



BURY

NEIGHBOURHOOD PLAN

PRE-SUBMISSION VERSION

NOVEMBER 2016

This is the Pre-Submission Bury Neighbourhood Development Plan that is being made available for consultation pursuant to Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

The consultation will run from Saturday 12 November 2016 until midnight on Saturday 24 December 2016.

For more information on the consultation please visit the Parish Council website at www.buryparishcouncil.org.uk



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1. INTRODUCTION

- 1.1. The Bury Neighbourhood Development Plan (referred to as the Neighbourhood Plan in the document) has been prepared by the Neighbourhood Plan Steering Group, a group of people appointed by the Parish Council who are the designated body to prepare the plan.

The Purpose of a Neighbourhood Plan

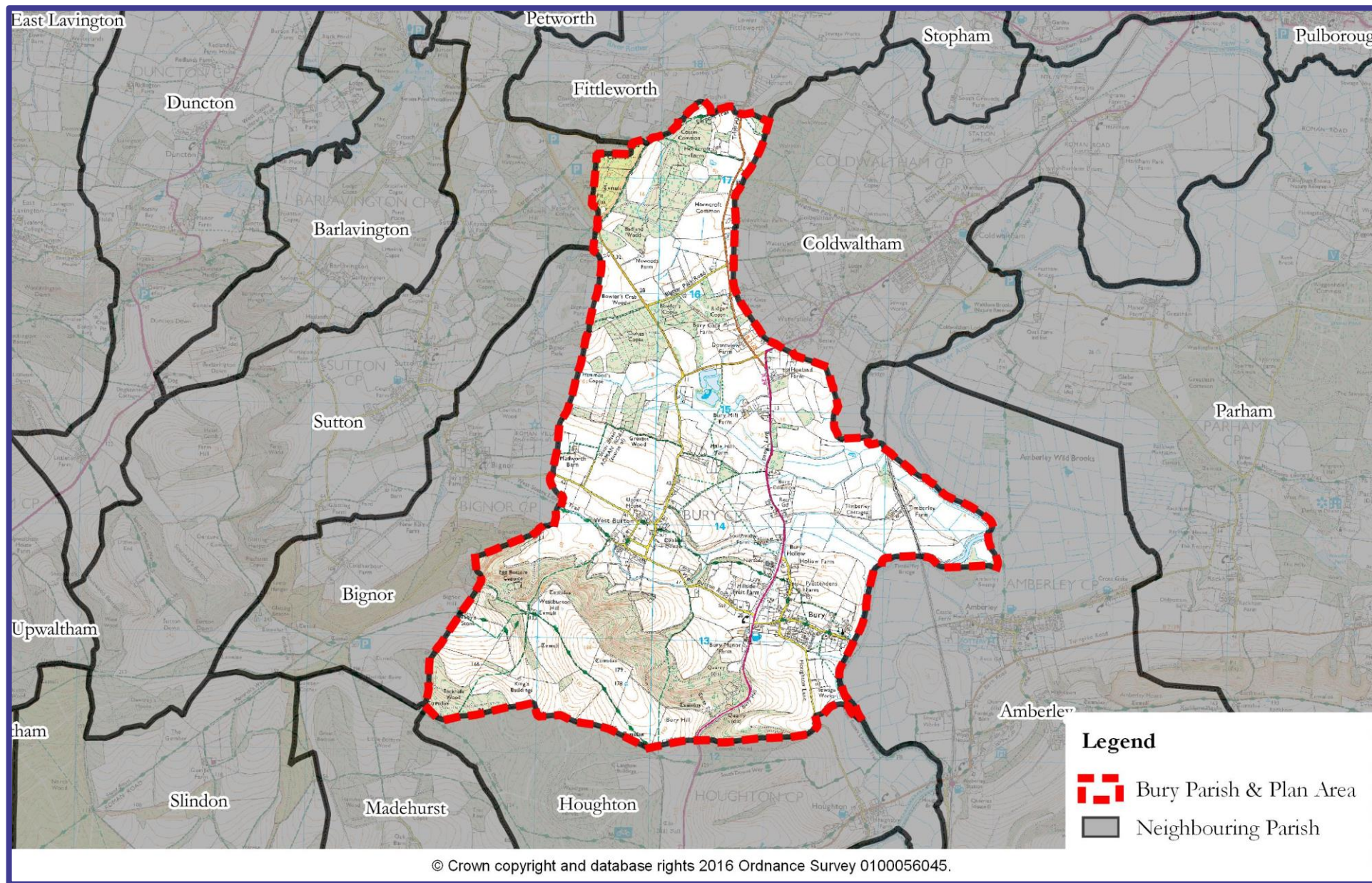
- 1.2. This Neighbourhood Plan provides a clear framework to guide residents, local authorities and developers as to how the community wish to shape future development within the Parish over the next 15 years from 2017-2032.
- 1.3. Once it has been agreed at referendum and ‘made’, a neighbourhood plan has the same legal status as the Local Plan prepared by the relevant Local Planning Authorities (South Downs National Park Authority & Chichester District Council). At this point it becomes part of the statutory ‘development plan’ and used in the determination of planning applications.
- 1.4. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise (see section 38(6) of the Planning and Compulsory Purchase Act 2004).

The Neighbourhood Plan Area

- 1.5. The Neighbourhood Plan covers the Parish of Bury which is a small rural parish situated within the South Downs National Park. This includes the village of Bury, the hamlet of West Burton, and the settlements of Bury Common and Bury Gate. The Parish has an area of 1,309 hectares (3,234 acres) and a total population of 642 people (2011 census data) across 276 households.
- 1.6. The Parish falls within Chichester District and the South Downs National Park. The South Downs National Park Authority (SDNPA) is the Local Planning Authority (LPA).
- 1.7. A map showing the Plan Area can be found on the opposite page.

The Legal & Planning Policy Context

- 1.8. The legal basis for the preparation of neighbourhood plans is provided by the Localism Act 2011, Neighbourhood Planning Regulations 2012, Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990. These pieces of legislation have enabled local communities to prepare neighbourhood plans but also provide a number of conditions and tests to which the plan must adhere, to enable it to come into force. The basic conditions that must be met are:



- the making of the neighbourhood plan contributes to the achievement of sustainable development.
- the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.
- prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

1.9. Whilst the Neighbourhood Plan can shape and influence where development will go locally the plan should have regard and take account of national policy, this includes but is not limited to:

- The National Planning Policy Framework (NPPF) 2012
- National Planning Practice Guidance
- The National Park Purposes & Duty
- English National Park and The Broads – Vision and Circular 2010

1.10. The plan needs to be in general conformity with the relevant saved Chichester District Council policies and the policies of the SDNPA, the key documents are:

- The Chichester District Local Plan 1999 (relevant to the area of the Parish of Bury within the National Park).

