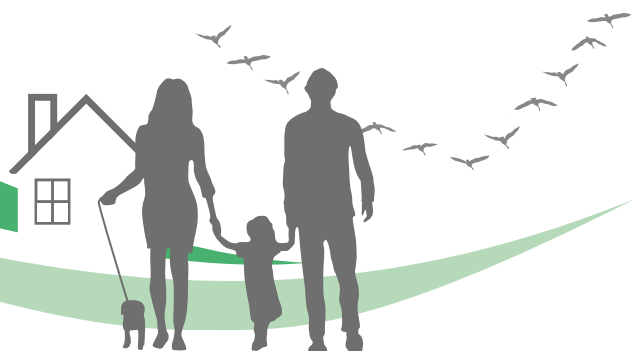


Amberley

NEIGHBOURHOOD PLAN



Neighbourhood Development Plan 2016 – 2032

Your Plan for the Future of Amberley Parish

Produced in consultation with the community by Amberley Parish Council

Made by the South Downs National Park Authority on 15 June 2017



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Foreword

The Parish of Amberley, located entirely within the South Downs National Park, has around 300 households and a population of approximately 600. It is an elongated parish comprising four settlements, linked by stretches of country road: North Stoke; Houghton Bridge; the village of Amberley itself, and finally, the settlement known as Crossgates.

Amberley's Neighbourhood Plan sets out a vision for the area that reflects the thoughts and feelings of local people with a real interest in their community. The Plan sets objectives on key identified themes such as housing, getting around, business, tourism, community, leisure and well-being, the environment and design quality of physical structures. It builds on current and future planned activity and says what the Parish Council and its partners will work towards.



1. Introduction

The Neighbourhood Plan is being prepared by Amberley Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Amberley.

The purpose of this section is to summarise the evidence base and the context within which the Amberley Neighbourhood Development Plan (ANDP) is being prepared. It identifies the sustainability issues within the Parish and sets out a framework within which the economic, social and environmental issues in the ANDP will be used to determine the plan's detailed policies and proposals.

How the Neighbourhood Plan fits into the Planning System

Although the Government's intention is for local people to decide what goes on in their villages/towns, the Localism Act sets out some important guidance. One of these is that all Neighbourhood Plans must be in line with higher level planning policy. That is, that Plans must be in line with:

- **National Planning Policy Framework (NPPF) & national guidance**
- **Statutory Purposes for National Parks set out in the Environment Act 1995 which state:**
 - ☐ **To conserve and enhance the natural beauty, wildlife and cultural heritage of the area**
 - ☐ **To promote opportunities for the understanding and enjoyment of the special qualities of the national park by the public**
 - ☐ **To seek to foster the economic and social well-being of the local communities within the National Park.**
- **Horsham District Local Development 2007 Framework and the Site Specific Allocations of Land 2007 – saved policies**
- **European Regulations on key environmental aspects**

The Plan has been developed through consultation with the people of Amberley and others with an interest in the Parish. Details of the consultations have been recorded on the Parish Council web site www.amberley-pc.org.uk

Neighbourhood Plans must be in line with European Regulations on strategic environmental assessment and habitat regulations.

The Plan gives local people the power to decide where new housing should go and how the Parish could change.

The Plan provides a vision for the future of the Parish, and sets out clear policies and objectives to realise these visions. These policies accord with higher level planning policy, principally the NPPF, as required by the Localism Act. Once approved, the Neighbourhood Plan will form part of the SDNPA Development Plan.

1.1 How the Plan is organised

The Plan is organised into the following sections;

Section 1.0 - Introduction; provides an introduction to the Neighbourhood Plan process and how the Plan was formulated.

Section 2.0 - Context; provides the evidence base and baseline conditions which support the Plan proposals.

Section 3.0 - The Parish Today - includes selected statistics

Section 4.0 - Vision and Core Objectives

Section 5.0 - Neighbourhood Plan Policies; this provides the criteria and framework upon which future development is judged and how the community should grow.

1.2 Plan Preparation Process

The Plan has been led by Amberley Parish Council, as a 'relevant body' under the Regulations, with decisions delegated to the NP Steering Group.

The Plan making process comprises the following stages:

- **Steering group established**
- **Neighbourhood Plan Area designated**
- **Neighbourhood Plan launch event**
- **Residents Survey/Business survey**
- **Survey feedback events**
- **Call for sites and site assessment**
- **State of the Parish Report - a report that summarises all of the evidence on which the Amberley NDP is based;**
- **SEA screening**
- **Pre-submission Plan - a report that comprises the draft vision, policies and proposals**
- **Submission Plan - a final Plan for submission to the SDNPA for Independent Examination (accompanied by two other documents - Basic Conditions Statement - a statement checking each policy against the Basic Conditions; Consultation Statement - setting out all of the public engagement that led to the making of the Plan)**
- **Independent Examination**
- **Referendum**

1.3 Statement of Community Involvement

The purpose of the Neighbourhood Plan is to articulate the views and issues that are important to the residents of Amberley Parish and give those residents a voice in shaping the future of their community. In doing so, the Neighbourhood Plan encourages the local community to:

- **be more aware of their surroundings and local needs;**
- **identify which features of the community they want to protect and enhance;**
- **give the Parish Council greater support and a mandate for taking actions on their behalf; and**
- **identify those initiatives and funding that can be delivered by the community itself.**

To achieve these goals the Parish Council has undertaken a programme of consultation events which are detailed in the Consultation Statement.

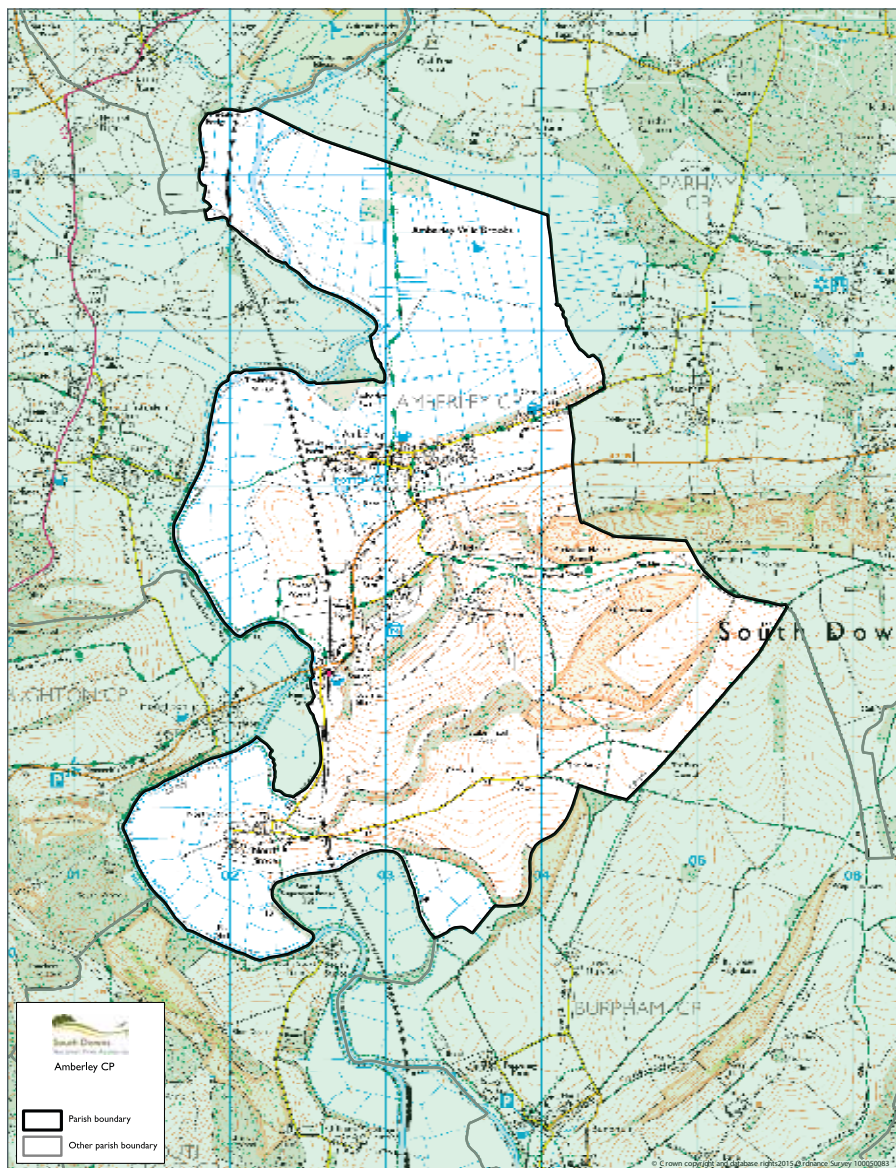
To ensure that the Neighbourhood Plan is robust in its evidence base and compliant with emerging policy guidance, consultation has been carried out with residents, businesses and stakeholders. A full description of all the surveys and events can be found in the Evidence Base.

This Plan has sought to address the wide range of issues identified to ensure that the future of Amberley is shaped by local people and their needs.

1.4 Strategic Environmental Assessment

Neighbourhood Plans must be in line with European Regulations on strategic environmental assessment and habitat regulations. Screening opinions for SEA and HRA were prepared and consulted on with the relevant consultation bodies. It was confirmed that further assessment of the Neighbourhood Plan under the SEA and HRA Regulations was not required.

1.5 Neighbourhood Plan Designated Area



2. Context

2.1 Planning Policy Context

This section provides an overview of the planning policy context affecting Amberley.

2.1.1 National Guidance

The National Planning Policy Framework (NPPF), published in March 2012, provides guidance for local planning authorities (LPAs) in drawing up plans for development and is a material consideration in determining applications. A presumption in favour of sustainable development is at the core of the NPPF which in practice means that LPAs and communities in locations where Plans are being prepared need to positively seek opportunities to meet their area's development needs.

National Park Purposes & Duty

English National Parks and The Broads – Vision and Circular 2010 - this sets out a vision for National Parks to guide their long term planning and strategic decision-making.

Neighbourhood Planning gives communities the direct power to develop a shared vision for their neighbourhood and must be in line with the strategic policies of the Local Plan.

Paragraph 16 of the NPPF requires that Neighbourhood Plan should:

- **Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and employment; and**
- **Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.**

The NPPF provides further guidance for Neighbourhood Plans by setting out what planning policies should aim to achieve which have all informed the policies contained within the Plan. These include:

- **Promoting opportunities for meetings between members of the community through mixed-use development, strong neighbourhood centres bringing together those who work, live and play in the vicinity (paragraph 69);**
- **Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) (paragraph 70);**
- **Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services (paragraph 70); and**
- **Designating land as Local Green Space enabling the community to rule out new development other than in very special circumstances (paragraph 76).**

At examination, the submitted ANDP must demonstrate that it has had regard to the national planning policies in the NPPF and other guidance.

Strategic Local Plan policy

As the Parish is located within the South Downs Local Planning Authority area, the ANDP needs to be in general conformity with the strategic policies of the adopted development plan for the area is the 2007 Horsham Core Strategy and General Development Control Policies. The emerging South Downs National Park Local Plan (Preferred Options Autumn 2015) has also been taken into account.

