



ENGAGE

JOIN

PARTICIPATE

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INVOLVE

Amberley
Parish Council

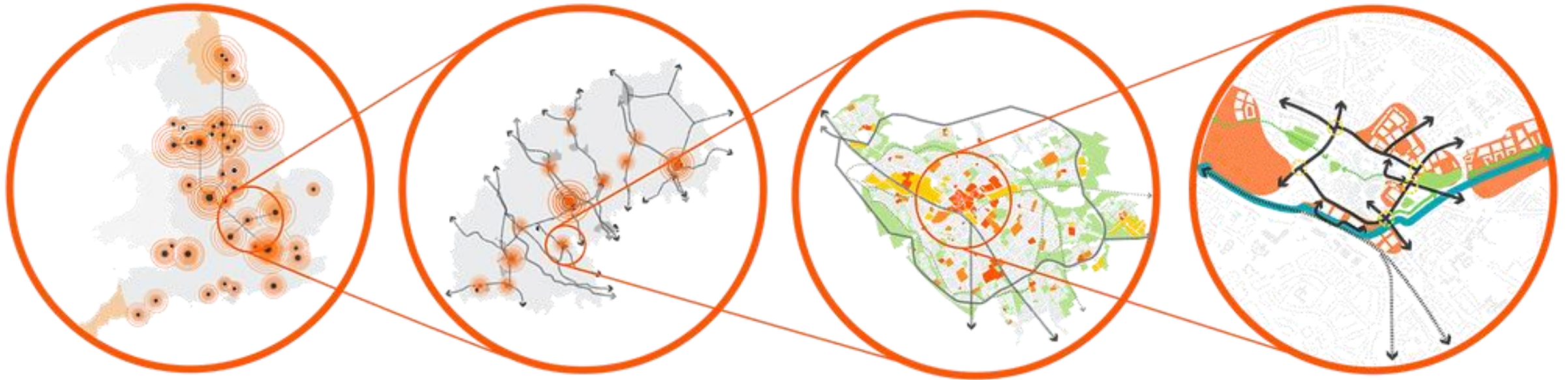
Amberley and the new South Downs National Park Local Plan

Welcome - thank you for coming along - AGENDA:

- explain the purpose of the SNDP local plan, the consultation process and next steps
- what Amberley achieved during the first stage of consultation
- the revised proposal for East Street Farm site
- the APC draft position
- how to participate in the Reg 19 consultation
- Q&A and an opportunity to feedback to the council

The Role of Amberley Parish Council

- composed of voluntary members of the community
- formally consulted on planning matters by the SDNP
- here to inform and advise our residents and businesses
- draw together different issues and views
- advocate for the village
- not the decision maker – we can only make the best case we can, based on community engagement & feedback



National Policy



Local Plans (and
neighbourhood
plans)

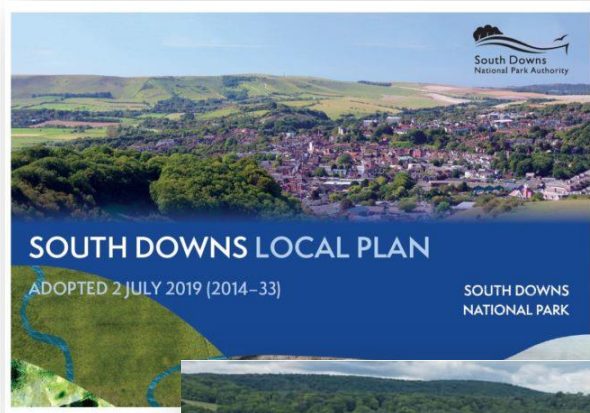


Policies and site
allocations



Individual
decisions

The SDNP Local Plan



- set of policies that define principles for planning decisions in the park area
- reviewed and revised on a rolling basis
- a new local plan will take over from the existing plan when it is formally adopted
- includes sites considered suitable for development

