

# STEDHAM WITH IPING NEIGHBOURHOOD PLAN

FOR THE PERIOD  
2018 - 2033  
REFERENDUM  
VERSION



MAY 2021



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## INTRODUCTION

The Stedham with Iping Neighbourhood Development Plan (SINDP) has been prepared by the SINDP Steering Group, a group consisting of local volunteers and set up by Stedham with Iping Parish Council.

The decision to produce a Neighbourhood Development Plan was taken by the Stedham with Iping Parish Council in July 2017. This happened largely as a result of the Local Plan then being produced by the South Downs National Park Authority, which chose the sites for additional new housing in our Parish. The desire for a Stedham with Iping Neighbourhood Development Plan (SINDP) arose out of a clear wish to make this decision ourselves, where the residents of our Parish could have a real influence on where new development was put as well as the design and scale of this housing.

In the course of the SINDP preparation, which has been a learning curve for all concerned, there have been many other issues which the Steering Group have addressed. In doing so we hope we have found solutions to current problems, as well as looking ahead to changing demographics and technology in the future.

We have considered our wonderful heritage assets and the special natural environment of our Parish and sought to find ways to protect these. We have looked at the local economy, as well as employment opportunities and thought about the size of businesses we want to encourage. We have studied transport links, from footpaths to roads and tried to come up with policies which will enhance Parishioner's work and leisure experiences. We have considered the lack of parking in Stedham and thought about ways to mitigate this problem. All of these issues are hugely important to the quality of life of those living in the Parish and we hope the proposals within this Neighbourhood Plan will truly enhance the Parish.

As part of the new housing we were required to find in Stedham settlement, we were sent 11 sites for assessment by landowners. Seven of these were in or adjacent to Stedham village and one was offered for parking only. In assessing these we have tried to give priority to the type of housing our Parish needs; for the elderly who are downsizing and for the young who are starting out. We have been working to be in accord with the emerging SDNPA Local Plan, and considering this, together with the needs of the whole of this rural Parish we hope the conclusions that are presented in this Neighbourhood Plan are exciting prospects for the Parish over the next 15 years.

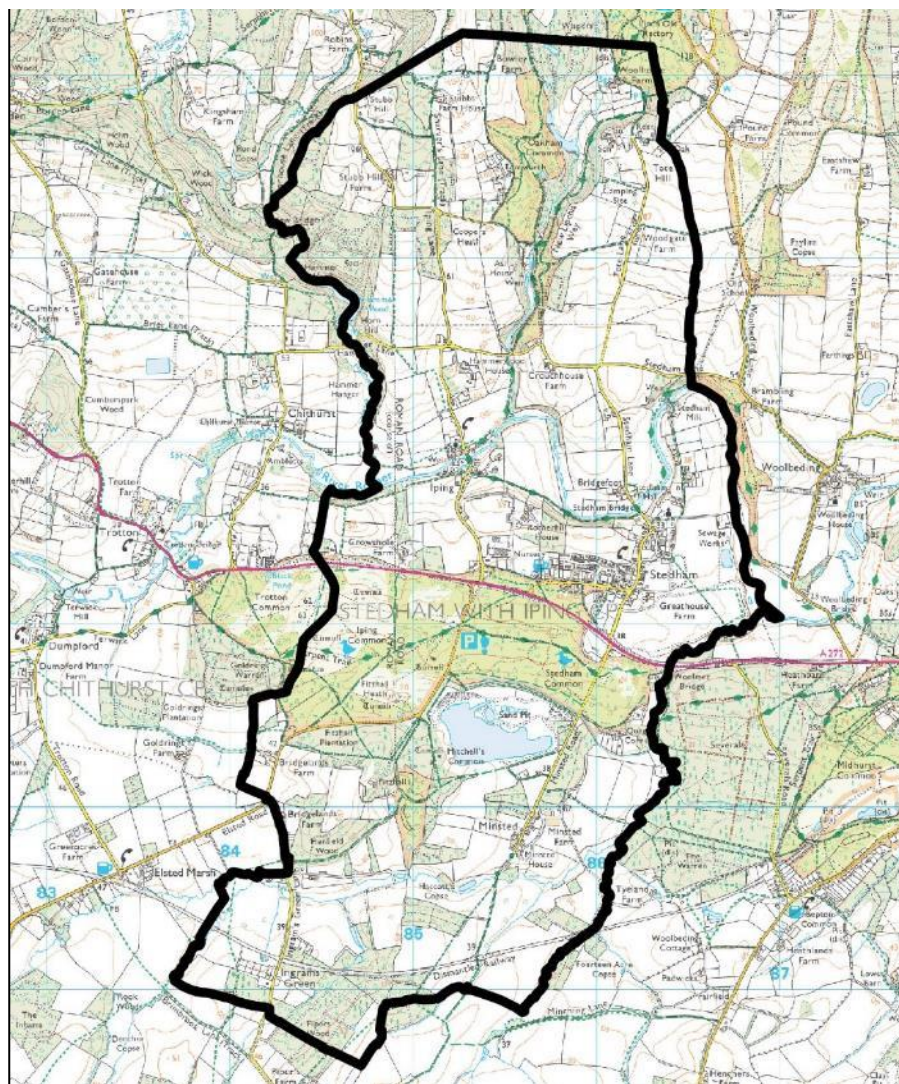
The SINDP provides a clear framework to guide residents, local authorities and developers as to how the community wish to shape future development within the Parish over the next 15 years from 2018-2033.

### The Purpose of a Neighbourhood Plan

Once it has been agreed at referendum, a made (or adopted) neighbourhood plan's policies have the same legal status as those of the Local Plan prepared by the relevant Local Planning Authority (South Downs National Park Authority). At this point it becomes part of the statutory 'development plan' and is used in the determination of planning applications.

Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise (see section 38(6) of the Planning and Compulsory Purchase Act 2004).

FIGURE 1 - THE NEIGHBOURHOOD PLAN AREA



## The Neighbourhood Plan area

The SINDP area covers the Parish of Stedham with Iping (see Figure 1). The Parish has an irregular shape and covers around six square miles. It is within the Chichester District but also falls within the South Downs National Park – which is the Planning Authority.

An application was made under the Localism Act 2011 to South Downs National Park Authority (SDNPA) for the Parish to be designated as a neighbourhood area. This was adopted by SDNPA on 1 August 2017.

## The legal & planning policy context

The legal basis for the preparation of neighbourhood plans is provided by the Localism Act 2011, Neighbourhood Planning Regulations 2012, Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990. These pieces of legislation have enabled local communities to prepare neighbourhood plans, but also provide a number of conditions and tests to which the plan must adhere to enable it to come into force. These include:

- The policies relate to the development and use of land.
- The plan must have been prepared by a qualifying body, and relate to an area that has been properly designated for such plan preparation.
- The plan specifies the period to which it has effect, does not include provision about excluded development, and only relates to one plan area.
- The plan has regard to national policies and advice contained in guidance issued by the Secretary of State
- It contributes to the achievement of sustainable development.
- It is in general conformity with the strategic policies contained in the existing development plan for the area
- It does not breach, and is otherwise compatible with, EU obligations.



Whilst the SINDP can shape and influence where development will go locally and what it will look like there are some rules. The plan should take account of national policy, including:

- The National Planning Policy Framework (NPPF) 2019
- The National Park Purposes & Duty
- English National Park and The Broads – Vision and Circular 2010

**FIGURE 2 - VIEW FROM TOTE HILL**



## OUR VISION FOR 2033

### Vision

Residents were asked how they wanted Stedham with Iping to look and feel in 15 years' time. These responses were used to create the Vision Statement for the Parish which is set out below.

#### **Stedham with Iping Parish will:**

- 1. Cherish its heritage, distinctive rural character, relationship with the River Rother and tributaries, together with its clear separation from Midhurst and the A272.**
- 2. Use this plan to promote the organic change of our parish as part of its journey through the future, with a need for constant review and updating as necessary.**
- 3. Ensure that new development is promoted which results in a built and natural environment which is attractive and sustainable while meeting the needs of our Parish.**
- 4. Promote inclusive community facilities and the creation of safe and integrated connections throughout the Parish.**
- 5. Promote the use of recreational spaces and opportunities that support and enhance the lives of all its residents and visitors.**

### Objectives

The Vision and the feedback from the community were put into a set of Objectives for the SINDP. These state what the plan is aiming to achieve through its overall strategy and policies. The objectives for this plan are as follows:

- Protect, conserve, and enhance the special qualities of the Parish in accordance with the policies of the SDNPA, in particular its rural setting, biodiversity, valued views, open spaces and cultural heritage.
- Define Settlement Boundaries and identify sites where appropriate development can be accommodated.
- Ensure brownfield, redundant and derelict land are used in the most appropriate way.
- Promote sustainable and affordable housing in accordance with local strategic policies.
- Encourage new housing that meets the needs of, and is available for, the local community
- Maintain the rural feel of the Parish and ensure clear separation between the A272 and Stedham village.
- Ensure that new development complements the established vernacular of the Parish in terms of density, building styles and materials, respecting the historic environment, and encouraging the conservation and enhancement of Listed Buildings, unlisted historic buildings, Parish heritage assets, other significant features and their settings.
- Encourage sustainable high-quality design which promotes energy conservation, mitigates the impact of climate change, and enhances the appearance of the landscape.
- Promote developments, activities, and facilities that contribute to the well-being of the community.



