

WHEN DOES A VILLAGE STOP BEING A VILLAGE?



Cowdray Ruins, Easebourne

The South Downs National Park Authority (SDNPA) has produced an updated Local Plan (Reg 19) which, for the first time, proposes that Easebourne and Midhurst should be considered together for planning purposes. Nowhere else in the National Park is this approach applied.

That single decision changes everything.

By treating Easebourne as part of Midhurst, the Plan places the village within a much larger growth strategy, including development proposed through SDA22, SDA23 and SDA24.

We are not opposed to development.

We are asking whether this strategy is sound, whether the evidence justifies treating Easebourne as part of Midhurst, whether cumulative impacts have been properly assessed (particularly given the omission of the King Edward VII estate) and whether the Plan fulfils the National Park's statutory purpose to '*conserve and enhance*' the qualities that make Easebourne a distinct village.

PROPOSED FOR EASEBOURNE

SDA22

A further 9 homes at the former Easebourne School site

SDA23

A 66-bed care home at the former Midhurst Community Hospital site

SDA24

25 homes on greenfield farmland west of Budgenor Lodge

MORE DEVELOPMENT
FOR EASEBOURNE

MORE GREENFIELD
LAND LOST

MORE TRAFFIC
ON LOCAL ROADS

MORE PRESSURE
ON LOCAL SERVICES

This is the last opportunity for residents to make their views known before the Local Plan is independently examined and passed. The public consultation closes on 23 June 2026.

YOUR VOICE MATTERS

Turn over · complete the back · photograph or scan it and email to:
planningpolicy@southdowns.gov.uk

Or drop off at: SDNPA Planning Policy Team, South Downs Centre, North Street,
Midhurst GU29 9DH

SUBMIT BY

**23 JUNE
2026**

- ☐ **SEPARATE SETTLEMENT** — The Local Plan recognises Easebourne as a 'separate settlement' yet proposes to plan it together with Midhurst. If Easebourne is a separate settlement, it should be planned as one.
- ☐ **HISTORIC ESTATE VILLAGE** — I am concerned the cumulative scale of development risks eroding the unique character and heritage that make Easebourne one of the 'special places' SDNPA has a statutory duty to 'conserve and enhance'.
- ☐ **INFRASTRUCTURE CAPACITY** — I am not persuaded the evidence demonstrates that shared facilities with Midhurst have sufficient capacity for the scale of development proposed. Shared facilities do not mean spare capacity.
- ☐ **CONTRADICTION** — The King Edward VII Estate has delivered 409 homes in Easebourne Parish. If Easebourne and Midhurst are considered together to justify growth, why is the King Edward VII estate excluded from the assessments used to justify that growth?
- ☐ **CUMULATIVE IMPACT** — Existing development in Egmont Rd, Easebourne St and Cowdray Works Yard + the sites now proposed + the King Edward VII estate should be assessed as a whole before further growth is justified — including full impact on roads, traffic, infrastructure, capacity of existing facilities and village character.
- ☐ **SDA22** — I object to a further 9 homes on this site. It has already delivered 20 homes and I am not persuaded that further encroachment on this highly sensitive green site is justified or necessary.
- ☐ **SDA23** — I am concerned about the scale of a 66-bed facility and its impact on traffic, infrastructure and village character. I am not persuaded a development of this scale is in keeping with a village.
- ☐ **SDA24** — I object to this allocation. SDA24 is greenfield farmland that contributes to the rural character of Easebourne. Development would extend the settlement boundary into open countryside, which I am not persuaded is consistent with the purposes of the National Park.
- ☐ **INDEPENDENT SCRUTINY** — I am not persuaded the evidence and assessments that have determined how development in Easebourne is planned are sufficient or sound for the reasons stated above. It requires independent scrutiny. What happens in Easebourne could have far-reaching implications for villages across the National Park. Residents deserve the full picture.

WHY THIS MATTERS TO ME — ADD YOUR OWN COMMENTS

YOUR NAME

YOUR EMAIL ADDRESS

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