



AMBERLEY PARISH

NEIGHBOURHOOD PLAN

2016 – 2032

STATEMENT OF PUBLIC CONSULTATION



Amberley Neighbourhood Plan

Statement of Public Consultation

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Statement of Public Consultation

In compliance with Section 15 (2) of Part 5 of the 2012 Neighbourhood Plan (NP) regulations requires that where a qualifying body submits a plan proposal to the local planning authority it must include (inter alia) a consultation statement being a document which:

- a) Contains details of the people and bodies consulted about the proposed neighbourhood plan
- b) Explains how this consultation was carried out
- c) Summarises the responses received from the people and bodies consulted
- d) Describes how the responses have been considered and (where relevant) addressed in the draft neighbourhood plan

This consultation statement has been prepared to meet the requirements of that regulation in respect of the Amberley Neighbourhood Plan

Introduction to Amberley

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) together with a tea room, a pub and a ballet-studio.

The settlement of North Stoke, with 15 dwellings and a historic Grade 1 Listed church also has a conservation Area.

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 migration birds. The Wildbrooks are designated as a Site of Special Scientific Interest (SSSI) and a RAMSAR site.

Situated at the heart of the SDNP, Amberley attracts a large number 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.

In 2013 members of the Parish Council attended a Neighbourhood Planning Training Event at Billingshurst village hall. Tom Warder from AiRS advised the Parish Council to proceed with a Neighbourhood Plan as it would become the primary planning document for a parish.

But Andrew Trigg, Planning Policy Officer from the SDNPA said that SDNP Development Plan was not expected to be completed until 2017, therefore Amberley should not embark on a Neighbourhood Plan for a few years. He promised to let the Parish Council have details of the SHLAA information for Amberley. He subsequently emailed the Parish Council informing them that there were currently no SHLAA sites identified within the parish of Amberley but they were continuing to invite submissions for sites.

Amberley Parish Council made the decision in 2013 not to proceed with a Neighbourhood Plan at this stage but to update the 2003 Amberley Parish Long Term Plan.

In January 2015 the Parish Council became aware that the community required robust protection from bad development and that parishioners wished to ensure their Parish remained valued as a place to live and work. The PC therefore decided to investigate the process required to introduce a Neighbourhood Development Plan for the Parish. A small working group of three Parish Councillors met with Chris Patterson of SDNP in February 2015 and subsequently applied for Amberley to be considered a Neighbourhood Plan area. Amberley was designated as a Neighbourhood Plan area on March 5 2015 and Focus Groups representing Environment, Housing, Business and Tourism and Infrastructure were formed. **(SEE APPENDIX 1)** And in April 2015 we were informed that Amberley had an allocation of six houses.

COMMUNITY ENGAGEMENT

It was agreed that it was essential that a LOGO was produced to promote maximum community engagement.

Starting in March 2015 and continuing through to April 2016 sets of posters and leaflets were produced to promote the Launch of the Neighbourhood Plan, Drop-In events, Questionnaire, Consultation days and Evenings and the Pre Submission Launch meeting. Posters were placed on the 5 noticeboards throughout the parish, on boards, telegraph poles, the shop advertising all events. A leaflet inviting parishioners to the Launch of the Neighbourhood Plan was put through every household, as was the Questionnaire, and Invitations to meetings before the Pre Submission Launch, and then Invitations to the Pre Submission Launch with a copy of the abbreviated Policies together with a Comments and Response Form. We also made full use of our intranet "Listserve" which connects the Parish via email for every Neighbourhood Plan Event as well as advertising in the Parish Magazine and in the Friday Flyer produced every fortnight by Amberley CE First School and going to all parents.

LAUNCH OF THE NEIGHBOURHOOD PLAN AT THE LIMEBURNERS RESTAURANT, AMBERLEY MUSEUM

A leaflet to advertise the Launch of the Neighbourhood Plan was delivered to every household in Amberley Parish by Street Representatives. The Village Bus was also made available doing circular trips around the Parish to collect those that couldn't drive to the Museum.

The Purpose of the Launch was to explain the Neighbourhood Plan process and to determine the main concerns of residents and businesses, their aspirations for Amberley and what they liked and disliked about living or working in the parish. This was done with boards for each theme i.e. Environment, Housing, Infrastructure and Business and Tourism with members of the Focus Groups on hand to invite those that attended to fill in yellow post-its. 130 came and everyone was asked to sign in with their address so that we could identify attendees and know who and from which parts of the parish people had not been engaged,





FURTHER COMMUNITY ENGAGEMENTS:

Having identified groups of people that the Launch hadn't reached we contacted various groups and arranged meetings to suit them and to get their views on Post Its

TAG TEA APRIL 2015

Following a very successful launch of Amberley's Neighbourhood Plan, engagement with the community continued on Wednesday 22nd April with members of the Tuesday Afternoon Group who were invited to take tea at the White House in return for their views on the Parish - what they value and what they would like to see happen over the next 15-20 years.

The most valued aspects included: the very special down-land setting, surrounded by beautiful countryside; wonderful views in and out of the Parish; and the strong community spirit.

Future requests for the next 15-20 years included; a community centre, hosting more social events, particularly in the winter months; improved control of the speed of traffic; improved upkeep of Parish paths, allowing better access; any new housing to be kept to a minimum and small in size.



