

Nutbourne Residents Association Meeting
28th April 2014, 7.15pm at the Rising Sun, Nutbourne

Apologies: Andrew Moffatt, Jo and Roger Curtis

Attendees: Committee: Bob Allison, Brian White, David Seaton

Residents: John and Pam Wellard, Bob and Tessa Hicks, Chris and Jeanette Brickell
Lynne White, Jilly Marcuson, Roger and Susan Burroughs, Frank Riddle,
Trevor and Audrey Rose, Jim and Jill Shaw, Robin and Carole Martin.

Brian White opened the meeting and welcomed the residents.

The Minutes of 20th January 2014

Andrea Lawson stated that the minutes did not mention her comment that the agenda was not published on the website. She also commented that this month's agenda wasn't either.

Otherwise minutes signed as accurate by Brian White.

Matters Arising

1. With much regret Diane Smith has resigned as secretary due to work pressures, after 2 stints as secretary. Both committee and residents offered their gratitude for her dedication and service.
2. **Footpath study update.** Unfortunately Frank Riddle was not present. Brian asked that he and Frank be advised of any concerns regarding footpaths. Concerns mentioned: Recently added barbed wire from Mill to Bluebell Wood, some of which is close to the footpath, being looped around a tree. Shorts Farm to Nutbourne Lane (Green Lane) under some dispute, where owner Mr Story has said that he intends to gate the access. Andrea Lawson suggested that this be reported to the council should it go ahead.

Action: BW/FR

3. **Nutbourne Common Works.** Ongoing maintenance expected, although no work to be completed during Spring and early/mid Summer due to nesting birds etc. Frank Riddle hoping to invite an expert's opinion. NRA **has requested** a meeting with Ray Quested (Chairman PPC) to discuss ongoing development, along with his and NRA advisors (Mr Tony Whitbread of Sussex Wildlife Trust). Easter egg hunt was held this year around the Common and seemed to be well enjoyed by all. Thanks were passed to the committee who arranged this.

Action: BW

4. **Pulborough Neighbourhood Plan.** Brian White reported that a briefing document was discussed (copies provided) with Frank Riddle and Brian volunteering for several working groups. Brian has been allocated the community and well-being group and the first meeting

was held on 25th April. Aim is to set planning rules for next 15 years in line with national planning framework. All groups are working on questionnaire to go to all residents in the parish – target July. Village Design Statement (Nutbourne and Pulborough) will be reviewed and hopefully incorporated in to the plan. Brian to attend meeting week commencing 5/5 to establish ‘treasures and assets’ that we wish to keep in the Parish. Different groups have been established including Our Community / Housing / Health and well-being etc. Community and Well-Being have been merged in to a single group. 18 month project – 5 or 6 months in so far. Andrea Lawson reminded all that there is a parish annual meeting on 8th May, to discuss the neighbourhood plan, at 7pm in the village hall. Not just about housing and development – described as housing and spatial development –community, medical etc

Action: All

5. **HDC SHLAA (Strategic Housing and Land Availability Assessment.** Brian White reported that this first came to attention as an interim document. Particular interest in that the land belonging to the owners of Carpe Diem (house and land at the far end of the track that leads to the Common from Nutbourne Road) was identified as a site for potential development, although marked as ‘not suitable for development at this time’ in the interim document. Final version came out in March: The following sites have been considered as part of March 2014 SHLAA for Pulborough parish. Land at Stane Street – approval for potential for 103 units. Odd Stones = deliverable (87 units, now built) Church Place, West Glebe 30 units. Stane Street nurseries developable in 11 years – 25 units. Carpe Diem – not currently developable. Barn House surgery – not developable. Church Place - not developable, Land East of A29 Codmore Hill – not developable.

Brian showed Parish map with land in North Heath and Carpe Diem marked in red (not developable). Another review is due this year and Andrea Lawson explained that any development may be looked at again where further evidence is provided or something changes. It is possible that the development at North Heath may be back on agenda.

Trevor Rose, who lives on the track to the common, opined that the revised statement regarding potential development of the land at Carpe Diem is much better for the village, but noted that the application had not been deleted. He continued to remind the meeting that the track is a footpath (not mentioned in the planning documents), joins to the Common, is a Heritage Trail etc. Furthermore, Trevor said, it is understood that the recommendation from DEFRA is that anything that relates to a planning application should be out in the open so that developers don’t waste time, so it is very important that the footpath is mentioned in any associated file. Trevor remained very surprised that the footpath is not mentioned in the SHLAA planning report.

Brian White read the official justification for why development of Carpe Diem has been declined:

SHLAA Reference SA018, Site Name: Carpe Diem, Nutbourne Road

Years 1-5 Deliverable	[]				
Years 6-10 Deliverable	[]				
Years 11+	[]	Site Area	3.29	Suitable[]	
Not Currently Developable	[x]	Greenfield/PDL	Greenfield	Available	[x]
		Site Total	0	Achievable	[]
				Viable	[]

Justification

This site is outside of the built area of West Chiltington Common and partially within a Zone 2 and Zone 3 flood risk area. The southern half of the site is densely wooded and the access is via Nutbourne Road on a small, narrow and long track both of which would not have the capacity to serve a large residential development. The costs associated with significantly improving the access to the site and potentially Nutbourne Road as well as the flood risk constraints and reducing the impact of development on the surrounding countryside would have a great impact on the viability of the site. The site is considered unsuitable for development.

Bob Allison suggested that the proper fact that the site is deemed UNSUITABLE should be highlighted to the planners and an amendment to the SHLAA narrative requested. Trevor Rose said that this must be stressed. Brian White said that this site should be in the neighbourhood development plan.

