



REGULATION 19 CONSULTATION

- ▶ **Summarise**
- ▶ **Context**
- ▶ **Key Issues**
- ▶ **AS position**
- ▶ **Advice to members**

► Context

► Relationship of SDNP Local Plan to Amberley Development Plan



► Process – where are we?



LOCAL PLAN PROCESS — HIGH LEVEL



EVIDENCE GATHERING



REGULATION 18 PUBLICATION



REGULATION 18 CONSULTATION



DRAFTING THE LOCAL PLAN



REGULATION 19 PUBLICATION



REGULATION 19 CONSULTATION **ongoing**



SUBMISSION TO SECRETARY OF STATE



EXAMINATION IN PUBLIC



MAIN MODIFICATIONS CONSULTATION

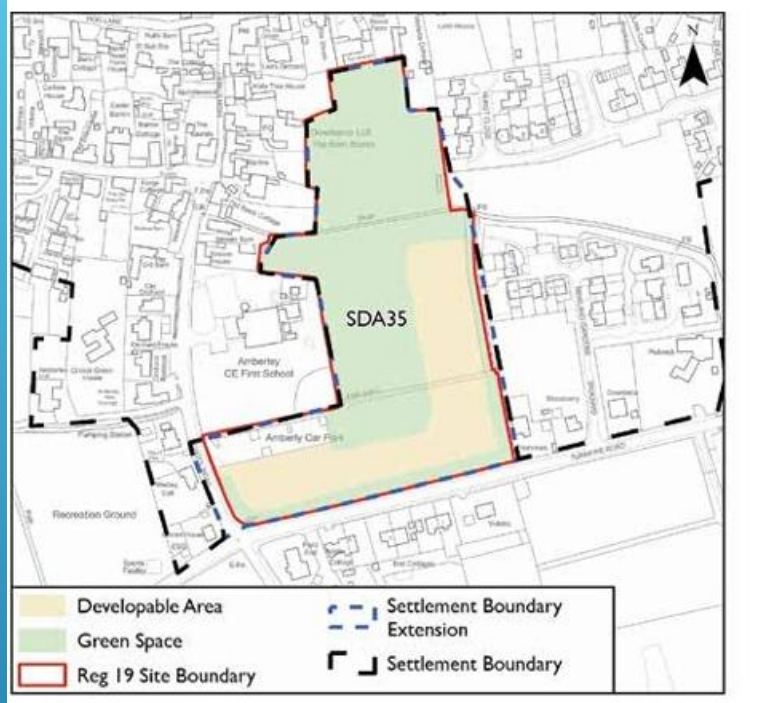


INSPECTOR'S REPORT



ADOPTION

AMBERLEY SOCIETY - SDNP PLAN



- ▶ **SDNP regulation 19 site allocation**
- ▶ **SDNP Detailed proposals that meet the site specific development requirements will be permitted**
- ▶ **13 requirements and 5 supporting text statements**

SDA35	East Street Farm, Amberley
LAA Ref	HO057
Settlement	Amberley
Parish	Amberley
Local Authority	Horsham District Council
Gross Site Area (HA)	3.15
Uses and Indicative Capacity	Housing (Class C3) – 20 homes Community Hall with village shop Public Open Space / Flood Mitigation

- ▶ **Gross site area is 3.15 hectares, the developable area is approx 1.0 – 1.1 hectares**
- ▶ **Indicative capacity is 20, not a minimum or maximum**
- ▶ **Class C3 is planning use for standard residential dwelling**