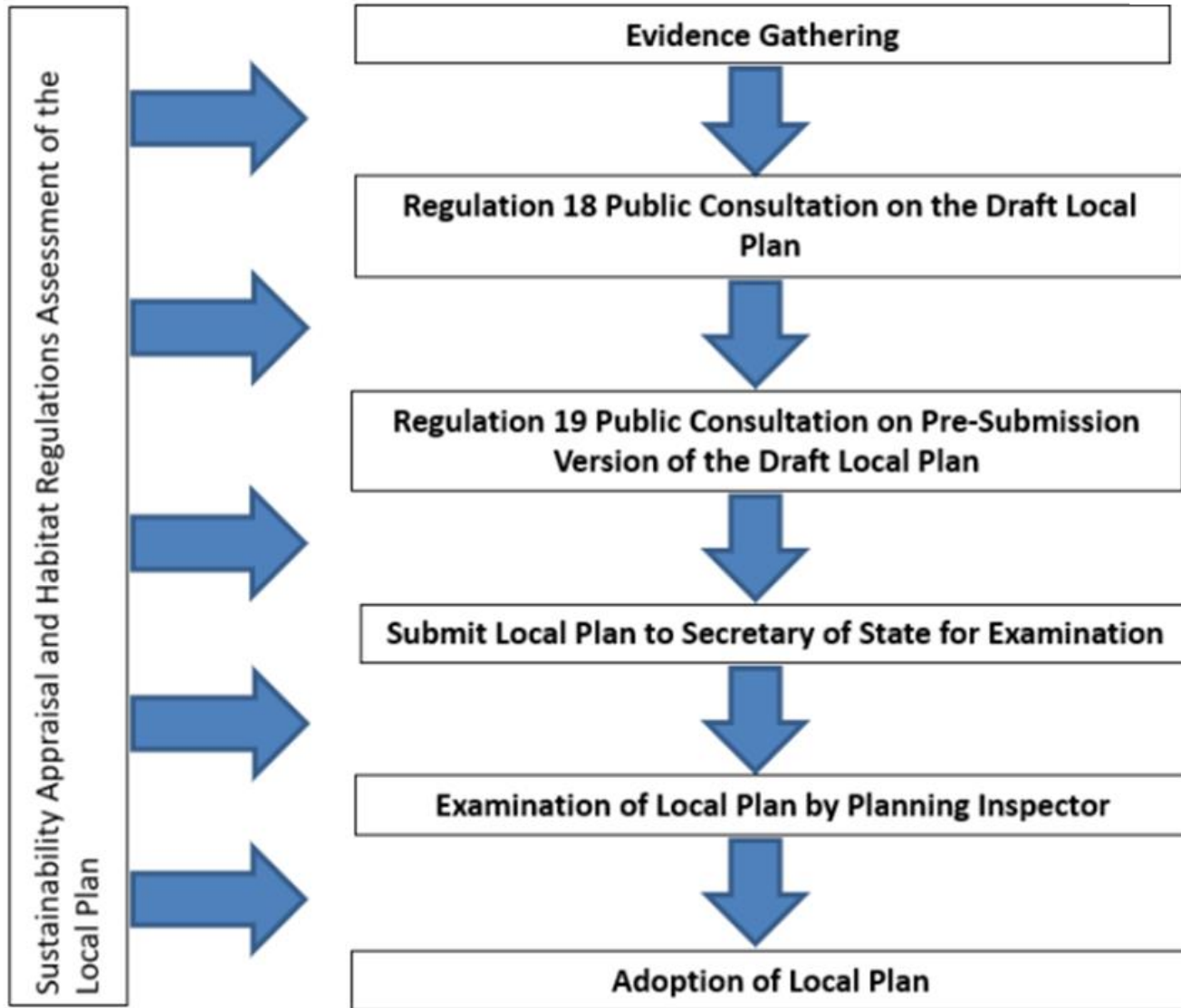
Planning Reform and Housing Delivery

- the government has set a target of 1.5 million new homes in this parliament
- new way to calculate requirement in (most) areas – higher local targets
- new timetable for creating local plans and keeping them up to date
- devolution and reorganisation of local government areas
- some of these matters are dealt with differently in the South Downs National Park

National Parks and Planning

- planning policy is somewhat different in national parks, because the primary purpose is to protect the natural beauty and landscape
- do not have a housing requirement in the same way as other areas
- mainly concerned with affordable(ish) housing
- does have to find some suitable sites for new housing and other purposes to meet local need

How local plans are prepared*



*The government has now changed the regulations and this is last time the SDNP will follow this particular process

Regulation 18 consultation



Consultation

gathers input from stakeholders, communities, and developers to shape the policies of the new Local Plan.



Policies

Proposed policies must be based on evidence, and in the case of the SDNP this includes working out housing supply



Content

Consultation Content: The "Draft Revised South Downs Local Plan," inviting feedback on proposed policies and including site allocations.