- The emerging South Downs National Park Local Plan: Preferred Options 2015

How this document should be used

- 1.11. This plan and its associated map should be used by residents, local authorities and developers and other stakeholders to understand how the local community wish future development to occur.
- 1.12. When considering any type of development, whether planning permission is required or not, everyone should pay attention to the aspirations and objectives set out within this document.
- 1.13. For applications that require planning permission, whether you are proposing a scheme or assessing the acceptability of a scheme the policies contained within this document are key. For a planning application to be considered favourably, **all relevant policies contained within this plan should be complied with.**

2. VISION & OBJECTIVES

Vision Statement

- 2.1. In order to understand what the community considers important to the Parish, a survey was undertaken in February 2016. The Steering Group considered the responses to create a vision for the Parish that conforms to popular belief, and it reads:

"Our Parish will maintain its tranquil and agricultural character by preserving its open spaces, wonderful views, rich heritage, countryside and dark skies. We will be valued within the South Downs National Park and encourage our vibrant schools and local businesses to flourish through community cohesion."

Plan Objectives

- 2.2. Using the vision statement, the detailed comments from the Neighbourhood Plan Survey, local knowledge of Steering Group members and complying with requirements for the parish set by the South Downs National Park Authority a set of detailed objectives have been written.
- 2.3. These objectives set out what the Neighbourhood Plan is aiming to achieve through the policies within it.
- 2.4. The objectives are:
1. Allocate six new dwellings over the plan period.
 2. Maintain the rural feel and character of the parish, preserving our agricultural and built heritage wherever possible.
 3. Reduce the dominance of the A29 and its severance effect upon the Parish community.
 4. Make our roads safer for all road users and particularly non-vehicular road users.
 5. Conserve and enhance the natural beauty, wildlife and cultural heritage of the Parish within the National Park.
 6. To improve the sense of community cohesion within the Parish incorporating Bury Village, West Burton, Bury Common, Bury Gate and the rural population.
 7. Facilitate appropriate development that is for the benefit of the Parish's community.

3. ABOUT OUR PARISH

- 3.1. The Parish is within the South Downs National Park, which was created in 2010 when the Sussex Downs Area of Outstanding Natural Beauty designation (designated in 1966) was revoked.
- 3.2. It has a strong agricultural heritage and comprises pasture and arable land with large areas of woodland in the coombes of the scarp slope of the Downs and in the sandstone areas to the north.
- 3.3. Bury village is the largest settlement within the Parish and is located 5 miles south west of Pulborough. The eastern border of the village runs along the River Arun and the western boundary is to the west of the A29 by Bury Village School.
- 3.4. There are two schools in Bury, the Church of England (Aided) Primary School in West Burton Lane and Dorset House Preparatory School in Church Lane.
- 3.5. The most distinguishing feature of Bury is perhaps the Grade I Listed Anglican Parish Church of St John the Evangelist which is located a short distance from the River Arun at the end of Church Lane. Evidence suggests the church was built around the 12th century following the Norman Conquest; the tower and nave are both 12th century, and the south aisle dates from about 1200. The church is dominated by its broad cedar shingled spire which was added when the church roof was restored in 1603.



Figure 1 - The Parish Church Of St John The Evangelist (Grade I Listed Building)

- 3.6. One of the most impressive period houses in the village is Bury Manor (Grade II Listed), which overlooks the river and is currently occupied by Dorset House Preparatory School. The oldest parts of the house are the south and west wings which are medieval. The Great Barn within the grounds dates from the 16th Century.
- 3.7. On the western bank of the River Arun is Bury Wharf which in the early 1800's was used for transporting timber, coal, chalk and lime. The watermill which stood close by burnt down in 1925. Historically a ferry crossing operated at the wharf and this operation ceased in 1955. The historic black and white WSCC

finger post sign at the crossroads of The Street, Church Lane and Houghton Lane, points to the 'Church and River Ferry Closed' and is a well-known treasured village asset.

- 3.8. West Burton is situated to the west of Bury. It is built on a Saxon figure of eight design still apparent today and features several larger houses indicating a historically prosperous agrarian community.
- 3.9. West Burton is connected to Bury not only by road but also by an ancient footpath known as the Coffin Trail which runs through the countryside and through Bury village to St John the Evangelist Church. There is no church or school in West Burton.
- 3.10. The settlements of Bury Common and Bury Gate are in the main ribbon development spreading out along the A29 and the B2138 up to Coates and Horncroft Commons. There are also a number of scattered cottages and houses throughout the agricultural heartland of the Parish.
- 3.11. The decline of local facilities has been noted in recent years. The Settlement Facilities Assessment (dated September 2015) highlighted how few services there are locally. Since the report was produced the Parish has lost the Chuckleberries Pre-school, the Post Office (which has been replaced by a van service, currently for one hour twice a week) and a farm shop (see paragraph 4.16).

Community Profile (Source: 2011 Census Neighbourhood Statistics)

- 3.12. The number of residents in the Parish, as recorded in the 2011 Census, is 642 residents. A percentage breakdown of residents in terms of age compared to the District and National levels is tabled below.

	Bury		Chichester	South East	England
	Count	Percentage			
Number of residents	642				
Number of households	276				
Children under 16	112	17.4%	17.4%	20.3%	20.2%
Working age adults (17-65)	394	61.4%	59.4%	63.6%	64.5%
Over 65's	136	21.2%	23.2%	16.1%	15.3%

4. BUILT ENVIRONMENT & NEW HOMES

- 4.1. There are two main settlement areas, Bury and West Burton where there is a mix of properties ranging in age from 15th to the 21st century. Houses are generally set back from the road and the overall impression is a combination of trees, ancient hedgerows and flint walls, intrinsic to the character of the area, enclosing a variety of dwellings both in age, style and size.
- 4.2. The Street and Church Lane in Bury form the original part of Bury village much of which lies within the Conservation Area. Many of the properties here are in generous sized plots allowing a number of mature trees to grow in established gardens. The thatched roofs, local stone and timber construction of the older cottages and houses, walled gardens and mature hedges all combine to create a traditional impression.
- 4.3. West Burton hamlet is smaller than Bury and the properties are generally older and more widely distributed. Several houses in the Conservation Area date from the 15th Century and are constructed from timber, thatch and local stone and are surrounded by large gardens and open fields.

