a date has yet to be finalized.

Sarah Norman, our Parish clerk has taken up a new position as Assistant Town clerk to Bognor Regis Town Council; I'm sure that we all wish her well. Interviews are currently taking place to find her replacement.

Ray Qusted, Chairman

### Forthcoming meetings

**Full Council** (preceded by short P&S Meeting 23rd June, 21st July and 15th September 2016.

**Planning & Services Committee**

9th June, 7th July, 11th August and 1st September 2016

**Recreation & Open Spaces Committee**

16th June, 14th July and 8th September 2016

**Finance & Policy Committee**

30th June, 28th July and 22nd September 2016

All agendas are published on the Parish Council website, [www.pulboroughparishcouncil.gov.uk](http://www.pulboroughparishcouncil.gov.uk), at least three days before the meeting and members of the public are always welcome to attend.



**How to contact the Parish Council:**



**In person:** Parish Office, Village Hall, Swan View, Pulborough.

**Monday to Friday 9am to 12.30pm By phone: 01798 873532**

**By email: [clerk@pulboroughparishcouncil.gov.uk](mailto:clerk@pulboroughparishcouncil.gov.uk)**

### Byelaws

Did you know that the Main Recreation Ground, Cousins Way Recreation Ground, Pocket Park, Masons Way play area and Nutbourne Common Recreation Ground are covered by Byelaws which are enforceable by law? Any person offending against any of the Byelaws may be removed from the Grounds by an Officer of the Council or a constable and shall be liable on summary conviction to a fine.

The full bye laws can be viewed at the sports pavilion and also on the gate to the Cousins Way Recreation Ground and include, amongst others, the following prohibitions :-



**NO tents/  
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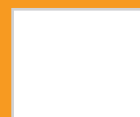
**NO fires  
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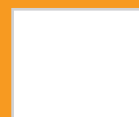
**NO horse  
riding**



**NO golf**



**NO model  
aircraft  
including  
drones**



**NO metal  
detectors**

### Problematic weeds

West Sussex Highways operate a weed spraying programme and details can be found on this link [www.westsussex.gov.uk/roads-and-travel/maintaining-roads-verges-and-pavements/road-and-roadside/weed-control/](http://www.westsussex.gov.uk/roads-and-travel/maintaining-roads-verges-and-pavements/road-and-roadside/weed-control/)

Report noxious weeds, such as ragwort, giant hogweed and Japanese knotweed on the 'Love West Sussex' website <http://love.westsussex.gov.uk/account/logon>

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## Pulborough Fairtrade Group



Products that carry the Fairtrade logo means the producers receive a guaranteed fair price for their products as well as a premium to invest in their local community. This premium is used to provide vital services such as drinking water, schools and hospitals – things we often take for granted but which are still only a dream for millions of people in the developing world.

Maybe you could look out for some of Fairtrade products when you go shopping. Many of them can be found locally, not only in the supermarkets but also in Beneficial Health and Pulborough Local as well as in the local cafes and pubs and the monthly Village Market.

For some, you will have to go further afield. For instance, did you know there is a Fairtrade jeweller in Chichester? Something to bear in mind as we approach the wedding and graduation season.

Look out for the Fairtrade logo – you might be surprised where it pops up!

For more information about Fairtrade, please visit [www.fairtrade.org.uk](http://www.fairtrade.org.uk) or contact [liz.sollom@btopenworld.com](mailto:liz.sollom@btopenworld.com)

## Nutbourne Common Recreation Ground

The Parish Council would like to thank volunteers who gave their time during February to remove silver birch seedlings from the central clearing at Nutbourne Common Recreation Ground. Also, with the help of a leaf blower, kindly loaned by a resident, the leaves were able to be cleared from the heather area.

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## Pulborough Village Pre-School

As part of our 'Occupations' topic we have had several visitors coming in to talk to the children, including Louisa from the Arun Vet. Group, along with her dog Tilly, Steve Dummer, a Musician and Conductor, and Graham, a Cabinet Maker, who did some woodwork with the children. The children also enjoyed a visit to the Vitality Dental Clinic.



Over the next few weeks the children will be helping with some gardening and planting in the outside area.

The Pre-School will have spaces available in September.

[www.pulboroughvillagepreschool.weebly.com](http://www.pulboroughvillagepreschool.weebly.com)

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## Bringing the community together

From small beginnings back in 2000 when it was a venue for farmers and producers to sell their wares, Pulborough Village Market has grown to embrace talented local crafters and makers as well.

There is also now a well-attended market café serving a light breakfast of locally-sourced egg, bacon or sausage buns, home baked eleveses and hot drinks using Fairtrade ingredients where possible to support Pulborough's Fairtrade village status.

In December 2013 the market was in danger of folding, but since then with the collective efforts of the stallholders, the volunteer market co-ordinator

and a team of volunteer helpers the market has continued and is going from strength to strength, fuelled by a desire to increase visitor numbers and the range of products sold.