3. About Amberley Parish

The Parish of Amberley, located entirely within the South Downs National Park, has around 300 households and a population of approximately 600. It has four settlements linked by stretches of country road: North Stoke to the southwest on the shoulder of the Downs; Houghton Bridge on the River Arun next to Amberley railway station; the village of Amberley itself is one mile to the north-east; and finally, ¾ mile further east, the settlement known as Crossgates is on the site of the former Crossgates Farm.

Amberley village, the largest settlement, is often described as the 'Pearl of Sussex'. The old part of Amberley village is a Conservation Area, with more than 60 listed buildings. It is a picturesque village with a Norman church, a shop and Post Office, a primary school, one working farm, a pottery, two pubs, an ancient castle which is now an upmarket country house hotel, and a tea room open in summer.

Houghton Bridge has the railway station and a 36-acre industrial museum and heritage centre (the former Chalk Pits).

The settlement of North Stoke, with 15 dwellings and a historic Grade I Listed church, also has a Conservation Area.

Most of the settled part of the Parish, apart from some houses and businesses at Houghton Bridge, is located above the flood risk level. However, much of the rest of the Parish is either flood plain or downland (see Evidence Base 13).

The Amberley Wildbrooks, part of the Arun Valley flood plain, cover an area of almost 200 acres (80 hectares) and are an important area for wetland plants and migrating birds. The Wildbrooks are designated as a *Site of Special Scientific Interest (SSSI)* and a *RAMSAR*¹ site (Evidence Base 1).

Situated at the heart of the SDNP, Amberley attracts a large numbers of visitors. With part of the *South Downs Way* (a National Trail) passing through the Parish, it is a popular destination for walkers, cyclists, mountain bikers and horse riders, and many people come to Amberley simply as sightseers.

¹ The Convention on Wetlands, called the Ramsar Convention, is an intergovernmental treaty that provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources.



St Mary the Virgin, North Stoke



Amberley Wild Brooks

3.1 History

The South Downs may have been the site of the area's earliest settlements, with traces of Bronze Age huts on Amberley Mount.

The village of Amberley developed eastwards because of natural barriers: the Downs to the south, the River Arun to the west and the Wildbrooks to the north. It sits on a low ridge of Upper Greensand rock, often referred to as Amberley blue stone. 'Aumberlie' appears in the *Domesday Book* with a recorded population of 17 villagers and 25 smallholders. Both St. Michael's Church and Amberley Castle, a fortified manor house built for the Bishop of Chichester, date from the early 1100s. The many houses that survive from the 16th and 17th centuries attest to the growing affluence of this farming community.

Houghton Bridge lies at the B2139 crossing of the River Arun. The stone bridge was completed in 1875, replacing an earlier one constructed in 1440. The local quarrying of chalk for lime-burning and cement began commercially in the 1840s, and the nearby railway was laid in 1863. At its height, the Chalkpits provided employment for around 100 men. This business finally closed in the mid-Sixties.



Amberley Chalk Pits from Houghton Hill

With the advent of rail transport from London, the area began to be 'discovered'. The 1920s were the heyday of artists in Amberley. Four of their ten studios sat beside Church Street along with humble dwellings, sheds, and farmyards. Among its more distinguished residents was the artist, Edward Stott, Associate Royal Academician.

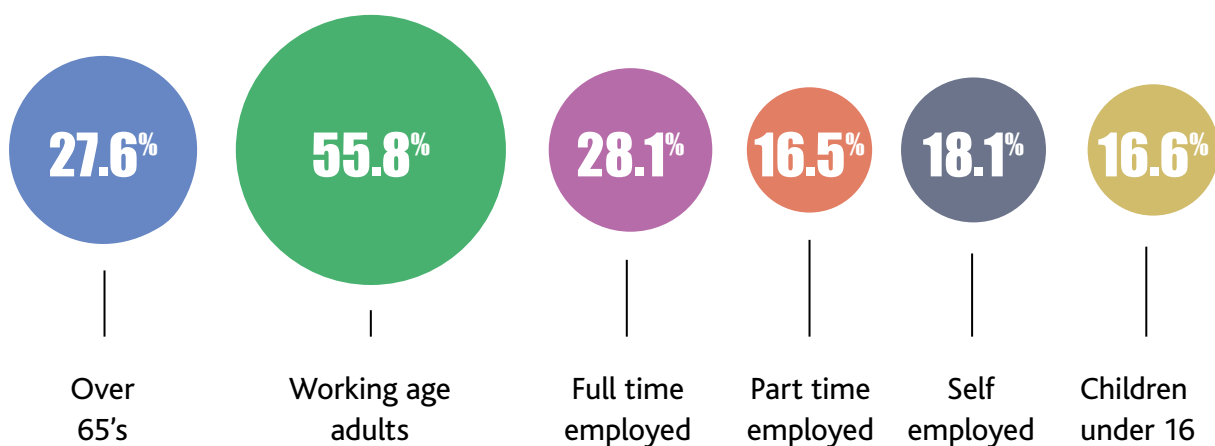
These incomers helped to ensure the survival of some of the older cottages, partly by buying them up and renting them to local people.

Amberley Wild Brooks and Amberley Castle



3.2 Community Profile - selected statistics (see Evidence Base 8 for full report).

Community Profile		Amberley	West Sussex	England
Number of residents	585			
Number of households	270			
Children under 16	95	16.6%	17.9%	18.9%
Children between 10 and 14	20	7.9%	11.4%	12.2%
Working age adults	330	55.8%	61.4%	64.7%
Over 65's	160	27.6%	20.6%	16.3%
Single pensioner households	50	18.1%	15.1%	12.4%
Full Time employed	121	28.1%	39.5%	38.6%
Part time employed	71	16.5%	14.8%	13.7%
Self employed	78	18.1%	11.7%	9.8%
Working from home	45	10.0%		3.5%
Largest Employment Sector	Retail			
Second Largest Employment Sector	Health and Social Work			
Third Largest Employment Sector	Professional			



3.3 Strengths, Weaknesses, Opportunities and Threats (SWOT analysis)

Strengths

- Character and visual beauty of village
- Active community with volunteers
- Good neighbours
- Friendly and safe environment
- Rich historical heritage
- Range of views/vistas across countryside
- Close connection to areas of SSSI and location within the SDNP
- Tranquillity and dark skies
- Proximity to coast and railway station
- Prime location for leisure and tourism links
- Good walks and a variety of footpaths and bridleways
- The School
- The Village Shop and Post Office
- Superfast Broadband recently connected (Dec 2015) to Amberley village and Houghton Bridge
- Local railway station with regular direct services to London, Horsham, Gatwick, Chichester, Portsmouth and Southampton

Weaknesses

- Lack of affordable housing and housing for the elderly
- Poor bus service
- No late train from London
- Parking issues in parts of the Parish
- Traffic congestion at times
- Pedestrian safety
- Sewage system failures
- Energy vulnerability
- Weight and speed of traffic on B2139
- No village medical facility
- Flood risk from River Arun, surface water and ditches
- Viability of local facilities such as the shop and post office
- Possible ending of post-primary education in Storrington
- Poor mobile phone reception
- Inadequate number of BT phone lines for future expansion
- No mains gas supply, reliance on oil for most residents

Opportunities

- Improve parking facilities and create a village car park
- Reopening of the Black Horse pub (by the new owner)
- Create a community centre together with the school
- Create public toilet facility
- Improve tourism information and resources for visitors
- Create community orchard
- Try to reduce traffic speed
- Utilise empty station buildings
- Develop allotments on available land

Threats

- Inappropriate housing development
- Continued high property price
- Traffic issues of parking and speeding
- Increase in traffic on B2139
- Arun/surface water and ditches overflowing
- Gatwick and Farnborough airport expansion and potential flight path/altitude changes
- Pressure on infrastructure
- Fuel vulnerability
- Cuts to public transport services
- Loss of affordable housing through Right-to-Buy legislation

3.4 Environment and Heritage

The settled areas of Amberley Parish are situated on a ledge between the north slope of the South Downs and the Arun River floodplain known as the Wildbrooks. The entire Parish lies within the South Downs National Park.

There are a few small areas of ancient woodland on the side of the Downs, and some areas of wetland wood (mostly willow, former 'withybeds') in parts of the Wildbrooks; but woodlands are not a major feature of the Parish landscape. Most of the roads and paths are edged by hedgerows, some old.

The Downs

The grasslands of the Downs to the south provide sheep and cattle grazing and some areas are also sown with crops such as wheat, maize, oilseed rape and brassica. The undisturbed grasslands form a habitat for many species of flora and fauna, some protected.

The Downs are also of archaeological interest with the remains of an Iron Age fort on the brow of Amberley Mount and three dew ponds, one restored

South Downs Way near Amberley



The Wildbrooks

Amberley Wildbrooks are covered by many designations, including RAMSAR, Special Area of Conservation, Special Protection Area and Site of Special Scientific Interest.

They are an extensive area of alluvial grazing marsh dissected by drainage ditches. The wet alluvial marsh is valuable for wintering birds: 102 species have been recorded including nationally significant numbers of teal, shoveler and Bewick's swan.

The Wildbrooks often flood in winter. In summer they are used for cattle grazing. In recent years a sizeable population of deer have also taken up residence there (*see Evidence Base 1 for map*).

Both Downs and Wildbrooks are of great interest to scientists, naturalists, botanists and ornithologists because of the great diversity of species, some rare, for which they provide a habitat.

Historical Environment

The Parish of Amberley contains two conservation areas: the old part of Amberley Village and the church of North Stoke with surrounding buildings (*see Evidence Base 2 and 3*).

Amberley village pond



North Stoke

North Stoke is a small farming hamlet situated on the shoulder of the downs, the highest point of the Parish. The church at North Stoke is a shepherd's church, probably pre-Norman, with some intriguing carvings and a few remains of wall paintings.



Gurkha Bridge, North Stoke

Houghton Bridge

Houghton Bridge represents the Parish's industrial past with the remains of the chalkpit lime works, now an industrial museum.



Houghton Bridge,

Amberley

The village of Amberley is mentioned in the Domesday Book but is probably much older. There are at least three dwellings in the village that predate 1500, with many more dating from the 17th and 18th centuries. The Norman church has a fine dogtooth arch and the remains of mediaeval wall paintings. There are several ancient yew trees in the churchyard. Amberley Castle originated as the summer residence of the Bishops of Chichester. It was crenellated in the 14th century. The Tudor building within the walls is now a country house hotel.



*Cattle in Church Street,
Amberley*

Crossgates

The eastward extension of the village towards Crossgates is made up primarily of 20th century houses.

Habitats

Tree Preservation Orders cover 13 trees and one area of mixed woodland (see *Evidence Base 9*).

Listed Buildings

There are 65 Grade II listed buildings within the parish, plus three Grade I: the churches of Amberley and North Stoke, and Amberley Castle (see *Evidence Base 4*).

Scheduled Ancient Monuments

There are nine Scheduled Ancient Monuments in the Parish including Amberley Castle, lime kilns and bowl barrows (see *Evidence Base 5*).



Lime Kilns, Amberley Museum

Facilities

Amberley Parish has a village shop and Post Office, primary school, church, church hall, three pubs, two tea rooms, a recreation ground with a pavilion, cricket pitch and play-park, a smaller play area at Hurst Cottages, a football ground, a Millennium Green, two bus shelters.

Flooding and Drainage

The houses and businesses at Houghton Bridge are at risk of flooding when the River Arun bursts its banks. In the centre of Amberley village, there was flooding in School Road in 2013/2014 when a culvert became blocked (now resolved). Otherwise the settled areas of the Parish lie above the Arun valley flood level.