- Protect and maintain open and green spaces, footpaths, bridleways, cycle ways, and other facilities for sporting and general social/recreational use by the community.
- Encourage collaboration with stakeholders to improve and enhance Housing Association properties within the Parish.
- Support our dark skies by limiting light pollution.
- Encourage and support infrastructure improvements, particularly measures that reduce traffic speeds and provide car parking for residents and visitors.
- Support and encourage the growth of local enterprises, home-based businesses, and other forms of employment, including agriculture and horticulture, which contribute positively to the Parish.
- Embrace new technology to improve communications to support residents living and working in the Parish.
- Support and encourage Stedham Primary School to provide a valuable resource for all residents of our Parish

FIGURE 3 – VIEW ACROSS IPING COMMON



## ABOUT STEDHAM WITH IPING

The Parish of Stedham with Iping is about two miles west of Midhurst and extends from Bowley Farm in the north to just south of the old Midhurst-Petersfield railway line in the south. The Parish was created in 1972 when parts of the separate Parishes of Stedham and Iping were combined.

The ecclesiastical Parishes had been combined in 1959 and, in 2016, they were incorporated into the united benefice of Stedham, Iping, Lynch and Milland. The Rector now lives in Milland.

The civil Parish includes the villages of Stedham and Iping, the hamlets of Tote Hill, Minsted and Ingrams Green, and numerous isolated groups of buildings, mostly former farmsteads, such as Stubbs Hill Farm, Stubbs Farm House and Bowley Farm, scattered among the fields and woods of the northern third of the Parish and, those such as Brook Farm and Bridgelands Farm, south of the A272.

The Parish lies within the South Downs National Park and covers an area of 2,671 acres (1,081 ha) with 408 households and a total population of 2114 according to the 2011 census.

The land surface rises from 39 metres above sea level in the south to 183 metres in the north, creating a landscape of considerable variety.

Stedham has a church, primary school, pub, the Memorial Hall, the Recreation Ground (village green), allotments and a sports field with a handsome new pavilion. Iping, with a much smaller population, has a church and a pond which in the 17<sup>th</sup> century powered an iron-forging hammer and later, the mill. In both villages the listed picturesque and historically important 17<sup>th</sup>-century stone bridges over the Rother remain in use.

Both villages are in rural settings. Iping is especially secluded. Farmland and horse-pasture extend east and west beside the river and up to the

FIGURE 4 - AN OLD FINGER POST SIGN





greensand ridge to the north. There are many foot-paths, some giving spectacular views of the South Downs.

Lying largely south of the A272 is Iping and Stedham Commons Local Nature Reserve, 308 acres (125 ha) of rare lowland heath where in May nightjars come to nest. The Commons are predominately owned and managed by the Sussex Wildlife Trust.

In 1990 Greathouse Farm which bounds Stedham to the east became a polo field.

From before 1876 there was a timber-yard just west of Stedham. It closed in about 1965 and the site is now occupied by a joinery business as well as other small light industrial uses. There is a large commercial sand-pit adjacent to Stedham Common which is currently not operating, while the Review of Minerals Planning is ongoing.

The principal concerns of the Parish council are a lack of affordable housing in the Parish as a whole and in Stedham a lack of car-parking spaces for residents and visitors.

Other current issues include provision of suitable housing for the rising elderly population, a provision of exercise facilities to encourage healthy lifestyle among residents as well as improved Public Rights of Way so that walkers, horse riders and cyclists can safely enjoy these.

The economy of the Parish would benefit from improved broadband and mobile signal and the adoption of future technology to improve communications.

FIGURE 5 - STEDHAM: SATELLITE VIEW C 2010.



## GENERAL DEVELOPMENT POLICIES

### Stedham Settlement Boundary

#### SINDP1 – Stedham Settlement Boundary

The Settlement Boundary shown on the SINDP Map will apply to all Policies that refer to a Settlement Boundary.

### Preserving our rural character

Stedham with Iping Parish includes the villages of Stedham and Iping, the hamlets of Tote Hill, Minsted, Ingrams Green and numerous isolated buildings scattered among fields to the north and to the south. The general character of the area is rural, with built form generally hidden –particularly from major roads such as the A272.

The separate settlements within the Parish have their own distinct physical and perceptual characteristics, which the local communities are proud of and wish to maintain. There is a strong desire locally to maintain these distinct characteristics.

The settlements within the Parish are separated by open areas which generally consist of rural fields and sporadic properties. Development on these areas would harm the rural character of the Parish and their protection is provided for in adopted planning policy and so has not been specifically included here.

The A272 is the major thoroughfare within the Parish and the village of Stedham is located just north of it. Despite this proximity it would be easy to travel along the road and not realise the village was there. This apparent separation ensures that the village remains rural in feel and character and it is something the community wish to maintain.

#### SINDP2 – Preserving our rural character

The A272 corridor, as shown on the SINDP Map, is particularly sensitive to change and any development within it must conserve and enhance landscape character. Development within the A272 corridor will be expected to maintain Stedham's largely hidden character through the use of planting with native species.

FIGURE 6 – STEDHAM IN SPRING





## OUR COMMUNITY

The Parish has several facilities, spaces and groups which together contribute to an inclusive, sociable Parish. There is the Memorial Hall in the centre of Stedham. It is used for fitness classes, Parish Council meetings and the monthly lunch club and is available for hire for many other events.

FIGURE 7 – A CRICKET MATCH ON THE SPORTS FIELD



There is one pub, the Hamilton Arms, in School Lane, Stedham; a nursery/garden centre in Stedham and a garage at the Trotton end of the Parish. There are two churches, St James in Stedham and St Mary's in Iping. There is no village shop.

### Assets of Community Value

In England, an asset of community value is land or property where its main use furthers social well-being or the social interest of the community. Voluntary and community organisations can nominate an asset to be included on their local authority's Register of Assets of Community Value.

Community consultation has identified a number of buildings and facilities that are of community value. It is possible to register these assets as 'Assets of Community Value' outside the planning system. This is a separate process initiated by the Parish Council but undertaken by Chichester District Council (CDC). The inclusion of an asset on the Register of Assets of Community Value will provide the community with an opportunity to bid to acquire the asset for community ownership if it was subsequently placed for sale on the open market.

When something is registered as an asset of community value that fact is a material planning consideration as well as other policy considerations, such as those included within policy SINDP4. Potential assets that the Parish Council may look to nominate in the near future are Iping and Stedham Commons, Stedham Primary School, and Stedham Campsite.

FIGURE 8 - ALLOTMENTS IN COMMON VIEW



## Recreational and Community Facilities

Recreational and community facilities within the Parish are a finite resource and should be afforded protection by this plan.

The Recreation Ground (the village green) is in the historic heart of Stedham. There is play equipment provided here, and visitor parking along the western side of this green area.

The sports field and pavilion are located on the eastern side of Stedham. The facilities here are run by a voluntary organisation: 'The Stedham Sports Association' which provides regular fixtures for bowls, cricket, football, stoolball, as well as tennis for club members. Angling is offered on the Rother and fishing ponds to club members. The sports pavilion is used at times of matches and is available for private hire on a limited number of occasions each year.

The playing field at Common View is to the western end of the village and provides a safe place for children to play on equipment provided as well as football nets.

The Allotments are adjacent to this playing field where Parishioners can rent ground to grow their own vegetables and flowers.

Stedham Campsite at the northern end of the Parish is owned by the Midhurst Youth Trust and is available for use by groups.

Iping and Stedham Commons are nationally important heathlands located in the middle of the Parish. These ancient areas are used by locals and visitors alike as a valued open space. The rare wildlife found on the commons is vulnerable to inappropriate or intense recreational activity such as free running dogs during the bird nesting season. Also to erosion of scheduled archaeological monuments, and this must be considered when promoting the area for recreation.



Other key local community facilities include the two churches, the village primary school and the Memorial Hall.

### SINDP3 – Recreational and Community facilities

The retention and improvement of community facilities will be supported.