BNDP1 - Settlement Boundary

- 4.4. The Steering Group have undertaken a review of Settlement Boundaries in the Parish in accordance with paragraph 7.9 of the South Downs Local Plan: Preferred Strategy. This included a review of the existing boundary around the village of Bury and the possibility of new boundaries in West Burton and other built up areas in accordance with the Settlement Boundary Methodology Paper, which forms part of the evidence base to the Preferred Strategy. This review has resulted in the Settlement Boundary of Bury village being amended.
- 4.5. Development in the countryside would need to conform with differing policies from the Development Plan to those within the settlement boundary. The South Downs National Park Authority Local Plan: Preferred Strategy includes policies SD25 (Rural Exception Sites) and SD22 (Development Strategy) that guide development outside of the settlement boundary.

BNDP1 – Settlement Boundaries

The Settlement Boundary of Bury Village is set out on the Neighbourhood Plan Map that accompanies this document. Wherever a policy in the Development Plan (including those in this plan, any document adopted by the Local Planning Authority and national planning policy) refers to the Settlement Boundary the boundary identified by this policy will be used.

BNDP2 – Built Character

- 4.6. The Parish is made up of a number of distinctive built character areas, these areas reflect the history of the area and are closely linked with phases of development over the years.
- 4.7. These distinctive areas can be broadly identified as The Street & Church Lane (Bury), Houghton Lane & Coombe Crescent (Bury), West Burton Hamlet and the wider Rural Heartland. Whilst these areas consist of a variety of built styles there are a number of properties that do not reflect the local vernacular and incorporate modern building materials that are not in keeping with their environs.
- 4.8. Whilst it is accepted that certain parts of the parish have had development in modern (post 1940's) styles this is not a reason to allow further inappropriate development within it.
- 4.9. This plan seeks to ensure that new development is sympathetic to its rich built heritage and outstanding landscape by using appropriate local style building materials in their construction.

BNDP2 – Built Character

All development should actively respond to the rich built heritage of the parish and character of the area in which they sit.

This should be achieved by:

1. Incorporating similar architectural features into the design as those that are found in buildings in the near vicinity of the site.
2. Avoiding building materials that do not sit well in the parish. Most noticeably materials to be avoided include:
 - a. Concrete roofing tiles
 - b. Concrete blocks
 - c. Plain brick elevations
3. Utilising building materials and features that reflect our rich heritage:
 - a. Brick, stone and flint walls
 - b. Thatch and shingles
 - c. Clay tiled pitched roofs
 - d. Timber frame windows

BNDP3 – Allocation for new Housing

- 4.10. The South Downs Local Plan: Preferred Options is the latest version of the emerging plan, and was subject to consultation in September / October 2015. This plan is timetabled for adoption in 2017 and, therefore, likely to be very advanced or even adopted by the time the Neighbourhood Plan is finalised.
- 4.11. When the Neighbourhood Plan is written, the policies contained within it must be in general conformity with strategic policies contained within the Development Plan.
- 4.12. The South Downs Local Plan: Preferred Options sets out where new housing across the National Park should be located; Bury is identified for an allocation of 6 new dwellings over the next 15 years. Whilst this document is not yet adopted, the Local Planning Authority have advised that this requirement will remain in the version taken forward to adoption.
- 4.13. The Neighbourhood Plan gives the community the ability to choose the location for the 6 dwellings allocated for Bury. If a site is not allocated within the Neighbourhood Plan it is likely that the South Downs National Park Authority would impose this decision on the local community.
- 4.14. A number of possible locations for the allocation of new housing were considered by the Steering Group and full consideration is set out in the document titled *Assessment of Potential Development*

Sites contained within the Evidence Base.

BNDP3 –Allocation for new housing

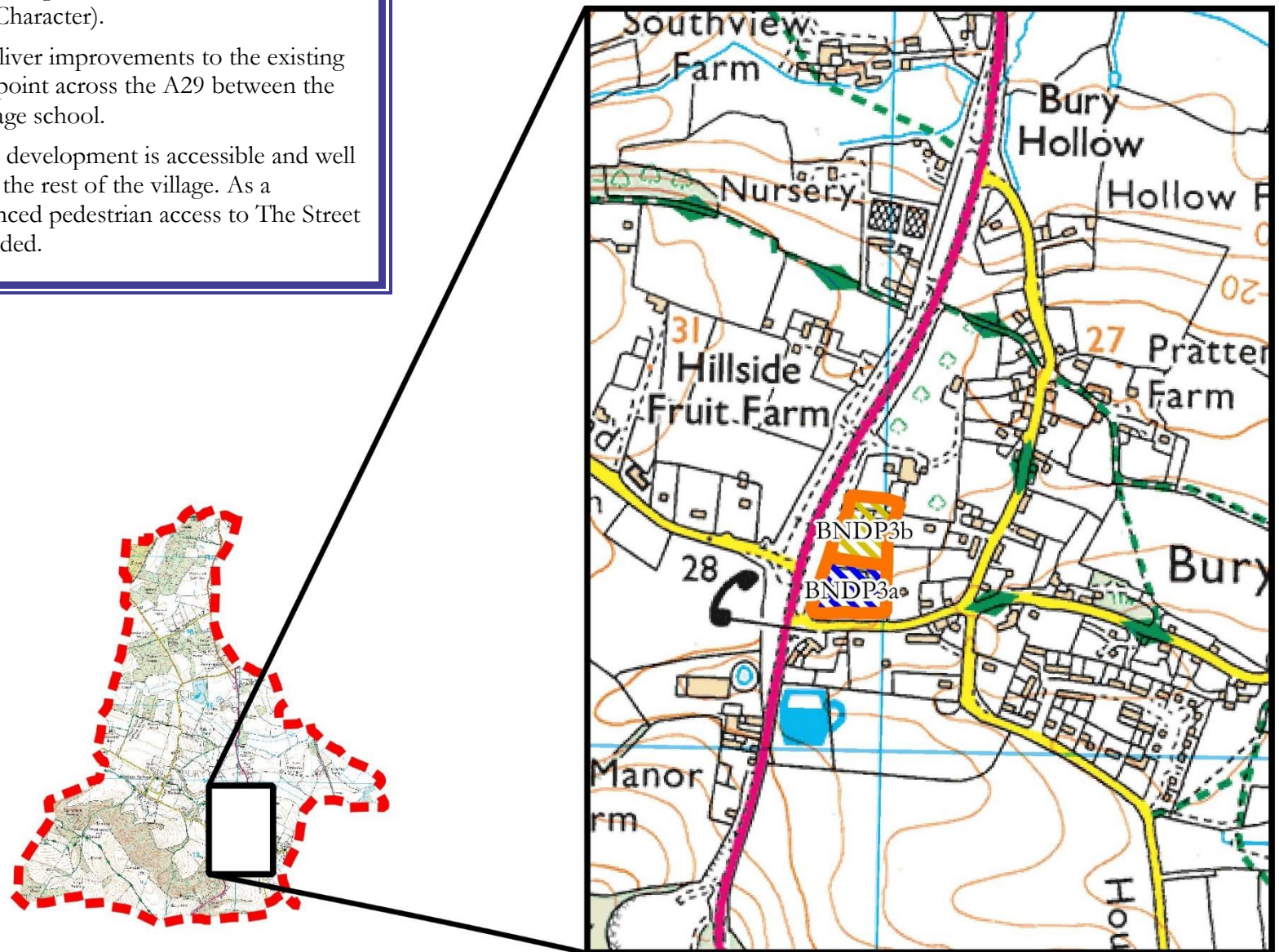
This plan makes provision for 6 new dwellings as set out below.