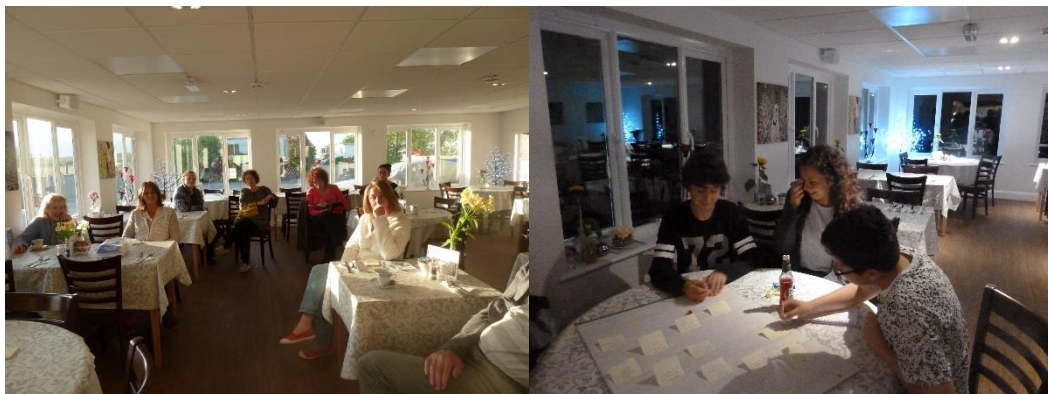
MEETING WITH MUMS, BABIES AND TODDLER GROUP AT NORTH STOKE APRIL 2015

A lively discussion was held by this group – the youngest contributor being four months! Safety being a hot topic, in particular crossing the B2139 with many suggestions for places for pedestrian crossings; the widening of pavement to allow safe passage with buggies and children along the B2139 narrowing the road to single file; more dog poo bins and litter bins with signs to report those who litter as at Washington; public information boards about wildlife and wildbrooks; public loos with composting/rainwater harvesting particularly in playpark; community hall with indoor play area for wet days and a multi-function car park with track for roller-blading/cycling.



RIVERSIDE CONSULTATION EVENING MAY 2015

A small group of residents from North Stoke and Houghton Bridge came to the Riverside Tea Rooms to meet members of the Neighbourhood Plan team. Top of the agenda was Amberley Station. More trains to Amberley with a later train in the evening; more facilities at the Station for visitors – e.g. tourist info, public toilets, improved (and lower cost!) taxis for visitors arriving by train – and bike hire (e.g. Boris bikes at the station and in the village). Parking at the station getting overcrowded with “incomers” from other villages taking the spaces, as Amberley is one of the few free station parking areas. And the meeting wouldn’t have been complete without complaints of the speeding and heavy traffic on the B2139 and the need for safer crossings!



MEETING AT AMBERLEY C of E FIRST SCHOOL MAY 2015

A meeting before school finished on 20th May was organised with the parents and headmaster – circulated through the school emailed “Friday Flyer” to all parents. Understandably safety was of paramount importance to them with speeding cars through village and lack of crossing points on the B2139; suggestion of a hall to be built onto the school as a community hall and improvement to bus services so young people could get to activities in Storrington

QUESTIONNAIRE AND SURVEY RESULTS

The Post Its from the Launch and subsequent meetings were analysed by each Focus Group and from the comments received these formed the basis of our Questionnaire which IN June 2015 was produced and distributed to all households in the Parish with delivery volunteers charged with speaking to all householders where possible to encourage completion and return. There was also a prize draw for completed Questionnaires held on 26th July at Amberley Village Stores with £100 cash, a bottle of champagne and a Clotted Cream Tea for two at Amberley Village Tea Rooms. The Questionnaire was also available online using Survey Monkey.

Amberley
NEIGHBOURHOOD PLAN

YOUR OPINION COUNTS!
PLEASE COMPLETE THIS
NEIGHBOURHOOD PLAN SURVEY
AND RETURN IT
BY 11th JULY 2015

Please return your completed questionnaire to your street representative
or put it in the box at Amberley Village Stores

THANK YOU

Residents' Questionnaire

Dear Resident of Amberley Parish

We hope by now you have heard of the Neighbourhood Plan for Amberley Parish, which was launched on 28th March 2015. The Neighbourhood Plan is being drawn up by residents working with your parish councillors. We want everyone to have their say.

This questionnaire is the next stage in the programme of public consultation, following the launch event and focus group sessions held over the past few weeks. It reflects the inputs and suggestions you have given us. If there are issues you feel strongly about which are not included, there is space at the end of the questionnaire to mention these.

Some questions may concern issues beyond the scope of the Neighbourhood Plan. We have included these additional points since they reflect concerns which residents have mentioned to us and feel strongly about.

A main focus of the Neighbourhood Plan is housing and future development. Our plans should support those of our planning authority, the South Downs National Park. The SDNPA local plan is currently being updated. So far it has not placed a very big requirement for new housing within our Parish – a total of six new homes over the next 15 years. The survey gives you a chance to give your views on this, and we hope you will. The Plan will help to guide any future development in the Parish, as well as helping us protect important green spaces.

We are distributing one paper copy of the questionnaire per household and we hope everyone will complete it. There is also the possibility to complete the questionnaire online [see www.amberley-pc.org.uk/neighbourhood-plan].

If there is more than one person in your household who wishes to complete the questionnaire they may do so online, or you may download and print more copies for yourselves, or you can ask your street representative for more copies.

Please return your completed questionnaire to your street representative, or put it in the box in Amberley Village Stores, or post it to:
Amberley Neighbourhood Plan,
c/o Downlands Loft, High Street,
Amberley BN18 9NL.

Please return your completed questionnaire by 11th July 2015

THREE FABULOUS PRIZES TO BE WON

All completed questionnaires received by 11th July 2015 will be entered into a prize draw with the chance to win...

