



Pre Submission Draft Neighbourhood Plan 2016 to 2032



YOUR PLAN FOR THE FUTURE OF AMBERLEY PARISH

**Produced in consultation with the community by
Amberley Parish Council**



Consultation from 19th March until 30th April 2016

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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

This Plan has been prepared by Amberley Parish Council (APC) for pre-submission consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

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 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

The SDNPA also has a duty when carrying out the purposes to:

- Seek to foster the economic and social well-being of the local communities within the National Park.
- Horsham District Council Planning Framework (HDPF) 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 village 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 which is made up of residents and Parish Councillors.

The Plan making process comprises of the following stages:

- Steering group established
- Neighbourhood Area designated
- Neighbourhood Plan launch event
- Residents Survey / Business survey
- Survey feedback event
- 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 (will be 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 meet local needs;
- identify what 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 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.

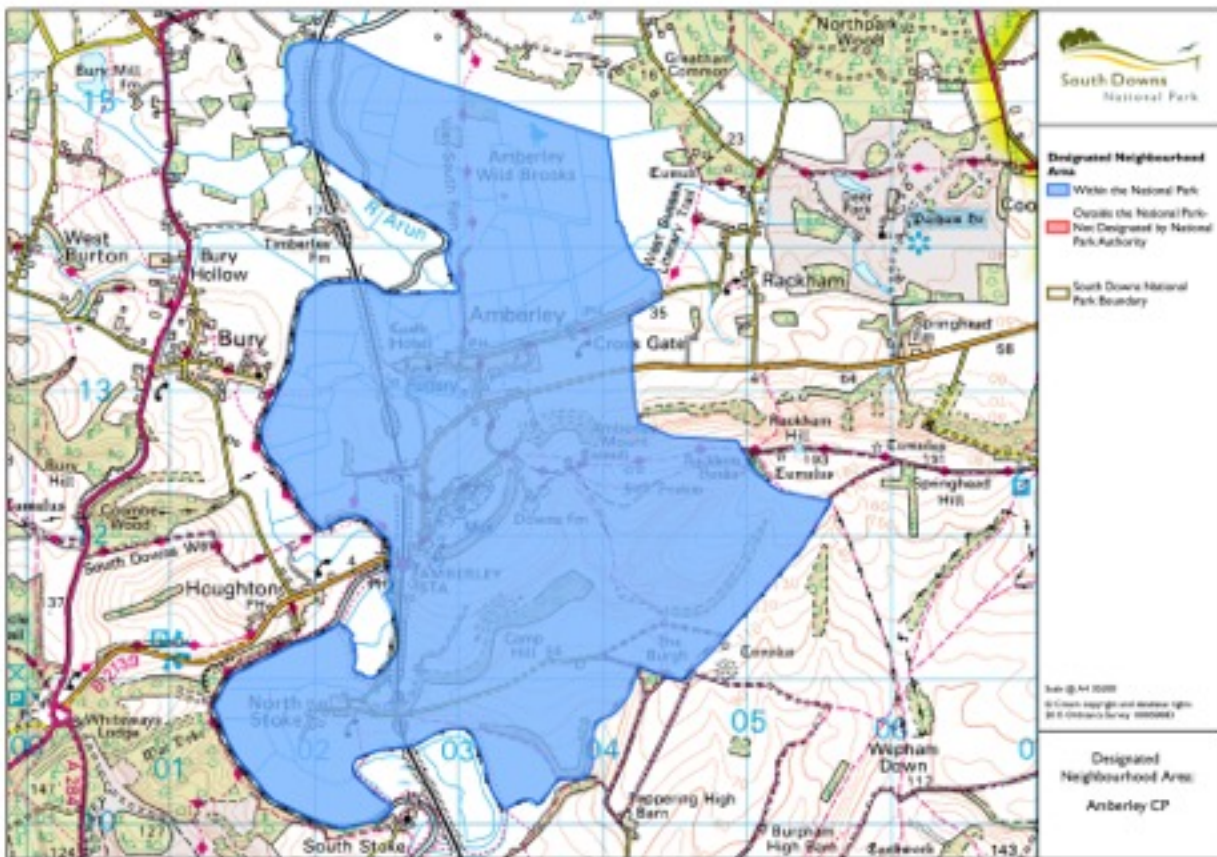
To ensure that the Neighbourhood Plan is robust in its evidence base and compliant with emerging policy guidance consultation has been carried out with residents, businesses and stakeholders. A full description of all the surveys and events can be found in the Evidence Base.