The site known as Jolyons and Robin Hill (identified on the Neighbourhood Plan Map) is allocated for a net increase of 6 new dwellings in accordance with the following criteria:

- (i) The area referred to as BNDP3a shall provide 6 new dwellings to meet the locally identified desire for new small homes in the parish in accordance with the following:
 - a. 3no. 3 bedroom semi-detached / detached dwellings.
 - b. 3no. 2 bedroom semi-detached / terraced dwellings.
- (ii) Within BNDP3a, an area of communal space shall be provided for the benefit of the new dwellings and the wider village.
- (iii) If the existing two dwellings on the site are removed, the area referred to as BNDP3b shall provide 2no. dwellings to replace those removed.
- (iv) The new development should adopt a traditional irregular layout in keeping with this historic part of the village to ensure the development does not resemble a suburban development.
- (v) Utilise traditional two storey building design and materials such as brick and flint walls, timber

window frames and clay tiles so as to be in keeping with the surrounding environs in accordance with BNDP2 (Built Character).

- (vi) Propose and deliver improvements to the existing island crossing point across the A29 between the site and the village school.
- (vii) Ensure the new development is accessible and well connected with the rest of the village. As a minimum enhanced pedestrian access to The Street should be provided.



BNDP4 – Unallocated residential development

- 4.15. This plan recognises that over the plan period it is likely that housing (and other) development will be proposed on land not allocated for development within this plan.
- 4.16. This plan promotes sustainable development. Unfortunately during the period of the preparation of the Neighbourhood Plan the Parish has lost several facilities i.e. The Chuckleberries Pre-school which was held in the Village Hall, the Post Office and Sussex Farm Foods shop. It is noted that the score for Bury under the South Downs National Park Draft Local Plan ‘Settlements Facilities Assessment’ dated September 2015 was 4.5. If the assessment were carried out today the score would be reduced to 2.5 through the loss of these local facilities. For more information please consult the document in the Evidence Base.

BNDP4 – Unallocated residential development

Due to the nature of the Parish, large scale residential development on unallocated sites is not considered sustainable or appropriate.

Small scale residential development (3 units or less) on unallocated sites will only be permitted within the settlement boundary when it:

- (i) Is compliant with the other policies in this Neighbourhood Plan; and

- (ii) Is not on land considered to be back land; and
- (iii) Would not unacceptably impact the amenity of neighbouring properties.

Residential development on unallocated sites outside of the settlement boundary are considered unsustainable. However, small scale residential development (3 units or less) may be considered appropriate when it:

- (i) Is not located on agricultural land OR is located on Brownfield land; and
- (ii) Is located adjacent to existing residential properties; and
- (iii) Is compliant with the other policies in this Neighbourhood Plan; and
- (iv) Is not on land considered to be back land; and
- (v) Would not unacceptably impact the amenity of neighbouring properties; and
- (vi) Does not unacceptably impact the Conservation Area; and
- (vii) Does not cause any diminution or loss to significant views from open spaces or Public Rights of Way

5. NATURAL ENVIRONMENT

- 5.1. The Parish of Bury lies at the foot of the South Downs on the Western side of the Arun Valley. The majority of the Parish lies between the chalk of the scarp slope of the Downs in the south and the clay of the Weald in the north east.
- 5.2. There is a substantial area of greensand in the middle running east west to the water meadows on the alluvium of the Arun river valley.
- 5.3. The varied geology and topography has created a variety of habitats from deciduous woodlands, copses, hedgerows, and ancient trees to scrub, heathland, acid, calcareous and unimproved wet grassland.

BNDP5 – South Downs National Park

- 5.4. National Parks are recognised as landscapes of exceptional beauty, fashioned by nature and the communities which live in them. The National Parks and Access to the Countryside Act 1949 enabled the creation of the National Parks, and ensures that our most beautiful and unique landscapes have been, and will continue to be, protected in the future.

- 5.5. The purposes of National Parks are to conserve and enhance the natural beauty, wildlife and cultural heritage of the area and promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.
- 5.6. Bury Parish lies within the South Downs National Park which is Britain's newest National Park. It is important that all future development within the Parish respects the purpose of the South Downs National Park and its special purposes.

BNDP5 – South Downs National Park

Development proposals should not have any adverse impacts on the special qualities of the National Park. The special qualities are:

1. Diverse, inspirational landscapes and breath taking views;
2. A rich variety of wildlife and habitats including rare and internationally important species;
3. Tranquil and unspoilt places;
4. An environment shaped by centuries of farming and embracing new enterprise;
5. Great opportunities for recreational activities and learning experiences;
6. Well-conserved historical features and a rich cultural heritage;
7. Distinctive towns and villages, and communities with real pride in their area.