Outreach

The SDNPA held over 20 in-person events and access to draft documents.



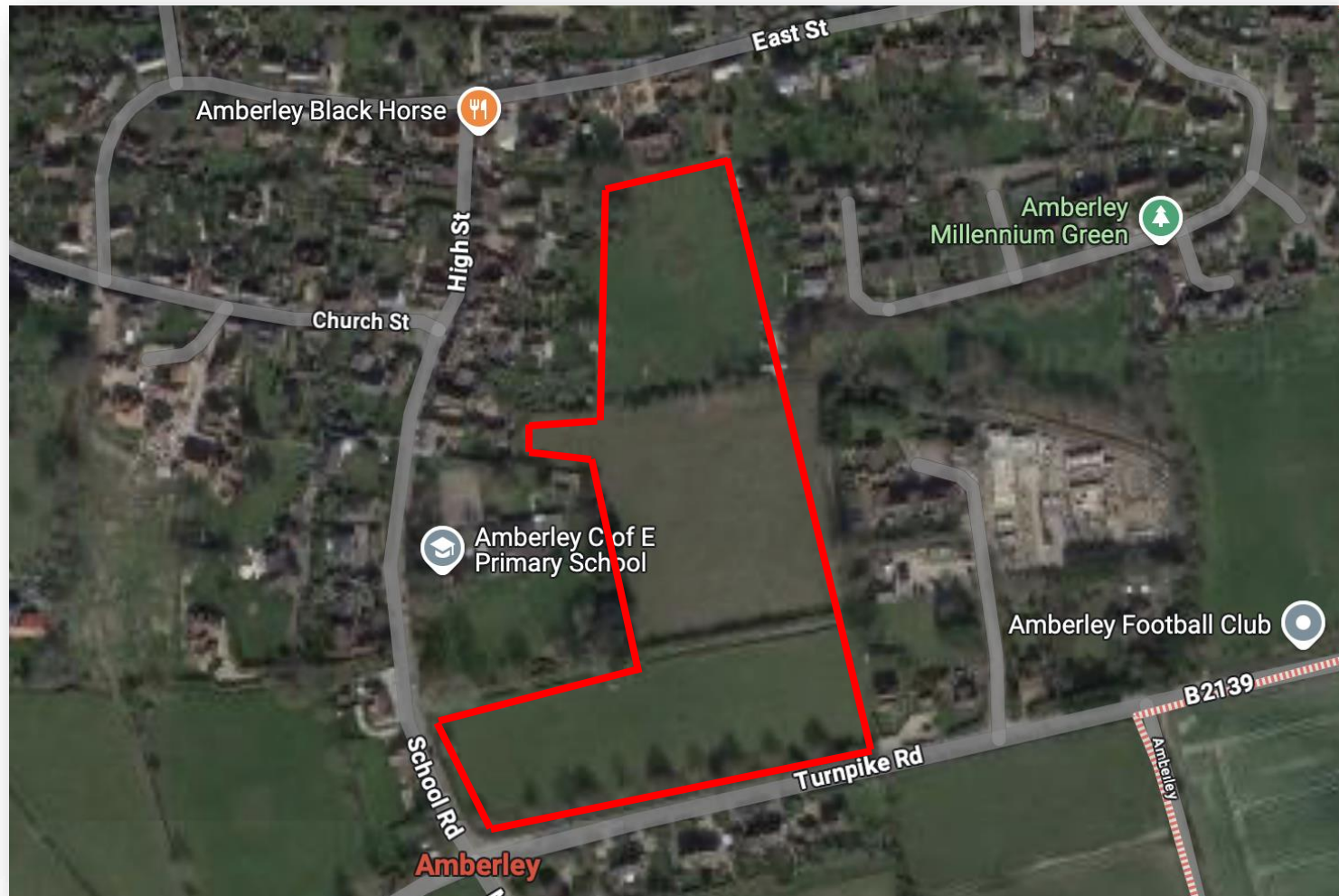
Timeline:

The process was open for comment from January 20 to March 17 2025

What is required for a 'site allocation'?