3.5 Housing

Throughout the Parish there is a variety of properties ranging in age from the 16th to the 21st century. Most of the thatched houses are located in the central Conservation Area of Amberley, including former hovels that have been converted into single dwellings, and barn conversions. Post war council houses were built at Crossgates and at Hurst Cottages, many of which were sold off privately in the 1980s. Others are managed by Saxon Weald and Stonewater, Horsham-based housing associations. In recent years there have been additional houses built at Hurst Cottages, and five retirement homes (Castlevue) in the garden of the former vicarage, adjacent to St Michael's Church. Twelve affordable homes, forming a small estate in Newland Gardens, were built in 2011, again managed by Saxon Weald. There are currently nine homes under construction on the site of the former Drewitts Farm.

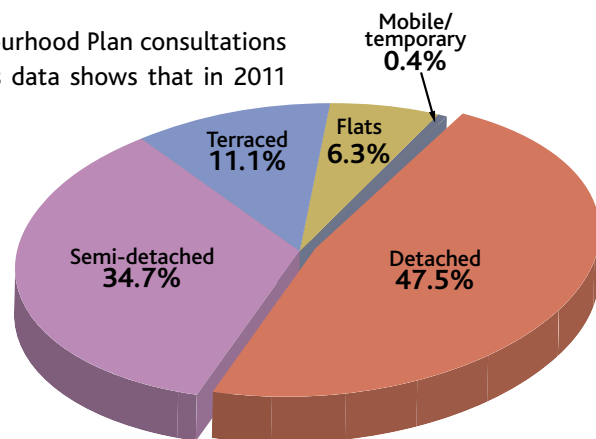


Newland Gardens, Amberley

The Parish of Amberley commissioned Action in Rural Sussex (AIRS) to produce a study of Local Housing Need, by which was completed in May 2015 (see *Evidence Base 6*). This survey was circulated to all households within the Parish. 32.5% of residents responded to it.

Further community engagement as part of our Neighbourhood Plan consultations has reinforced the findings of the AIRS survey. Census data shows that in 2011 there were:

■ Detached	47.5%
■ Semi-detached	34.7%
■ Terraced	11.1%
■ Purpose built flats	6.3%
■ Caravans/mobile or temporary structures	0.4%
■ Other flats	0.0%
■ Shared dwellings	0.0%



Amberley Parish has a higher proportion of detached housing (47.5%) and semi-detached housing (34.7%) when compared to the rest of the District (38.8% and 26.8% respectively). However, it has a lower proportion of terraced housing (11.1% compared to 17.1%), purpose built flats (6.3% compared to 14.4%), other flats (0.0% compared to 2.2%), caravans and mobile homes (0.4% compared to 0.7%) and shared dwellings (0.0% compared to 0.1%) than the District average.

The AIRs Study identified a need for a small number of affordable houses in the Parish and a need for smaller units for older people to downsize to.

Amberley Railway Station provides services to London Victoria and the South Coast

3.6 Getting Around

Trains

Amberley is located on the Arun Valley line, served by Southern Railway, with hourly services to London Victoria (via Gatwick) and to Bognor, Portsmouth and Southampton. Amberley station, at Houghton Bridge, is approximately one mile from Amberley village. It has parking for around 14 cars.



Buses

Compass Bus operates a twice-weekly service to Storrington and Pulborough, and there is a weekly service to Chichester operated by the Sussex Bus Company.

Community Transport

A community bus service, shared with the village of Slindon and operated by volunteer drivers, serves Bognor, Littlehampton/Rustington and Chichester on a weekly basis, and Worthing once a month. The Amberley Good Neighbours Emergency Service (AGNES), again operated by volunteers, provides residents with lifts to doctors and medical appointments.



A community bus service is operated by volunteers

Footpaths

The Parish has an extensive network of footpaths which take residents and visitors out into the South Downs and across the Wildbrooks (*see Evidence Base 7*).

Roads and traffic

Both the volume and speed of traffic on the B2139 are major concerns to residents. The road is a short-cut for vehicles between the A24 and A27, avoiding the bottlenecks of Arundel and Worthing. It is used, in particular, by commuters and by HGVs in an effort to avoid congestion. There are no pedestrian crossings on this busy road. Motorcycles are also a problem, both in terms of noise and speed, particularly at weekends when there is a popular run from Boxhill in Surrey to the Whiteways roundabout at the junction of the B2139 and A29. Within the village of Amberley, the 30mph speed limit along East Street/Rackham Road is often exceeded.

With the primary school located on the main access road into the village, there are problems caused by parked cars during the morning drop-off and afternoon collection periods.

There is no provision for public car parking within the village (although there is a space for half a dozen parked cars outside St Michael's Church Hall at the far end of Church Street). There are no parking restrictions in the Parish apart from a small area at Houghton Bridge.



Congestion in School Road

Street Lighting

With no street lighting, Amberley is largely free from light pollution, although there is lighting on the platforms of Amberley Station. There is a strong view by most residents that general street lighting would be inappropriate and would spoil the rural setting of Amberley.

Cycling

There are no designated cycle paths in Amberley.

3.7 Employment and Enterprise

Amberley Village Stores and Post Office is a well-stocked local shop serving the daily needs of residents, particularly those unable to travel further afield. It was saved from closure in 1998 by the community and is now held in trust by Amberley Shop Properties, thus ensuring its long-term future. It is leased to an owner/manager who runs the business on a commercial basis.

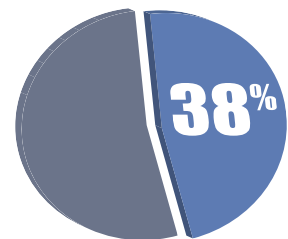


Amberley Village Pottery, established in 1977, occupies the former Congregational Chapel in Church Street. There is a car repair and MOT station on the B2139, and a bodyshop and servicing facility at North Stoke. The two pubs currently operating – *The Sportsman*, overlooking the Amberley Wildbrooks, and the *Bridge Inn* at Houghton Bridge – are both popular with locals and visitors. *The Black Horse*, in the centre of Amberley Village, has been temporarily closed but is expected to reopen during 2017. **Amberley Castle** is currently owned by Brownsword Hotels, a small group of upmarket country house hotels. There are two tea rooms – one, seasonal, in the centre of Amberley village, and the other on the riverside at Houghton Bridge, open year-round. There is a café (*The Limeburners*) at **Amberley Chalk Pits Museum**.

There is a long-standing local farm – Downs Farm – which owns and/or has rights to farm a significant part of the Parish land. The care of the land by this farm is an important contributor to the overall look-and-feel of the Parish. Springhead Farm and Parham Estate are also important local land-owners.

There are a number of residents who offer independent services which include cleaning, gardening, driving tuition, taxi service.

The residents survey identified that 37.95% of residents ran a business from or worked in Amberley. Few major issues were raised – apart from the (at the time) inadequate Broadband – now significantly improved; and the poor mobile phone reception throughout the Parish, which is an on-going problem (see below).



Percentage of residents that work in Amberley



Tourism

There are a number of natural and other attractions located either in, or close, to the Parish, including:

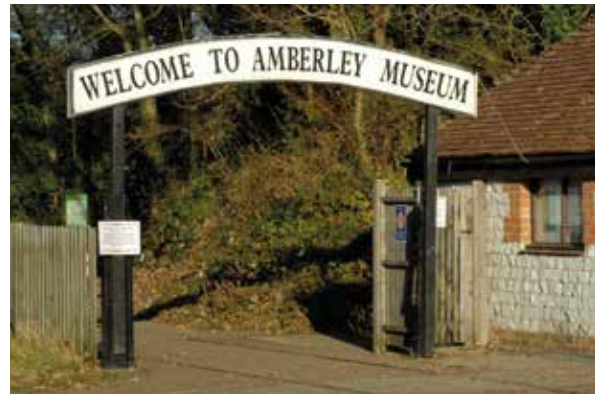
- St Michael's Church, Amberley (12th Century)
- St Mary the Virgin Church, North Stoke
- The Amberley Wildbrooks
- The South Downs Way (popular with walkers, ramblers, mountain bikers)
- The Gurkha Bridge (suspension footbridge restored by the Gurkhas), on the footpath linking North and South Stoke
- Public footpaths and bridleways
- Amberley Chalk Pits Museum & Heritage Centre
- The River Arun

The Parish attracts visitors for a variety of reasons, including:

- Visitors to the village cafés and shop
- Church weddings
- As a starting point for walkers and cyclists using the country roads, public footpaths and bridleways around the Parish.
- Walkers, mountain bikers and horse riders accessing the South Downs
- Walkers visiting the woodland areas
- Birdwatchers viewing the bird life on the Wildbrooks
- Anglers with permission to fish on the River Arun (restricted)

Accommodation

Amberley has a range of accommodation, ranging from Amberley Castle to B&Bs and self-catering accommodation.



3.8 Community Facilities and Well-being

The *Amberley Village Trust* provides funding for well-being, such as physiotherapy and hydrotherapy, mobility aids, etc .

Schools

Amberley CE First School is a 'Voluntary Controlled' school which means that the Church of England maintains an active interest whilst giving overall control to the Local Authority. It shares a head teacher with St James' School, Coldwaltham.

Pre-School

There is currently no pre-school or toddler group in the village.

Secondary School

Children currently move on after Year 5 to *Rydon Community College* in Storrington, for three years, before going on to one of the local comprehensive schools - Steyning Grammar School, The Weald School, Billingshurst, or Midhurst Rother College. This three-tier structure is about to change – it is agreed that Amberley First School will add a Year 6 (10-11 years) cohort, and the children will then move to one of the secondary schools at the age of 11.



Churches

The Parish Church of St Michael's, Amberley is the lead church for the United Benefice of the Wildbrooks Churches, which also includes the churches of Parham, Wiggonholt, Greatham and St Mary the Virgin, North Stoke.



St Michael's, Amberley

Medical and care facilities

There used to be a Village Surgery visited by doctors from Arundel, Storrington and Pulborough. This no longer operates, and residents now travel to surgeries in these three neighbouring towns. All provide delivery service for prescriptions. The former Village Surgery is now used on a monthly basis by a visiting chiropodist and the building also serves as a small meeting room and houses the archives of the Parish Council and the Amberley Society.

Broadband and Mobile Communications

After struggling for many years with slow broadband, the Parish now has the benefit of fibre optic broadband, thanks to the efforts of WSCC's Better Broadband team and BT Openreach, who have installed optical fibre to Houghton Bridge and Amberley village. This has particularly benefitted local businesses. A small number of residents have access to broadband using wireless technology provided by Kijoma Broadband Solutions.

The status of mobile reception is less encouraging. Amberley Parish suffers from poor mobile reception. O2 is the only network with a close to acceptable service.

Recreation Facilities

St Michael's Church Hall

A small but much-loved hall owned by St Michael's Church, and available for hire for meetings, classes, functions, parties, wakes, and the quarterly village lunches. It has a small but well equipped kitchen, toilets, and limited parking (5-6 spaces).

The Parish does not have a Community Hall suitable for larger meetings, indoor sports, drama or other events.