► Where can I find this information – Amberley Village website – LOCAL PLAN page



The screenshot shows the homepage of the Amberley Village website. At the top is a navigation bar with links: HOME, AMBERLEY SOCIETY PAGE, ABOUT AMBERLEY, FOR VISITORS, AMBERLEY OPEN GARDENS, and More. Below the navigation bar is a large heading: "This is the homepage of the website for Amberley Village - a historic South Downs village in West Sussex". To the left of this heading is the Amberley Village logo, which features a stylized illustration of a village with a church and a castle. Below the heading is a paragraph: "amberleyvillage.co.uk includes the latest village information, guides for visitors and extensive historical information". Below this paragraph is a link: "- for website queries - [click here](#)". Below the link is a section titled "Latest News" with a list of news items: "Community pub set for full ownership as The Sportsman secures its future", "Black Horse grand unveiling & Wine Supper Club", "Bridge Inn and Amberley Village Tea Rooms finalists in awards", "Amberley Millennium Green survey", "Easter celebrations", "Wildbrooks Readership survey - headline results", and "Swift and House Martin project". Below the news items is a section titled "See latest SDNP Local Plan for East St Farm Amberley, including impact assessments and regulation 18 consultation report and regulation 19 reports Parish Meetings regarding SDNP Planning consultation". To the right of the news items is a section titled "Latest Wildbrooks Parish Magazine" with a thumbnail image of the magazine cover. Below the magazine thumbnail is a section titled "The Future of Amberley's Chalk Stream" with a thumbnail image of a stream.



The screenshot shows the Amberley Parish Council presentation page. It features a heading: "Here is the presentation provided by the APC at the meeting of Saturday May 16th". Below the heading is a PDF icon and a link: "Amberley Parish Council presentation - click to view". To the right of the link is a thumbnail image of the presentation cover, which is titled "The Future of Amberley's Chalk Stream" and "Our part of England's Rainforest".

- [Plan issued - Regulation 18 - Appendix 2 The policies - site specific development requirements](#)
- [Plan issued - Regulation 18 - Appendix 3 Site Plan](#)
- [Plan issued - Regulation 18 - Appendix 4 - Sustainability Assessment - Appendix A - Sustainability issues](#)
- [Plan issued - Regulation 18 - Appendix 4 - Sustainability Assessment Appendix B -Settlement Appraisals](#)
- [Regulation 18 consultation report - Summary of feedback](#)
- [Regulation 18 consultation report - SDNP response](#)
- [Regulation 19 - Summary page with 'Go to Event tab which enables comments to be made](#)
- [Regulation 19 - Amberley revised site plan and revised Development requirements](#)
- [Regulation 19 - Integrated Impact Assessment \(Amberley Specifics - SDA35 are on Page 204-208\)](#)