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. A Screening Opinion submitted to SDNPA confirmed that a Strategic Environmental Assessment of the Plan was not required.

1.5 Neighbourhood Plan Designated Area



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 -see section 1

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 community to rule out new development other than in very special circumstances (paragraph 76).

At examination, the submitted ANDP must demonstrate that it is consistent with the policies and intent of the NPPF.

Strategic Local Plan policy

As the Parish is located within the South Downs Local Planning Authority area, the ANDP needs to generally conform with the policies of SDNPA, the key documents are:

- The Horsham District Local Plan 2007 (saved policies).
- The South Downs National Park Local Plan Preferred Options 2015

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, $\frac{3}{4}$ 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 map 2).

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.

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.

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.

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, a 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.

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

		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)

<p>STRENGTHS</p> <ul style="list-style-type: none"> • 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 AONB, SSSI and 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 	<p>WEAKNESSES</p> <ul style="list-style-type: none"> • Lack of affordable housing and housing for the elderly • Poor bus service • No late train from London • Closure of The Black Horse (pub in centre of Amberley) • 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
<p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Improve parking facilities and create a village car park • Create a community centre together with the school • Create public toilet facility in the car park • Improve tourism information and resources for visitors • Create community orchard • Designate Quiet Lanes and try to reduce traffic speed • Utilise empty station buildings • Develop allotments on available land 	<p>THREATS</p> <ul style="list-style-type: none"> • 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

The Wildbrooks

Amberley Wildbrooks are a RAMSAR site of Special Scientific Interest (SSSI) notified under Section 28 of the Wildlife and Countryside Act 1981

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, and for haycropping. 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).

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.

Houghton Bridge

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

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.

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 (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).

Facilities

Amberley has a village shop and Post Office, primary school, church, church hall, two 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, a Horsham-based housing association. In recent years there have been additional houses built at Hurst Cottages, and five retirement homes (Castleview) 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.

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 properties (47.6%).

Semi-detached properties 34.7%

11.1% of properties being terraced

6.3% being purpose built flats

0.4% being caravans or other mobile or temporary structures

0.0% being other flats

0.0% being shared dwellings.

Amberley Parish has a higher proportion of detached housing (47.6%) 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.

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.

Footpaths

The parish has an extensive network of footpaths which take residents 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. 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.

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 United Reformed Chapel in Church Street.

There is a small car repair and bodyshop on the B2139, and a 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, is temporarily closed.

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 cafe (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 – 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).

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 Ghurka Bridge (suspension footbridge restored by the Ghurkas), 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, Amberley Castle, to B&Bs and self-catering accommodation.

3.8 Community Facilities and Wellbeing

The Amberley Village Trust provides funding for wellbeing, 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 Cottage. This three-tier structure is about to change – it is proposed 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.

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 superfast broadband (so-called), 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 community has a Police Community Support Officer shared between Storrington, Thakeham, Parham and Rackham. 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.

In 2025-30 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, pubs and other key facilities.

The Parish will be connected to the wider South Downs National Park and its neighbours through a network of footpaths and cycle ways. 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.

These core objectives should:

1. 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. Conserve and enhance the cultural heritage of the Parish;
3. Contain appropriate infrastructure, including education, employment, health, transport and community facilities, to meet the needs of all in the community;
4. 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. 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. Promote facilities which will support tourism and visitor use of the village / local area;
7. Support appropriate renewable and sustainable energy sources.
8. Maintain, protect and enhance public footpaths, open access land and bridleways; improve pedestrian safety and address parking issues

5 Neighbourhood Plan Policies

5.1 Introduction

The Preceding chapters set out the overall vision for Amberley. The following chapters set out the policies to support and deliver the vision. The policies are grouped under the following topics:

- A Spatial Plan for the Parish
- 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 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 EN1 Ecological Sites

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 setting of the SDNP and does not detract from the National Park's visual qualities and essential characteristics.