Recreational or community facilities in the Parish include:

- 1) The Memorial Hall
- 2) The Recreation Ground
- 3) The playing field and allotments at Common View
- 4) Iping and Stedham Commons
- 5) Stedham Campsite
- 6) Stedham Sports field and pavilion
- 7) Stedham Primary School
- 8) The Church of St James, Stedham
- 9) The Church of St Mary's, Iping

FIGURE 9 - IPING CHURCH WITH A HARVEST MOON

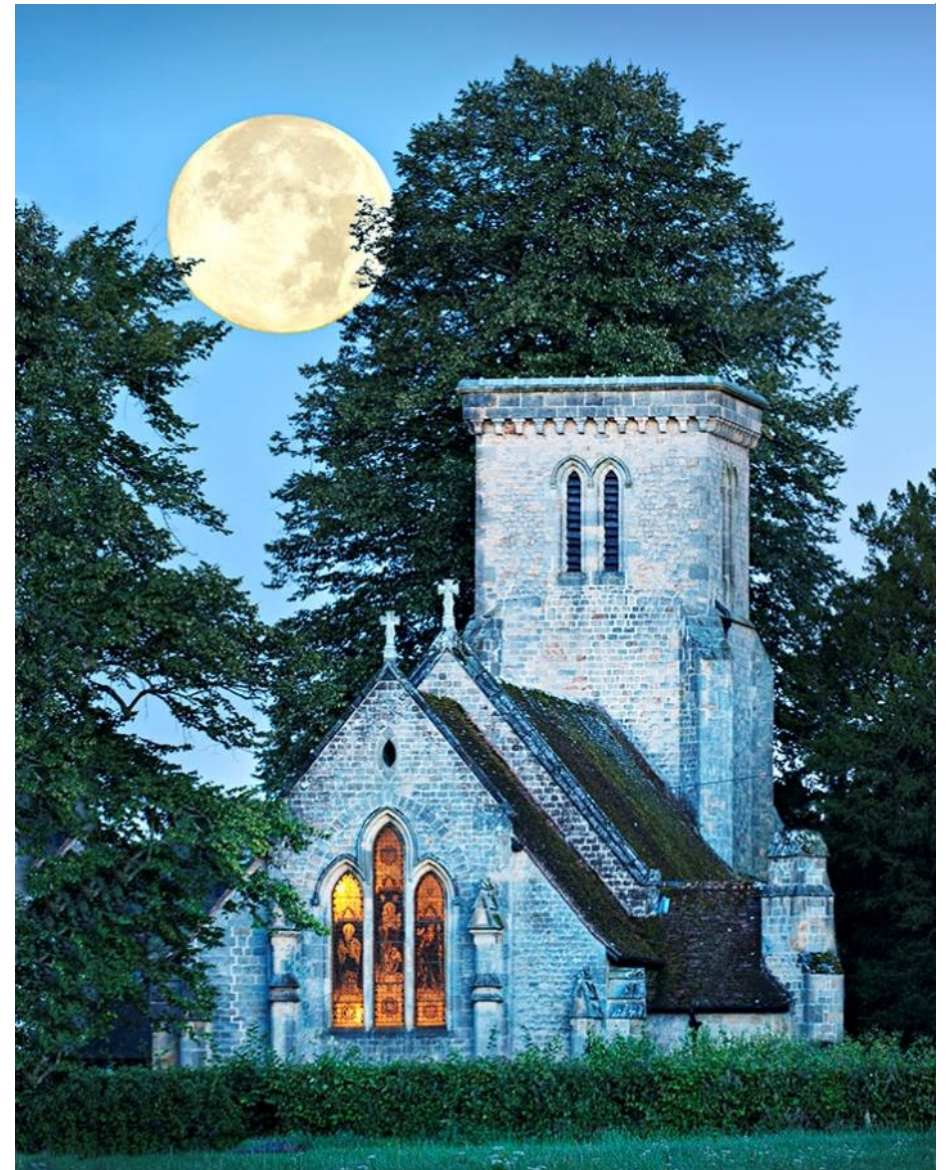


FIGURE 10 - THE RECREATION GROUND



### Local green space

Consultation with the local community has identified a number of open spaces that are considered important. The Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.

Having identified sufficient land to meet the local development needs, the Local Green Space designation can be used to protect areas that are demonstrably special to the local community and capable of enduring beyond the end of the plan period. These spaces must be:

- Reasonably close proximity to the community they serve;
- 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

- Local in character and not an extensive tract of land.

The Steering Group has carried out a review of the open spaces within the Parish. The spaces were identified by the community and the Steering Group and those that are considered to adhere to the above criteria are designated by this policy. The full assessments are included within the Evidence Base.

### SINDP4 – Local Green Space

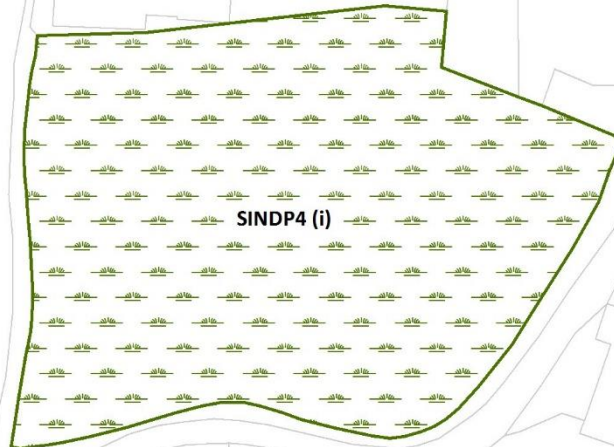
The following are designated as Local Green Space as shown on the SINDP Map and the maps on the pages following this policy:

- (i) The Recreation Ground (Village Green)
- (ii) Stedham Sports Ground
- (iii) The Playing field at Common View
- (iv) The Allotments at Common View

There will be a presumption against all development on Local Green Space except in very special circumstances.



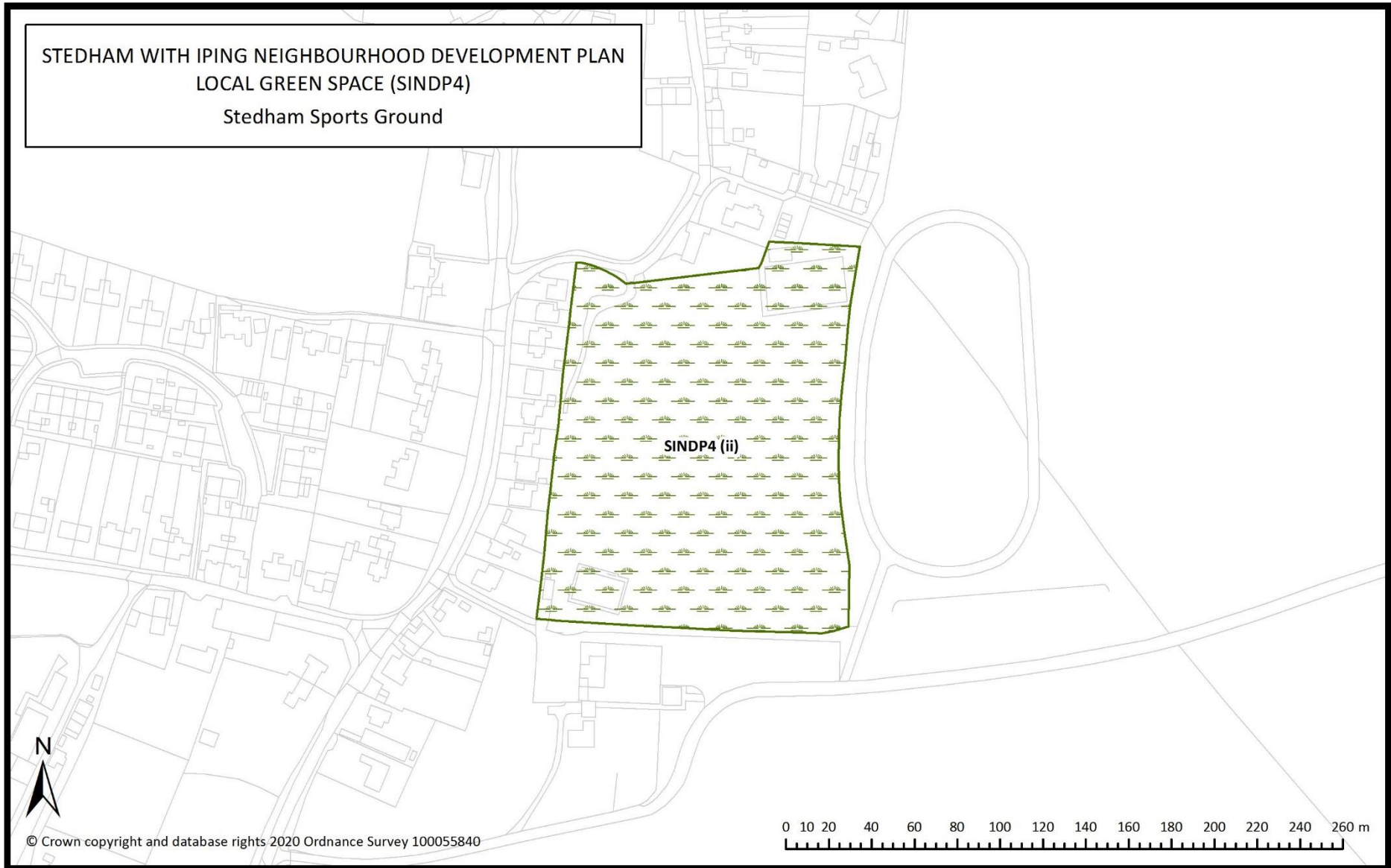
STEDHAM WITH IPING NEIGHBOURHOOD DEVELOPMENT PLAN  
LOCAL GREEN SPACE (SINDP4)  
The Recreation Ground (Village Green)