There is a great mix of stalls including fresh fruit, vegetables and bread, eggs, a delicatessen, local honey, beef and lamb from Adversane, goats cheese from Coldwaltham. Sarah our herbalist visits with Poppy the travelling treatment room, there's locally-taken pictures on greeting cards or in print, Spotty Cat Crafts, Caribbean Curry, the Sicilian Kitchen, Tropic skincare, lots of beautiful hand crafted jewellery and gifts, locally thrown and hand- decorated pottery, Sussex Roses, 1st edition books to name just a few.

Pulborough Parish Council attend so villagers can keep in touch with the council and we have a computer expert on hand to solve those irritating PC



problems!" We are even helping the church to raise money for their extensive roof repairs, it is a real community affair.

Pulborough Village Market, 4th Saturday of each month, apart from August (no market) and December (3rd Sat), Village Hall, Swan View, RH20 2BF.

**Contact Charlotte Allfrey on 01798 874441, email: pulboroughmarket@btinternet.com or Like us on Facebook 'Pulborough Village Market'**

### AFTERNOON TEA



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## A new venture for Pulborough URC

During the past few months we have had a couple of meetings with a representative from the West Sussex Alzheimers Society to explore ways in which we might be able to help the growing number of people in our community affected by this and similar illnesses.

Out of these discussions our 'Tea Spot Caring Café' was born. We had our first morning in May and will be continuing on the first Thursday of each month, opening from 10am until 12 noon at Pulborough United Reformed Church.

We hope to make this a welcoming, dementia friendly place – somewhere

carers and those they care for, and of course anyone else who would like a bit of company and a chat, can come in a safe environment. It is not just for dementia sufferers but for anyone who cares for a loved one, who feels cut off or lonely and would like a place to come to where, over a cup of tea, they can find a friendly and sympathetic ear.

If you know of anyone who you think might benefit, please tell them about this or bring them along. We may be able to help with transport if that is a problem. The morning will be free apart from a small charge for tea, coffee and cake.

**For more information, please ring Keith Russell, Church Secretary on 01798 873174.**

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# Neighbourhood Plan Update

The Pulborough Neighbourhood Plan has been with Horsham District Council (HDC) since their public consultation ended in January 2016. A number of comments received queried the Plan's description of the New Place Farm site as brownfield, and having enquired further into the matter over the last few months, HDC have recently informed us that now, in their view, the site is technically greenfield. They also consider that the other allocated site thought to be brownfield – near the station at Stopham Road – is at least partly greenfield.

## How did this happen?

In the Survey of residents carried out in Summer 2014, the Steering Group for the Plan included a definition of brownfield and greenfield as follows: *"By brownfield, we mean land which has been previously developed with some form of permanent structure. By greenfield, we mean land which has never been developed in this way."*

The survey responses showed the community did not want new housing built on entirely undeveloped land (94%) and instead strongly supported the allocation of

previously-developed sites in the built-up area (74%).

When considering the New Place Farm site, we discussed the fact that the land had indeed been developed with growing cages and tracks for heavy vehicles as part of a long-term commercial operation. With this in mind we concluded the site was closer to the Survey's definition of brownfield than greenfield and so could represent the sort of re-usable site for which the community had expressed support. Our independent planning consultants advised that the site appeared to meet the National

Policy Planning Framework's criteria for brownfield as it is sometimes unclear whether or not those criteria cover some previous horticultural uses.

The Steering Group therefore considered the site could reasonably be assessed as brownfield, trusting that if that assessment was problematic it would be picked up by the process. However, at the first public consultation the local planning authority did not register any objection to the site being classified as brownfield, and neither did the other statutory agencies involved. Some residents did object to our classification, but lack of objections from the statutory bodies and the view of our independent consultants taken all together convinced us that our assessment had been confirmed by the standards of local and national planning policy. The Plan then moved forward on that basis to the second public consultation that finished in January 2016.

In responding to that second public consultation, HDC investigated the objections raised by some residents that the New Place Farm site was not brownfield. As a result of those investigations, HDC have decided that both the sites previously thought

## Why have a Neighbourhood Plan?

A Neighbourhood Plan is a new way for local people to influence the planning and development of the area in which they live and work. It lasts for 15 years to 2031 and will:

- Develop a shared vision for a village or town.
- Choose where new homes and other development should be built.
- Influence how much housing should be built, and of what type.
- Identify and protect important local green spaces or other treasured assets.

Once approved, our Plan will have legal force in setting out what development is acceptable in our parish and for what reasons. Developers and local authority planners will have to take notice of it. Without a Neighbourhood Plan we will have little control over any development that takes place and will receive less community funds from those developments.

Most of the money to pay for the development of the Plan comes from government grants with only small amounts from council tax. Plus much of the work, the equivalent of hundreds of days, has been done by unpaid parish councillors and unpaid volunteers.