EN1.1 Amberley Parish 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 most dramatic views are seen looking out to the wildbrooks or from the top of Amberley Mount looking down to the village, at Houghton Bridge looking across the meadows by the River Arun, and the chalk cliffs at Amberley station.

Justification: Objective 5; NPPF 11

POLICY EN2 Landscape Character and Open Views

All development must maintain the local character of the landscape and not cause any loss or diminution of 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 1), as selected by residents are:

- 1. South from Rackham Road across fields to the Downs, Amberley Mount and the South Downs Way north to Amberley village including fields between the B2139 and conservation area currently used for grazing animals;**
- 2. High Titten across fields**
- 3. The Wildbrooks and The Hangar;**
- 4. North Stoke looking down towards Houghton Bridge**

EN2.1 Amberley is a significant tourist destination and the views into and out of the village and looking down from The South Downs Way are very important and must be conserved.

Justification: Objective 5; NPPF 11

POLICY EN3 Protection of trees and hedgerows

Development that damages or results in the loss of ancient 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 must be designed to retain wherever possible ancient 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 so maintained.

EN3.1 Trees and hedgerows contribute to the open and pleasant feel of the Parish, its play areas and residential properties. The removal of trees to make way for development can completely change the amenity of an area and must be resisted. Loss of areas of ground cover and habitat can have a significant effect on wildlife.

Green Infrastructure corridors, such as woodland and well maintained hedgerows, provide important wildlife habitats and cover for movement of wildlife.

Justification: Objective 5; NPPF 11

POLICY EN4 Renewable 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 must not detract from the rural, visual and historic character of the environment 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 or on Grade 1 or 2 agricultural land will not be supported. Such equipment placed upon industrial or farm buildings will be supported provided that there is no adverse impact in terms of noise and visual impact.**

Notwithstanding the above, schemes which can be proven to provide benefit to the community will be considered on their merits.

EN4.1 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 : Obj 6; NPPF10

POLICY EN5 Conserve and Enhance the Heritage Environment

Plans for new development shall respect and enhance the local distinctiveness and character of the area, landscape and heritage assets. Planning permission will be supported where it can be demonstrated that all the following criteria have been met:

- **The proposal conserves and enhances the special interest and setting of designated and non-designated heritage assets including:**
 - **Listed buildings**
 - **Buildings within a Conservation Area**
 - **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.**

EN5.1 The Parish has a large number of Listed Buildings and Scheduled Ancient Monuments 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 'Unlit village' status

Development proposals which detract from the unlit environment of the Parish will not be supported. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use, including floodlighting at equine and agricultural establishments and on sports fields or sports grounds.

EN6.1 Amberley is considered 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

EN6.2 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.

EN6.3 The Parish Council will continually seek to inform and educate businesses and householders to respect the Parish's dark skies policy, including the neighbourly use of security and other outside lighting.

Justification : Obj 1,5 ; NPPF11

POLICY EN7 Local Green Space

The Parish Council has designated the areas shown in Schedule B and Map B as Local Green Space. Proposals for development of these areas will not be permitted.

EN7.1 Amberley is a rural Parish defined by its open spaces. Maintaining existing green spaces encourages biodiversity and reinforces village identity.

Justification : Obj 5 ; NPPF11

POLICY EN8 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;**
- **It is part of a comprehensive redevelopment of a school that would not result in net loss of playing fields.**

EN8.1 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

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 First 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 land shown on the Proposals Map is allocated as 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;**
- **illuminated with subdued low level lighting, switched off overnight;**
- **provide an off road route from the car park into the school;**

FI1.1 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.

FI1.2 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).

FI1.3 Design considerations are of high importance, since the proposed car park would be visible from the South Downs. Suitable landscaping, green borders, an appropriate surface and muted down lighting (timed to switch off overnight) would all be key features.

FI1.4 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. The intention would be to lease the land for the car park from HDC.

Justification : Objective 3; NPPF 3, 11

POLICY FI 2 Build a public toilet

The land shown on the proposals map is allocated for the siting of a public toilet block.