BNDP6 - Our Landscape

- 5.7. The Parish is located within the South Downs National Park, which was designated in 2012, replacing the former Sussex Downs and East Hampshire Areas of Outstanding Natural Beauty (AONB's). Both are national landscape designations which provide for the highest level of protection within the planning system. The landscape of Bury Parish is therefore of national importance and has been regularly analysed and assessed for its landscape and visual qualities.

“The views to the Downs are perhaps Bury's most significant visual attribute”

- 5.8. The process of Landscape Character Assessment (LCA) has been developed as a way of classifying and analysing landscape. Several Landscape Character Assessments of different regional, county and local scales, covering Bury Parish, have been undertaken. The most recent being the South Downs Integrated Landscape Character Assessment (SDILCA), which lists the different character areas within the Parish.

BNDP6 - Our Landscape

Development proposals should maintain the local character of each distinctive landscape type within the Parish.

Development proposals should not introduce any stark built form into the open landscape outside of the settlement boundary unless they are solely for agricultural use as defined in Section 336 of the Town and Country Planning Act 1990.

Development proposals that are likely to have a negative impact on the surrounding landscape should be accompanied by a Landscape & Visual Impact Assessment, prepared by a suitably qualified person that utilises the methodology from the latest Guidelines for Landscape and Visual Impact Assessment and refers to the South Downs Integrated Landscape Character Assessment 2011, or subsequent equivalent, demonstrating that the impacts are acceptable.



Figure 3 - View towards the Downs

BNDP7 - Views

5.9. Bury Parish is situated on the edge of the relatively open Arun Valley floodplain and parts of the village are visible across the valley and from the top of the South Downs. The iconic view of the village is from the layby on the A29 half way up Bury hill, where the church spire can be seen rising from the wooded fringes of the settlement.

5.10. The whole Parish is scenic and attractive views of the surrounding landscape can be seen from most roads, lanes and footpaths.

During the survey a number of notable local viewpoints were identified by local people including:

- Views across the river from Bury Wharf and the river embankment
- Across the Arun valley from the top of Bury Hill on the A29 and South Downs
- Views northwards over the village from the A29 lay by on Bury Hill
- From the Coffin Trail across the Glebe Field towards the Downs
- Southwards towards the Downs and along the river from Houghton Lane
- Towards the Downs from Bury school
- Towards the Downs and Roman villa westwards from the footpath linking West Burton to Bignor
- Views south from Lord's piece towards the Downs

5.11. There are many other valued uninterrupted views from footpaths and open spaces across the parish both to the South Downs as well as views from the South Downs towards the village and hamlets. As mentioned before, the findings in our recent survey highlighted residents' strong opinions about the importance and protection of these views.

5.12. We experience the landscape by looking at it and travelling through it. Development has the potential to detrimentally impact views of and from our landscape and should be managed to

ensure any development is sympathetic whilst respecting and encouraging our agricultural heritage to thrive.

BNDP7 - Views

Development should not adversely affect views to and from the Downs. These include views from the Coffin Trail and other public rights of way and open spaces looking towards the Downs and views from the scarp slopes of the Downs towards the Parish.

Figure 4 - View from the Coffin Trail (photo taken by Alison Miller)



BNDP8 – Protecting local habitats

- 5.13. The water meadows and reed beds running along the river Arun are important for nesting and migratory birds and lie adjacent to the internationally important Amberley Wild Brooks RAMSAR, SSSI (Site of Special Scientific Interest). The wetland and waterside areas along the river are part of the Arun Valley SNCI (Site of Nature Conservation Importance). Although this designation is currently being reviewed and renamed a Local Wildlife Site LWS. The area around the Wharf has important old willow trees and a rare black poplar. Reeds and other aquatic plants identifying the spring nature of the Dorset House pond should be encouraged and invasive alien species (Himalayan Balsam and Pennywort) should be eradicated where possible to protect this historic pond and wetland area. Rare species of mollusc and scarce freshwater eels are all found in the vicinity of the Wharf.
- 5.14. The chalk streams and winterbournes on the spring-line of the downs and the rare patches of unimproved wet grassland are important habitats for plants and insects. The common land at the Pill pond and the streams flowing from east to west from West Burton and Bignor to the Arun close to the Coffin Trail and the fishing lakes should be managed to encourage natural features. This will assist wildlife conservation by improving the range of wetland habitats and wildlife species. Wetland areas will also assist by absorbing runoff during high precipitation levels and reduce possible flooding during wet winters.

- 5.15. Heathlands are a relatively rare habitat nationally and we are fortunate enough to have part of the Sussex greensand heaths in our Parish at Lords Piece. The heathland and acid grasslands of Lords Piece support a distinctive and an important population of rare birds, insects, reptiles and plants. It is designated a SNCI. It is one of the only areas in the country to find field crickets and is locally important for woodlarks and stonechats.

BNDP8 – Protecting local habitats

Development will only be permitted where it preserves or enhances local habitats, their flora and fauna.

Where development will impact important local habitats it should be demonstrated that the development would have a positive impact on those habitats. A suitable management plan, and its implementation, to ensure that impact is achieved should be secured by planning condition.

Local notable habitats include:

1. Notable grass verges
2. Sunken lanes and quarries
3. Wetland habitats, chalk streams and ponds
4. Heathlands
5. Woodlands (please see BNDP9) and Orchards
6. Hedgerows

BNDP9 – Woodlands & Trees

- 5.16. The majority of the Parish woodlands are found on the steep scarp of the Downs. The older woodlands are mostly deciduous: ash, beech, oak, wild service tree, with intermittent yew trees; a very special feature of this part of the Downs. The scarp woods in the south west corner of the Parish are nationally important and are designated as part of the Duncton to Bignor Escarpment SCA and SSSI (Special Conservation Area and Site of Special Scientific Interest). Coombe wood on the east facing slope of the Downs where it runs into the Arun valley gap is designated as a SNCI and LWS. Other smaller deciduous copses of woodland are found mostly on the steeper slopes of the central farmland area around Bignor Park and north of Bury village between grazing fields. Some ancient trees and ancient woodland indicators are found in small areas of the woods notably along the sunken lanes and at Hale Hill. Mixed Plantation woodlands are found between Bury Gate, Lords Piece and Bignor Park.
- 5.17. Trees, copses and hedgerows contribute to the rural character of the Parish and to the setting of the existing settlements, businesses and residential dwellings. The felling of trees or removal of copses, hedgerows and other natural habitats for development could change the amenity and natural environment of the area, and seriously affect wildlife habitats.