Recreation Ground

The recreation ground, owned by the Parish Council, has guaranteed legal protection for at least 99 years. The ground is licensed to Amberley Cricket Club, which maintains it, and is also used by Amberley Stoolball Club. There is a purpose-built pavilion used by the Cricket Club, Stoolball Club and Amberley Football Club, whose ground is further east, between Amberley Millennium Green and the B2139. A new playpark in the recreation ground was opened in 2014. There is a second, smaller playground area in Hurst Cottages.



Millennium Green

Located south of Hurst Cottages, the Millennium Green is an open recreational space established as part of the Millennium celebrations and partially funded by the National Lottery.

Police

The nearest manned police station is at Steyning, 10 miles to the east.



4. Vision and Core Objectives

4.1 Vision

The vision for Amberley in 20 years' time has sought to capture the community's views and aspirations for the Parish. It therefore forms the basis on which the strategic objectives and proposed policies have been formulated.

Amberley Parish will continue to be an attractive place to live. It will maintain its intrinsic rural character whilst allowing for sustainable development to ensure the health/survival of the church, school, shop, tea rooms and pubs and the provision of key facilities such as a car park and school/community hall.

The Parish will be connected to the wider South Downs National Park and its neighbours through a network of footpaths and cycleways. The local shop will flourish within the Parish providing an important part of daily community life. Local businesses and those working from home will benefit from enhanced broadband Internet and mobile telephone services, with the ability to expand to local small start-up business premises.

4.2 Core Objectives

The vision statement is underpinned by a clear set of core objectives that seek to make a positive contribution to sustainable growth within Amberley Parish, economically, environmentally and socially.

The Core Objectives of the Plan are::

- 1. To provide new residential development which complements the current character of the Parish; supports a variety of solutions to identified needs; and which is also sustainable in terms of the infrastructure of the Parish;**
- 2. To conserve and enhance the cultural heritage of the Parish;**
- 3. To contain appropriate infrastructure, including education, employment, health, transport and community facilities, to meet the needs of all in the community;**
- 4. To ensure new development does not increase flood risk to existing properties or land within the boundary of the Parish or within that of its immediate neighbours;**
- 5. To conserve and enhance the landscape character of the Parish, the open views and important ecological sites and links, including trees, hedgerows, verges, ditches and key species in these habitats. Aim to provide net gains in wildlife habitats;**
- 6. To promote facilities which will support tourism and visitor use of the village/local area;**
- 7. To support appropriate renewable and sustainable energy sources;**
- 8. To maintain, protect and enhance public footpaths, cycleways, open access land and bridleways; improve pedestrian safety and address parking issues.**

5 Neighbourhood Plan Policies

5.1 Introduction

The preceding chapter sets out the vision and core objectives for the Amberley Neighbourhood Development Plan. The following chapters set out the policies to support and deliver the vision. The policies are grouped under the following topics:

- Sustainable Development
- Environment and Sustainability
- Facilities and Infrastructure
- Housing and Design
- Getting Around
- Employment and Tourism

Each topic has its own chapter. Each chapter is broken down into sections relating to the objectives and containing policies relating to that objective. Each policy is set out in bold, followed by text providing a justification for it.

5.2 Sustainable Development

The ANDP supports the principles of sustainable development as set out in the NPPF namely:

There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;**
- **a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and**
- **an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.**

Each policy within the Plan has been assessed against the principles set out in the NPPF as well as against the objectives set out in the ANDP (they are displayed below each policy and refer to the numbers in those sections).

NPPF: Means of achieving sustainable development

- 1. Building a strong, competitive economy**
- 2. Ensuring the vitality of town centres**
- 3. Supporting a prosperous rural economy**
- 4. Promoting sustainable transport**
- 5. Supporting high quality communications infrastructure**
- 6. Delivering a wide choice of high quality homes**
- 7. Requiring good design**
- 8. Promoting healthy communities**
- 9. Protecting Green Belt land**
- 10. Meeting the challenge of climate change, flooding and coastal change**
- 11. Conserving and enhancing the natural environment**
- 12. Conserving and enhancing the historic environment**
- 13. Facilitating the sustainable use of minerals**

5.3 Environment and Sustainability

Conserving and enhancing the natural and heritage environment.

The landscape and natural environment are key to the attractiveness of Amberley and are cited by many residents as their reason for living here drawn by the beauty and tranquillity of the area.

In our 2015 Questionnaire to all residents 90.77% rated open and green spaces highly; 90.26% rated the rural character of the Parish highly; 86% felt that local wildlife and habitats were a positive feature of our community.

POLICY EN 1 NATURAL ENVIRONMENT

The natural environment, natural resources, landscape and tranquillity within the Parish as a whole will be conserved, protected and enhanced.

Development in the Parish will only be permitted where it contributes to the special qualities of the SDNP, safeguards the natural beauty of the area and does not detract from the National Park's visual qualities and essential characteristics

Any proposal that adversely affects the Amberley Wildbrooks will not be supported.

EN1.1 Amberley Parish is located with the SDNP. The special qualities of the SDNP include diverse, inspirational landscapes and breathtaking views as well as a rich variety of wildlife and habitats including rare and internationally important species. The Amberley Wildbrooks is covered by many designations, including RAMSAR, Special Area of Conservation, Special Protection Area and Site of Special Scientific Interest and are enjoyed for their timeless quality where residents and visitors can escape the hustle and bustle of daily life. The Parish has breathtaking views and is rich in wildlife and varied habitats (*Evidence Base 6 - SDNP Special Qualities*).

Justification: Objective 5; NPPF 11



POLICY EN 2 LANDSCAPE CHARACTER AND OPEN VIEWS

All development should maintain the local character of the landscape and special qualities of the SDNP and should not have an adverse impact on significant views that currently provide open field aspects or views from the village centre and other open spaces.

Particular views identified in this policy (see Map A), as selected by residents are:

1. South from Rackham Road across fields to the Downs;
2. North from Amberley Mount and the South Downs Way to Amberley village including fields between the B2139 and conservation area;
3. From High Titten across fields;
4. The Wildbrooks and The Hangar;
5. From North Stoke looking down towards Houghton Bridge.

EN 2.1 Amberley Parish is located within the SDNP and residents greatly enjoy the many local walks, footpaths and bridleways which provide a high level of amenity value and provide varied and beautiful views. The South Downs Integrated Landscape Character Assessment identifies and defines 18 general landscape types within the National Park as well as 49 more place-specific 'character areas'. This work helps us all to understand the landscape character of the National Park. The Parish is set within the Arun Valley landscape which is characterised by its major floodplain and valley sides. The Viewshed Analysis carried out by SDNPA in 2015 identifies several points on the South Downs where important views look over the village of Amberley and the Arun Valley.

Justification: Objective 5; NPPF 11

POLICY EN 3 PROTECTION OF TREES AND HEDGEROWS

Development that damages or results in the loss of significant trees/ancient woodland/ trees of arboricultural and amenity value or loss of hedgerows or significant ground cover and irreplaceable habitat will be resisted unless the need for, and benefits of, the development in that location clearly outweigh the loss.

Development proposals should be designed to retain wherever possible significant trees, trees of good arboricultural and amenity value and hedgerows.

Proposals which affect sites with existing trees or hedgerows should be accompanied by an independent survey that establishes the health of any affected trees or hedgerows, and a management plan to demonstrate how they will be protected during construction and how they will be so maintained.

EN 3.1 Trees and hedgerows contribute to the open and pleasant feel of the Parish, its play areas and residential properties. In addition they play an important role both in the management of groundwater and in helping Amberley adapt to the future effects of Climate Change. Green Infrastructure corridors, such as woodland and well maintained hedgerows, provide important wildlife habitats and cover for movement of wildlife and loss of these areas can have a significant effect on wildlife. The unnecessary removal of trees to make way for development can completely change the amenity of an area and should be resisted.

Justification: Objective 5; NPPF 11



1. South from Rackham Road



2. North from Amberley Mount



3. From High Titten

POLICY EN 4 RENEWABLE AND LOW CARBON ENERGY

Where planning permission is required proposals for energy-generating infrastructure using renewable or low carbon energy sources to serve individual properties or groups of properties, will be supported provided that:

- a. The energy-generating infrastructure is located as close as practicable to, and is in proportion to, the scale of the existing buildings or proposed development it is intended to serve;
- b. The siting of the energy-generating infrastructure and its scale and design minimise the impact on landscape, heritage assets, views and wildlife, do not compromise public safety, and allow continued safe use of public rights of way;
- c. Any technologies and infrastructure used to generate energy should not detract from the rural, visual and historic character of the Parish particularly within the conservation areas of the Parish;
- d. Adjoining land users are not adversely impacted in terms of noise, vibration, stroboscopic effect, or electromagnetic interference;
- e. Where appropriate the energy-generating infrastructure and its installation complies with the Micro-generation Certification Scheme or equivalent standard;
- f. Proposals for energy-generating infrastructure on land in agricultural production will not be supported. Such equipment placed upon or within industrial or farm buildings will be supported provided that there is no adverse impact in terms of noise and visual impact.

EN 4.1 The Parish supports and encourages the use of appropriate renewable energy. The Micro-generation Certification Scheme is supported by the Department of Energy and Climate Change and is an internationally recognised quality assurance scheme.

Justification : Objective 6; NPPF10

POLICY EN 5 CONSERVE AND ENHANCE THE HERITAGE ENVIRONMENT

New development should respect and enhance the local distinctiveness and character of the area, landscape and heritage assets. Development proposals should demonstrate that all the following criteria have been met:

- The proposal conserves and enhances the natural beauty, wildlife and cultural heritage of the area and protects the setting of designated and non-designated heritage assets including:
 - ☐ Listed buildings
 - ☐ Buildings within a Conservation Area
 - ☐ Scheduled Ancient Monuments
 - ☐ Historic buildings or structures/features including bridges of local distinctiveness and character;
- Development is in keeping with existing designed or natural landscapes and maintains the individual identity of settlements and the integrity of the predominantly open and undeveloped character of the area.

EN 5.1 The Parish has a large number of Listed Buildings and Scheduled Ancient Monuments including Amberley Castle as well as two Conservation Areas (see Evidence Base). Conserving and enhancing these historic assets is important to all residents.

Justification: Objective 2; NPPF 12

POLICY EN 6 DARK NIGHT SKIES

Development should not detract from the unlit environment of the Parish. Security, outside lighting and floodlighting should be designed to be deflected downwards and switched off no later than midnight.

EN 6.1 The South Downs National Park has become the 11th site in the world to be made an international dark sky reserve by the International Dark-Sky Association (IDA). Amberley is a rural parish and is unlit apart from residual light from the surrounding buildings. The importance of retaining a traditional village was emphasised during the community consultation events and 90.26% of those who responded to our questionnaire said that the rural character of the Parish was a positive feature of our community.

EN 6.2 The creation of artificial light is a factor that threatens the survival of protected and threatened local wildlife. In the case of security and other outside lighting on private and public premises, including floodlighting, encouragement will be given to ensure that it is neighbourly in its use: lighting should be deflected downwards rather than outwards or upwards and should be switched off after midnight at the latest; any movement-sensitive triggers should be regulated to reduce illumination periods to a minimum. These guidelines will be applied to all public premises and will be strongly encouraged on private premises by ensuring that businesses and householders are aware of the adverse effects of outside lighting on the environment and their neighbours.

EN 6.3 The Parish Council will continually seek to inform and educate businesses and householders to respect the Parish's dark skies policy.