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STEDHAM WITH IPING NEIGHBOURHOOD DEVELOPMENT PLAN  
LOCAL GREEN SPACE (SINDP4)  
Stedham Sports Ground



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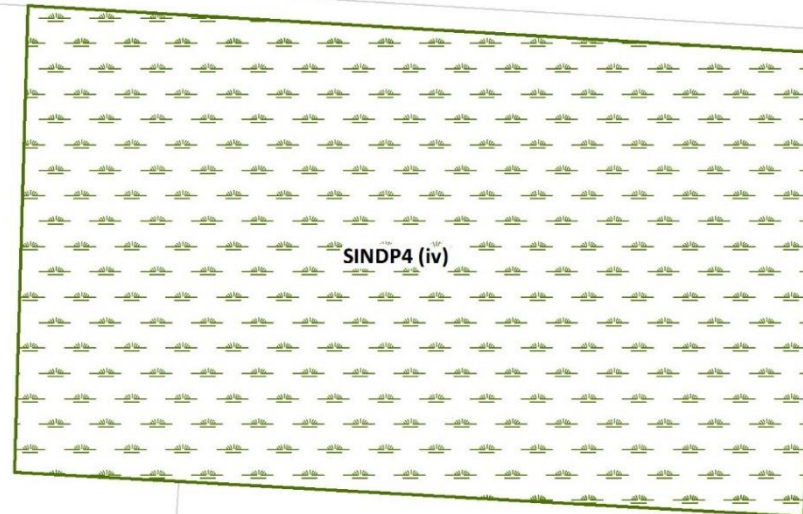


STEDHAM WITH IPING NEIGHBOURHOOD DEVELOPMENT PLAN  
LOCAL GREEN SPACE (SINDP4)  
The Playing field at Common View



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STEDHAM WITH IPING NEIGHBOURHOOD DEVELOPMENT PLAN  
LOCAL GREEN SPACE (SINDP4)  
The Allotments at Common View



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## Promoting Health and Wellbeing

Measures to promote a healthy population are one of the objectives of this plan. With guidance from the District Council and Health Authorities, the Parish Council are seeking to provide facilities which enable people to

- Be more active
- Manage stress
- Lose weight
- Engage with the community
- Be more healthy
- Interact with different age groups

The Parish Council are supportive of measures to provide new play equipment alongside existing play equipment in a manner which is in keeping with local character. In addition, the Parish Council will work to encourage development to provide and/or support facilities which enable people to lead an active life – including for example the provision of cycle parking or the provision of dedicated exercise equipment.

The Parish Council will seek to encourage the creation of a Fitness Trail and the provision of an outdoor table tennis, gym and exercise equipment, albeit in a manner that is not visually intrusive.

FIGURE 11 – THE BOWLS CLUB



## ALLOCATIONS FOR NEW DEVELOPMENT

The Stedham Sawmills Site is allocated in the South Downs Local Plan (Allocations Policy SD88) for up to 16 dwellings and 1500 square metres of work space; and approximately 0.35 ha of land for biodiversity protection and enhancements.

The sensitive delivery of this allocation is supported by the Neighbourhood Plan.

The Parish Council is keen to see the affordable housing provision delivered by a Community Land Trust and will seek to negotiate with the landowner on this basis. It is essential that affordable homes meet local needs and the Parish Council will work with partners with the aim of ensuring that a local connections policy is best-suited to local needs.

The Parish Council will also seek to encourage the developer to provide a proportion of the market housing in a manner that is suitable for occupation by elderly people.

The Parish Council would like to see the provision of live-work units at the site; would like to prevent the development of any new vehicular access from the site to School Lane; and would like to see a shared off-road car park provide for visitor spaces. These are matters that the Parish Council will seek to encourage.

### SINDP5 – Stedham Sawmills

The development of Stedham Sawmills must demonstrate sensitive and high quality design that respects local character and makes a positive contribution to its surroundings and delivers affordable housing to meet local needs in accordance with development plan requirements.

## Unallocated Residential Development

The Parish Council is keen to ensure our community can continue to thrive. With this in mind the policy below provides support for small housing schemes within the Parish so long as they meet the set criteria.

### SINDP6 – Unallocated residential development

All residential development must respect local character and residential amenity: and should not be located on 'back-land' (as defined in the Glossary). Small scale residential development of up to 3 dwellings within the settlement boundary will be supported. Residential development outside the settlement boundary, other than that appropriate to the countryside, will not be supported.

FIGURE 12 – A PARISH HERITAGE ASSET: MYRTLE COTTAGE, THE STREET, STEDHAM





## LOCAL ECONOMY AND BUSINESS

Stedham with Iping Parish is located just to the west of Midhurst, a small market town at the heart of the South Downs National Park. The area is not a natural economic hub as there is no railway connection and it is relatively distant from large population centres. Nevertheless, with outstanding natural beauty and easy road connections to four other attractive medium-sized towns there are opportunities for economic development, particularly for those businesses that sit comfortably within an essentially rural environment.

Data from CDC shows that some 34% of the population of Stedham is over the age of 60. 46% of the population were employed and of those, two thirds work more than five miles away from the village with about a quarter commuting to London. About 42% of the working population are in professional or technical occupations but there are still many who work in building, agriculture, horticulture and related industries.

Stedham village is the main settlement within the Parish. Its location, just north of the A272, does provide relatively easy access by road to the regional economic hubs but there are limited means of sustainable travel - the bus service is relatively poor - meaning most residents use their cars for local shopping and commuting.

There is no local shop within the Parish which further contributes towards the relatively poor sustainability credentials of the area. A shop would undoubtedly be an asset; however the proximity of Midhurst makes this a difficult commercial project unless perhaps as part of an existing business.

## A Strong Local Economy

Agriculture has historically been the backbone of the local economy and although the number of people directly employed in the sector has gone down over the years with mechanisation, there are still a number of active farms in the Parish including arable, dairy and sporting enterprises. The health of these businesses has an important impact on the character and position of Stedham in this rural setting.

The Parish has four main employers: Stedham Primary School, Rotherhill Nursery, Garden Centre and Café, the Hamilton Arms and Stedham Sawmills. Between them these businesses employ about 50 people. In addition there is a garage and repair facility at Trotton Gate and a large number of individuals, roughly 40% of the working population according to the village survey, who run businesses such as professional services, building and decorating, self-catering, equine facilities, tree surgery. etc. from home or from small premises.

At the time of writing, an extant outline planning approval for up to 2,746m<sup>2</sup> of B1 (light industrial) floor space exists on the Stedham Sawmills site. There are also some vacant former farm buildings offering storage and distribution space with ancillary offices at Bridgelands Farm, Ingram's Green. Clearly, successful development and letting of these larger units will depend on attracting clients from the wider area and not just from Stedham and Iping. Historically there has been a low level of market interest in these locations/developments and attracting suitable tenants has been challenging. There therefore remains some doubt over the appropriateness of Stedham for such a significant increase in employment floor space.

However this plan supports the continued use of existing sites and the employment they provide.

The Parish Council believe there is no wish for Stedham village to become a major commercial hub, partly due to the unsustainable nature of the Parish and the tranquil environment that would undoubtedly be harmed as a result of such development. Continued investment in existing sites should avoid any harmful impacts on this attractive and peaceful rural area.

#### **SINDP7 – A Strong Local Economy**

The development of local services and community facilities at Rotherhill Nursey, Stedham School, Hamilton Arms and Trotton Gate Garage will be supported

#### **The Small Business Economy**

The importance and prevalence of smaller, largely home based, businesses in the community is clear.

There may be scope for some of these small enterprises to make use of new commercial space that fits well with the local environment.

#### **SINDP8 – The Small Business Economy**

The growth and expansion of small businesses and enterprises, both through conversion of existing buildings and well-designed new buildings; and the development and diversification of agricultural and other land based rural businesses, will be supported subject to development respecting local character, residential amenity and highway safety.