£100 CASH
A BOTTLE OF CHAMPAGNE
CLOTTED CREAM TEA FOR TWO AT AMBERLEY VILLAGE TEA ROOM

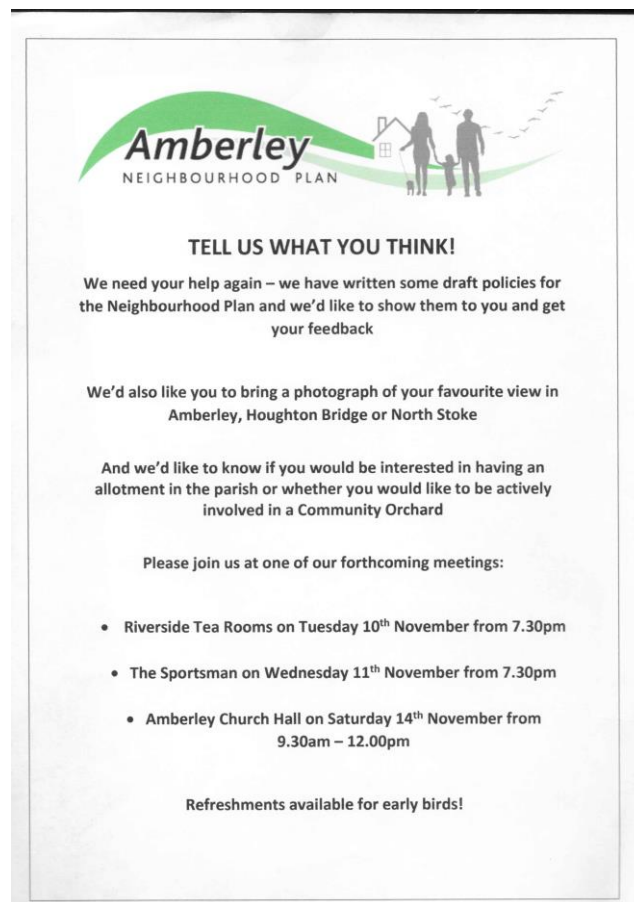
SEE BACK PAGE FOR DETAILS



Over 200 responded to the Questionnaire and armed with these detailed responses the focus groups were tasked with drawing up draft policies. Although many members of the focus groups and steering committee remained throughout the process, membership was deliberately flexible allowing residents to participate as and when expertise and time were needed and available.

NOVEMBER CONSULTATION WEEK

The draft vision, objectives and proposed key policies together with the locations of the Housing sites were outlined at meetings at, the Riverside Tea Rooms at Houghton Bridge on 10th November, The Sportsman Pub in Crossgates on 11th November and Amberley Church Hall on 14th November. Again we asked for comments on Post Its



The poster features the Amberley Neighbourhood Plan logo at the top, which includes a green wave graphic and silhouettes of a family walking. Below the logo, the text reads: 'TELL US WHAT YOU THINK! We need your help again – we have written some draft policies for the Neighbourhood Plan and we'd like to show them to you and get your feedback'. It then asks for a photograph of a favourite view and interest in allotments or community orchards. Meeting details are listed: Riverside Tea Rooms (10th Nov, 7.30pm), The Sportsman (11th Nov, 7.30pm), and Amberley Church Hall (14th Nov, 9.30am-12.00pm). Refreshments are available for early arrivals.



Riverside Tea Rooms



The Sportsman

MEETING WITH YOUTH GROUP ON 18th NOVEMBER

It was still felt that some of the young in the parish had still not given their views so a meeting was held at Garden House Amberley for a group of young neighbours. Their requests were for a youth club, more buses to Storrington, additional swings and play equipment, benches in the football field to watch the football matches and a bandstand type meeting place.



PRE SUBMISSION DRAFT NEIGHBOURHOOD PLAN: CONSULTATION 19th March – 30th April

The beginning of 2016 was spent with the Steering Group working with Maureen Chaffe using the feedback from the November Consultations producing the final version of the Reg 14 Pre Submission Neighbourhood Plan.

Roadside banners, and posters and leaflets were distributed to all homes and businesses across the parish notifying them of the availability of the pre-submission document. A copy of the document was posted on the Amberley Parish Council website while hard copies were distributed at key locations across the parish - at St Michael's Church in Amberley, at The Bridge Inn at Houghton Bridge, at The Riverside Tea Rooms at Houghton Bridge, at The Sportsman Pub at Crossgates. There were also copies available on request from the Parish Clerk. Every household received an abridged copy of the Neighbourhood Plan together with a special Response and Voting Form to assist in commenting. Amberleyneighbourhoodplan@gmail.com was created for the Comments Forms to be sent to or else hard copies were collected at Amberley Village Stores.

We held three events on different days in different parts of the Parish with a Powerpoint Presentation showing the Policies at Amberley Museum on 19th March 2016, at the Church Hall on 17th April and in a resident's garden at 33 Hurst Cottages on 28th April.

Statutory consultees and other interested parties (**SEE APPENDIX 2**) were notified by email of the consultation and where to access the document. The consultation ran from 19th March – 5th May (extension requested by SDNPA) and 150 people responded.

During May and June the steering group, advised by Maureen Chaffe, analysed all the comments from the consultation. None of the responses warranted a major reassessment of the plan but minor amendments were made as a result.

We were pleased with the response we got during the consultation. Several people praised the plan which after a lot of hard work was greatly appreciated. We are happy that this submitted plan truly represents a consensus view from the community of the parish of Amberley.

APPENDIX 1

STEERING GROUP

Tim Simpson (Lead), Geoff Uren, Geoff Conlon, Hazel Allinson, Victoria Spiers

<p style="text-align: center;"><u>ENVIRONMENT FOCUS GROUP</u></p> <p>Hazel Allinson (Lead) James Tolson Sue and Jim Endacott Jason Charman Katie Ohno Geoff Conlon Peter Henderson</p>	<p style="text-align: center;"><u>HOUSING FOCUS GROUP</u></p> <p>Geoff Uren (Lead) Leigh Cresswell Rob Pritchett Peter Cozens Joe Thompson</p>
<p style="text-align: center;"><u>INFRASTRUCTURE FOCUS GROUP</u></p> <p>Tim Simpson (Lead) Carol Henderson Glenys Rowe Mike Wright David Cole Ros Simpson</p>	<p style="text-align: center;"><u>BUSINESS AND TOURISM FOCUS GROUP</u></p> <p>Hazel Allinson (Lead) Rebecca Beveridge Sandie Conlon Sue Wood</p>

Further evidence of consultation post it comments, visitors questionnaire, residents survey and results plus Reg 14 responses together with minutes from meetings can be found on the Neighbourhood Plan section of the Amberley Parish Council website www.amberley-pc.org.uk