- the site is available – a willing land-owner(s)
- the site is in a suitable location for development
- there are no 'showstopper' reasons why it could not be developed
- becomes a policy of the plan
- not a planning permission, or a guarantee of one
- permission should be forthcoming for a suitable scheme

R18 Proposed Site allocation in Amberley - East Street Farm



R18 Proposed Housing Site details - East Street Farm

approx. 45 homes -
top & middle field

green space
no housing

existing car park &
Community Hall
proposal



road
access via
Hurst
Cottages

Issues raised in resident's feedback for reg. 18

- transport, access and safety
- community character and social sustainability
- infrastructure and utility capacity
- environmental and habitat protection
- heritage and landscape integrity
- chalk stream
- scale and alternative development options
- flood risk and drainage
- some support for development of suitable scale and location

Comments from statutory consultees

Natural England support subject to a detailed landscape assessment. The policy should reference Policy NEW3, ensuring an appraisal for wintering Bewick Swan within 5km of Arun Valley SPA. Given the site's proximity to Amberley Wild Brooks SSSI, an added criterion should require impact assessments and mitigation measures for designated sites.

West Sussex County Council to consider improving existing frequency for bus services on East Street to twice daily, to attract more bus trips from the development, subject to viability considerations.

Horsham District Council (in capacity as landowner) support the proposed site allocation recognizing its role in addressing local housing needs. Clarification on development scale is requested to guide affordable housing, infrastructure, and open space provision. Early engagement with providers is emphasized for transport, education, utilities, and local power grid resilience.

Amberley Parish Council objects to the proposed site allocation citing overwhelming community opposition, environmental concerns, and policy conflicts. A survey showed 94% oppose 45 houses, with strong preference for green communal space. Concerns include road access, infrastructure strain, and landscape impact, with support for a nature reserve and community centre. The proposed road access is considered unsafe.

The key results of the Amberley Survey

Question	Agree	Disagree
A development of 15-25 houses is suitable	13%	87%
A development of up to 45 houses is suitable	6%	94%
Is there a risk to infrastructure – power, water, sewerage, flood	91%	9%
Will the proposed road access through Hurst Cottages work?	10%	90%
Use of the site as green space for the community	94%	6%
If Dev, only part of the site to be developed	77%	23%
If Dev were to take place – the top field?	15%	85%
If Dev were to take place – the middle field?	16%	84%
If Dev were to take place – the bottom field?	59%	41%
Support for a community centre next to the car park	75%	25%
Relocating village shop to the community centre	73%	27%

Reg 18 vs 19 - what we achieved - a lot!

18



development on northern and middle fields



vehicular access from Hurst Close



25 - 45 homes



space for a new community building



southern parcel used for biodiversity/landscape integration

19



development on southern field and south-east side of middle field only



vehicular access from School Road or B2139



20 homes



space for a new community building



remaining green space to be handed over to the parish

Areas of concern for the regulation 19 Amberley site

- The form/shape of the proposed development area
 - Development in the middle field is opposed by the community
 - Defined dev. area (middle & lower) is less than the overall size of the lower field, ie why not just develop 20 houses in the lower field?
 - Shape of dev area in the middle field potentially indicates a recognition of the flood issues. Flood boundary to be checked.
- A developer may seek to expand the developed area further into the expanded settlement boundary area of the site
- No recognition of the chalk stream or the recovery proposal and its benefits to the water management of the area.

What is tested at Regulation 19?

Is the submitted plan 'legally compliant'?

Is the plan 'sound'? Which is tested by whether it is:

- positively prepared
- justified
- effective
- consistent with national policy

Soundness is for the Inspector to determine on the evidence presented

Definitions of soundness & legal compliance are within the SDNP guidance notes

How can we influence Reg 19?

- ensure the Inspector is aware of the community response
- press for more robust site policy requirements to be applied in the event of housing site being allowed
- **highlight site allocation key concerns:**
 - access and traffic design
 - flood risk to existing & proposed development properties
 - green space retention and connection
 - no recognition of Chalk Stream recovery proposal
 - inclusion of car park and village hall/shop is essential

How are comments on the plan accessed by the Inspector

When preparing written comments, it's important to consider which of the specific tests of soundness, and/or legal compliance requirements, you think your comments relates to.

- Representations should:
 - clearly identify the section, policy or part of the Local Plan to which they relate;
 - state whether the representation concerns legal compliance, soundness, or both.
 - set out the reasons for the representation clearly, concisely, and set out whether participation at hearing session(s) is necessary.