**FIGURE 13 – RECREATION GROUND**





## Communication Infrastructure

Improved broadband and introduction of other new technologies, e.g. driverless cars, will have a major impact on the Parish during the period of this plan both in terms of improved accessibility to goods and services for residents and improved opportunities for local businesses. This change is already being seen with the rise of on-line shopping.

Availability of Broadband coverage, whilst much improved recently, is still not universal and speeds are suboptimal. Fibre optic cabinets are installed in the villages of Stedham and Iping, but the broadband speeds drop off with the distance to the outlying hamlets and houses. Poor maintenance of overhead lines from tree damage does not help. Rollout of a minimum universal broadband speed for all is supported.

Mobile reception is varied, reducing to zero in some areas, with only one mast serving the Parish in Stedham (near A272 junction with Minsted Road). The aim is to support full coverage over the whole Parish.

It is uncertain how or when driverless cars will impact our everyday life but this has the opportunity to significantly improve rural public transport and reduce the negative impacts of too many cars, e.g. for parking.

Census and local survey data show that many residents have developed businesses that are home based and scattered widely in the Parish. For these enterprises and larger operations to continue to thrive and grow a good communications infrastructure is essential.

### SINDP9 – Communication Infrastructure

The expansion of electronic communications networks, including telecommunications and high speed broadband, will be supported. Masts and sites for such installations should be kept to a minimum consistent with the efficient operation of the network and where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate.

FIGURE 14 – FROST AT TOTE HILL



## THE NATURAL ENVIRONMENT

The Parish of Stedham with Iping lies about two miles west of Midhurst and extends from Bowley Barn to the north to beyond the old Midhurst-Petersfield railway line in the south.

The Parish lies in the substantial area of greensand which runs east to west. The land surface rises from 39m above sea level in the south to 183m to the north and this varied topography has created a variety of habitats including lowland heathland, ancient woodland, wood-pasture and parkland, deciduous woodland, copses, hedgerows and ancient trees.

### Iping Common SSSI

The Iping Common SSSI applies to both Iping and Stedham Commons. Whilst no general environmental policies are proposed, the importance of the Iping Common SSSI and the potential impact of other policies within this plan have highlighted it for special attention. This area is located immediately south of the A272 just south of Stedham village.

Lowland heathland is a rare habitat nationally and we are fortunate to have part of the Sussex greensand heaths in our Parish. The heathland and acid grassland of Iping and Stedham Commons support a distinctive and important population of rare birds, insects, reptiles and plants. It is one of the only areas in Sussex for a species of bristle bent grass.

Additionally, there are a number of Local Wildlife Sites within the Parish that all host diverse habitats which should be protected. These areas include Severals Bog, Woolhouse Farm Meadows, Henfield Wood, Hammer Wood, Quag's Corner, Oakham Common, and certain banks of the River Rother.

Trees, copses and hedgerows contribute to the rural character of the Parish and to the setting of the existing settlements, businesses and residential dwellings. The felling of trees or removal of copses, hedgerows

FIGURE 35- SILVER STUDDED BLUE BUTTERFLIES



or other natural habitats for development would change the amenity and natural environment of the area and seriously affect wildlife habitats.

Planning policies at the national and local levels already provide a great deal of protection for our flora and fauna and no general environmental policies are therefore proposed in this Neighbourhood Plan.

### SINDP10 – Wildlife in the wider Parish

Development should minimise impacts on biodiversity and provide net gains in biodiversity where possible.



## Dark skies

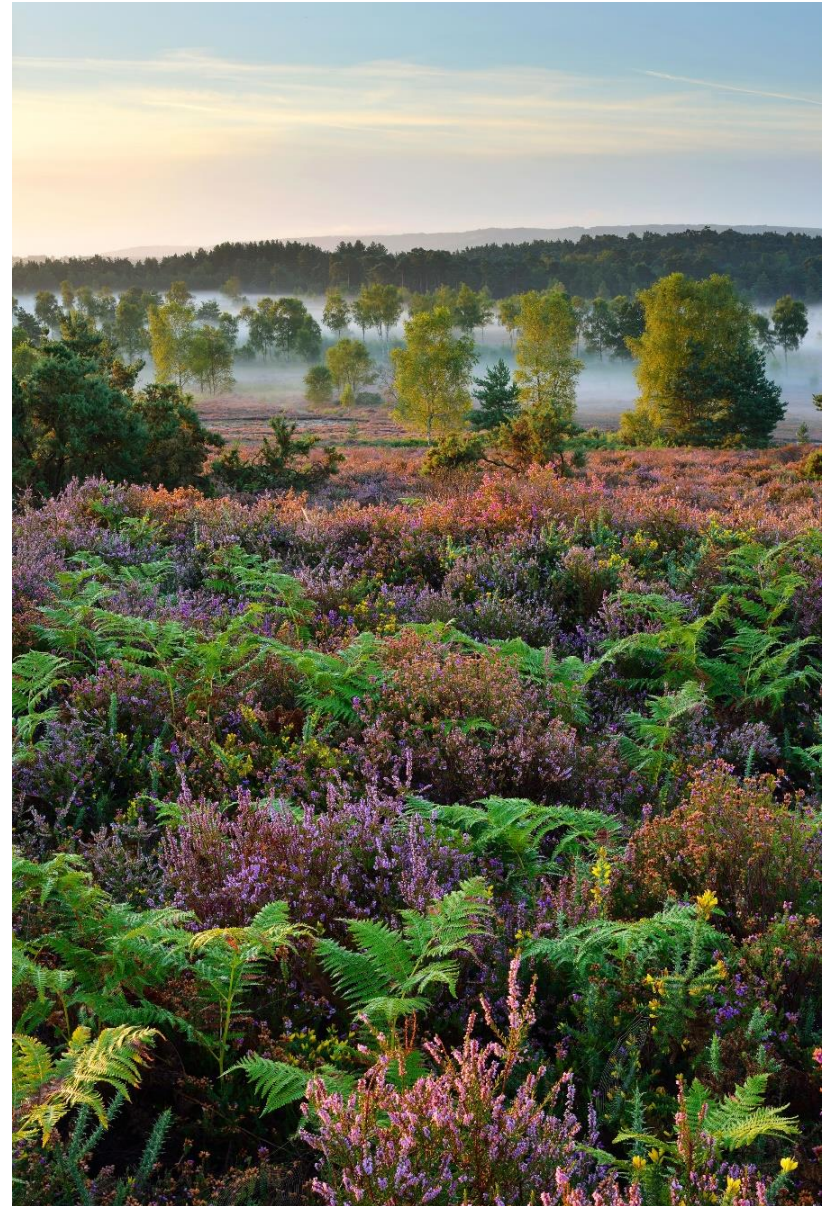
In May 2016 the South Downs National Park became the world's newest International Dark Sky Reserve (IDSR) – one of only 12 in the world to date. The Parish is right in the heart of the Reserve, with Iping Common being listed as an area where the skies are darkest within the National Park

The darkness of the night skies is a highly valued characteristic of the Parish. The area currently enjoys little light pollution and the community is keen to prevent the introduction of unnecessary light pollution in a dark rural area.

The settlement areas within the Parish are free from street lighting which contributes towards the limited light pollution. Artificial light is a factor that threatens local wildlife and ambience and the Parish Council is keen to ensure that external lighting requiring planning permission be kept to an absolute minimum.

South Downs Local Plan Strategic Policy SD8 requires development to conserve and enhance the intrinsic quality of the area's dark night skies.

FIGURE 16 – SUMMER HEATHER ON IPING COMMON



## Tranquillity

The very nature of the Parish is one of rural tranquillity. This state of being tranquil or calm has come about as a result of the historic involvement with the land and agriculture.

Whilst recent development and the increase of traffic on our roads has affected the tranquil ambience of the Parish it is still considered to be a relaxing and peaceful environment for visitors and residents. Areas are not specifically identified in this plan for their tranquillity but new development should not have an adverse impact on the relative tranquillity of its surrounding area.

### SINDP11 – Tranquillity

Development should not have a harmful impact on the relative tranquillity of the Neighbourhood Area once construction is complete.

In particular, development should not introduce activities into an area that would conflict with existing uses in the vicinity in terms of noise, smell or light pollution.

FIGURE 17 - RIVER ROTHER AT STEDHAM MILL





## Landscape and Views

The Parish is entirely located within the South Downs National Park, which became fully operational on 1<sup>st</sup> April 2011, replacing the former Sussex Downs and East Hampshire Areas of Outstanding Natural Beauty (AONB). The landscape of Stedham with Iping Parish is therefore of national importance and has one of the highest levels of protection within the planning system.

The villages of Stedham and Iping are two of a chain of eight villages and hamlets that grew up along the River Rother around the traditional river-crossings before the arrival of the turnpike. It is of particular importance to the traditional and original setting of the villages that the focus of any future development should remain along the River Rother rather than along the lately-arrived A272 road.