Justification : Obj 1,5 ; NPPF11

POLICY EN 7 LOCAL GREEN SPACE

The Millennium Green shown on the Proposals Map is designated as Local Green Space as it is demonstrably special to the local community and holds a particular local significance. Proposals for development within this area will only be permitted where it is demonstrated that there are very special circumstances that justify the need for the development and there are no suitable alternative sites.

EN 7.1 Amberley is a rural Parish defined by its open spaces. Maintaining existing green spaces encourages biodiversity and reinforces village identity. These two acres of land were given to the village as part of the national donation of land for the Millennium. The Millennium Green Trust was formed to take responsibility for its maintenance as an accessible open area for recreational use providing space for walking and playing in a secure environment for children and pets alike. This area is significant to the community for its educational and recreational value.

Justification : Obj 5 ; NPPF11



Photographer: Sean Lewis



Millennium Green

POLICY EN 8 LOCAL OPEN SPACE

The areas listed in Schedule C and shown on Map C are designated as Local Open Space. Proposals for development in these areas will not be permitted unless it can be demonstrated that:

- The benefits of the development outweigh any identified harm;
- There are no reasonable alternative sites available;

EN 8.1 Our outdoor spaces are vital to maintaining a happy and healthy community. Surveys have shown how much they mean to residents and visitors. These open spaces contribute to the open and pleasant ambience of the area and are used for exercise and children's play but also contribute to wildlife biodiversity and habitat.

Justification : Obj 5 ; NPPF11



Amberley football field

5.4 Facilities and Infrastructure

Car parking is an increasing challenge for Amberley Parish. Many dwellings lack off-street parking, so that a significant number of residents, and most visitors, have to park their vehicles on the Parish roads. There are several parking "hot spots" in the Parish, where clusters of parked cars can create blockages for residential access and for through passage. This can be a significant challenge for public service vehicles – school buses, refuse collection vehicles, gritting lorries and emergency vehicles. The main "hot-spot" locations are:

- School Road, outside Amberley Church of England (Controlled) First School (hereafter referred to as Amberley School) from the B2139 to Amberley Village Tea Room
- Church Street, outside the Church Hall
- The High Street, outside the Village Stores
- Crossgates, outside and either side of the Sportsman PH
- Houghton Bridge, from the B2139 south along North Stoke Road

POLICY FI 1 CREATE A CAR PARK

The Parish Council will work to secure funding for and develop a car park.

The car park will be:

- designed and landscaped to cause minimum intrusion into the surrounding countryside and views from the South Downs Way;
- provide a safe off road route from the car park into the school for schoolchildren and parents;

FI 1.1 The main entrance to Amberley village is via School Road, which turns north off the B2139 and runs for approx 400m northwards to the centre of Amberley village. Parking is unrestricted except for a short stretch outside Amberley School entrance (reserved for emergency vehicles).

School Road frequently becomes quite congested, with parked vehicles on both sides. Busy periods occur twice a day during the school term, and at weekends in fine weather, when many visitors (to Amberley itself, and to the SDNP) park along School Road. When a number of cars are parked along the road-sides, School Road becomes narrow and is the cause of frequent delays. At the northern, narrow end this is a particular problem and can cause access problems for dustbin lorries, school buses and emergency vehicles. It also presents a road safety issue for schoolchildren and their parents, who currently have to walk along the narrow pavement to the school entrance. And it is particularly difficult and risky for those schoolchildren who cycle to school.

FI 1.2 The proposal has the strong support of the Parish - in the Parish Survey, 85% of respondents were in favour. Additionally the Head and Governors of Amberley School are strongly in favour (see letter in Evidence Base section 14).

FI 1.3 Design considerations are of high importance, since the proposed car park would be visible from the South Downs. Suitable landscaping, green borders and an appropriate surface would all be key features.

FI 1.4 The field where the proposed car park would be located is owned by HDC. It is currently rented on an annual basis for horse grazing. Only a relatively small part of the field would be needed for the car park – the remainder could continue as now (see Proposals Map). The intention would be to lease the land for the car park from HDC.

FI 1.5 The new car park would be subject to a design brief to be agreed between the Parish Council and SDNPA to ensure that the impact of the development on the setting of the National Park and the village is minimised.

FI 1.6 The Parish Council will work with the District Council and other agencies to secure the land and funding for the development of the car park. The preferred location is on land close to the school/community hall so that the car park can serve these community buildings.

Justification : Objective 3; NPPF 3, 11

POLICY FI 2 BUILD A JOINT-USE SCHOOL/COMMUNITY HALL

The land shown on the Proposals Map is allocated for a new school/community hall. The development will provide a new hall, the use of which will be shared between the Amberley School (during school hours) and the community (outside of school hours).

FI 2.1 A WSCC proposal to expand Amberley School by the addition of a Year 6 cohort has been approved. This will add an additional group of older (age 10-11) children, and more space will be needed in the school. The current facilities are quite constrained, and there is no hall where the whole school can assemble. To accommodate the proposed Year 6, therefore, additional space will be needed. The school governors and head teacher envisage building a new hall to cater for these additional children.

FI 2.2 The hall would be built on school land and would be dedicated to use by the school between 8am and 6pm Monday to Friday during school terms. Outside these times the new hall would be available to the Parish, for recreation, clubs, Parish events and other uses as required. It would be accessible from the new School Road car park (as in policy FI1 above).

FI 2.3 Amberley Parish does not currently have a Parish Hall. It does have a much-loved and frequently used Church Hall, which is the best meeting space currently available in the Parish. The Church Hall, however, suffers from several limitations – it is quite small, it belongs to St Michael's Church which has first call on its use, and it has very limited car parking. A larger facility with more extensive car parking would provide the Parish with a larger meeting space which could provide for a more extensive range of activities – e.g. youth club, indoor sports (e.g. table tennis, badminton), amateur dramatics.

FI 2.4 The joint-use school/community hall proposed would be open to the community outside school hours (evenings, weekends and during school holidays). Access to the remainder of the school grounds and buildings would be secured at these times. It is proposed to provide access to a toilet in the new hall outside school hours, for use by visitors and parishioners.

FI 2.5 It has been estimated that the village of Amberley gets more than 10,000 visitors annually – many to the village itself, and many others accessing the nearby South Downs. Many visitors arrive by car, but there are also many cyclists, walkers and bird watchers, and many people arriving by train at Amberley railway station.

There are currently no public toilet facilities in the Parish. Visitors tend to ask to use facilities in the various businesses (e.g. the tea rooms, the pottery, the pubs, and the church hall when it is open), none of these are normally available for public use. Availability of a public toilet in the new hall, adjacent to and accessible from the proposed School Road car park (see Policy FI1), would contribute significantly to the welcome afforded to visitors, and would be an amenity available to visitors, school parents and children and local residents.

FI 2.6 The new building would be subject to a design brief to be agreed between the Parish Council and SDNPA to ensure that the impact of the development on the setting of the National Park and the village is minimised.

Justification : Objective 3; NPPF 3

POLICY FI 3 PROTECTION OF ASSETS OF COMMUNITY VALUE AND THE VILLAGE SHOP & POST OFFICE

Proposals that will enhance the viability and/or community value of any property included in the register of Assets of Community Value and the Village Shop and Post Office will be supported.

Proposals that result in either the loss of the asset or in significant harm to the community value of an asset will be resisted, unless it can be demonstrated that the operation of the property is no longer economically viable.

FI 3.1 The buildings listed in Schedule A have been listed by Horsham DC on the Register of Assets of Community Value.

FI 3.2 The loss of these assets would have a significant impact on the community. The Black Horse Public House and the Village Pottery are a 'pull' for tourists and the Village Shop and Post Office is vital to this rural community.

FI 3.3 Our Consultation meetings and Questionnaire reinforced the value of establishments and community buildings within the Parish and the importance to the life, character, enjoyment and wellbeing of the village community. The Village Shop and Post Office is seen as an essential amenity by 71% of residents that completed the Questionnaire. As well as servicing the needs of workers and visitors to the area, it provides employment for local people and local trades-people. However, it is already held secure by being owned (since 1998) by Amberley Shop Properties, a village trust. The members of this trust have indicated that they do not see any need to make the Village Stores an AOCV, since it is already protected. It has therefore not been added to Schedule A.

FI 3.4 The registering of Community Assets is initiated by the Parish Council but undertaken by Horsham District Council. 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, once offered for sale on the open market.

Justification : Objective 3; NPPF 3

POLICY FI 4 SURFACE WATER MANAGEMENT

New development, within areas at risk from flooding (apart from minor householder and commercial extensions), will not be permitted unless it can be demonstrated that it will not increase the risk of flooding, either to the development site or to other land, or threaten the water quality status on the Amberley Wildbrooks site.

Any planning permission for new development will be subject to a condition requiring that full details of the proposed surface water drainage scheme must have been submitted (including details of its route, design and specification and detail of its management and maintenance) and have been approved in writing by the LPA. The development shall not be occupied until the drainage scheme has been implemented in accordance with agreed details.

FI 4.1 The Parish Council will encourage riparian owners to maintain ditches.

FI 4.2 The Parish currently experiences regular road flooding potentially caused by debris/branches falling into the ditches or poor maintenance of gullies. Not only does this impact upon road use, but water flow causes deterioration of the roads. Surface water entering the waste water system has caused problems in the past and the Parish Council has been actively involved in resolving some issues with Southern Water and WSCC Highways and would seek to ensure that mitigation for surface water is included in future development.

FI 4.3 Development can lead to increased surface water run-off and as such all proposals should ensure that as a minimum there is no net increase in surface water run-off taking account of climate change. Therefore, development should incorporate mitigation techniques in its design such as permeable surfaces and sustainable drainage systems (SuDS).

Justification : Objective 4; NPPF 10

5.5 Housing and Design

Amberley is specifically listed as a Category 2 settlement in the Horsham District Core Strategy and Core Policies, 2007. This remains relevant planning guidance for Amberley. The HDC 2007 Core Policies define Category 2 Settlements as: "Villages with a more limited level of services which should accommodate only small scale development or minor extensions **that address specific local needs**".

The SDNPA has provisionally set a housing allocation of six additional homes for the Parish of Amberley up to 2032. This requirement is contained in Strategic Policy SD23 of the emerging SDNP Local Plan.

These homes will be provided in response to identified local needs. Previous "local need" housing developments in Amberley, although well-intentioned, have largely failed to deliver the intended benefits for those with a local connection. This is partly due to the fact that "local need" has not always been adequately assessed, leading to surplus housing capacity which has been filled by those with no connection to Amberley. The Neighbourhood Plan will ensure that development will be appropriate in scale, design and tenure to the needs of those with a local connection, or for those key workers essential for supporting the community.

During the life of the Plan, it is reasonable to expect that the children of Amberley, many of whom now attend Amberley School, will reach the stage of desiring their own independent living space. In addition, some of our older residents may seek to downsize from their existing properties.

Any new homes must be of a size and design which does not adversely affect the historic, rural and agricultural setting of Amberley. Sites for new homes must take account of other Neighbourhood Plan policies regarding the preservation of important "Open Green Spaces", and the "Landscape Led" nature of the emerging SDNP Local Plan, which prioritises the preservation of views into and out of the Parish.

Strategic Policy SD22 in the emerging SDNP Local Plan will permit development outside the existing settlement boundary of Amberley only in exceptional circumstances. Affordable housing on rural exception sites is covered by Strategic Policy SD25 in the emerging SDNP Local Plan.