APPENDIX 2

Consultees under Regulation 14 and other interested groups/bodies

Key Stakeholder/Company	Contact name
Horsham District Council	Neighbourhood.planning@horsham.gov.uk
South Downs National Park	planning@southdowns.gov.uk
West Sussex County Council	Strategic.planning@westsussex.gov.uk
Amberley Castle	Matthew Drinkwater, General Manager
Amberley Castle Garage	Graham
Amberley C of E First School	Jon Gilbert, Headmaster
Amberley Museum	Martin Piggott
Amberley Pottery	Caroline Seaton
Amberley Village Stores	Colin Woods
Amberley Society	Grahame Joseph, Chairman
Amberley Village Team Rooms	Sue Wood
Amberley Welfare Trust	Roger Townsend
Mr Ayling (landowner)	Mr P Ayling
Bed and Breakfast/Self Catering Owners	Guy + Mary Leonard, The Thatched House, Graham + Jacky Hardy, Woodybanks Sandie Conlon, Stream Barn Mike + Janet Wright, Stream Cottage
Bury Parish Council	The Clerk
The Bridge Public House	Dave + Tash Challis
BT Open Reach	btbusiness@comm.bt.com
Castlefarm Partnership	Paul + Peter Strudwick
Clinical Commissioning Group	Contact.costal@nhs.net
Compass Travel	office@compass-travel.co.uk
EDF	John.park@edfenergy.com
Energy Networks	info@energynetworks.org
English Heritage	policy@english-heritage.org.uk
Environment Agency	planningssd@environment-agency.gov.uk
Highways Agency	Elizabeth.cleaver@highways.gsi.gov.uk
Homes and Communities Agency	mail@homesandcommunities.co.uk
Mills on Wheels, local taxi company	Camilla Nash, owner
Natural England	Consultations@naturalengland.org.uk
Network Rail Infrastructure Ltd	Stephen.austin@networkrail.co.uk
Parham Estates	Savilles – Andrew Watson
Parham Parish Council	The Clerk
Riverside Tea Rooms	Frankie + Terry Chapman
St Michaels Church	Rev Alison Pattenden
Gary Scutt, Driving Instructor	Crossgates, Amberley
Slindon Parish Council	The Clerk
Southern Electric	customerservice@southern-electric.co.uk
Southern Water	Planning.Policy@southernwater.co.uk
The Sportsman Public House	Mark Gomez

Sussex Biodiversity	info@sxbrc.org.uk
Telefonica O2 Uk Ltd	Paul.mccullagh@o2.com
UK Power Networks	Itayi.utah@ukpowernetworks.co.uk
The Village Bus	Geoff Conlon
The Coal Authority	planningconsultation@coal.gov.uk

Landowners Consulted

Downs Farm, Amberley	Paul and Peter Strudwick
Drewitts Farmhouse, outbuildings + land	Stephen and Melanie Edge, Old Place, Hog Lane, Amberley
Horsham District Council	John Fowler, HDC Surveyors dept
Hilda Newland's land by Newlands Gardens	Hilda Newland, Strawberry Villa, Turnpike Road, Amberley
Norfolk Estate	Peter Knight, Estate Manager, Estate Office, Arundel Castle
Old Farm, Houghton	Paul Ayling, Old Farm, Houghton
Parham Estate	The Secretary, Parham Estate Office, Parham Park, Pulborough
Springhead Estate	Tim Hayward, Springhead Farm Amberley Road, Parham
Timberley Farm	Mr Timberley, Timberley Farm, Bury Common

APPENDIX 3

TIMELINE CONSULTATION EVENTS

- 18.2.15 Our Neighbourhood Plan Logo finalised to be used on all NP documents
- 10.3.15 Formation of Focus Groups, headed by a Parish Councillor and made of members of the community (21 residents).
- 18.3.15 Leaflet dropped to every house (279 houses) in the Parish advertising Launch at Museum also in Parish Magazine, on Listserve an email system serving the Parish, Posters on noticeboards around the Parish and in the Friday Flyer delivered by the school to all parents
- 28.3.15 Launch at Museum with boards of themes – Housing, Environment, Facilities and Infrastructure and Business and Tourism, together with a Youth Board. Members of Focus Groups on hand to facilitate writing up of yellow stickies with comments: What do you Like and Not Like about living in Amberley Parish – 130 attendees
- 22.4.15 TAG Tea – for older residents at White House (yellow stickies for Questionnaire) – 12 attendees
- 27.4.15 Meeting at a Mums, Babies and Toddler group at North Stoke (yellow stickies for Questionnaire) – 7 attendees
- 6.5.15 Crossgates ‘Chat Night’ – event held at Sportsman pub – 20 attendees
- 6.5.15 Commissioned AiRS to do a Housing Survey for the Parish, survey ran until 29th May, from 308 surveys delivered received a return of 99, 32.5%
- 18.5.15 Riverside Tea rooms, Houghton Bridge (yellow stickies for Questionnaire) – 11
- 20.5.15 Meeting organised at Amberley C of E First School to capture parents and Headmaster
- 21.6.15 Copy of Questionnaire delivered to each household in the Parish, posters. Questionnaire also available on-line via the Parish Council website. Prize of £100
- 10.11.15 Riverside Tea rooms consultation, Houghton Bridge (Draft Policies/Questionnaire results/Housing Sites) – 21 attendees

- 11.11.15 Sportsman evening, Crossgates (Draft Policies/ Questionnaire results/Housing Sites) 22 attendees
- 14.11.15 Church Hall morning, Amberley Village (Draft Policies/ Questionnaire results/Housing Sites) – 53 attendees
- 18.11.15 Teenagers at Garden House East Street (contact with kids)
- 18.3.16 An abbreviated form of Neighbourhood Plan policies delivered to every household with a Response and Policy Voting Form for comments – 150 responses
- Email address for Amberley Neighbourhood Plan created for comments to be sent to: amberleyneighbourhoodplan@gmail.com
- 19.3.16 Reg 14 Pre Submission Launch at Museum with Powerpoint presentation – 39
- 2.4.16 Repeat of Pre Submission Launch at Church Hall with Powerpoint presentation – 27
- 17.4.16 Repeat of Pre Submission Launch at 33 Hurst Cottages to meet local residents - 22
- 28.4.16 Meeting with residents of Crossgates at Sportsman regarding Open Green Spaces and Housing Sites – 24
- 7.5.16 Closure of Reg 14 Consultation
- May 2016 Analysis and summary of Reg 14 consultation results (see APC web site NP section)
- June/July 16 Revision of NP to take account of Reg 14 consultation results, and preparation of accompanying documents, prior to Reg 15 submission

APPENDIX 4

Responses to the pre-submission Amberley Neighbourhood Plan

SDNPA Comments

General Comments

The progression of the Amberley Neighbourhood Plan (ANDP) to pre-submission stage is to be welcomed and is a result of a considerable amount of hard work by the parish council and volunteers. We recognise that preparing the ANDP can be a challenge at a time when the draft policies for the SDNP Local Plan have been emerging.

We congratulate the authors on the succinct and clear way in which the draft plan has been presented. The Vision and core objectives are also clear and follow through the policies. The plan would however benefit from greater linkages to the South Downs National Park purposes and duty. Opportunities to do this are set out in the response below.