Action: BW

6. **Track to Common.** Brian White mentioned ongoing concern that owners of property adjacent to the track have regarding the Osborne's (owners of Carpe Diem) sign erected on the track calling it Carpe Diem Way and that Mr Osborne's business interests have placed advertisements in the press stating his address as Carpe Diem, Carpe Diem Way, Nutbourne. The NRA have made Stephen Osborne aware of these concerns but he has not reacted well so far. Brian further reported that he (Stephen Osborne) had been written to by HDC asking him to remove the sign and Brian read out said correspondence sent to the Osborne's by the Head of Financial and Legal Services of HDC which included the following points:

- Note about the name Carpe Diem Way being used for business purposes in respect of the lane / track which leads to property
- Have erected a name sign, naming the track Carpe Diem Way
- HDC advise that the track does not have a name in its own right and is simply known as part of Nutbourne Road, with all properties having a postal address as such
- HDC responsible for street naming under Public Health Act 1925
- The unofficial naming of the track could lead to confusion for visitors, especially the emergency services trying to find a particular property that has access from the track
- The Rights of Way Section of the WSCC have also advised that "This route is considered a dual status route and as such a private road, it is officially part of Nutbourne Road and as a right of way it is officially footpath 2432".
- HDC understand that the residents and Parish Council do not wish for the track to have a separate name and it should remain as part of Nutbourne Road
- The sign reading Carpe Diem Way should be removed as soon as possible and the name should no longer be referred to in any literature
- No objection to a normal house name sign at the entrance to the track, as other residents have provided.

Residents expressed particular concern that ambulances may not be able to find properties in an emergency.

Trevor Burroughs suggested that a new sign be made, listing all house names accessed via the track, along with the official road name, Nutbourne Road. This was generally agreed to be the best way forward.

Brian White informed the meeting that he had been asked to read out the following email by Stephen Osborne:

> To: Aeron.Rees@horsham.gov.uk
> Cc: clerk@pulboroughparishcouncil.gov.uk ; brianwhite@onetel.net
> Subject: Re: Carpe Diem, SHLAA SA018
>
> Dear Mr Rees,
>
> I appreciate your help as a planning officer in our conversation
> earlier today. I know these are busy times for everybody.
>
> As owner of the property Carpe Diem for about 10 years, I can confirm
> there is no desire to have any large scale developments whatsoever on
> Carpe Diem land.
>
> My only interest is for my family. I hope my 2 sons will stay with me
> over many years ahead and to that extent, whatever limited and
> proportioned development may be necessary to keep them here with me in
> our very private part of the world, will be my only interest in
> potential development.
>
> Therefore unequivocally, I wish to state that it would be appreciated
> if you make it clear in the papers on Strategic Housing and Land
> Availability Assessment SA018, that I would not allow as owner any
> large scale development whatsoever and therefore such plans are
> categorically 'off the table'.
>
> I am sending a copy of this email to Mrs Sarah Norman on behalf of the
> Pulborough Parish Council and, upon reflection, to Brian White who is
> Chairman of the local resident association known as the NRA here in
> Nutbourne. This may be useful to all parties concerned in considering
> future housing plans.
>
> It is hoped that the NRA will recognise that I act in good faith, as
> has the PPC with me over the last 10 years.
>
> Once again, thank you.
>
> Yours sincerely,
>
> Stephen Osborne

Brian stated in his opinion, he had given a balanced point of view of this subject

7. AOB.

- Jackie ? : How do we stop large lorries from using stream lane as a short cut? Very fast Pallet-Line truck 28th April within 20mph zone. Concern that child on pony or bike will be killed. New signs have been put in place – narrow road, unsuitable for HGV etc. Whole road has been analysed by WSCC. What else can we do? 20mph speed limit introduced. Tomato nursery vans can be a problem. Definite cut through by Sainsbury online delivery vans. It was suggested that concerned residents should identify name on the vehicle as Brian has telephoned head offices to complain and has always been received well. It was stated that Nyetimber always responded well to damage caused. At a loss as to what to do next.... Speed humps need lighting. Bramber has speed bumps and pinch-points that have increased noise due to braking and accelerating – sometimes causing damage.

John Wellard asked if it would be possible / acceptable to **write the speed limit on the road**? Generally thought to be a good idea and consensus that Brian should talk to authorities. It was agreed that the limit should be written on approaches to the village and not in built up areas.

Action: BW

- John Wellard also mentioned that the **BT phone box** was in need of some TLC and that it hasn't lasted too long since it was last painted. Main problem is that the wooden door frame is damp and has caused paint to blister (18" x 4" area). It was agreed that this needed to be dealt with quickly before it got worse and that the holder of the paint would be sought out.

Action: BA

- **Easter Egg Hunt.** David Seaton asked if the NRA would like to make a financial contribution towards the cost of Easter Eggs for 2015's hunt. Brian White suggested that a contribution could be made according to funds available at the time. All in general agreement
Action: BA
- **Big pot holes at Ragmans Castle** – reported by Brian White (today) and Andrea Lawson
- Andrew Moffatt had asked Brian White to raise the subject of the new **WW1 memorial** that is being erected near the car park in Pulborough. Andrew is keen to identify anyone other than Mr Cooper at Ragmans who lost their life during the Great War.
- Bridget Gladwin asked for support for Nutbourne Vineyard's "Jazz in the Vines" event, to be held on 26th May and 25th August 2014.

The date of the next residents' meeting is 28th July 2014, 7.15pm at the Rising Sun.

Note from the Chairman

We are currently on the lookout for a new secretary to join the NRA committee. Please contact Brian White **or any of the committee should you be interested, or now of somebody who may be.**