Housing mix in the Parish

The size and type of new houses will be defined by local needs.

In the AIRS survey, 66.3% of respondents were in favour of a small affordable housing development in Amberley Parish. A similar number (60.9) of responders said that they opposed "Open Market" housing.

Although the AIRS survey showed a strong preference for affordable housing over "Open Market" housing, our Neighbourhood Plan engagement has also revealed a desire for small open market houses suitable for older residents to "downsize" to. Many of our older residents have long and, in some cases, multi-generational connections to the Parish, and it is important that we make provision for them to remain within the Parish when they decide that their existing properties are too large for them to occupy. This will also have the advantage of freeing up larger properties for family use.

POLICY HD 1 SETTLEMENT BOUNDARY

Development within the settlement boundary for Amberley as defined on Map D will be supported where it accords with other policies of the development plan and other material considerations.

Proposals outside the settlement boundary will only be supported in the exceptional circumstances set out in the national guidance and the development plan.

HD 1.1 The boundary sets the distinction between the built form of Amberley and the surrounding countryside and will protect the countryside from unnecessary development.

Justification : Objective 5; NPPF 11

POLICY HD 2 QUALITY OF DESIGN

Proposals for new development will be assessed against the established standards laid down in the Parish Of Amberley Design Statement (PADS), as updated from time to time.

HD 2.1 To ensure that development and materials respect the local character and guidance in the Parish of Amberley Design Statement (Evidence Base 10).

Justification : Objective 1,2 : NPPF 7, 1

HD 2.2 To ensure that development and materials respect the local character and guidance in the Parish of Amberley Design Statement (*Evidence Base 10*).

Justification : Objective 1,2 : NPPF 7, 1

POLICY HD 3 HOUSING TYPES, SIZES AND TENURES

New housing development should provide a mix of house types, sizes and tenures that meet the housing needs of the Parish of Amberley and the local area as evidenced in the most recent Local Housing Needs Study, particularly for smaller housing of 1 or 2 bedrooms.

HD 3.1 The housing needs survey undertaken in 2015 identified a need for local housing to meet the needs of both young and old. Lifetime Home type standards will assist with the needs of our ageing population, and affordable housing will give our younger people a chance to remain in the Parish.

HD 3.2 The 'local area' is defined as the Parish of Amberley, and the villages and hamlets of Rackham, Greatham, Parham, Wiggonholt and Houghton.

Justification : Objective 1, 3 : NPPF 6

POLICY HD 4 HOUSING DENSITY

The density of new developments should be appropriate to its location by virtue of size, siting and relationship to existing properties.

HD 4.1 To ensure that new development does not harm the established character and appearance of the local area.

Justification : Objective 1 : NPPF 6

POLICY HD 5 HOUSING SITE ALLOCATION

The development of a minimum of six dwellings will be supported on the site shown on the Proposals Map. A survey should be carried out to establish the value of the trees on site, which should be retained and a planting scheme agreed which introduces suitable native trees and shrubs. Development within the vicinity of trees on the site should accord with BS 5837.

HD 5.1 The Parish has a housing allocation of six homes. A 'call for sites' exercise provided several possible sites for housing. Each one was assessed against a range of criteria (see *Evidence Base 13*) and this site was chosen as the most appropriate.

HD 5.2 Development of the site will be expected to comply with a design brief agreed between the Parish Council and SDNPA to ensure that the impact of the development on the setting of the National Park and the village is minimised.

Justification : Objective 1, 2, 3 : NPPF 6

POLICY HD 6 WINDFALL SITES

Residential developments on infill and redevelopment sites within the settlement boundary (see Map D), shall meet all of the following factors:

- 1. The development complies with the other relevant policies of the Development Plan.**
- 2. The scale and design of the development is appropriate to the size, character and role of the settlement.**
- 3. The landscape character and views are conserved or enhanced, especially where the character of the area is specifically recognised, such as within the SDNP, Conservation Area and Listed Buildings.**
- 4. Land is demonstrated to be used effectively and comprehensively. Arbitrary subdivision of land or piecemeal development will be considered unacceptable.**
- 5. Wildlife and biodiversity should be conserved or enhanced.**
- 6. Proposed sites should be subject to archaeological and environmental surveys before being developed.**

HD 6.1 Small residential developments on infill and brownfield sites may come forward during the life of this plan. It is important that the integrity and character of the built environment is maintained.

Justification : Objective 1, 2, 3 : NPPF 6

POLICY HD 7 OUTDOOR SPACE

Proposals for new housing development should include good quality outdoor amenity space - either private gardens or a shared amenity area. The amount of land used for garden or amenity space will be commensurate with the size and type of dwelling and the character of the area, and should be of appropriate utility (for play and recreation) and quality, having regard to topography, shadowing (from buildings and landscape features) and privacy.

HD 7.1 Good quality outdoor space improves recreation opportunities for young and old, contributes to the open feel of the village and provides opportunities to increase biodiversity.

Justification : Objective 1,3 : NPPF 7

POLICY HD 8 ATTENTION TO DETAIL

In addition to the specific requirements detailed in Parish of Amberley Design Statement, the design of new housing should give full consideration to the following items which should be considered early in the design process and integrated into the overall scheme:

1. Bin stores and recycling facilities should be designed to screen bins from public view, whilst being easily accessible for residents. Bin stores must be placed in a position that meets the County Council's Highways standards.
2. Lighting schemes should comply with the requirement of Policy EN 6 to maintain dark sky status.
3. Satellite dishes must be positioned carefully and as inconspicuously as possible.
4. Telephone and power lines must be placed underground.
5. Photovoltaic panels, and other devices using solar energy for domestic purposes will be approved on a case-by-case basis, but must not detract from the character of the area.
6. Meter boxes should be bespoke, unobtrusive and complement the materials used for the remainder of the building.
7. Oil and other fuel tanks should be designed to be screened from public view.

HD 8.1 These detail items are all too easily forgotten about until the end of the design process. By considering them early, it will be possible to meet the design requirements outlined above. In addition to the larger-scale features of country lanes, grass verges, hedgerows and historic cottages and farmhouses, the rural character of the village is influenced by the absence of such items of visual clutter or suburban character and by the distinctive style of the minor features, for which this policy provides a management tool.

Justification : Objective 1,2 : NPPF 7

5.6 Getting Around

Amberley Parish contains a large number of public footpaths some bridleways and 3 areas of private land that can be accessed by the public. The maintenance of these areas and access to them are the responsibility of differing organisations/land owners including Amberley Parish Council. It is clear from the responses to our questionnaire that these routes and access to the countryside are of great importance to the overwhelming majority in the Parish. We also know from the "footfall" of visitors to the Parish it has great appeal to thousands using these routes every year.

POLICY GA 1 FOOTPATH AND CYCLE PATH NETWORK

Support will be given to proposals that improve and extend the existing footpath and cycle path network, allowing better access to the local amenities and services, to green spaces, to any new housing and to the open countryside. Unless appropriate diversions are proposed, the loss of existing footpaths and cycle paths will be resisted.

GA 1.1 Tourists and residents make use of the existing network of footpaths and cycle paths to enjoy the beautiful area in and around the Parish.

Amberley Parish Council will seek to negotiate further open access and permissive paths, bridle and cycleways with local landowners to open up access for walking, cycling and horse riding within the Parish.

Justification : Objective 8 ; NPPF 4,8

POLICY GA 2 CYCLEWAYS AND PEDESTRIAN FOOTWAYS

Support will be given to proposals which lead to the creation of cycleways and public pedestrian footways.

GA 2.1 The B2139 links the Parish and is considered to poorly serve the Parish for cyclists (no lane), for pedestrians (no continuous and safe path) . There are various parts of the Parish where there is no footpath by a busy road. At certain times and/or certain parts traffic speed and congestion can lead to safety issues for those on foot or bicycle. There is a need for a safe crossing point from Amberley Station and Museum across the B2139, and where the South Downs Way crosses the B2139.

GA 2.2 Any proposal which led to land being made available to create improved footways and cycleways would be supported.

Justification : Objective 8 ; NPPF 4,8

POLICY GA 3 CAR PARKING

Development proposals will be supported only if they include the maximum level of off-street parking consistent with current standards. New development must provide its parking requirements on-site so as not to add to the existing congested roads, unless evidence can be presented by the applicant that sufficient on-street parking is available.

GA 3.1 Parking in Amberley is a constant issue with traffic flows interrupted, restricted access for public service vehicles, including fire appliances, obstructed driveways and parking on verges. New development will only be supported if it does not exacerbate these problems. It is likely that over the life of this plan this issue will become worse. Measures need to be taken to minimise congestion and improve safety. Refer to the West Sussex County Council Guidance for Parking in New Residential Development 2010 or any subsequent update.

Justification : Objective 3,8 ; NPPF 34,

POLICY GA 4 TRAFFIC MANAGEMENT

Proposals for development which would enable or assist with traffic calming/ improved safety along the B2139 will be supported.

GA 4.1 The Parish Council will work with the Local Highway Authority to introduce traffic calming measures, such as reduced speed limits to improve the safety of pedestrians, horse riders, cyclists and motorists.

Justification : Objective 8 ; NPPF 4,

*Typical traffic on the B2139
outside Amberley village*



5.7 Employment and Tourism

The Parish has a history of industry and employment ranging from agriculture, quarrying chalk, to retail and service industries. In the Amberley Neighbourhood Plan Questionnaire:

38% of respondents run a business or work in the Parish. Support will be given to businesses or facilities which meet the needs of the community as evidenced (over 70%) in our Questionnaire: such as pub; community orchard; domestic and garden services; small scale horticulture; arts, crafts and creative industries; breakfast club/ after school club for school children; care services for the elderly provided that they would:

- Not involve the loss of dwellings
- Not increase noise levels to an extent that they would unacceptably disturb occupants of nearby residential properties
- Not generate unacceptable levels of traffic movement or pollution
- Not have a detrimental effect on the character and environment of the surrounding area
- Demonstrate viability

In our 2015 Questionnaire 83% said they would support the development of Arts, crafts and creative industries;

77% would support breakfast club/after school club for school children and

75% would support care services for the elderly.

POLICY ET 1 DEVELOPMENT OF NEW AND EXISTING BUSINESSES

Proposals for the redevelopment or change of use of land or buildings in employment use to non-employment uses will not be permitted, unless the existing use can be shown to be no longer economically viable. Evidence should be provided by the developer that the site has been robustly marketed, at the market rate current at the time, for a minimum of 12 months and no sale or let has been achieved.

New businesses will be supported, particularly where a development would benefit the community and would not have an unacceptable detrimental effect on the surrounding area.

ET 1.1 Existing businesses will be supported such as the shop, tea room, pubs by ensuring that there is adequate car parking in the Parish.

ET 1.2 Opportunities for employment in the Parish are limited. Small scale employment sites contribute to the liveliness of and activity in the Parish and support the shop, pubs and tea rooms.

Justification : Objective 3 ; NPPF 3

POLICY ET 2 TELECOMMUNICATIONS

Support will be given to appropriate proposals to provide improved access to the mobile telecommunication network, subject to them having no adverse impact on the landscape, wildlife or cultural heritage of the South Downs National Park.