FI2.1 Land adjacent to the proposed School Road car park will be used to build a public toilet. The building will be appropriately designed to conform with the Parish of Amberley Design Statement (PADS) (see Evidence Base 10), and to minimise the work of cleaning and provisioning.

FI2.2 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. A small modern toilet building, adjacent to and accessible from the proposed School Road car park would contribute significantly to the welcome afforded to visitors, and would be an amenity available to visitors, school parents and children and local residents.

Justification : Objective 3; NPPF 3

POLICY FI 3 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 First School (during school hours) and the Community (outside of school hours).

FI3.1 The current WSCC proposal to expand Amberley First School by the addition of a Year 6 cohort is likely to be approved. This policy is predicated on the decision being taken in favour of adding Year 6 to the school, which should be known by early in 2016 (public consultation on the proposed addition of Year 6 for the STARS schools, which includes Amberley, closed on 12 Feb 2016).

FI3.2 The hall would be built on school land (currently owned by the Diocese of Chichester) 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 F11 above).

FI3.3 Amberley C of E First School has 67 pupils in six year groups (reception and years 1-5). It is a member of the STARS group (Storrington Area Rural Schools), and there is a proposal from WSCC, about to be determined, for all these schools to go to year 6 (age 10-11). For Amberley School this means expansion by addition of a Year 6 cohort.

Amberley School currently does not have space for this addition. In fact 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, which should include a sizeable hall, as well as additional toilets and a kitchen.

FI3.4 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.

FI3.5 A new building in the school grounds would meet both needs. For the school, it would provide the additional space and hall the school needs, and being in the school grounds it would be OFSTED approved. And outside school hours, such a facility would provide the village with much needed space for community activities, serving every age group. The new building would be adjoining but separable from the rest of the school to ensure security outside school hours. And it would have adequate car parking space, since it would be close to the proposed new School Road car park.

Justification : Objective 3; NPPF 3

POLICY FI 4 Protection of assets of community value

Proposals that will enhance the viability and/or community value of any property included in the register of Assets of Community Value 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. Developers will be expected to provide evidence that the building has been marketed for at least 12 months and that no sale or let has been achieved.

FI4.1 The buildings listed in Schedule A have been proposed to Horsham DC for inclusion in the Register of Assets of Community Value.

FI4.2 The loss of these assets would have a significant impact on the community. The Public Houses, pottery and tea rooms are a 'pull' for tourists and the shop and post office vital to this rural community.

FI4.3 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. For example 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.

FI4.4 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 5 Surface Water Management

All new developments must demonstrate that they have a surface water management plan which shows that the risk of flooding both on and off site is minimised and managed.

No development shall commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

Developers must demonstrate that the proposals:

- **Are supported by a sequential, risk based approach to the location of any development, in order to avoid possible flood risk to people and property; as well as setting out measures to manage any residual future risk.**
- **Are in line with Environment Agency practice note GP3 "Groundwater Protection: Principles and Practice"; include Sustainable Drainage Systems (SuDS) as the first**

method of surface water disposal. Sustainable drainage systems on private property, whether they are private or adopted, must be approved by the relevant SUDS Approval Body (SAB), SDNPA, prior to the commencement of development and must conform to the recommendations of the SUDS Manual produced by CIRIA. All approved sustainable drainage systems shall be recorded on the flood risk register

FI5.1 The Parish Council will encourage riparian owners to maintain ditches.

FI5.2 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.

FI5.3 New development must not escalate the current problems being experienced by the village. Proper controls must be applied to minimise flood risk.

Justification : Objective 4; NPPF 10

POLICY FI 6 Allocate land for allotments/community orchard

The land shown on the proposals map is allocated for allotments/community orchard.

FI6.1 The parish wide survey identified strong support for allotments and community orchards.

FI6.2 Allotments and community orchards are a place of social connectivity and not only provide opportunities to grow food but also contribute to local wildlife habitat and improved health and fitness.

Justification : Objective 3; NPPF 3,11

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 set a housing allocation of 6 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 First 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 HD1: The Presumption in Favour of Development

Planning applications which accord with the policies of the Neighbourhood Plan will be approved.