BNDP9 – Woodlands & Trees

Woodlands, copses, trees and hedgerows which provide important wildlife habitats and a bucolic rural setting to the Parish should be conserved.

Development that damages woodland habitats or results in the loss of ancient trees, woodlands, amenity trees and hedgerows will be resisted.

Development proposals should be designed to retain trees where possible and a full tree survey should be undertaken if any trees of amenity value will be affected by the development.

BNDP10 – Tranquillity

- 5.18. The very nature of the Parish is one of tranquillity and this is a quality identified in our residents' survey as being of significance.

“The Glebe Field is a tranquil oasis in the heart of the village”

Tranquillity is part of the intrinsic character of the Parish and is present everywhere. Areas are not specifically identified in this plan for their tranquillity but this quality of the Parish should not be disturbed by development proposals.

BNDP10 – Tranquillity

Development proposals should not negatively impact the tranquillity of the parish once construction is complete. In particular, development should not conflict with adjacent or nearby uses in terms of noise, smell or light pollution.

BNDP11 – Dark Skies

- 5.19. A key characteristic of the rural character of Bury Parish is the dark night skies. The area currently has little light pollution and the community is keen to prevent the introduction of unnecessary light pollution in a dark rural area.
- 5.20. The settlement areas within the Parish are free from street lighting which contributes towards the limited light pollution. The findings from our residents' survey demonstrated people's strong opinion that street lighting would be inappropriate in our rural setting.

BNDP11 – Dark Skies

Development should not be to the detriment of our dark skies.

Development proposals shall only incorporate external lighting where it is considered essential for Health and Safety reasons.

When lighting is considered essential for Health and Safety reasons preference should be given to bollards or column lighting that directs all light to the ground to reduce light pollution.

6. OUR HERITAGE

- 6.1. The Parish has a strong agricultural heritage which is still evident today. For hundreds of years the population has been dependent upon agricultural and rural practices and the Parish is still surrounded by farmed agricultural land which runs through the heart of the settlements.
- 6.2. The area's earliest settlements are believed to be from the Bronze Age. The area was colonised by the Romans and evidence of their occupation can be found in the adjacent Parish of Bignor with its Roman Villa and the major Roman road, Stane Street which runs through the Parish.
- 6.3. The enclosure of the commons from the late 16th century and the growth in the size of estates, both aristocratic, ie Norfolk and Egremont Estates, and gentry families such as Cooke, Upperton and Higgons saw a parallel decline of small yeoman farmers. The many historic houses are evidence of the growing affluence of the farming community in the early 16th and 17th century. This was followed by agricultural reform and mechanisation and the introduction of Twentieth century technology.
- 6.4. Much of the heritage assets in the Parish are already protected by designations in the planning system at the national and local planning authority level. Across the Parish our heritage is protected by the following designations:
 - 62 Listed buildings including The Church of St John the Evangelist (Grade I) and Cookes House (Grade II*) with the remainder being Grade II Listed.
 - 2 Conservation Areas, one encompassing the heart of Bury Village and the other centred on West Burton.
 - There are areas of Ancient and Deciduous Woodland located throughout the Parish.
 - 6 Scheduled Ancient Monuments including bowl barrows and seven sections of Stane Street Roman Road.
 - 2 English Heritage Scheduled Parks and Gardens, (Cooke's House and Bignor Park).
- 6.5. It is not necessary to duplicate these protections in our Neighbourhood Plan.
- 6.6. Whilst it is good to see our valued assets being protected in this way it is felt that some of our heritage assets are not captured by these designations and that additional protection at the Parish level is required, this is provided by the policies in this section.

BNDP12 - Sunken Lanes

- 6.7. In our villages, we have several sunken lanes. A sunken lane is a road or track which is significantly lower than the land to either side of it. This feature is not formed by recent engineering of a road cutting but tends to indicate a route of much greater age.
- 6.8. There are several reasons for the existence of sunken lanes. These include long term erosion by water or traffic, the digging of embankments to assist with the herding of livestock and the digging of double banks to mark the boundaries of estates.
- 6.9. Sunken lanes are considered an asset to the Parish and the plan seeks to preserve these features for future generations.

BNDP12 – Sunken Lanes

Development should preserve the sunken lanes within the Parish. Any proposal that would result in a loss or alteration of, create a cutting into the bank along a sunken lane or erode the distinctiveness of a sunken lane will not be supported and should be refused.

BNDP13 – Historic Walls

- 6.10. Around the Parish there are many historic walls that define curtilage boundaries. These are mainly found within the settlements of Bury and West Burton but there are sporadic examples in the wider rural area.
- 6.11. Whilst many may pass these walls on a daily basis, they may not notice them, or their significance to the local character of the area. The plan is keen to ensure that these historic walls are maintained into the future.

BNDP13 – Historic Walls

Development that would result in a loss of or create a break in a historic stone, flint or brick wall will not be supported.

Restoration of historic walls using traditional methods and materials are encouraged.

BNDP14 – Historic Orchards

- 6.12. Bury Parish was once covered in orchards and remnants of these are found on parish owned land and in private gardens. These old orchards are especially important for invertebrates and should be preserved as part of the heritage of the Parish..

BNDP14 – Historic Orchards

Development should not result in the loss of historic orchards throughout the Parish.

Where possible the planting of new orchards is supported.

Figure 5 - Bury Church of England (Aided) Primary School



BNDP15 - Parish Heritage Assets

- 6.13. It has become clear through consultation exercises that there are other locally important features around the Parish that are important to people that live and work in the community.

“Village Primary School - I love to live in a village with a school”

- 6.14. The Parish of Bury has a number of important heritage assets which should be protected for enjoyment by future generations. The relationship of these assets within the landscape contributes to the unique nature of the Parish. Some of these heritage assets have been protected under National Designations (such as Listed Buildings and Scheduled Monuments). However there are a number of assets which considerably contribute to our sense of heritage that do not benefit from any protection.
- 6.15. A review of our heritage assets has been carried out and this is documented in the evidence base supporting this plan. This identifies buildings and features which contribute to the history of the Parish and are important to local people and worthy of policy protection.

BNDP15 – Parish Heritage Assets

Development proposals will be supported where they protect and where possible enhance Parish Heritage Assets as identified in this plan and on the Neighbourhood Plan Map.