The whole Parish is scenic and there are many valued and uninterrupted views from footpaths and open spaces across the Parish both within the Parish and to the South Downs towards the village and hamlets.

We experience the landscape by looking at it and travelling through it. Development has the potential to detrimentally affect views of and from our landscape. All development should respect the rural character of the local landscape and maintain the typical agricultural nature of the area.

### SINDP12 – Landscape and Views

The character of each distinctive landscape type within the Parish and views within, from or into the Parish should be protected, especially where views are from Public Rights of Way and open green spaces. Special attention should be made to preserving the following notable views:

- (i) View from the A272 and footpaths looking towards Stedham Church.
- (ii) View from the north east across the Polo fields to The Street where it enters the southern entrance of Stedham
- (iii) View from the Recreation Ground across Myrtle Cottage's side garden up Rectory Field.
- (iv) View looking south-east/south from Stubbs Hill towards the South Downs.
- (v) Panoramic 360-degree view from tumuli on Iping Common.
- (vi) View looking south from the track above Woolhouse Farm.
- (vii) Views from the finger post at Ingrams Green to the South Downs.
- (viii) Views from the footpath/bridleway below Minsted Sandpit to the South Downs.

## LOCAL HERITAGE

In about 6000BC, Mesolithic hunters cleared a site on Iping Common. There are Bronze Age tumuli on Stedham and Iping Commons and evidence of an Iron Age fort at Hammerwood. The Roman road from Chichester to Ilchester ran across Iping Common with a posting station at Iping Marsh. In Saxon times the settlements of Stedham and Iping each acquired a name and a church and both are mentioned in the Domesday Book (1086).

Over the centuries ownership of the manors of Stedham and Iping passed through many hands as part of much larger estates. The villages themselves remained small isolated settlements dependant on agriculture, wood-working and two water-powered mills. A tithe map of 1845 shows

FIGURE 18 - TYE HILL COTTAGES BY VICTORIAN WATERCOLOURIST HELEN ALLINGHAM



Stedham consisting only of church, mill, manor house, rectory and a few scattered houses.

Although for about two hundred years there was a successful paper mill at Iping, the village was and remains little more than a hamlet. Stedham, however, grew steadily after 1876 when a London stock-broker, Alexander Scrimgeour (1835-82), built a new house in the Parish which he called Wispers. A few years later he bought the manor of Stedham, which included most of the village, and in 1915 his son, John Scrimgeour (1872-1925), moved into Stedham Hall.

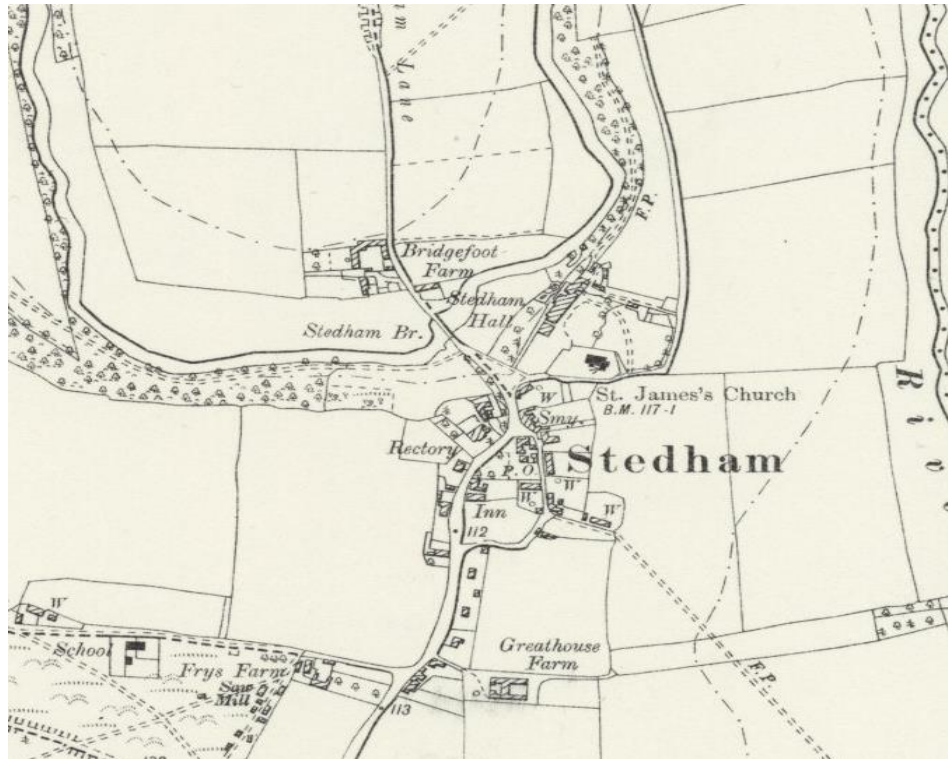
The Scrimgeours took an enlightened view of their responsibilities. Between 1884 and 1943 they gave the village a Reading and Recreation room, public baths, land for allotments, the Recreation Ground, a miniature rifle range (now the Memorial Hall) and the Sports Field. They built a new farm house and two pairs of farm cottages in The Street and a row of four paired cottages in School Lane. For each new house they provided a garden large enough to keep a family in vegetables and to feed hens and a pig. (The gardens have since been built on). It was probably through the influence of John Scrimgeour that the Stedham Board School (now the Primary School) was built in 1879 on common land which he owned as Lord of the Manor.

In 1950 the Scrimgeour estate was lotted-up and sold. In the same year Midhurst Rural District Council began to build council houses in Common View. Today, there are 119 houses in Common View, including Hamilton Close, making it by far the largest concentration of households in the Parish.

The distinctive character of the Parish derives from a combination of houses and farm buildings built before about 1900 of local materials using traditional skills (Figure ), many of which are listed, and the unlisted cottages built by the Scrimgeour family in an Arts-&-Crafts-influenced style



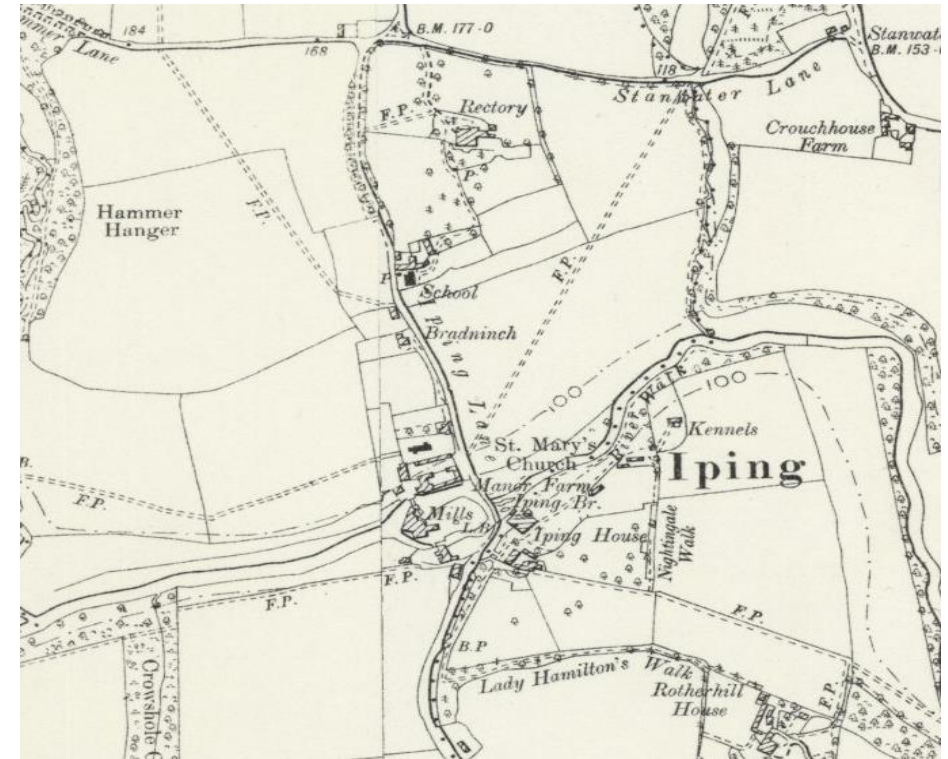
FIGURE 19 - STEDHAM: ORDNANCE SURVEY MAP 1888.



between 1876 and 1950 when their Stedham Hall estate was lotted-up and sold.

Tote Hill on the ridge 1.7 miles north of Stedham was the site chosen by Alexander Scrimgeour for his new house, Wispers, designed by the celebrated Victorian architect, Richard Norman Shaw, and built in 1876. In the 1930s it was owned by the 'Flying' Duchess of Bedford, who built a hangar for her aeroplane which survives, and later, by a succession of schools. It is now unoccupied. Stubb Hill is mostly a farmstead, but the farm house is no longer in the same ownership as the land and the farm buildings have been converted into dwellings.