HD1.1 The NPPF and other legislation and guidance require that planning applications which accord with the policies and phasing of the Plan will be approved. The Parish Council recognises that housing provision within the Parish must evolve with the demographics of our community, and respect the needs of young and old. Provision must be made within our Neighbourhood Plan to meet local needs. It is recognised that priorities may change in the future and it will be important to review and update policies regularly.

HD1.2 Amberley Parish Council will take a positive approach to its consideration of development, and this policy will incorporate the key principles from the NPPF into the Plan. Where planning applications are to be considered against the policies of the Plan, then this policy will underpin the approach that the Parish Council and Local Planning Authority will adopt in delivering sustainable development in the Parish.

Justification : Objective 1; NPPF 6

POLICY HD2 Quality of Design

Proposals for new development and extensions, alterations and replacements to existing development must demonstrate how they meet the policies set out in this Plan, and will be assessed against the established standards laid down in the Parish Of Amberley Design Statement (PADS, as updated from time to time see Evidence Base 10).

Proposals for new housing must ensure that the new homes are well connected to the surrounding area and visually integrated with their surroundings.

HD2.1 It is important that any new housing is fully integrated to the community so that residents can readily access existing village facilities, such as the Church, Village shop, local pubs, railway station, via footpaths, roads etc. 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. Footpaths must be kept clear to permit maximum pedestrian access to Parish facilities.

HD2.1 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

POLICY HD3 Housing mix

All applications for new housing must demonstrate how the proposal meets the specific housing needs of the current and future households within the Parish of Amberley including a range of smaller house types, typically 1 or 2 bedrooms.

HD3.1 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.

Justification : Objective 1, 3 : NPPF 6

POLICY HD4 Housing Density

The density of new developments shall be appropriate to its location.

HD4.1 To ensure that new development does not harm the established character and appearance of the local area.

Justification : Objective 1 : NPPF 6

POLICY HD5 Housing site allocation

Permission will be granted, within the Plan period, for a minimum of 6 new homes on the land identified on the Proposals Map.

HD5.1 The Parish has a housing allocation of 6 homes. A 'call for sites' exercise provided several possible sites for housing. Each one was assessed against a range of criteria (see Evidence Base 11) and this site was chosen as the most appropriate.

Justification : Objective 1, 2, 3 : NPPF 6

POLICY HD6 Windfall sites

Permission will be granted for residential developments on infill and redevelopment sites within the recognised settlement boundary, 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. The proposal creates safe and accessible environments that offer good access utilising a range of transport modes, both public and private. Off-road parking must be incorporated into these developments, and it will be a condition of any planning approval that no parking will be allowed on the public highway. Sites where it is possible to walk easily to local facilities will be considered preferable to sites that will require car journeys to shops and schools.**
- 5. Land is demonstrated to be used effectively and comprehensively. Arbitrary subdivision of land or piecemeal development will be considered unacceptable.**
- 6. Wildlife and biodiversity must be conserved or enhanced.**
- 7. Proposed sites must be subject to archaeological and environmental surveys before being developed.**

HD6.1 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 HD7 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.

HD7.1 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 HD8 Attention to detail

In addition to the specific requirements detailed in PADS, the following items must 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 EN6 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. Photo-Voltaic 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. They should not be visible from roads, paths or in views from the Downs or the Wildbooks**
- 6. Meter boxes should be bespoke, unobtrusive and compliment the materials used for the remainder of the building.**

HD8.1 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

POLICY HD9 Local Connection

Affordable housing delivered as part of policies HD5 and HD6 will be subject to planning conditions and/or planning obligations to require the first occupants to be existing residents of Amberley, or with an Amberley connection, meeting one of the following criteria:

- 1. A person who currently lives in the Parish and wishes to move to a smaller property;**
- 2. A person who currently lives in the Parish and has an appropriate housing need because their family size has increased;**
- 3. A person from the Parish who is subject to a planned management transfer based on medical grounds;**
- 4. A person who has previously lived in the Parish for 5 or more years up to the age of 16;**

Purchase or rental shall be made available in the first instance only to persons fulfilling the above criteria. If after three months no such person has expressed the wish to purchase or rent the property, the qualifying conditions shall be extended for a further three months to include persons living or working in Parishes immediately neighbouring the Parish of Amberley.