All proposals that directly impact, or impact on the setting of Parish Heritage Assets must provide a heritage statement demonstrating that the significance of that asset will not be unacceptably affected.

The Parish Heritage Assets are:

1. The historic black and white WSCC finger post signs at the intersection of The Street, Church Lane & Houghton Lane and elsewhere in the Parish.
2. The Coffin Trail
3. The Wharf and Common Land at The Wharf
4. The Pill Pond
5. Bury Sandpit
6. Bury & West Burton Cricket Club Pavilion & grounds
7. Bury Church of England (Aided) Primary School

7. OUR COMMUNITY

- 7.1. The Parish has a number of facilities, spaces and groups that contribute to an inclusive sociable Parish. There is a modern Village Hall in the centre of Bury for community use. The village Post Office closed in September 2016 and has been replaced by a van serving seven local parishes, it visits Bury for two one hour slots each week.
- 7.2. There is one public house; the Squire and Horse (formerly The White Horse) situated beside the A29, a nursery/garden centre, and a garage with petrol filling station, also located on the A29. The Parish has a farm shop at South View Farm in Bury off the A29 and another small shop in West Burton selling a limited range of produce. Sussex Farm Foods at Bury Gate closed in early 2016 and is on the market to let.

BNDP16 – Recreational & Community facilities

- 7.3. Bury Green (the village green in Bury) and the children's play area are located adjacent to the Village Hall. The playground provides a secure and safe environment in the heart of the village for local children. The Village Hall is also a vital community facility.
- 7.4. The Recreation Ground is common land located along the A29 at Bury Common and is available for all recreational purposes. It is the home of the Bury & West Burton Cricket Club reputedly

founded in 1745 making it one of the oldest recorded cricket clubs in the country.

- 7.5. Other key local community facilities include the Wharf, where parishioners have the right to launch boats, the Church of England (Aided) Primary School and the Village Hall.
- 7.6. Recreational and community facilities within the parish are a finite resource and should therefore be protected.

BNDP16 – Recreational & Community facilities

Development must not result in the loss of part or all of the following recreational or community facilities:

1. The Village Hall
2. Bury Green (the village green in Bury)
3. The Recreation Ground (cricket field)
4. The Wharf
5. Church of England (Aided) Primary School

BNDP17 - Retention of assets of community value

- 7.7. In England an asset of community value is land or property of importance to a local community. Voluntary and community organisations can nominate an asset to be included on their local authority's register of assets of community value.
- 7.8. Community consultation has identified a number of buildings and facilities that are of community value. The registering of Community Assets is a separate legal process initiated by the Parish Council but undertaken by the South Downs National Park Authority. The inclusion of these sites on the Local Planning Authority's register of Assets of Community Value will provide the Parish Council, or other community organisations within the Parish, with an opportunity to bid to acquire the asset on behalf of the local community if placed for sale on the open market.
- 7.9. When something is registered as an asset of community value that fact is a material planning consideration. Potential assets that the Parish Council may look to designate in the near future are the Squire and Horse Public House and the Church of England (Aided) Primary School as these are important for community life.
- 7.10. This policy provides guidance to decision makers on development proposals that would impact on a registered asset.

BNDP17 – Retention of Assets of Community Value

Development proposals affecting assets of community value will only be supported where it can be demonstrated the development will be of benefit to the local community.

Development proposals that would result in the loss of an asset of community value or in significant harm to the community value of that asset, will only be supported where it can be clearly demonstrated that the operation of the asset is no longer viable.

BNDP18 – Local Green Space

7.11. Open spaces may be designated as Local Green Space where they are demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city.

7.12. To be designated as Local Green Space, an area should meet the criteria set out in para 77 of the National Planning Policy Framework. The Local Green Space designation is a way to

provide special protection against development for green areas of particular importance to local communities.

“Bury Green is a safe environment and a good location beside the village hall, well used by children and grandchildren of the village”

Figure 6 - Entrance to the Pill Pond



7.13. We have identified a number of spaces in the Parish that warrant designation as Local Green Space and these are set out in this policy.

BNDP18 – Local Green Space

The following are designated as Local Green Space:

- (i) Bury Green, incorporating the Children’s Playground (Beside the Village Hall)
- (ii) The Wharf (Common Land)
- (iii) Pill Pond
- (iv) Recreation Ground (the Cricket Field)
- (v) The Glebe Field

When considering development proposals on a designated Local Green Space they should be assessed in a way consistent with national policy for Green Belts.

8. GETTING AROUND

- 8.1. The principal means of travel within the Parish are personal motor vehicles (cars / motorcycles / etc), cycling and walking.
- 8.2. There are two mainline railway stations close to the Parish, Pulborough Station approximately 5 miles away and Amberley Station approximately 2 miles away. A new scheme named 'The Bury & West Burton Lift Scheme' has been initiated by a group of parishioners providing a collection and drop off service to Pulborough Station.
- 8.3. Whilst Bury Village is served by three bus routes (69, 71 and 73) the Parish is not considered to be well served by buses. The 69 travels to Worthing twice a week, the 71 to Chichester once a week, and the 73 to Pulborough goes twice a week. The times of the buses are extremely limited and would not be suitable for commuting at standard hours.
- 8.4. The community minibus serves the villages of Bury and Coldwaltham and operates once a week. The routes vary each week and destinations include Bognor Regis, Chichester, and Littlehampton.
- 8.5. The plan therefore seeks to improve and enhance how we can get around the Parish for the benefit of all residents.

BNDP19 - Permissive & Public Rights of Way

- 8.6. There are numerous rights of way in and around the Parish. One of particular note is the ancient Coffin Trail which runs from West Burton through the countryside to Bury and the Parish Church of St John the Evangelist. This is a vital and historic link between West Burton, Bury and the Church.
- 8.7. The West Sussex Literary Trail, a 55 mile route, links Horsham with Chichester Cathedral through Bury and is used by many people with an interest in our literary heritage. The trail guides people through places with literary connections noting such authors as Shelley, William Penn, Hilaire Belloc and John Galsworthy (who lived the last seven years of his life in Bury House and died in 1933).
- 8.8. Another notable route is the South Downs Way, a National Trail which runs the length of the National Park from Eastbourne to Winchester, which crosses through the parish drawing walkers and cyclists to the locality.
- 8.9. The Parish is divided by the A29 trunk road which provides a major route through the National Park. This separates Bury Village from West Burton. Our stretch of the A29 is a popular route for motorcycles, and the speed of this traffic and associated noise are major concerns to residents. Due to the speed of vehicles approaching Bury Hill, numerous accidents and fatalities have been recorded here.