ET 2.1 In the 2015 Questionnaire 81% said that faster broadband would improve their experience of working in Amberley. The Parish now has two service providers (BT and Kijoma) providing fast broadband services to the community. Most residents now have access to these, and this has already been beneficial to a number of businesses in the Parish, as well as to local residents.

ET 2.2 There are many 'black spots' within the village where mobile phone reception is poor or non-existent. In the Questionnaire 66% said it would improve their experience of working in Amberley if the mobile reception was better. This plan recognises the importance of upgrading mobile telephone services so that modern smartphones can be used throughout the Parish, for the benefit of local businesses, residents and visitors.

Justification : Objective 3; NPPF 5

POLICY ET 3 TOURISM

Development of facilities for tourism of an appropriate scale and type will be supported subject to their meeting other policies of the Development Plan, conserving and enhancing the natural beauty of the National Park and not having an unacceptable adverse impact on the residential amenity of nearby dwellings.

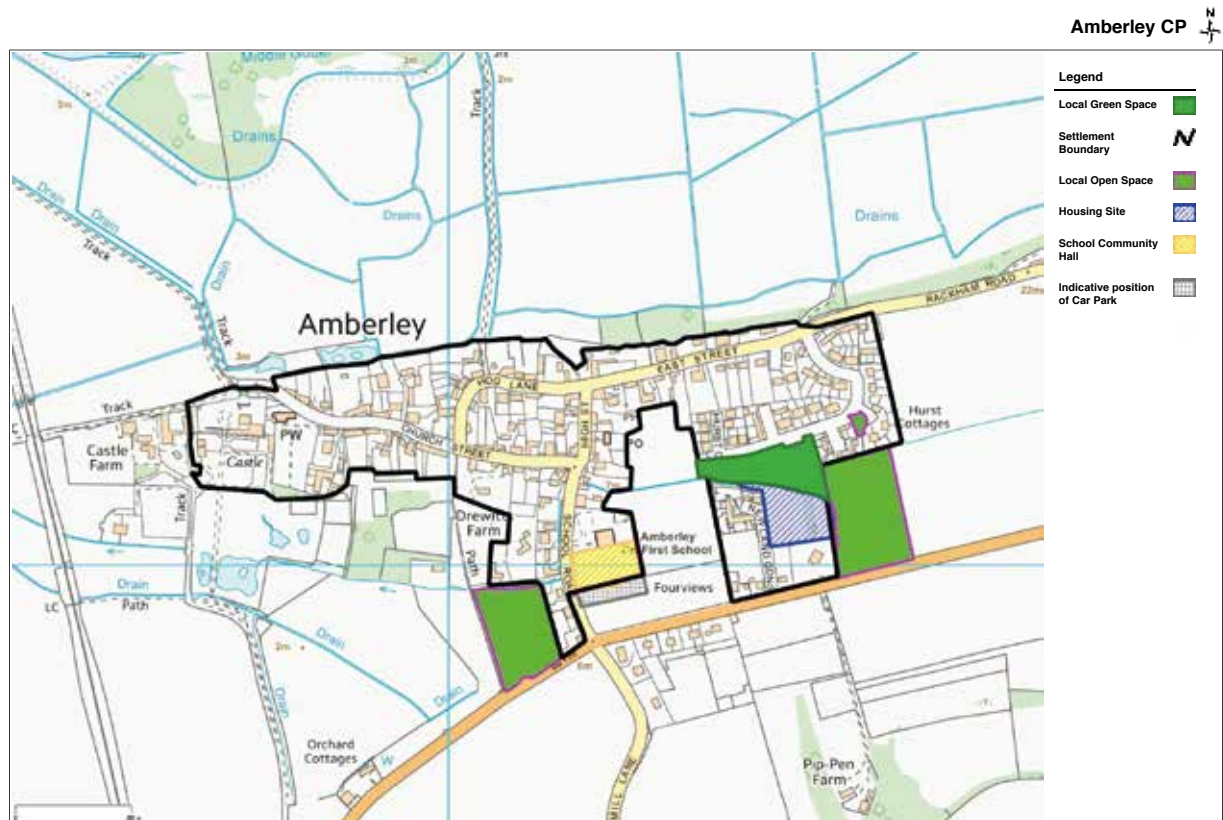
ET 3.1 Amberley is a picturesque and accessible Parish situated in the heart of the South Downs National Park. Visitors are therefore attracted to the Parish and benefit its local economy, offering employment and business opportunities for many residents including younger members. Tourism is a sustaining factor for a number of valued existing businesses, including the village shop, pubs, pottery and tea rooms. There is a long tradition of supplying bed and breakfast accommodation in the Parish, and self-catering holiday-lets in existing buildings are becoming increasingly popular.

ET 3.2 Policy 44 of the SDNPA's Partnership Management Plan 2014 states that we should: Encourage and support tourism providers to develop sustainable business practices and increase knowledge about the National Park's special qualities to provide a distinctive and high-quality visitor experience.

ET 3.3 In the Amberley Neighbourhood Plan Questionnaire, 75% of respondents supported tourism in the Parish and 78% supported more visitor accommodation. However, visitors and residents alike have also stressed the need to conserve and not compromise the very characteristics, such as heritage assets, unspoiled environment and tranquil atmosphere that make Amberley Parish an attractive and authentic place to live and visit. As such, striking a balance between encouraging tourism and preserving the local environment must always be carefully managed. The proposals contained in policies FI1,2 and 5 seek to provide facilities to assist with the tourism economy of the Parish.

Justification : Objective 3 ; NPPF 3

Proposals map



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Map A - Protected Local Views - Policy EN 2



Particular views identified in this policy, as selected by residents are:

1. South from Rackham Road across fields to the Downs;
2. North from Amberley Mount and the South Downs Way to Amberley village including fields between the B2139 and conservation area;
3. From High Titten across fields;
4. The Wildbrooks and The Hangar;
5. From North Stoke looking down towards Houghton Bridge.

Schedule A - Assets of Community Value - Policy FI 4

The Black Horse PH and The Village Pottery are both registered with HDC as Assets of Community Value.



Schedule B Local Green Space - Policy EN 7

The NPPF para. 76 defines Local Green Space as:

The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

The phrase "local in character" is open to various interpretations. Here it is interpreted as meaning an area that is contained within clearly defined physical boundaries and occupies only a very small fraction of the total Neighbourhood Plan area.

The open rural aspect of the Parish and its fairly large land mass means that local people have suggested areas that are usually multifunctional, the reasons for nominating them being typically walking, tranquillity and wildlife and historic significance.

Each piece of land was assessed using the following rating:

1. In close proximity
2. Demonstrably special
3. Beauty
4. Historic significance
5. Recreational value
6. Tranquillity
7. Richness of wildlife
8. Local in character

Three sites were supported by residents as possible Local Green Spaces. Of these, only the Millennium Green was accepted as meeting the above criteria.

1. MILLENNIUM GREEN

Two acres of land given to the village as part of the national donation of land for the Millennium. The Millennium Green Trust was formed to take responsibility for its maintenance as an accessible open area for recreational use providing space for walking and playing in a secure environment for children and pets alike. This area is designated as Local Green Space because of its significant community, educational and recreational value.

0.73ha

NPPF 1,2,5,6,8

Map B - Local Green Space



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Schedule C Local Open Space - Policy EN 8

1. RECREATION GROUND AND CRICKET FIELD

A Field in Trust, owned and managed by the Parish Council. This area is designated as Local Open Space because of its significant recreational value.

0.9ha

2. FOOTBALL FIELD

Situated on the B2139 owned by Parham Estates and rented to Amberley Parish Council for football. It is currently home to Amberley Knights Football Club on Sundays and Storrington Vipers on Saturdays. This area is designated as Local Open Space because of its significant recreational value.

1.3ha

3. HURST COTTAGES PLAYGROUND

Formal children's play area maintained by the PC.