Ref	Comment	SDNPA Recommendation	ANDP comment
Pg 4, 6 th bullet point	Should read Horsham District Council Planning Local Development Framework and the	Minor amendment	Agree

Pg 8, 7 th & 8 th bullet point	<p>Should read</p> <ul style="list-style-type: none"> • Horsham District Local Plan Development Framework 2007 (saved policies). • The emerging South Downs National Park Local Plan (which reached Preferred Options Stage in Autumn 2015) 	Minor amendment	Agree
	<p>There are several occasions where the plan refers to a purpose or aim e.g. top of page 6, last paragraph of pg 4 and top of page 5. You might like to consider an additional section in this introductory chapter expressly communicating the purpose of the ANDP, perhaps with specific benefits as envisaged for this parish.</p>	<p>Consider section which brings together the various aims of the plan.</p>	<p>The Vision sets out our aims.</p>
Pg 7	<p>Missing heading, Section 2 – Context.</p>	<p>Include heading.</p>	<p>Done</p>
Pg9	<p>Map missing</p>	<p>Include Map</p>	<p>Done</p>

Table 3.3 Strengths	The SWOT analysis is comprehensive and helpful to understand the origin of many of the policies especially those under the heading 'Facilities and Infrastructure'. There is however no AONB, the entire Parish is within the South Downs National Park which superseded it	Remove reference to AONB, replace with reference to location within SDNP.	Done
Pg 16 Footpaths	Should the importance of footpaths to visitors also be mentioned?	Include reference to visitors.	Done
4.1 Vision	The first paragraph under section 4.1 talks of a vision for twenty years but the second describes a vision for 9-14 years' time. The vision describes a situation quite similar to today, albeit with cycleways, improved communication technologies. There is nothing here to link to later policies / core objectives on housing mix or tourism development	Consider refining vision.	Para 2 amended to read : 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.

EN1

Development in the parish will only be permitted where it contributes to the setting of the special qualities of the SDNP and does not detract.....

Query whether the title of the policy is incorrect? It is called Ecological Sites, yet relates more to the special qualities. No mention is made of the SSSI's, Ramsar Site and Downs grassland.

Reword – the Parish is wholly in the SDNP and therefore development will not be contributing to the setting of the National Park.

Consider how the special qualities of the National Park can be further incorporated into policy and the NDP. E.g. Amberley Wildbrooks is a tranquil and unspoilt place. The special qualities can be found here: <https://www.southdowns.gov.uk/wp-content/uploads/2015/03/SDNP-Special-Qualities.pdf>

Re-word policy - **POLICY EN1 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 RAMSAR/SPA/SSSI site will not be supported.

EN1.1 Amberley Parish is located with 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 Amberley Wildbrooks are designated as a Site of Special Scientific Interest (SSSI) and a RAMSAR site 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).

EN2	<p>Would benefit from mention of the special qualities of the National Park that are particularly relevant to the Parish. Consideration of the objectives of the South Downs Partnership Management Plan and how the ANDP might support them would also help to make the plan more National Park focused.</p>	<p>Map 1 is labelled Map A on page 42.</p> <p>Consider how the special qualities of the National Park can be further incorporated into policy and the NDP.</p>	<p>Map corrected. Viewshed study already added.</p>
EN4	<p>It does not appear that there is any Grade 1 or 2 agricultural land within the Parish?</p> <p>The inclusion of the line ‘notwithstanding the above, schemes which can be proven to provide benefit to the community will be considered on their merits’ detracts from the level of the detail in the preceding six bullet points.</p>	<p>Check and consider removal of criteria ‘f’.</p> <p>Suggest removal of last sentence or at least that some qualification on ‘provide benefit to the community’ should be given.</p>	<p>f. changed to read - Proposals for energy-generating infrastructure on land in agricultural production will not be supported.</p> <p>Final sentence removed.</p>
EN5	<p>Include reference to the first purpose of the National Park which is ‘To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.’</p>	<p>Additional text suggested.</p>	<p>1st bullet changed to read: 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:</p>

EN6	Unlit village' status is not a recognised SDNP designation. It is unclear where this status comes from. Reference should instead be made to Dark Night Skies, which is one element of tranquillity and is a Special Quality of the SDNP.	Provide information on what 'unlit' village status means and who such a designation comes from or re-title policy as 'Dark Night Skies'. Check consistency with emerging SDNPA Local Plan policy on Dark Night Skies.	Done
EN7	The policy states that the Parish Council has designated these areas. This is not correct, Local Green Spaces are designated through the preparation of a Local or Neighbourhood Plan	Re-phrase policy.	Don't agree. The wording had been accepted by the Examiners at Clapham, Walberton, Findon and other NP's

<p>F11</p>	<p>The SDNPA is happy in principle to see proposals for public parking provision in or adjacent to designated settlements, such as Amberley, provided that they can achieve overriding traffic management or recreation management benefits, they are part of a strategic traffic management scheme which gives precedence to sustainable transport, and the site is close to and easily accessible from main roads by appropriate routes.</p> <p>We would therefore find it helpful to know if any alternatives to both the proposals and specific site were considered and what the outcome of that work was. Has any consideration been given to demand management, car clubs and ensuring driveways are used (where available) in preference to street parking. How will a carpark on the edge of the village encourage residents not to park outside their homes?</p>	<p>Consider additions to policy wording. Ensure supporting evidence is robust. Consider linking to the SDNPA document, The Roads of the South Downs and emerging policy SD44: Car and Cycle Parking Provision of the South Downs Local Plan: Preferred Options.</p> <p>An approximate size and capacity of the car park should be set out.</p>	<p>Policy is sufficient. Site chosen as it is next to the point where the issue mainly arises. The issue is not to do with residents parking so car clubs etc would not solve the issue. Alternative sites within the village would still cause traffic to drive into the highly confined roads. The site offers a place to park, where none currently exists, and where if adequately and appropriately signposted, will provide a place for visitors to park.</p> <p>New justification added:</p> <p>F11.5 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.</p>
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<p>FI 3</p>	<p>The school/community hall site is very prominent at the southern edge of the village and will be visible from the chalk ridge. Whilst this is not necessarily a reason to object to the proposed allocation, we ask that great care is given in the design of the building and also the car parking layout to ensure that this proposal sits well within the landscape. Car parking will create reflection and the site could appear from a distance/higher ground to be a mini supermarket which would be detrimental to local character.</p>	<p>Consider providing more detail with regard to size, layout, design etc.</p>	<p>Additional wording added.</p> <p>FI2.6 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.</p> <p>These are matters to be dealt with at the planning stage.</p>
<p>FI2</p>	<p>We support the proposals but in terms of deliverability just query how this will be funded and run</p>		<p>Policy removed</p>