Planning permission does not grant the right to close, alter or build over a right of way in any way, even temporarily. This includes, for example, a change in the surface, width or location. Public rights of way are protected outside of the planning system and it is a criminal offence to obstruct a right of way (unless the necessary legal order has been made, confirmed and brought into effect). Unauthorised obstructions may result in an injunction being served to stop development and/or criminal proceedings being brought against the offender.

Figure 7 - Local residents having fun on the towpath beside the River Arun (photo by Sophie Sitwell-Baramidze).



BNDP19 – Permissive & Public Rights of Way

The creation of new permissive and public rights of way are supported.

Development proposals should not result in unacceptable harm to a public right of way or users of it. Where development affects permissive or public rights of way they should be accompanied by a “Rights of Way Impact Statement”.

Permissive or public rights of way will be affected by development where it:

- crosses or is adjacent to an application site
- is to be used for site access (whether temporary or permanent)
- will be crossed by an access road (whether temporary or permanent).
- is located in close proximity to the route and will impact the amenity of users on it.

A Rights of Way Impact Statement should include clear plans showing the development in relation to the affected right of way, a written description of how the works will impact the right of way and users of it and a package of measures to ensure that any impacts can be considered acceptable.

BNDP20 - Parking

- 8.10. Due to the rural nature of the Parish, and minimal availability of public transport, car ownership is high. This, when placed alongside the relatively narrow roads in the Parish and old properties with minimal parking provision has resulted in an excessive amount of on-street parking in some locations.
- 8.11. It is therefore considered appropriate to ensure that future development provides adequate off road parking to meet the needs of that development and will not increase the amount of on-street parking in the locality.

BNDP20 – Parking

All development must provide enough parking off the public highway or private access road to ensure that there will be no increase in on-road parking resulting from development.

When establishing the quantum of parking required, the following should be used as a guide:

Residential – a minimum of 2 parking spaces or 0.5 parking spaces per bedspace (rounded up), whichever is greater.

Other Uses – the quantum of parking required will depend on the proposed use. It should account for the parking needs of staff, clients and customers.



Figure 8 - On street parking in Coombe Crescent

BNDP21 - Creating a safer public realm

- 8.12. Vehicular traffic flowing through the settlement areas of Bury and West Burton raises safety issues for pedestrians and non-vehicular traffic.
- 8.13. There are limited pavements due to the nature of the rural lanes within the settlement areas and an absence of street lighting. Of particular concern to residents is the flow of vehicles to and from Dorset House Preparatory School in Church Lane during term time.
- 8.14. On street parking is also an issue both within the village, particularly along The Street outside Bury House, in Coombe Crescent and in West Burton Lane outside the primary school during term time. The village primary school is located in West Burton Lane on the western side of the A29.

“The challenge is maintaining the character of the village without street lighting and pavements while ensuring the safety of pedestrians”

- 8.15. There are few pavements in the Parish because of the very nature of the historic country lanes with ditches and hedgerows and narrow roads in the settlements. The A29 and B2138 serving Bury Common and Bury Gate also have limited pavements.

BNDP21 – Creating a safer public realm

Proposals affecting, incorporating or creating new pedestrian or vehicular routes will be supported where they:

- (i) Create shared space environments with minimal distinction between areas for different users and giving pedestrians priority over motorised traffic
- (ii) Minimise the use of signs, posts and bollards and use natural planting to break up areas
- (iii) Use appropriate materials and surfaces should be used that are suitable for our rural settlement.

EVIDENCE BASE

The BNDP is based on the views of residents, businesses, statutory consultees and other interested parties gathered through previous consultation and a range of studies the SG and other parties have carried out.

These documents include, but are not limited to those set out in the table below:

Ref No.	Document Name
1	Settlement Boundary Review, <i>BNP Steering Group</i> (November 2016)
2	Assessment of Potential Development Sites, <i>BNP Steering Group</i> (November 2016)
3	Character, Design & Heritage Assets, <i>BNP Steering Group</i> (November 2016)
4	Desktop Biodiversity Report of Bury Parish, <i>Sussex Biodiversity Record</i> (5th May 2016)
5	Getting Around, <i>BNP Steering Group</i> (October 2016)
6	Landscape Study of Bury Parish, <i>BNP Steering Group</i> (August 2016)
7	Open Spaces and Assets of Community Value, <i>BNP Steering Group</i> (November 2016)
8	Sustainability Appraisal Screening Opinion from South Downs National Park (dated 19 May 2016)
9	South Downs National Park Settlement Facilities Assessment (dated September 2015)

These documents are available to download from the Bury Parish Council website (<http://www.buryparishcouncil.org.uk/>).

GLOSSARY

Asset of Community Value	An asset of community value is land or property of importance to a local community which is subject to additional protection from development under the Localism Act 2011. Voluntary and community organisations can nominate an asset to be included on their local authority's register of asset of community value.
Back-land development	Development of 'landlocked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages.
Brownfield site	Abandoned, closed or under-used industrial or commercial facilities.
Conservation Area	An area of notable environmental or historical interest or importance which is protected by law against undesirable changes.
Development Plan	A generic term that refers to all documents which have been adopted or approved in relation to an area. This includes adopted Local Plans and neighbourhood plans. The full definition is set out in section 38 of the Planning and Compulsory Purchase Act

2004.

Historic Environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Local Community Space	Space valued by the local community, both for the environmental and social benefits it brings.
Local Green Space	Designating areas as Local Green Space is a way to provide special protection against development for green areas of particular importance to local communities.
Local Plan	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. This forms one part of the "Development Plan".
Local Planning Authority	The public authority whose duty it is to carry out specific planning functions for a particular area. In Bury this is the South Downs National Park Authority.
Neighbourhood Plan	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Settlement Boundary	A spatial planning tool used to direct development into settlements and allocated extensions to them, and restrict it in the wider countryside, by mapping a boundary between the two.
Tranquillity	Whilst it is hard to describe tranquillity, one element of it can be defined as an absence of human-caused noise providing a natural soundscape to enjoy. Other man-made impacts such as smell, light or large moving objects may also affect the tranquillity.

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