FIGURE 20 - IPING: ORDNANCE SURVEY MAP 1888



Minsted, south of Stedham and across the A272, comprises about 26 houses at Quag's Corner and on Minsted Farm. These include a large, mostly Victorian country house at Minsted, cottages and several farm buildings, now converted into dwellings. The farm is the largest in the Parish. It is owned by All Soul's College, Oxford, and farmed by a tenant who runs a dairy herd. At Ingrams Green, in open country with wide views south to the Downs, a mile south of Iping, there are ten houses and a group of redundant modern farm buildings.

In 1850 the chancel and Saxon nave of the little church of St James, Stedham, were demolished, leaving only the 17th-century tower. In the

same year a larger church was erected, using the same local sandstone and incorporating the surviving tower. In the nave the Colours of the glorious, but short-lived Glider-Pilot Regiment are laid up. In the churchyard is an ancient yew tree of immense girth, but quite hollow and said to be 2000 years old.

Stedham Hall, formerly The Great House, is surrounded by its own grounds and makes a group with the church. The Hall's present appearance dates from 1910-15 when it was enlarged and refaced with half-timbering and sandstone for John and Jessie Scrimgeour. Since 1981 it has been apartments.

The church of St Mary, Iping, was rebuilt in 1840 and, except for the tower, rebuilt again in 1886. The church occupies a prominent site in this tiny village.

The present Stedham Primary School was built in 1879 as the Board School, replacing the old dame school by the gates of Rotherhill House and incorporating a residence for the teacher. The school has been enlarged in stages over the years

Before 1914 John Scrimgeour gave the village of Stedham a small-bore rifle range. In 1924 the Women's Institute Hall was erected on the site. In 1947 the building was renamed the Memorial Hall to honour the fallen in two world wars and a trust was created to own and manage it. In about 2005 the Hall was repaired, re-equipped and extended with money raised by a public appeal organised by the trustees.

In 1884 Mrs Alexander Scrimgeour converted an old barn opposite the Recreation Ground into a Reading and Recreation Room and gave it to the village with a library of 150 books. Later, baths were added. It was named the Collins Club after a 19th-century rector. The Club closed in about 2010 and has since been converted into two dwellings. At the same time a new house was built on the site between the former barn and the Memorial Hall.

Part of the proceeds of the sale of the Collins Club building was used to help fund the construction of a new pavilion on the sports field which opened in 2015.

At the end of Mill Lane, about half a mile from the church, is a group of buildings comprising Mill House, a cottage and various outbuildings associated with the mill which was rebuilt after a fire in 1901 and finally dismantled in 1925. Nearby is a row of ancient stepping stones and a foot-bridge crossing the Rother just upstream of the point where it roars over a weir into the mill pond 15 feet below. The British Museum owns a drawing of the mill by the Dutch topographical artist, Hendrick de Cort, dated 1785.

The old part of the village of Stedham is characterised by views out into fields. It has a loose and open plan with pools of green public space varying in size and shape, such as the sports field and the recreation ground, the little grass triangles at the junctions of the Street with School Lane and the Alley, the larger triangle at Tye Hill, the triangle at the north end of Stedham Lane with its finger-post road sign and the wide grass verges on both sides of the Street. Cumulatively, this distinctive characteristic is a precious heritage asset. Development should protect and, where possible, enhance these small green spaces. Development that led to the need for more parking space, for example, would be a threat to the green triangles, one of which is already permanently disfigured by parked cars. The finger-posts on three of the triangles should also be preserved as iconic images in the Parish (Figure).



## Parish Heritage Assets

It has become clear through consultation exercises that there are other locally important features around the Parish that are important to people that live and work in the community.

A review of our heritage assets that are not already explicitly protected through national or local planning policy and/or law has been carried out. This has identified a number of buildings, groups of buildings or structures considered to be worthy of protection. These are listed in an Appendix to the Neighbourhood Plan.

### SINDP13 – Parish Heritage Assets

All proposals that directly impact, or impact on the setting of Parish Heritage Assets (as per the list of Parish Heritage Assets appended to the Neighbourhood Plan) should describe the impact of the development on the significance of the heritage asset.

FIGURE 21 – STEDHAM BRIDGE



## Barn Conversions

Barns of traditional form and built of local materials were once a striking feature of the Parish. Some have been destroyed. Others have been converted into dwellings with inevitable loss of the utilitarian simplicity and undomesticated surroundings which made them an organic component of the rural landscape. There are many old barns in Sussex which have been adapted for purposes which, unlike a dwelling, require little intervention. These include workshops, artists' studios, stabling, garages, indoor sports, a cricket pavilion, museums, storage of builders' materials and a field centre for naturalists.

When a barn is converted into a house, great care should be taken to ensure that its distinctive characteristics are respected and transferred.

### SINDP14 – Barn Conversions

Development proposals involving traditional barns should respect the significance of the barn and associated buildings and ensure their distinctive characteristics are not lost or compromised. This includes proposals for change from other uses to residential.

The distinctive characteristics could include:

- (i) Materials
- (ii) Number, size and proportion of openings
- (iii) Siting and design of flues
- (iv) Relationship to other buildings or the countryside.
- (v) Setting and design of the immediate vicinity

## Sunken Lanes & Retaining Walls

There are many drovers' lanes going up onto the wooded greensand ridge north of Stedham and Iping. Some are now roads, but most survive as sunken tracks, ankle-deep in leaf-mould and overhung by great beech trees that were once hedges.

The high banks of these tracks are retained by dry-stone walls, battered for strength and skilfully laid. Though hard to date and in many places dilapidated, the walls are a distinctive feature of the northern part of the Parish and in their present picturesque state, covered in moss and colonised by ferns, and in spring by primroses, cranesbill and anemones, they add much to the pleasure of walking up to the commons.

The walls date from the mid-19<sup>th</sup> century or earlier when the tracks had an economic function in providing access to the woods and commons for browsing animals and the extraction of timber. They are highly picturesque in their present state, but in many places in need of the kind of sensitive repair practised by the National Trust in the neighbouring Parish of Woolbeding.

Collectively, these tracks and walls are a vital part of the Parish's heritage.

### SINDP15 – Sunken Lanes & Retaining Walls

The preservation of the old sunken drovers' tracks and dry-stone retaining walls, as identified on the SINDP Map, will be supported.

Any proposal that would result in a loss or alteration of, create a cutting into the bank or wall along a sunken lane, or erode the distinctiveness of a sunken lane will not be supported.

## GETTING AROUND

The section of the South Downs Local Plan pertaining to Sustainable Transport contains two strategic policies and two development management policies. The first strategic policy, SD19: Transport and Accessibility, seeks to minimise the traffic impacts of new development and facilitate improvements to public transport. The second strategic policy, SD20: Walking Cycling and Equestrian Routes, is focussed on the protection and enhancement of the public rights of way network and the safeguarding of land for new routes. The first development management policy, SD21: Public Realm, Highway Design and Public Art, is about the protection of the existing public realm especially historic rural roads and ensuring that new developments provide good quality public spaces. Finally, Policy SD22: Parking Provision, covers new public vehicle parks and parking on private developments.

The objectives identified within the SINDP which are particularly relevant to the topic of Getting Around are as follows:

- Make roads safer for non-vehicular traffic
- Increase off-road parking
- Improve the connectivity of Public Rights of Way

### SINDP16 – Permissive and Public Rights of Way

The protection and enhancement of public rights of way, including the provision of new pedestrian and cycle routes, will be supported.

## Permissive and Public Rights of Way

The Parish of Stedham with Iping includes several miles of Public Rights of Way (PROW) including two designated as National Trails: The Lipchis Way and The Serpent Trail. Feedback indicates a desire for existing PROWs to be cleared and maintained rather than to provide new routes. The exception is the desire for a circular footpath around Stedham and for Bridleways to have better connectivity. Maintenance of PROWs is the responsibility of the WSCC but the Parish Council can apply pressure to suggest/prioritise the order of work:

- Work with landowners to gain access to a route for a footpath around Stedham, which should be suitable for the elderly and less abled.
- Work with Midhurst Area Cycling to encourage routes from Midhurst to the villages in the Parish
- Encourage the creation of bridleways where footpaths exist to provide connected routes and safer road crossings for horse riders
- Encourage upgrade of footpaths to Midhurst for cycles to help secondary school students cycle to Midhurst Rother College from Stedham
- Provide better access to maps both on and off-line
- Improve signage along the routes
- Improve the quality of all public rights of way within the Parish to enhance accessibility for all users
- Apply for CIL money to create a new circular footpath around Stedham
- Provide better access for non-motorised traffic including the proposed cycle route along the disused railway line (the Rother Valley Way).