The SDNPA Reg 19 public consultation

- consultation between 12 May – 23 June 2026 (6-week period)
- use the on-line survey if convenient
- comments must relate to ‘legal compliance’ or ‘soundness’
- be specific – what should be changed and what is your suggestion?
- the SDNP will not respond directly. Representations are passed to the Inspector. S/he will decide which ones to ‘take up’ as issues
- all the information is here:

www.southdowns.gov.uk/planning-policy/new-south-downs-local-plan/south-downs-local-plan-proposed-submission-may-2026

Guidance on making an application here:

<https://www.southdowns.gov.uk/wp-content/uploads/2026/05/Reg-19-Guidance-Note.pdf>



APC draft response to the proposed allocation

- The community reg 18 community feedback is for no housing on the site
- Flooding issues render the middle field unsuitable, remove from plan
- Opportunities for flood management and mitigation via chalk stream recovery project has been overlooked by SDNP - reconsider
- If, however, the East St Farm site allocation by SDNP was to proceed:
 - There is a level of support for housing on the lower field only
 - Proposed dev area should not be exceeded/flexed
 - The remaining green space should be excluded from the settlement boundary to ensure it is safeguarded.
 - Landowner (HDC) should provide an enhancement fund for the green space

The SDNPA Reg 19 public consultation



South Downs Local Plan - Proposed Submission (Regulation 19) May 2026

This is the final consultation before submission for independent examination. Unlike earlier stages, comments should focus only on the Local Plan's soundness and legal compliance for the Planning Inspector.

[Show less](#)

open

39 days left

12/05/2026 12:00AM

23/06/2026 11:59PM

[LEARN MORE](#)

<https://southdowns-consult.objective.co.uk/kse/>

Went Live 12th May

PRIVACY STATEMENT

Please read our [Privacy Statement](#)

GO TO EVENT

South Downs Local Plan - Proposed Submission (Regulation 19) May 2026



The South Downs National Park Authority has published the South Downs Local Plan (Proposed Submission) for Regulation 19 (Publication) consultation.

This is the final consultation stage before the plan is submitted to the Secretary of State for independent examination by a Planning Inspector. This consultation stage differs from previous consultations on the new Local Plan, as the Planning Inspector will be interested in comments related to the Local Plan's **soundness** and **legal compliance**.

Consultation details:

Consultation period: **12 May to 23 June 2026 (closing at 23:59)**

Documents published:

- The South Downs Local Plan - Proposed Submission (Regulation 19) May 2026
- The [Policies Map](#) 
- [Supporting evidence](#)  (including Sustainability Appraisal and Habitats Regulations Assessment) and background documents

To view and comment on the Plan, please click on the Go To Event tab above.

Making representations:

During this stage, comments should focus on:

- Whether the Local plan meets the **legal requirements**; and
- Whether it is **sound** (positively prepared, justified, effective and consistent with national policy).

Please see our [Guidance Note for making a Representation](#)  for further explanation of the legal requirements and tests of soundness.

To begin a submission, click one of the "Add Comment" labels found throughout the document.

Once you have added all comments, click the "Submit" button.

ABOUT THIS CONSULTATION

PROPOSAL

South Downs Local Plan Submission
(Regulation 19) May 2026

Foreword

> 1 Introduction

> 2 Vision & Objectives

> 3 Spatial Portrait And Strategy

> 4 Strategic Policies

> 5 Site Allocations

Appendix A1: Marketing
Requirements For Change Of Use
Applications

Appendix A2: Glossary

Appendix A3: Superseded Policies

Appendix A4: Local Plan Indicators

Policies Map

Integrated Impact Assessment

Habitat Regulations Assessment

To begin a submission, click one of the "Add Comment" labels found throughout the document.

Once you have added all comments, click the "Submit" button.

DOWNLOAD PDF

SUBMIT

South Downs Local Plan Submission (Regulation 19) May 2026

Foreword

This is a hugely important time for the South Downs as we plan for the future of this vibrant and much-loved National Park. We are now getting to the final stages with our new Local Plan, which guides how and where development takes place in the National Park over the next two decades.

We recognise places need to evolve and respond to local needs, as well as wider issues the nation faces amid changing, and potentially uncertain, times.

Last year we reviewed our Partnership Management Plan, which sets out the priorities for the National Park for the next five years. The policies and allocations in this Local Plan are key in supporting and delivering some of those priorities.