FI 4	<p>In the Examination of the Clapham Neighbourhood Plan the examiner made the following comments in relation to a very similar policy:</p> <p>The policy seeks to resist the loss of the facilities and opposes proposal until the site has been marketed for a year which goes beyond the marketing requirements of ACV legislation.</p> <p>I propose the removal of the final sentence as the inclusion of a building on the register is a mechanism that controls the marketing and disposal of such a building.</p>	Consider making similar adjustments to policy.	Done
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FI5	Suggest change wording to that proposed by the Clapham NP Examiner	<p>Consider the necessity for the policy (as it will be contained within the SDNPA Local Plan) or amending the policy and seek further input and advice from West Sussex County Council.</p> <p>Also, could the requirement for SUDS, (ecological networks, footpath connections and local green space in other policies) refer jointly to a Green Infrastructure (GI) approach whereby they form part of a cohesive network which combines all of these elements together - ie multifunctional landscapes.</p>	Wording changed
FI 6	<p>An approximate number of plots / size of scheme would be helpful.</p> <p>The proposals is not included in the Local Greenspace Designation list, nor the open space list – should it be?</p>	<p>Include details on size of scheme.</p> <p>Consider its designation as some form of open space.</p>	
5.5, 2 nd paragraph	The SDNPA has provisionally set a housing allocation.....	Clarity – it is not yet within an adopted Local Plan and therefore is subject to change.	Done

HD2 (now HD3)	. What is meant by 'well connected to the surrounding area' and how does this relate to the quality of design.	Clarify terms. If all bar essential agricultural development is to take place on allocated land or within the settlement boundary, is there a need for this wording at all.	2nd para changed to : Proposals for new housing must ensure that the new homes are well connected to the surrounding area by being visually integrated with their surroundings.
HD3 (now HD4) within the Parish of Amberley particularly the need for a including a range of smaller house types.....	Suggest alternative wording to strengthen the policy.	Done
HD5 (now HD6)	In principal the allocation appears acceptable. However, could more detail be included? Are there particular parts of the site more suitable for development than others, is there a layout in mind or any features within the site that require protection or enhancement?	Consider inclusion of more detail.	New para : HD6.2 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.

HD6 (now HD7)

Criteria 4 – It is not within the powers of planning to prevent people from parking on the public highway, it is more important to ensure that suitable levels of parking are available within the development site or its vicinity.

Criteria 4 – Being that the policy relates to development within the settlement boundary it should by default mean that it is easy/ possible to walk to local facilities. This clause is therefore unnecessary.

Remove reference to parking on public highways and last sentence regarding access to local facilities.

Policy GA3 covers the parking adequately. Suggest amend policy to read:

Permission will be granted, for residential developments on infill and redevelopment sites within the settlement boundary (see Map D), subject to the following conditions being met:

1. The development complies with the other relevant policies of the adopted Neighbourhood 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 must be conserved or enhanced.
6. Proposed sites must be subject to archaeological and environmental surveys before being developed.

HD8 (now HD9)

In the Examination of the Clapham Neighbourhood Plan the examiner made the following comments in relation to a very similar policy:

Whilst I understand the sentiment behind the policy the wording is written as a mandatory requirement and in some areas cover matters that go beyond what is normally covered by the development management process. Rather than being over prescriptive, the policy is recommended to be a matter where full consideration is encouraged. In many instances the matters being addressed go beyond planning control.

The wording be amended by “The design of new housing should give full consideration to the following items.....”

Should mention also be made of oil tanks as well as bins etc, as these are large objects that can be visually intrusive?

Amend wording as suggested, but consider inclusion of mention of oil tanks.

Agree. Also added : Oil and other fuel tanks should be designed to be screened from public view.

<p>HD9 (now HD10)</p>	<p>This policy needs to be reviewed in light of any allocations policy that Horsham District Council operates and their response is required. If these homes are affordable houses, then they will be allocated to those on the housing register by Horsham District Council in consultation with the housing provider and potentially the Parish Council (dependent on the protocols in your area).</p> <p>These homes are not available for purchase in the first instance.</p> <p>The inclusion of a criteria in relation to essential agricultural dwellings is inappropriate as the policy relates only to windfall sites within the settlement boundary or allocations. Agricultural workers dwellings will by their nature only normally be required on land outside of the settlement.</p>	<p>Need to review content of this policy with input from Housing Officers at Horsham District Council. Do they operate a local connections policy and if so is policy HD9 adding anything? Is the policy necessary?</p> <p>Remove criteria in relation to agricultural dwellings.</p>	
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<p>GA1</p>	<p>No map appears to have been included within the document.</p> <p>If this footpath is considered to be of such importance to the community it might be worth considering safeguarding the route to ensure that any development does not adversely affect future proposals that might come forward.</p>	<p>Further information required. Consider safeguarding route.</p>	<p>N/A - policy removed</p>
<p>GA2</p>	<p>..... lead to the creation of public pedestrian footways.</p> <p>As above are there key routes that should be safeguarded? Could policies GA1 and GA2 be combined?</p>	<p>Consistency of wording. Consider safeguarding.</p>	<p>pedestrian' added. No routes to safeguard.</p>

GA4	<p>West Sussex County Council in its recent response to the Findon Neighbourhood Plan made the following comments in relation to Quiet Lanes –</p> <p>It is unclear as to why this policy includes the proposal to designate several roads in the parish as Quiet Lanes. Any proposal for this legal status would need to be supported by sufficient evidence. It is suggested that this part of the policy is removed; if it is to be retained then it could be stated in a ‘community aspirations’ section.</p>	Contact WSCC Highways to confirm procedures needed in order to designate Quiet Lanes, this does not fall within planning powers.	Policy changed -N/A
ET1	It is unclear what a ‘service trade’ is, it is not a term used in planning in relation to business operations.	Clarify terminology.	Done
ET3	Reference to the proposals for a car park and public toilet might want to be included within the supporting text here to show how the policies link throughout the plan.	Consider additional reference to policies on toilets and car parking.	Additional words added - The proposals contained in policies F11,2 and 5 seek to provide facilities to assist with the tourism economy of the Parish.