► Re-iterate what is tested at Regulation 19

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

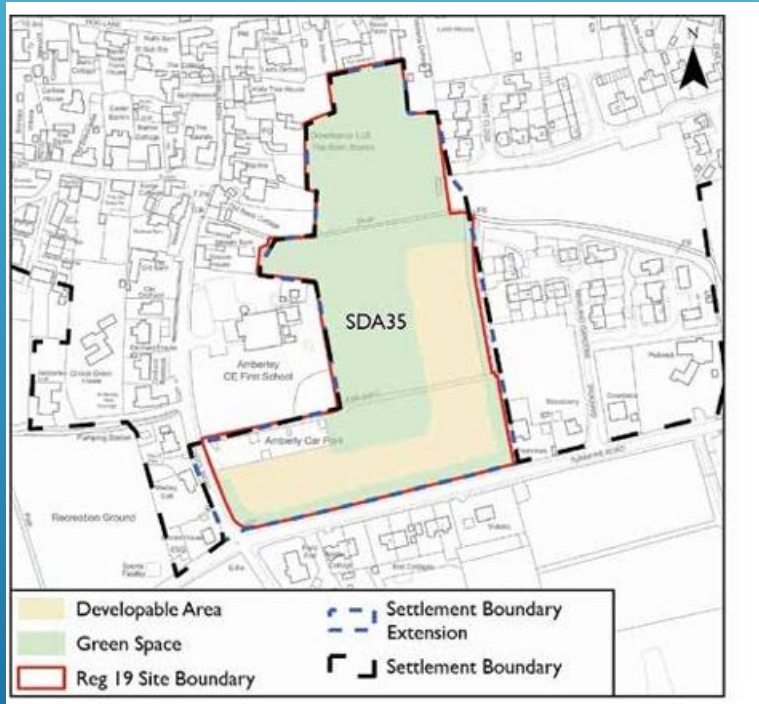


REGULATION 19 CONSULTATION

▶ **Key Issues**

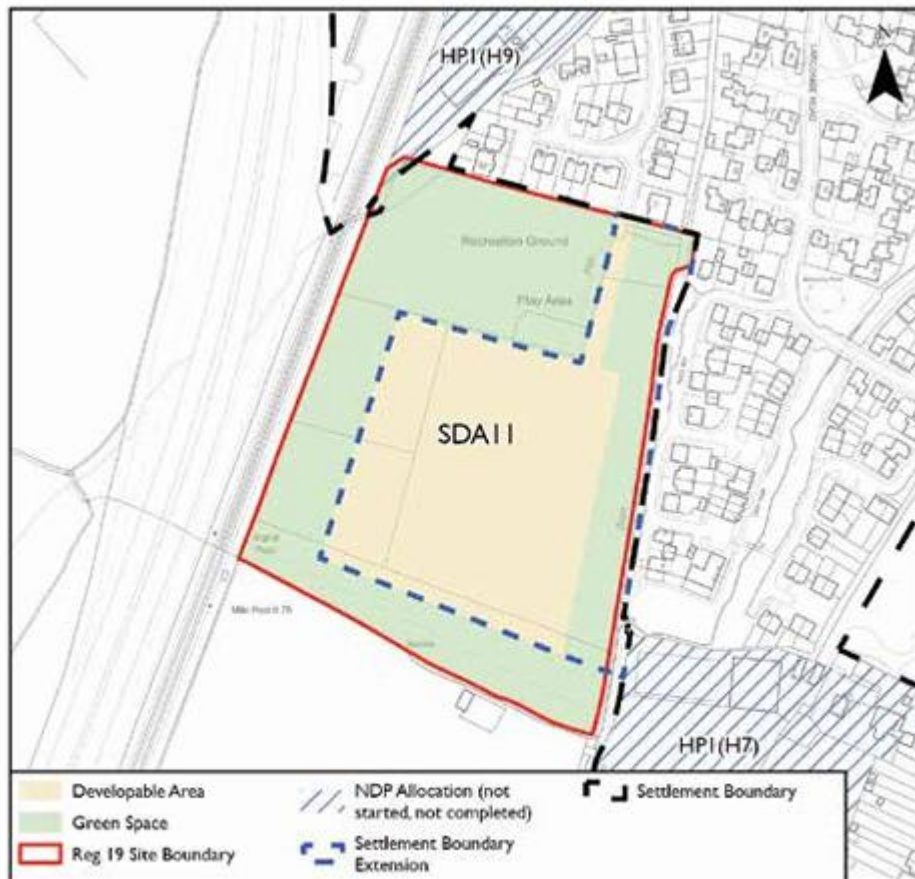
- ▶ **Settlement Boundary**
- ▶ **Flood Zone**
- ▶ **Chalk Stream**
- ▶ **Traffic access**
- ▶ **Green Space**
- ▶ **Inadequacy of evidence**

Main Issues-Settlement Boundary



**THE SDA35 SETTLEMENT
BOUNDARY HAS BEEN EXTENDED
TO COVER THE WHOLE SITE
BOUNDARY – THIS OPENS UP
POTENTIAL FOR FUTURE
DEVELOPMENT BOUNDARY ISSUES
- WHY ISN'T THE SETTLEMENT
BOUNDARY JUST THE
DEVELOPABLE AREA?**

► Example – the settlement boundary does not need to be the same as the site boundary



SDA11: Land South of Paddock Way Requirements

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

- 1 Provides suitable vehicular and pedestrian access onto Paddock Way with careful consideration given to suitable access arrangements to the local green space;
- 2 Provides pedestrian connections to the surrounding Public Rights of Way network by providing a links to footpath 189/44a/1 to the north/northwest of the site; and to footpath 189/42/1 to the east of the site with careful consideration made to suitable access arrangements to the local green space;
- 3 Follows a sequential approach, directing built development away from flood zones 2 and 3, and provide any required flood mitigation and drainage measures with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions;
- 4 Ensures appropriate buffering for adjacent watercourses and their riparian zones. This should include consideration of protected species and address potential impacts from artificial lighting, soil compaction, flooding, pollution, and silt runoff during both construction and operation. Buffer areas must not be incorporated into private gardens or communal storage spaces and should be designed to protect and enhance the setting and ecological function of the watercourses;