Landscapes and communities are dynamic and our new Local Plan addresses vital issues such as the need for quality development,

ADD COMMENT

ABOUT THIS CONSULTATION

PROF

South Downs Local Plan Submission (Regulation 19) May 2026

Foreword

- > 1 Introduction
- > 2 Vision & Objectives
- > 3 Spatial Portrait And Strategic Policies
- > 4 Strategic Policies
- > 5 Site Allocations

Appendix A1: Marketing Requirements For Change Of Use Applications

Appendix A2: Glossary

Appendix A3: Superseded Policies

Appendix A4: Local Plan Indicators

Policies Map

Integrated Impact Assessment

Habitat Regulations Assessment

5 Site Allocations

Primary Settlements and Sites

- > Lewes
- > Petersfield
- > Midhurst and Easebourne
- > Petworth
- > Liss
- > Shoreham Cement Works
- > Liphook

Other Settlements

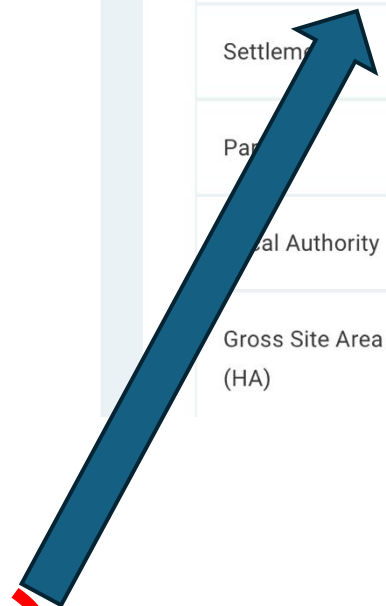
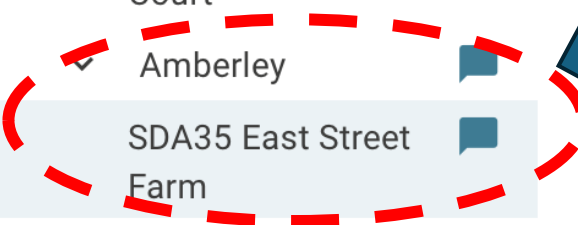
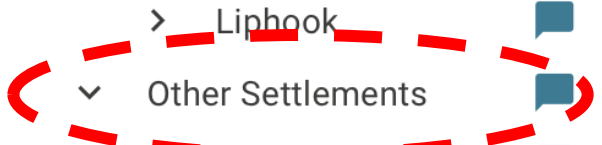
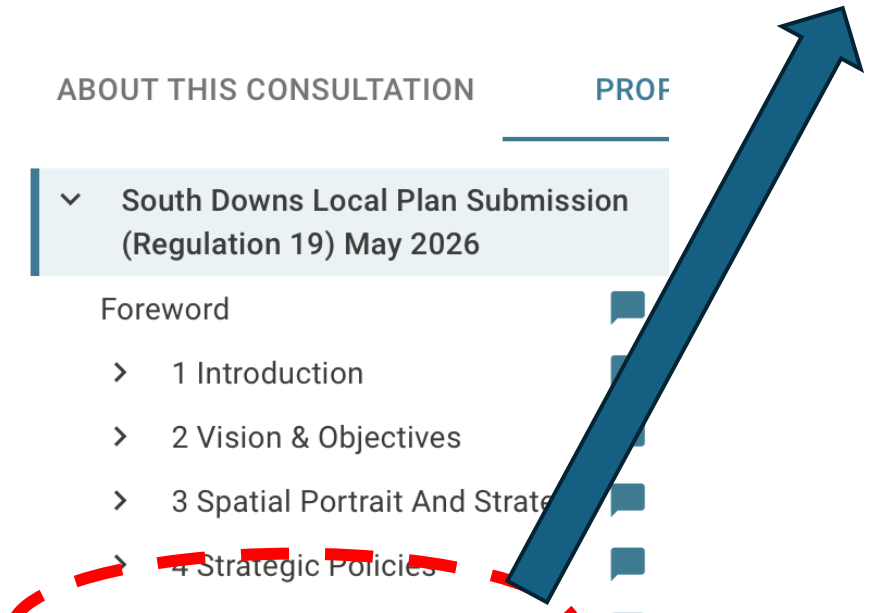
- > Alfriston
- SDA33 Kings Ride, Alfriston
- SDA34 Alfriston Court
- > Amberley