If there is still no potential purchaser or renter, the property may thereafter be offered on the open market.

In the case of essential agricultural dwellings, these are to be occupied by person(s) employed or last employed in agriculture.

HD9.1 Evidence gained through the Housing Needs Survey indicates a requirement for local homes, to enable local people to stay in the village. NPPF para 74 allows neighbourhood plans to contain a local approach distinct from that set out in strategic policy and this is being used to try to ensure that the local community has the best possible chance to benefit from new housing provision, including affordable homes.

Justification : Objective 1 ; NPPF 6

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 GA1 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. The loss of existing footpaths and cycle paths

will be resisted. A new route linking Number 2 Bostal with the Wey South Path would be supported (see map).

GA1.1 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 Pedestrian footways

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

GA2.1 The B 2139 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.

GA2.2 Any proposal which led to the land identified 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 subsume 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.

GA3.1 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.

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.

The Parish Council proposes that the Local Highway Authority designates the following as Quiet Lanes under The Quiet Lanes and Home Zones (England) Regulations 2006.

Mill Lane

High Titten

Church Street

Hog Lane

East Street

Rackham Road

North Stoke Road

GA4.1 The designation of roads as Quiet Lanes is aimed at maintaining the character of minor rural roads and improving the safety of pedestrians , horse riders, cyclists and motorists.

Justification : Objective 8 ; NPPF 4,

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 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. Evidence should be provided by the developer that the site has been 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 where a development would benefit the community and would not have a detrimental effect on the surrounding environment.

ET1.1 Existing businesses will be supported such as the shop, tea room, pubs by ensuring that there is adequate car parking in the parish.

ET1.2 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 room.

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.

ET2.1 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.

ET2.2 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 ET3 Tourism

Development will be permitted for facilities connected with tourism such as small craft workshops or accommodation within existing homes and pubs subject to this being consistent with the statutory purposes of the National Park and there being an acceptable impact on the amenities of surrounding properties and the wider environment.

ET3.1 Amberley is a picturesque and accessible Parish situated in the heart of the South Downs National Park. Tourism is therefore attracted to the parish and benefits 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.

ET3.2 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.

ET3.3 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.