Main Issues-Flood Zone

SDNP AMBERLEY REQUIREMENTS :

FOLLOWS A SEQUENTIAL APPROACH, DIRECTING BUILT DEVELOPMENT AWAY FROM FLOOD ZONES 2 AND 3, AND PROVIDES ANY REQUIRED FLOOD MITIGATION AND DRAINAGE MEASURES WITH AN EMPHASIS ON NATURE-BASED, ABOVE GROUND AND CONNECTED ELEMENTS RATHER THAN UNDERGROUND ENGINEERED

IS THIS SOUND? THERE ARE FLOOD RISKS TO THE EAST AND WEST OF THE MIDDLE FIELD AND NORTH OF THE BOTTOM FIELD

Main Issues – CHALK STREAM

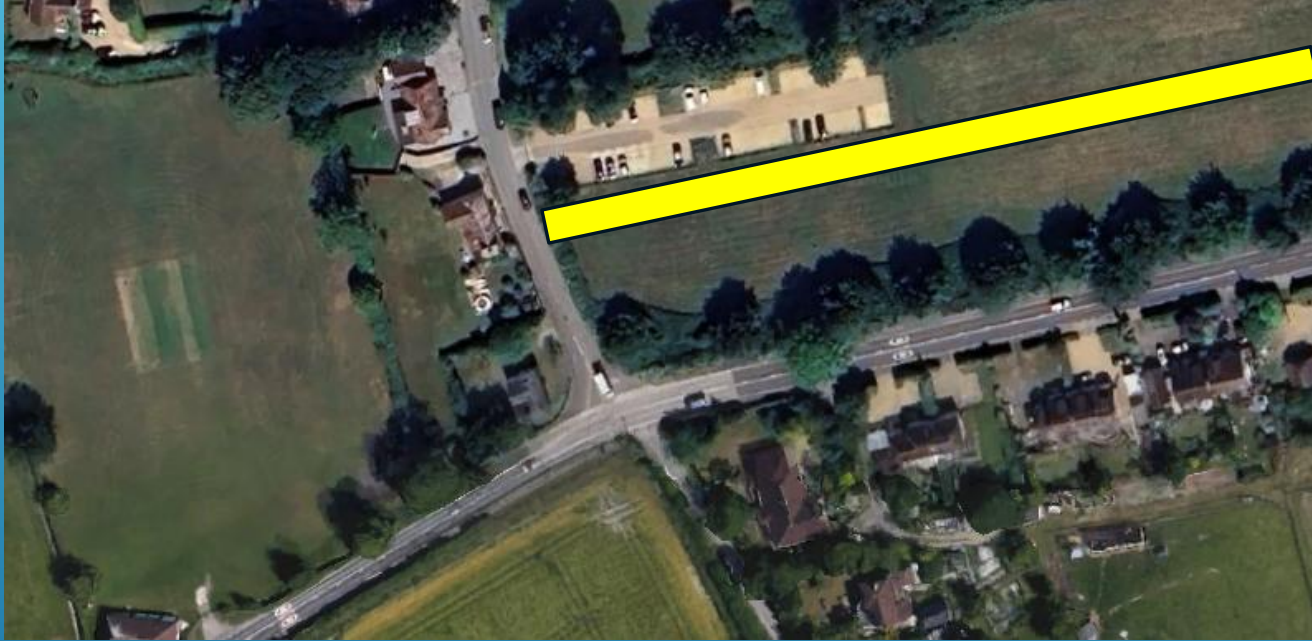
ISSUE - THE SDNP LOCAL PLAN IDENTIFIES A STREAM BUT DOES NOT CLASSIFY IT AS A CHALK STREAM

IF BOTH THE STREAM ACROSS THE TOP OF THE MIDDLE FIELD AND THE DRAINAGE DITCH WERE DESCRIBED AS CHALK STREAMS THEN THAT WOULD TRIGGER

- A HIGH LEVEL OF ECOLOGICAL PROTECTION**
- A LARGER UNDEVELOPABLE BUFFER ZONE**
- SUDS DESIGN BECOMES SEVERELY RESTRICTED**
- BIODIVERSITY NET GAIN BECOMES MUCH HARDER**
- THE ALLOCATION'S CAPACITY BECOMES QUESTIONABLE**

IS THE DESCRIPTION OF THE STREAM (AND ITS IMPLICATIONS) SOUND?