SDA35 East Street Farm

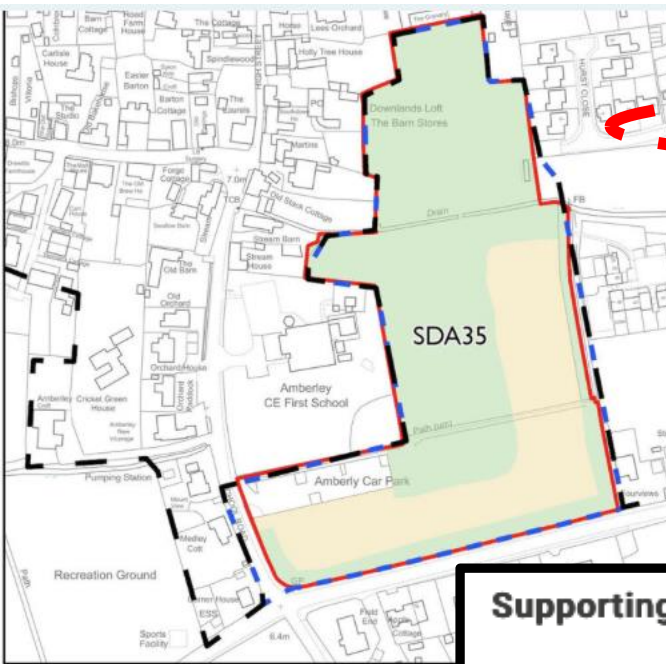
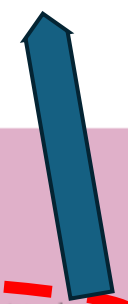
SDA35 East Street Farm

ADD COMMENT

SDA35	East Street Farm, Amberley
LAA Ref	H0057
Settlement	Amberley
Parish	Amberley
Local Authority	Horsham District Council
Gross Site Area (HA)	3.15



Detailed proposals that meet the following site-specific development requirements will be permitted:



-  Developable Area
-  Green Space
-  Reg 19 Site Boundary

SDA35: East Street Farm, Amberley

Policy Requirements

Detailed proposals that meet the following site-specific development requirements will be permitted:

1. Provides suitable vehicular and pedestrian access onto School Road. The access arrangement should include provision of an access into the existing car park from within the site, and the closure of the existing car park access. Improvements to visibility at the junction between School Road and B2139 Turnpike Road may be required subject to the advice of the highways authority;
2. Provides a suitable pedestrian and cycle access from Hurst Close, and a suitable pedestrian and cycle route through the site connecting to the School Road Access. This route should be accessible and suitable for year-round use, including provision of suitable features to cross associated watercourses. This route should include connections to Public Right of Way 3708;
3. Conserves and enhances Amberley Conservation Area and associated listed buildings;

Supporting Text

5.125 The development should reflect the site's prominent location at the centre and southern edge of the settlement and local and distant intervisibility. Careful consideration should be given to design, including the interrelationship with the Conservation Area and designated heritage assets, a public right of way and the site's green infrastructure function, including with adjacent areas.

[ADD COMMENT](#)

5.126 The provision of an alternative pedestrian route between Hurst Close and School Road is intended to mitigate the seasonal flooding issues on Public Right of Way 3708. However, improvements to this existing route to increase the opportunities for year-round use through appropriate surfacing are strongly encouraged.

[ADD COMMENT](#)

To add comments against the entire site:

Amberley

ADD COMMENT

ADD COMMENT

5.123 Amberley is a picturesque village with a Norman church, shop, post office, primary school, pub, tearoom, and a castle now used as a hotel. The adjacent settlement of Houghton Bridge has a railway station (Amberley Station) and an industrial museum and heritage centre (Amberley Chalk Museum).

ADD COMMENT

5.124 The Amberley Neighbourhood Development Plan was made part of the development plan in June 2017. It includes policies and site allocations that need to be taken into account when planning new development. It includes policy FI 2 which allocated a site within Amberley School grounds for a new school/community hall. It is understood that this site is no longer available so an alternative location for this community hall is included within the new allocation policy below.