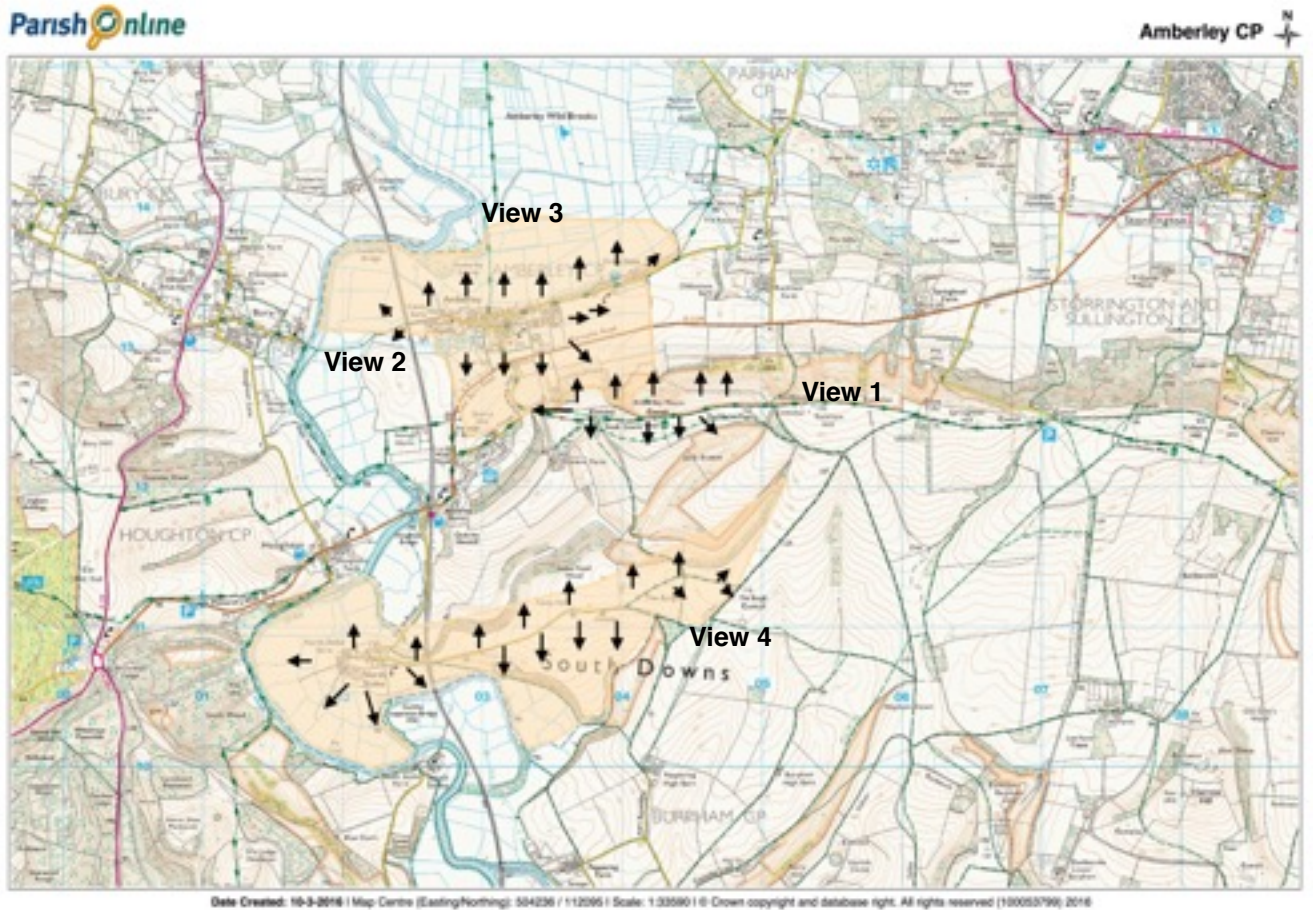
Justification : Objective 3 ; NPPF 3

Proposals Map



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Map A - Protected Local Views - Policy EN2



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

Schedule A - Assets of Community Value - Policy FI 4

The Village Stores and Post Office

The Black Horse Pub

The Village Pottery (already listed as an AOCV)

Schedule B Local Green Space - Policy EN7

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, tranquility and wildlife and historic significance.

Each piece of land was assessed using the following rating:

In close proximity - 1

Demonstrably special - 2

Beauty - 3

Historic significance - 4

Recreational value - 5

Tranquility - 6

Richness of wildlife - 7

Local in character - 8

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

2. **Village Pond**

Situated at the bottom of Church Street by the walls of Amberley Castle. It is an important transition between the wildness of the brooks and the built form of the village. It was traditionally

a water pond for horses and now a focus for villagers and visitors alike. This area is designated as Local Green Space because of its significant heritage and community value.