Main Issues – TRAFFIC ACCESS



THE ENTRANCE TO THE CAR PARK WOULD BE CLOSED AND ENTRANCE TO NEW HOUSING WOULD OPEN UP SOUTH OF THE CAR PARK ENTRANCE – NOTE THIS WOULD BE APPROX. 32M AWAY FROM TURNPIKE RD

- THIS WOULD PUT THE ENTRANCE WITHIN THE ‘INFLUENCE ZONE’**
- OF THE JUNCTION**
- THE DEPT FOR TRANSPORT ‘MANUAL FOR STREETS’ EXPLICITLY WARNS AGAINST NEW ACCESSES WITHIN THE INFLUENCE ZONE OF A BUSY JUNCTION ON SAFETY GROUNDS**

Main Issues – GREEN SPACE

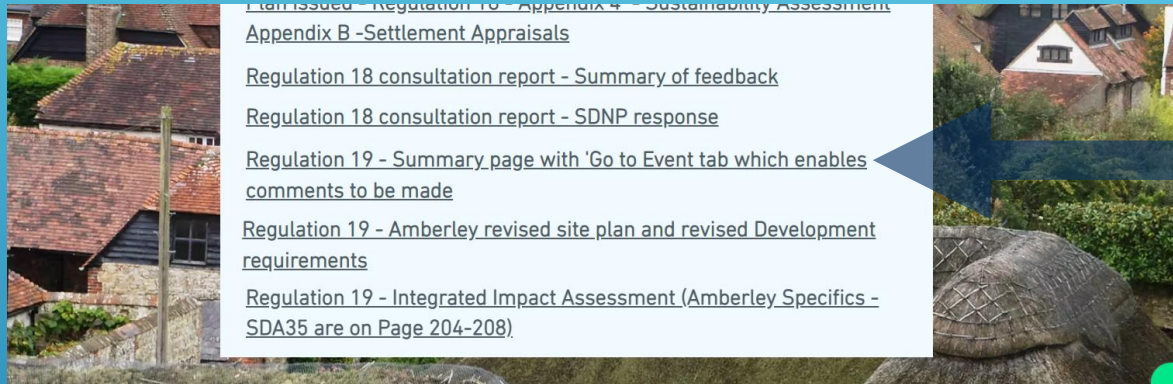


WHAT SDA35 REQUIRES

- A LANDSCAPE-LED LAYOUT WITH MEANINGFUL GREEN SPACE INSIDE THE DEVELOPMENT.
- GREEN INFRASTRUCTURE THAT REFLECTS THE RURAL, OPEN CHARACTER OF AMBERLEY.
- RETENTION AND ENHANCEMENT OF EXISTING HEDGEROWS, TREES, AND OPEN VIEWS.
- PUBLICLY ACCESSIBLE GREEN SPACE THAT FORMS PART OF THE INTERNAL STRUCTURE OF THE SITE.
- BIODIVERSITY IMPROVEMENTS WITHIN THE SITE BOUNDARY, NOT OFF-SITE.