## Car Parking

The Steering Group have identified a severe lack of off-road car parking within the Parish and this is particularly apparent in the village of Stedham.

The lack of parking not only presents a safety issue with cars parked on corners and bends, reducing visibility and reducing the capacity of our narrow roads but also causes damage to our environs with people having to park on grass verges. It is therefore vital that new developments do not make this situation worse.

There is a need to address existing problems where the off-road parking provision is significantly below that which would be required for a new development. The Steering Group have identified two key existing areas where parking improvement schemes could deliver meaningful results, these are in Common View and along School Lane. However, a village wide investigation, consultation and subsequent implementation is the preferred approach to deal with the current parking issues. The aim of this, which should be instigated by the Parish council, is to produce a comprehensive solution to a long-term problem, rather than a piecemeal approach, which has, as far as is possible, the support of the whole village. This plan therefore offers policy support for parking improvement schemes in the locations which this consultation identifies which could be funded by CIL monies and delivered in the medium to long term by the Parish Council in conjunction with the highway authority if needed.

### SINDP17 – Car Parking

- (1) New development must provide adequate off-street (i.e. not on the public highway or any private access road) car parking space to ensure there will be no significant increase in on-road parking as a result of the development.
- (2) The provision of new parking spaces will be supported, subject to it being demonstrated that they respect local character, residential amenity and highway safety.

FIGURE 22 – STEDHAM IN THE SNOW



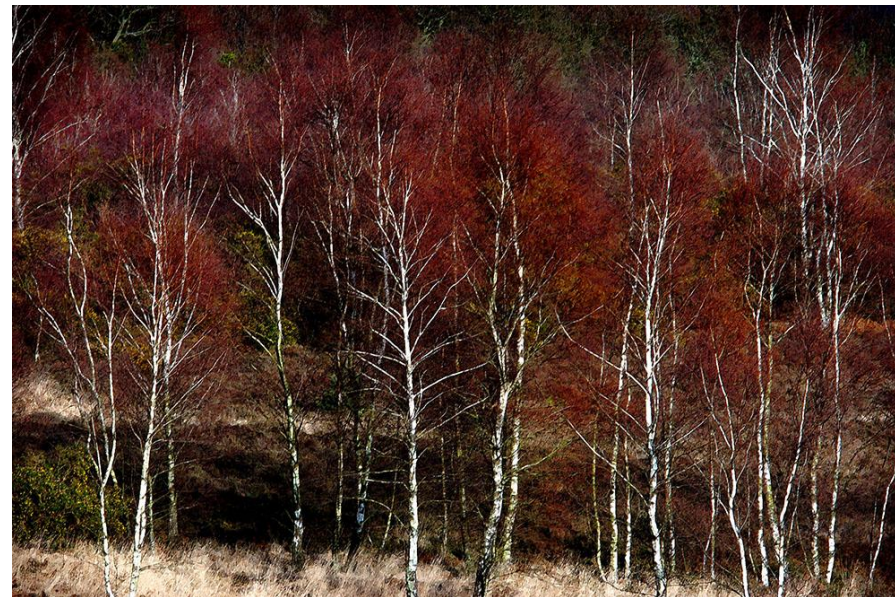
## Maintaining and improving accessibility

There is a heavy reliance on private cars for transport given the rural nature of the Parish. The majority of the road network (excluding the A272) are single track roads with poor visibility resulting from bends, overhanging foliage and zero street lighting. In addition, separate foot or cycle paths cannot be provided on the narrow roads.

There is a need to facilitate and enhance accessibility within the Parish for both vehicular and non-vehicular traffic as well as a move to a greener transport network. Alongside the policy below, the Parish Council will endeavour to secure the following measures which are outside the scope of this development plan document:

- Introduce reduced speed limits on key roads which provide links between the major roads in the Parish.
- Work with the highways authority and local landowners to improve visibility / sight lines at junctions across the Parish.
- Work with the highways authority to improve centre and edge road markings on existing roads (rather than providing street lighting consistent with the South Downs Local Plan dark skies policy)
- Work with the highways authority to improve road and footpath signage as well as safety warnings for walkers, horse riders and cyclists.
- Ensure continued accessibility to the drop-off area for Stedham Primary School on the “old” A272 and for the Walking Bus which currently uses the path at the side of the sawmill

FIGURE 23 - IPING COMMON IN AUTUMN



### SINDP18 – Maintaining and improving Accessibility

The development of shared space environments, providing pedestrians with priority over motorised traffic, will be supported. Development that would reduce accessibility for pedestrians and/or cyclists will not be supported. The development of facilities for cyclists, including the development of safe cycling routes and the provision of secure bike parking/storage will be supported.



## GLOSSARY & ABBREVIATIONS

Throughout this document a fair amount of planning jargon has been used. This section seeks to provide clear and concise definitions for the terms used:

Affordable Housing	Housing provided to eligible households whose needs are not met by the market. Eligibility is determined based on local incomes and local house prices.
Asset of Community Value	An asset of community value is land or property of importance to a local community which is subject to additional protection from development under the Localism Act 2011. Voluntary and community organisations can nominate assets to be included on their local authority's Register of Assets of Community Value.
Back-land development	Development of 'landlocked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages.
Brownfield	Abandoned, closed or under-used industrial or commercial facilities.
Conservation Area	An area of notable environmental or historical interest or importance which is protected by law against undesirable changes.
Development Plan	A generic term that refers to all documents which have been adopted or approved in

relation to an area. This includes adopted Local Plans and neighbourhood plans. The full definition is set out in section 38 of the Planning and Compulsory Purchase Act 2004.

Historic Environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Local Community Space	Space valued by the local community, both for the environmental and social benefits it brings
Local Green Space	Designating areas as Local Green Space is a way to provide special protection against development for green areas of particular importance to local communities.
Local Plan	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. This forms one part of the "Development Plan".
Local Planning Authority	The public authority whose duty it is to carry out specific planning functions for a particular area. In Stedham with Iping this is the South Downs National Park Authority.
Neighbourhood Plan	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Settlement Boundary	A spatial planning tool used to direct development into settlements and allocated extensions to them, and restrict it in the wider countryside, by mapping a boundary between the two.
Tranquillity	Whilst it is hard to describe tranquillity, one element of it can be defined as an absence of human-caused noise providing a natural soundscape to enjoy. Other man-made impacts such as smell, light or large moving objects may also affect the tranquillity.



## APPENDIX

### The Parish Heritage Assets are:

- |        |  |         |  |
|--------|--|---------|--|
| i.     | The former Dame School at Rotherhill (also known as West Lodge).   | xxvi.   | Cottage at Stubbs Hill (GR848246)                    |
| ii.    | East Lodge, Rotherhill.  | xxvii.  | Talbots, Stedham                                     |
| iii.   | Christmas Cottages, School Lane.                                   | xxviii. | 10 Andrew's Lane, Minsted                            |
| iv.    | Quince Cottage, The Street.  | xxix.   | 11 & 12 Andrew's Lane, Minsted                       |
| v.     | Former Greathouse Farm House (now Little House and Linden).        | xxx.    | Road Bridge over dismantled railway at Ingrams Green |
| vi.    | Nos. 9 & 10 The Street.  | xxxi.   | Rotherhill House                                     |
| vii.   | Nos. 11 & 12 The Street.   | xxxii.  | Bracken Cottage, School Lane (formerly Ivy Bank)     |
| viii.  | Lavender Cottage.  | xxxiii. | Stubbs Farm Cottage, Iping                           |
| ix.    | Aubrietia Cottages.  | xxxiv.  | Sunken Lanes and Stone walls                         |
| x.     | Former Collins Club.   |         |  |
| xi.    | The Memorial Hall.   |         |  |
| xii.   | Old Bakehouse & adjacent stone cottages in the Alley.              |         |  |
| xiii.  | Yarborough Terrace (1886).   |         |  |
| xiv.   | Myrtle Cottage and stable yard.                                    |         |  |
| xv.    | Former Newman's stores.  |         |  |
| xvi.   | No's 16 & 17 The Street.   |         |  |
| xvii.  | Yew Tree and Rose Cottages.  |         |  |
| xviii. | The Weir, Stepping-stones and Mill Pond.                           |         |  |
| xix.   | Bowley Farmhouse and cart shed.                                    |         |  |
| xx.    | Barn at Tote Hill Cottage.   |         |  |
| xxi.   | Fitzhall Cottage and barn.   |         |  |
| xxii.  | Tote Hill Farm House and Barn.                                     |         |  |
| xxiii. | Group comprising the former Iping school-teacher's house & stable. |         |  |
| xxiv.  | Ivy Cottage, Iping Lane.   |         |  |
| xxv.   | 'Finger-post' Road Signs   |         |  |