0.30ha

NPPF 1,2,3,4,5,6,7,8

3. **The Top Field**

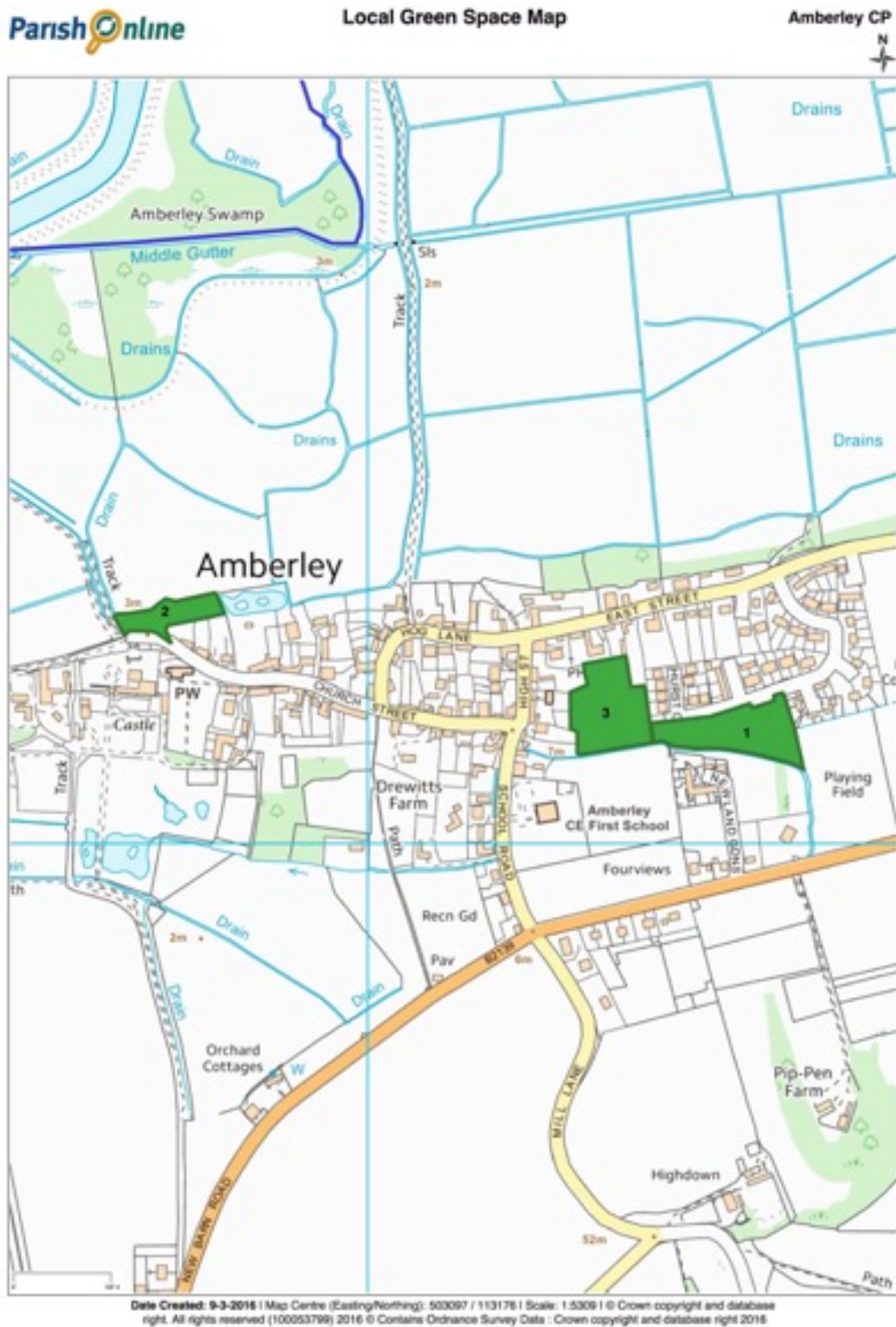
Or "Piggeries" bordering the back of East Street/Hurst Cottages/Millennium Green. Currently owned by HDC and rented to a resident for animal grazing. This area is designated as Local Green Space because it is demonstrably special due to its significant community and amenity value.

0.76ha

NPPF 1,2,4,5,6,8

Total Parish Area = 1179ha therefore proposed Local Green Space Allocation represents 0.15% of the total Parish land area.

Map B - Local Green Space



Schedule C Local Open Space - Policy EN8

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



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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, 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 or the present without compromising the ability of future generations to meet their own needs.
SUSTAINABLE URBAN DRAINAGE SYSTEMS	SUDS	A drainage system that controls the rate and quantity of run-off of surface water from developments. It replaces the conventional practice of routing run-off through a pipe to a watercourse, which can cause problems with flooding. SUDS minimises run-off by putting surface water back into the ground on site through measures such as permeable paving, underground infiltration blankets and drainage swales (similar to traditional ditches). Where surface water must still be take off-site (because, for example, the site is underlain by clay that reduces the permeability of the ground), features to slow down the rate of run-off are used – these may include ponds or underground storage tanks to store water, and oversized pipes