## What will the Plan do for us?

**Key elements of the Plan are:**

- 1** Maintain the physical separation of the five settlements in the parish.
- 2** Restrict further development to about 150 new houses over 15 years including creating a Community Land Trust to provide truly affordable housing that meets local needs.
- 3** Develop the parish's economy and local employment.
- 4** Protect the heritage and rural character by designating green spaces and ensuring developments follow sympathetic design principles. The Plan reflects the community's priorities by designating the East and West Glebe Fields, the Recreation Ground and the Cousins Way field as protected Green Spaces.
- 5** Protect community facilities and provide for future improvement to connectivity and infrastructure.

Many residents believe that Pulborough has already taken enough new houses. Since 2000 Pulborough has seen around 500 houses given planning permission and of these around 150 are still to be built, mainly on the field to the west of Sopers Hill on the A29.



to be brownfield (and described as such in the Neighbourhood Plan) are technically greenfield.

## What does this mean?

What this means is that having advised the community that the Plan restricts new housing to brownfield sites within the built-up area, that is no longer possible. We now have no brownfield sites within the built-up area to allocate for housing and it will be necessary for us to reassess.

The first and most fundamental decision of the Steering Group when deciding what would constitute sustainable development in Pulborough was the creation of a spatial strategy (Policy 1 in the Plan). In summary, this says that for the period of the Plan, through to 2031, new housing should be placed within the existing village for the following key reasons:

- Developing to the South is unsustainable as this would mean building on the Wildbrooks flood plain within the South Downs National Park.
- Developing to the East would cause the settlements of Pulborough Village, Marehill and Nutbourne to coalesce and the Survey showed residents did not want this.

- Developing to the North and West would, based on the sites put forward, lead to larger housing numbers (over 400) built primarily on previously undeveloped greenfield sites working up the A29 where there is already very limited infrastructure or connectivity.
- Keeping new housing within or close to the existing village is more sustainable because residents will be nearer to existing shops, services and infrastructure. Moreover, the impact on the existing infrastructure is limited because the Plan argues for a relatively low level of new housing in Pulborough over the next fifteen years given the parish has already taken many hundreds of houses in recent times.

We must now work with HDC to review our options but given the importance of the spatial strategy to the Neighbourhood Plan, it is likely that the only way forward now that there are no brownfield sites within the built-up area is to allocate the 'least worst' greenfield sites.

We must allocate some sites for new housing – it is simply not sustainable or defensible to opt out of providing housing altogether. A neighbouring village has already

complained that Pulborough's draft Plan does not contain enough housing.

## What happens now?

The Parish Council and HDC have agreed to work together constructively to get the plan back on track. This will mean amending the Plan to correct the error and fully explain this matter before progressing to examination and referendum. This will involve HDC conducting another six-week public consultation focused on these amendments.

Although this does set the Plan back a further few months, it is important to avoid any confusion in the mind of residents as to what is being proposed and why. It also gives you and every other resident the chance to tell Horsham whether or not you support the Plan, and we strongly encourage you to take that opportunity. No Neighbourhood Plan has been without problems and no Plan will ever gain total support from everyone, but we hope that you will see that the proposed Pulborough Neighbourhood Plan promotes the interests and reflects the wishes of the majority of residents of the Parish.

## Ambulance Station

The ambulance service has said they will close the ambulance station on Moat Lane. This small brownfield site will probably be sold for housing and could be expected to take about 10 dwellings making it outside of the scope of the Plan.

## Railway station development

A proposal to build 25 houses on the old allotment site on the Stopham Road just west of the A283 railway bridge has already been accepted by the parish because the developer will also build a new access from the A283, special parking for current residents west of the bridge and a 100-space car park on the west side of the station allowing access to the London-bound platform. Cars will no longer be able to be parked on the verge of the A283 which is hideously dangerous and unsightly.

# The big unknown

The Sword of Damocles hanging over this whole process is the second runway at Gatwick. If that goes ahead West Sussex County Council have said that they expect the county to have to take another 40,000 houses on top of any current plans. Plus associated infrastructure. If we don't have a Plan then we will have no defence at all.





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## SUMMER AT BRINSBURY

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Well spring has well and truly sprung now, and not a moment too soon! The animals finally have more grass than they know what to do with and the sunshine always puts a smile on the faces of both staff and students.

This spring for us has been busier than ever at Brinsbury. We have just finished the organisation of our annual show and are now in full preparation for the vast array of summer shows, fetes and festivals that we attend between now and October. First on the list is always the Surrey County Show in Guildford, where we will be showing our cows, pigs and sheep. We will then be off to The South of England at Ardingly. As well as show preparations many of our students are in the final stages of their courses. So coursework, exams and revision are all key words being buzzed about at the campus. Preparations for next year are already well underway with potential students coming in to be interviewed every week. In recent years, we are becoming as busy in the summer periods as we are in the term time. This year we will be running Holiday Clubs, Equine Camps, Mini farmers, after schools club and Young Farmers Club. These are just a few of the activities we have got going on. We will also be hosting vet students who will be carrying out their Extra Mural Studies with us.

It all makes for a wonderfully buzz around campus. We look forward to seeing you at any of the local events over the coming months.



**For more information contact:**  
**Daniel.Stamper@chichester.ac.uk**



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