Minerals and Waste

The Amberley neighbourhood plan does not raise any significant minerals and waste planning issues, however, we would like to take this opportunity to request for the West Sussex Waste Plan (2014), the Minerals Local Plan (2003) and the emerging West Sussex Joint Minerals Local Plan to be considered in the production of this Neighbourhood Plan. This is particularly important because a large proportion of the Amberley Neighbourhood Plan area is covered by a Mineral Consultation Area (MCA).

The geological map shows that the Gault formation and Upper Greensand formation runs across the parish (i.e clay, soft sand and possibly silica sand). The fact that the site is within an MCA does not mean the housing development cannot go ahead, it just means the planning authority should consult the Minerals Planning Authority (MPA) on the proposal and the MPA may ask for mineral related information to be provided. It may or may not be appropriate to seek prior extraction of the mineral before the houses are built, but this is something that would need to be considered at the planning application stage and potentially once a mineral resource assessment has been provided.

MCAs are linked to Policy 2 of the Minerals Local Plan (2003) which stipulates that development will generally be resisted if it would prevent or hinder the extraction of minerals which are, or are likely to become of economic importance. However, please be aware that the boundary of the MCA may be amended and the saved policies contained within the Minerals Local Plan (2003) will be replaced when the Joint Minerals Local Plan is adopted.

ANDP comment - we believe this is a matter for any future planning application. As stated the LPA should consult.

WSCC Planning and Transport Policy response

Ref	Comment	ANDP comment
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Page 18

The secondary school paragraph on page 18 sets out existing provision and planned changes to the current three-tier structure. However, it should be noted that consultation is still ongoing. The Cabinet Member for Education and Schools is still to make a decision on the way forward. This decision is due in the next couple of weeks and if the current proposals are progressed further, there is still another stage of the consultation to go before a final decision is made in August 2016. The current proposals are therefore subject to change.

Noted

F13.1

Please see above paragraph on secondary school provision. It should be noted that no decision has yet been taken on the expansion of Amberley First School.

Noted

<p>FI5 (now FI4)</p>	<p>In the first sentence, please remove reference to a 'surface water management plan' and replace with 'Surface Water Drainage Strategy'. In the second bullet point, please remove reference to the 'Suds Approval Body' and replace with 'Local Planning Authority'.</p> <p>It is unclear which flood risk register this refers to – please specify.</p>	<p>Policy amended</p>
<p>HD6 (now HD7)</p>	<p>Policy HD6: This policy sets out key principles of windfall sites. Please remove the following section from point 4 because it would not be enforceable: 'it will be a condition of any planning approval that no parking will be allowed on the public highway.' For residential parking provision, please refer to the County Council's Guidance on Car Parking in Residential Developments and the Car Parking Demand Calculator, which can be accessed via the following link:</p>	<p>Policy changed</p>

GA4	<p>The overall aim of this policy should be clearer, particularly with regards to traffic calming. It is unclear as to why this policy includes the proposal to designate several roads in the parish as Quiet Lanes. Any proposal for this legal status would need to be supported by sufficient evidence. It is suggested that this part of the policy is removed; if it is to be retained then it could be stated in a 'community aspirations' section. It is suggested that the focus of policy GA4 is on ensuring safe and suitable road use for non-vehicular traffic.</p>	Policy already changed
Development management	<p>Given that the pre-submission Neighbourhood Plan for Amberley includes the proposed allocation of a small scale housing site, joint use school / community hall and car park, it should be noted that site specific principles in the Neighbourhood Plan will need to be tested and refined through the Development Management process (through the provision of pre-application advice or at the planning application stage) or as part of a consultation for a Community Right to Build Order. Whilst the County Council supports the proactive approach undertaken to allocate sites in the Neighbourhood Plan, we are unable to comment on site specific principles at this stage. In considering site specific principles, please refer to the attached Development Management guidance.</p>	Noted

Natural England Response

GA1

specific mention of “A new route linking Number 2 Bostal with the Wey South Path” (I am afraid that I do not know precisely where this is and there does not seem to be a policy map describing it). It is important to note that any significant alteration or extension to existing footpaths with potential to impact on the Amberley Wildbrooks Ramsar/SPA/SAC/SSSI would need to undergo appropriate HRA screening.

Policy already changed

<p>EN1</p>	<p>We support the measures laid out in Policy EN1, Ecological Sites (p23). However, this should also reference the need to protect the Amberley Wildbrooks Ramsar/Spa/SSSI site. Policy needs to reflect the NPPF which confirms that any proposal that adversely effects a European site, or causes significant harm to a SSSI, will not normally be granted permission. In terms of European designation this will involve the precautionary principle as outlined in the Habitats Regulations. In addition, the plan should include criteria based policies for protected biodiversity sites, distinguishing between international, national and local sites so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks (<i>NPPF, Para 113</i>). This should also be reflected in Policy HD6, Windfall sites (p34).</p>	<p>Policy amended. No need to add it to Windfall sites as all of the policies apply across all developments.</p>
<p>FI5 (now FI4)</p>	<p>Surface Water Management should also stress the need to ensure water treatment provision is adequate and that surface water run-off is managed so that it does not threaten water quality status on the Amberley Wildbrooks site.</p>	<p>Policy 1st sentence amended : 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.</p>

<p>HD1</p>	<p>The Presumption in Favour of Development. Note that the presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined – i.e. any proposal with potential to result in significant negative impact upon the Ramsar/SAC/SPA site (<i>NPPF, Para 119</i>).</p>	<p>That is enshrined in the NPPF and a given.</p>
<p>Response from Southern Water</p>		
<p>EN7</p>	<p>Suggest amend policy as follows:</p> <p>Proposals for the development of these areas will not be permitted <i>unless it is essential to meet specific utility infrastructure needs, and where it has been demonstrated that no suitable alternative location is available</i></p>	<p>Don't agree. SWS have sufficient statutory powers to enable them to carry out essential infrastructure works</p>
<p>Additional policy FI7</p>	<p><i>Utility Infrastructure.</i> <i>New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community.</i></p>	<p>Don't agree. SWS have sufficient statutory powers to enable them to carry out essential infrastructure works</p>