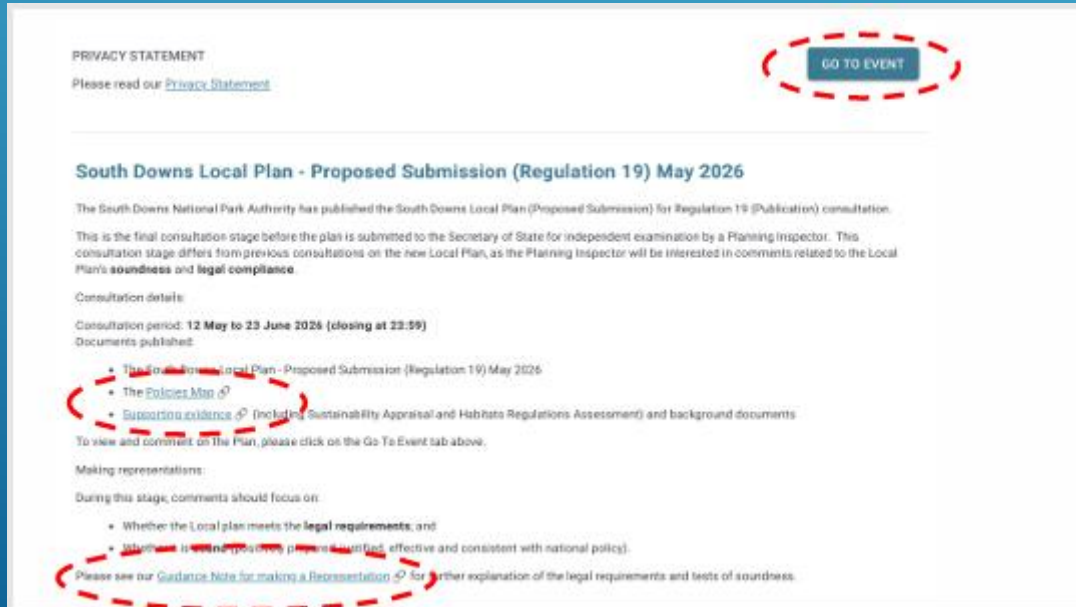
CAN THESE REQUIREMENTS BE SOUNDLY MET WITHIN THE SDA35 SITE AREA?

HOW TO RESPOND TO THE CONSULTATION

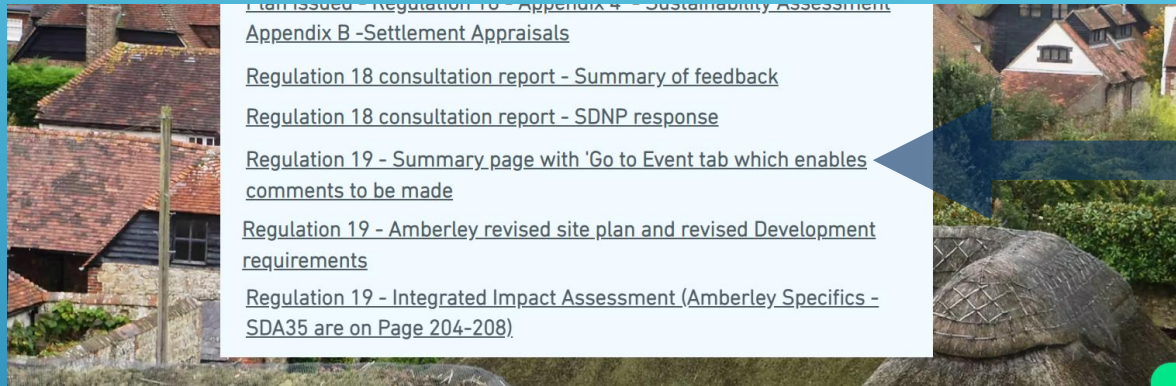


- ON THE AMBERLEYVILLAGE WEBSITE LOCAL PLAN PAGE GO TO REGULATION 19 SUMMARY PAGE WITH GO TO EVENT TAB

- HIT THE 'GO TO EVENT' BUTTON



HOW TO RESPOND TO THE CONSULTATION



- ON THE AMBERLEYVILLAGE WEBSITE LOCAL PLAN PAGE GO TO REGULATION 19 SUMMARY PAGE WITH GO TO EVENT TAB

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.



- THAT OPENS UP THE DOCUMENT ALLOWING YOU TO ENTER COMMENTS AGAINST EACH SECTION

- CONSULTATION CLOSES ON JUNE 23RD

Other Main Points

- SUPPORTS A COMMUNITY CENTRE –RESITED FROM AMBERLEY NEIGHBOURHOOD DEVELOPMENT PLAN**
- SD28 – AT LEAST 50% AFFORDABLE HOUSING ON GREENFIELD RESIDENTIAL DEVELOPMENT SUCH AS SDA35**
- SD28 REQUIRES AFFORDABLE HOMES TO REFLECT LOCAL HOUSING NEED**