SDA35 East Street Farm

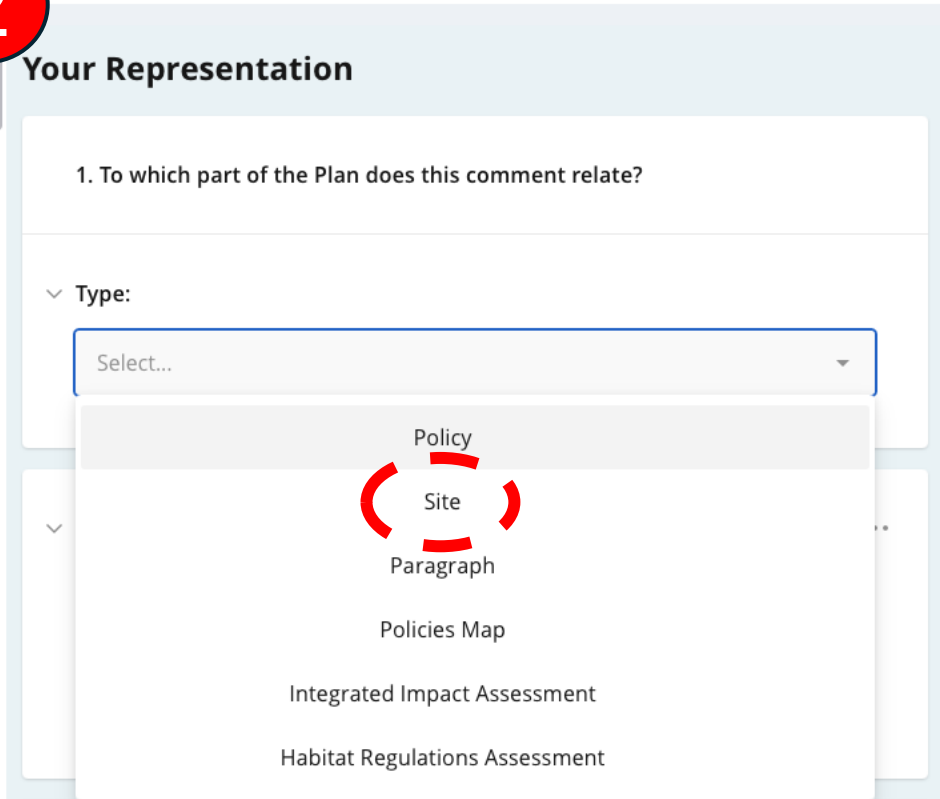
ADD COMMENT

SDA35	East Street Farm, Amberley
LAA Ref	H0057
Settlement	Amberley

To add comments against the entire site:

1 Entering of personal details is mandatory

2 Your Representation



1. To which part of the Plan does this comment relate?

▼ Type:

Select...

- Policy
- Site
- Paragraph
- Policies Map
- Integrated Impact Assessment
- Habitat Regulations Assessment

The 'Site' option in the dropdown menu is highlighted with a red dashed circle.

3

Form will then ask:

1. Do you consider the plan sound
2. Do you consider the plan to be legally compliant
3. Please give details of why you feel the plan is or is not sound or legally compliant
4. Please set out modifications to make the plan sound or legally compliant & why

Definitions of soundness & legal compliance are within the guidance notes

Recap of key concerns

- access and traffic design – **proposal is dangerous**
- flood risk to existing & proposed development properties – **flood risk already exists and could be increased by development**
- green space retention and connection – **resist development on the middle field**
- No recognition of Chalk Stream recovery proposal – **a great natural solution & ecological gain for a rare habitat**
- inclusion of car park and village hall/shop – **essential resources for the future of Amberley**

The Examination Process

- will take place later in 2026
- a government appointed planning inspector will review the evidence and conduct a public examination of the plan
- main issues will be identified and sessions held to explore these
- local plan examinations tend to be technical and slow paced.
- Parish councils and residents' groups can ask to participate
- Inspector can agree 'modifications' to the submitted plan to make it sound
- Plan adoption in early 2027

If the site is included in the local plan, what can we still influence at the application stage?



design and layout



housing type



connectivity



green space and play



planting and biodiversity



community elements

Next Steps Summary

- APC, Chalk Stream group and Amberley society will continue to develop a strong response to the consultation for Amberley.
- second meeting at The Sportsman on the 23rd May – same content, + more advice on how to form your individual consultation responses.
- walk in session on the 1st June for anyone that could not make the previous 2 events & to advise/help with consultation responses. Turn up at anytime between 6pm and 8pm.

SDNP consultation closes on 23 June 2026 – late responses may not be considered



for supporting the event



Useful Links here



Amberley Society

SDNP reg 19 here



SDNP Reg 19