AMBERLEY PARISH REGULATION 14 CONSULTATION

VOTING SUMMARY

Have we identified the important aspects of Amberley Parish?	130	0
Overall do you support the Neighbourhood Plan?	124	8

ENVIRONMENT POLICIES

Policy	Summary Explanation		
EN1 Ecological Sites	Conserve and enhance the natural environment and preserve important ecological sites	145	2
EN2 Landscape Character and Open Views	All development must maintain the local character of the landscape and preserve important views	141	6
EN3 Protection of trees and hedgerows	Development that damages or results in the loss of ancient trees or woodland or hedgerows will be resisted	142	4
EN4 Renewable Energy	Proposals for energy-generating infrastructure using renewable or low carbon energy sources will be supported	140	5
EN5 Conserving and Enhancing the Heritage Environment	New development plans shall respect and preserve the distinctiveness and character of the area	146	3
EN 6 'Unlit village' status	Development proposals which detract from the unlit status of the Parish will not be supported; "always-on" lighting will be discouraged	145	4
EN7 Local Green Space (development not permitted)	<ul style="list-style-type: none"> < Millennium Green < Village Pond < Top Field ("The Old Piggery") 	126	13
EN8 Local Open Space (development not permitted)	<ul style="list-style-type: none"> < Recreation Ground & Cricket Field < Football Field < Hurst Cottages Playground 	141	3

FACILITIES AND INFRASTRUCTURE POLICIES

FI 1 Create a car park	Create a car park in the Lower Field ("Harvey's Field")	114	32
FI 2 Build a public toilet	Build a public toilet adjacent to the car park proposed in FI 1	91	54
FI 3 Build a joint-use School/Community Hall	Build a joint-use School/Community Hall on Amberley School land, for use by Amberley School (during school hours) and the Community (outside school hours)	121	23
FI 4 Protection of assets of community value	Proposals that enhance the community value of any Asset of Community Value will be supported.	128	10
FI 5 Surface Water Management	All new developments must have a surface water management plan	148	0
FI 6 Allotments and a community orchard	Land on the Upper and Middle Fields will be allocated for allotments and a community orchard.	115	25

TOTALS

YES NO

130 0

124 8

145 2

141 6

142 4

140 5

146 3

145 4

126 13

141 3

114 32

91 54

121 23

128 10

148 0

115 25

HOUSING AND DESIGN POLICIES

HD 1 Presumption in favour of development	Planning applications which accord with the policies of the Neighbourhood Plan will be approved.	123	20
HD 2 Quality of design	Proposals for new development and extensions will be assessed against the standards laid down in the Parish Of Amberley Design Statement. New housing must be well connected to the surrounding area, and visually integrated	135	6
HD 3 Housing mix	New housing proposals must meet the housing needs of current and future households within the Parish of Amberley	141	2
HD 4 Housing Density	The density of any new development shall be appropriate to its location.	131	2
HD 5 Housing site allocation	Permission will be granted for a minimum of six new homes on the land adjoining, and to the east of, Newland Gardens Permission will be granted for residential developments on infill and redevelopment sites within the recognised settlement boundary, subject to a set of specific conditions	119	20
HD 6 Windfall sites	Permission will be granted for residential developments on infill and redevelopment sites within the recognised settlement boundary, subject to a set of specific conditions	118	17
HD 7 Outdoor space	Housing development proposals should include good quality outdoor amenity space	131	5
HD 8 Attention to detail	In addition to conforming to the Parish of Amberley Design Statement (PADS), new developments should meet a further set of detailed requirements (eg bin stores, outside lighting, photo-voltaic panels) Affordable housing delivered as part of policies HD5 and HD6 will require the first occupants to be existing residents of Amberley, or with an Amberley connection	127	10
HD 9 Local Connection	Affordable housing delivered as part of policies HD5 and HD6 will require the first occupants to be existing residents of Amberley, or with an Amberley connection	133	6

HOUSING SITES OFFERED BY LANDOWNERS

SITE	Location and current status		
Parham Site 1	Along Hackham Road, West of Crossgates, on land currently leased from Parham Estate for horse grazing. This is agricultural land.	39	95
HDC Site, "Top Field", The Old Piggery	Land to the South of the Conservation Area behind properties in High Street and East Street. Hurst Close is to the East of this site. Current use as grazing, This is agricultural land.	35	101
HDC Site "Middle Field"	Field between Newland Gardens and School Road. Current use as grazing. This is agricultural land.	28	108
HDC Site "Bottom Field"	Field along B2139, from junction of School Road, and South of HDC Middle Field. Current use as grazing. This is agricultural land.	25	105
Hilda Newland site	Site adjoining and to the East of Newland Gardens	131	14

GETTING AROUND POLICIES

GA1 Footpaths, cycleways and bridleways	Support will be given to proposals that improve and extend existing footpaths, cycleways and bridleways	139	5
GA 2 Pedestrian footways	Support will be given to proposals which lead	121	16

GA 2 Pedestrian footways	to the creation of public footways.		
GA 3 Car parking	Development proposals will be supported only if they include the maximum level of off-street parking consistent with current standards.	131	10
GA 4 Quiet Lanes (Quiet Lanes are minor rural roads, designated to pay special attention to the needs of walkers, cyclists, horse riders and other vulnerable road users, and to offer protection from speeding traffic. Cars are not banned, use is shared)	It is proposed that the following are considered for designation as Quiet Lanes <ul style="list-style-type: none"> < Mill Lane < High Titten < Church Street < Hog Lane < East Street < Rackham Road < North Stoke Road Please indicate your view (Y/N) for each	125	11

EMPLOYMENT AND TOURISM POLICIES

ET1: Development of new and existing businesses	Proposals for the redevelopment or change of use of land or buildings in employment or service trade use to non-employment uses will not be permitted, unless the existing use can be shown to be no longer economically viable.	122	7
ET 2 Telecommunications	Proposals to improve mobile phone services will be supported	135	3
ET 3 Tourism	Subject to appropriate conditions, development of facilities connected with tourism will be supported	118	8