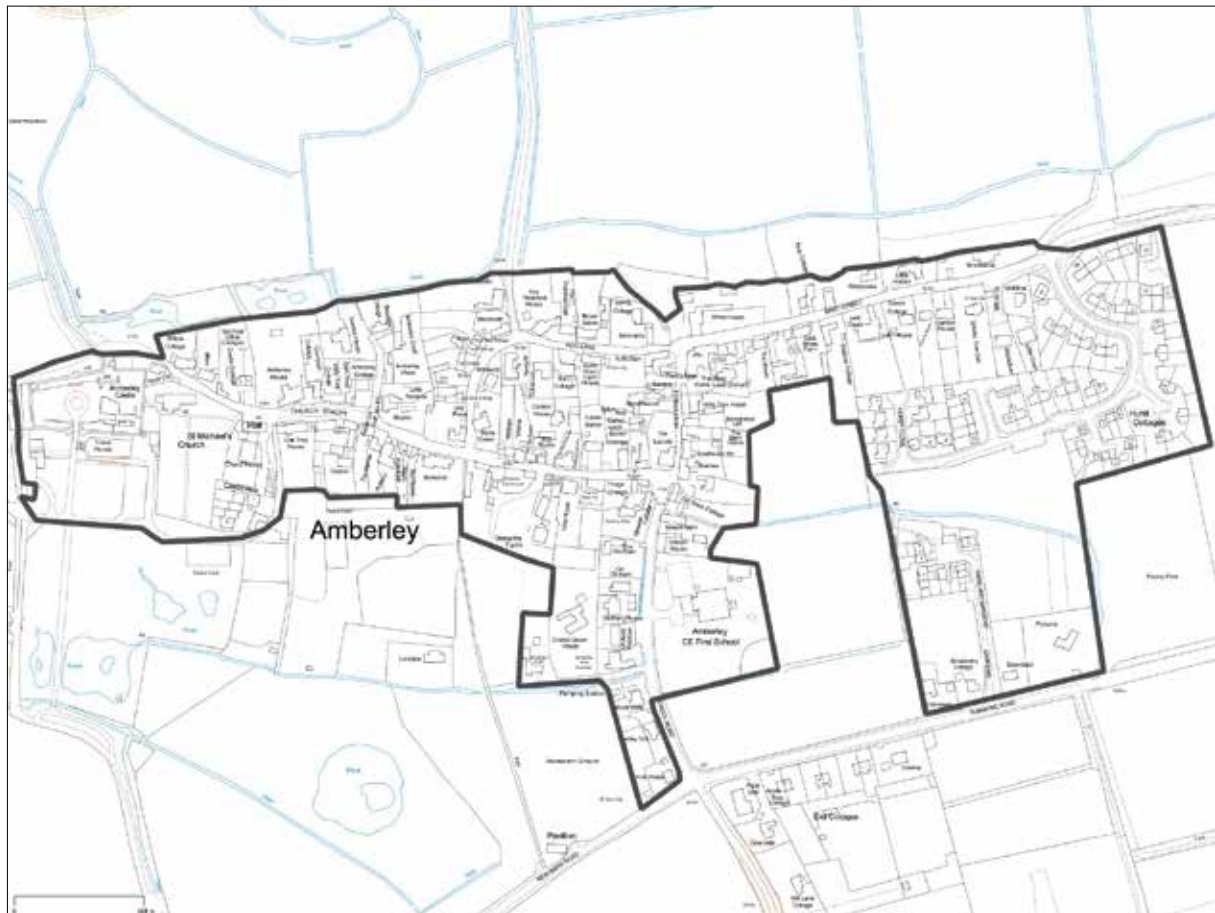
0.04ha

Map C - Local Open Space



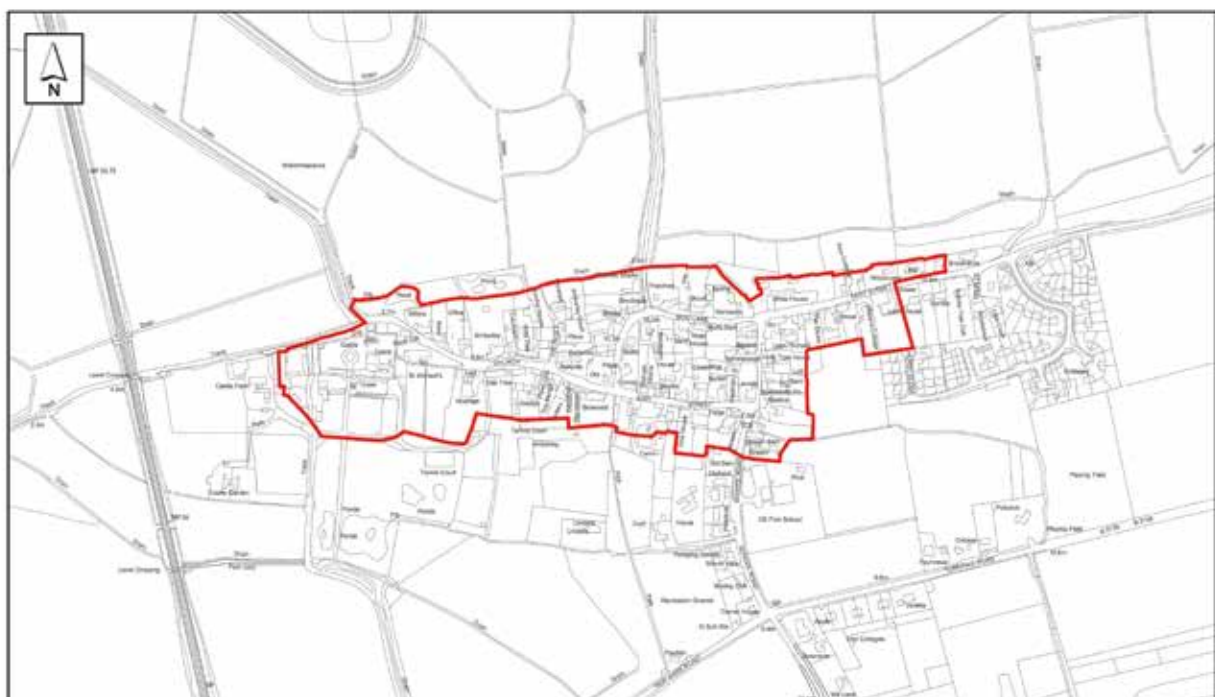
Map D - Amberley Settlement Boundary

Amberley CP 

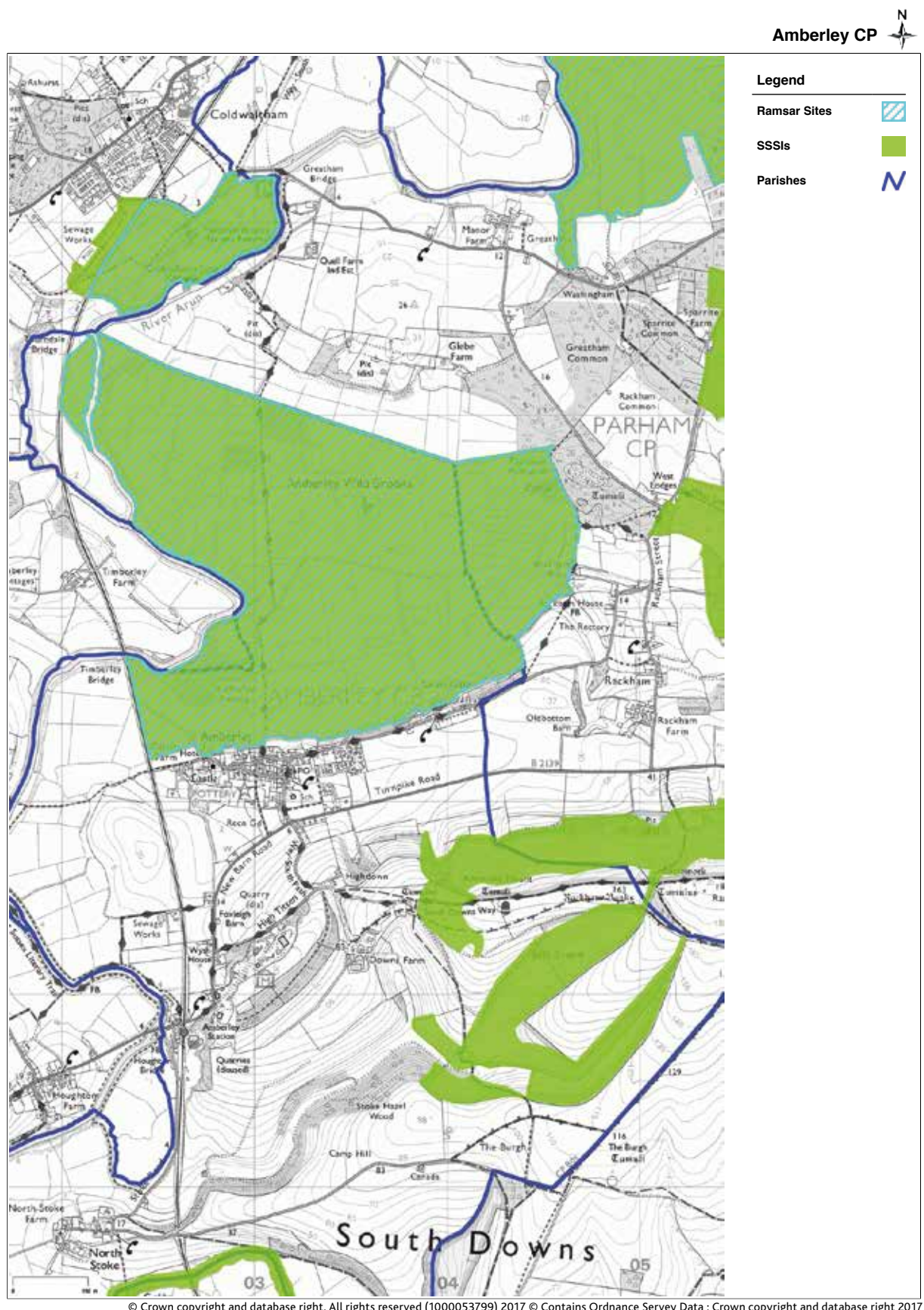


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Map E - Amberley Conservation Area Map



Map F - Ramsar and SSSI Map



Glossary

AFFORDABLE HOUSING		Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Affordable housing does not include low cost market housing.
AMBERLEY NEIGHBOURHOOD PLAN	ANP ANDP NP	The full title in the Localism Act is 'Neighbourhood Development Plan' but this is commonly shortened to 'Neighbourhood Plan'. It is a plan document for defined area subject to examination in public and approval by referendum. It will be used on approval in the determination of applications
AMBERLEY PARISH COUNCIL	APC	Amberley Parish Council is the parish authority for Amberley. The Parish Council is a service provider for the Amberley community, an influencer and conduit for local views, working effectively and efficiently in partnership with other organisations
BASIC CONDITIONS STATEMENT		A statement checking each policy against the requirements of the NPPF.
BROWNFIELD		This is land that has been previously developed with some permanent structure existing on the site currently or previously
CONSERVATION AREA		An area designated by Horsham District Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. There are additional controls over demolition, minor developments and the felling of trees.
CONSULTATION STATEMENT		A Consultation Statement accompanying the Amberley Neighbourhood Plan is required by the Localism Act. The Consultation Plan must set out what consultation was undertaken and how this informed the Neighbourhood Plan.
CORE OBJECTIVE		An objective developed specifically for the Amberley Neighbourhood Plan through consultation with local people.
EVIDENCE BASE		The researched, documented, analysed and verified basis for preparing the Amberley Neighbourhood Plan. It consists of many documents produced over a period of years, many of which have been produced by Horsham District Council as part of the process of developing its Core Strategy.
FLOOD PLAIN/FLOOD RISK ZONES		Areas identified by the Environment Agency, marking areas as high (zone 3), low to medium (zone 2), or little or no risk (zone 1).
GREENFIELD		Greenfield land is land that has never been built on or where the remains of any structure or activity have blended into the landscape over time. Greenfield land should not be confused with green belt land. Green belt is a term for land around cities and large built-up areas left permanently open or where there is a presumption against development
GREEN INFRASTRUCTURE CORRIDORS		The network of accessible, multi-functional green and open spaces.
HERITAGE ASSET		A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the Local Planning Authority (including local Listing).

INDEPENDENT EXAMINER		Anyone with appropriate qualifications and skills who meet certain requirements set out in the Localism Act. This could be a planning consultant or other planning professional, an employee of another local authority or a planning inspector.
INFRASTRUCTURE		All the ancillary works and services which are necessary to support human activities, including roads, sewers, schools and hospitals. The facilities and services needed for a place to function. This includes roads and utilities as well as school places, GP surgeries, libraries, provision to promote health and wellbeing and many other facilities.
LIFETIME HOMES		The Lifetime Homes Standards provide guidance on how to develop flexible and adaptable forms of accommodation. These standards make it possible to respond to changing household circumstances cost, effectively and without upheaval.
LISTED BUILDINGS		Buildings formally designated as being of special architectural or historic interest.
LOCAL PLAN		The planning policy document to be produced by the South Downs National Park Authority covering Amberley Parish. This addresses strategic planning matters and the Amberley Neighbourhood Plan, as required by the National Planning Policy Framework, must be in general conformity with the Local Plan.
LOCALISM ACT		An Act of Parliament that became law in April 2012. The Act introduces a new right for local people to draw up 'Neighbourhood Development Plans' for their local area.
NATIONAL POLICY PLANNING FRAMEWORK	NPPF	The National Planning Policy Framework was published by the government in March 2012. It sets out the Government's planning policies for England and how these are expected to be applied.
OPEN MARKET HOUSING		Housing for sale or for rent where prices are set in the open market.
REFERENDUM		A general vote by the electorate on a single political question that has been referred to them for a direct decision. In the case of the Amberley Neighbourhood Plan, the referendum will decide whether or not to adopt the Plan.
RIPARIAN OWNER		If your property is adjacent to a watercourse of any description you are presumed to be a riparian owner. As a riparian owner your responsibilities include the maintenance of the bank and bed of your section of watercourse in order to avoid any obstruction of flow in the watercourse.
SPATIAL		Relates to physical land use including landscape environment, urban development and transport links.
STRATEGIC ENVIRONMENTAL ASSESSMENT	SEA	Assessments made compulsory by a European Directive (the SEA Directive). The purpose is to appraise the social, environmental and economic effects of the strategies and policies in the Local Development Documents from the outset of the Plan preparation process to ensure that decisions are made that accord with sustainable development. To be implemented in planning through Sustainability Appraisal of Development Plan Documents and Neighbourhood Plans where required. The Amberley Neighbourhood Plan was not required to produce a SEA document.
SUSTAINABLE DEVELOPMENT		Development that meets the social, economic and environmental needs of the present without compromising the ability of future generations to meet their own needs.



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