STEDHAM WITH IPING NEIGHBOURHOOD PLAN CONSULTATION STATEMENT

Stedham with Iping Neighbourhood Plan Steering Group

July 2018

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INTRODUCTION

Stedham with Iping Parish lies within the South Downs National Park and includes the village of Stedham, the largest settlement in the Parish, the smaller village of Iping as well as hamlets of Minsted, Ingrams Green and Tote Hill. It is a relatively small Parish with a resident population of 740.

The purpose of preparing the Stedham with Iping Neighbourhood Development Plan was so that we as a community have the ability to influence future planning decisions over the next 15 years, and to enable us to conserve and enhance our Parish for future generations.

This Consultation Statement sets out how we have engaged with the local community and used their input to prepare the Submission Neighbourhood Plan. This document has also been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012, Section 15(2). Part 5 of the Regulations sets out that a Consultation Statement should:

> *In this regulation "consultation statement" means a document which—*
>
> *(a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
>
> *(b) explains how they were consulted;*
>
> *(c) summarises the main issues and concerns raised by the persons consulted; and*
>
> *(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*

CONSULTATION STRATEGY

We set out to ensure that every person within Stedham with Iping Parish had a fair opportunity to contribute to the development of the Plan. It is/was important that the Plan reflected the opinions of the local community and stakeholders. Community involvement was therefore central to the development of the Plan and the contents of the plan flowed from these opinions.

To ensure as many people as possible were reached, a list of key stakeholders was identified, these included:

- Residents
- Local businesses
- Schools
- Landowners
- South Downs National Park Authority
- Chichester District Council
- West Sussex County Council
- Neighbouring Local Authorities & Parish Councils
- Environment Agency
- Infrastructure Providers
- Historic England

A consultation strategy was planned at an early stage to assist our engagement with the local community. This included:

- The Steering Group was set up including parish councillors and others.
- An initial hand delivered parish wide survey was prepared to gather opinions, views and concerns.
- A dedicated web page on the Stedham with Iping Parish Council website, which included all key documents and meeting notes, was added.
- Public events were held at key stages to inform and gather views.
- Consultation meetings with stakeholders were held where appropriate.
- The Parish Clerk's email address was advertised and used, together with our professional planner for queries /feedback on the Pre-Submission Stedham with Iping Neighbourhood Development Plan.
- Regular updates on the progress of the Neighbourhood Plan were publicised in the on the Parish Council website.

EARLY ENGAGEMENT

The Steering Group first task was to prepare a parish wide survey to discover what issues the community felt were important and in particular their views on new development in the parish.

Stedham with Iping Parish was designated as a Neighbourhood Plan Area in July 2017.

Set out below are the various stages of our community engagement which led to the creation of our Neighbourhood Plan.

PARISH WIDE SURVEY (JULY/AUGUST 2017)

The first exercise carried out in July/August 2017 was a parish wide consultation which primarily consisted of a questionnaire. The purpose of the consultation was to introduce the local community to the concept of a Neighbourhood Plan and gather local views on a variety of local issues.

The survey provided a brief explanation of the purpose of the Neighbourhood Plan and asked people for their views on a range of social, economic and environmental issues to help inform the Neighbourhood Plan. The questionnaire can be seen at Appendix 1. The Envelope can be seen at Appendix 2.

Whilst the Questionnaire was out for consultation three drop-in sessions were held at the Memorial Hall in Stedham. These were important as it gave those who were reluctant to speak at a public meeting the opportunity to discuss local issues with the Steering Group.

At the drop-in sessions maps were put on the display boards so that residents could discuss issues relating to potential housing as well as other issues they wished to raise or to include in our Neighbourhood Plan. Members of the Steering Group were on hand to discuss all these issues and listen to their contributions.

The parish-wide survey ended on 28 August 2017.

What we learned and did next

Discussions at the Drop-in sessions tended to focus around the possible housing sites, and as far as the Sawmills site was concerned on the access and integration of the development. The main points were:

- Not everyone had thought about alternative sites in our parish, but outside the village of Stedham. i.e. Iping. Minsted, Ingrams Green
- Everyone realised that there was a housing shortage, and Stedham had to provide some of this shortfall
- Most people did not realise that the current SDNPA draft local plan had allocated the housing to the Eastern side of the site, where the sawmills are currently situated, rather than the vacant western side.
- People were concerned about how the development could be integrated with the village, and there was a lot of discussion about the common land between School Lane and the Sawmills site, and whether this could have access paths/ roads across.
- The St Cuthman's situation, which is unclear now, but will resolve over the life of the neighbourhood plan needed to be kept in mind.
- Having the parish maps on the wall helped people think of other places inside, as well as outside, Stedham village.
- The traffic issue in School Lane was felt by some residents of that road to be important, but equally not by others.

It was clear from the questionnaire responses and those of people attending the Drop-in sessions that there

were many issues that we could seek to address in our Neighbourhood Development Plan – including measures to improve amenities and housing provision in the parish. 400 surveys were distributed, to all residents of our Parish. 142 were returned, which reflected the views of 311 people. Of these 10% were under 16, 65% were aged 17 – 70 and 25% were over 70 years old. 71% lived in Stedham village, 8% north of the bridge, 14% in Iping, 2% in Ingrams Green and 5% in Minsted.

The results of the questionnaire were posted to our website and also presented to the public at the SIPC meeting on 13th September 2017.The survey results (included at Appendix 3) also provided a raft of aspirational views and concerns of parishioners that will inform and inspire the Parish Council for many years to come. The report and summary presented covered the following -

Results of the Housing questions:

- 72% wanted 18 houses in one block on the Sawmills site, 28% favoured separate smaller sites.
- 92% felt we should protect businesses from housing redevelopment.
- 88% felt that the residents via the Neighbourhood Plan should define the Settlement Boundary, not SDNPA.
- 52% agreed with housing at St Cuthmans, and 72% with a field centre there.
- Only 8 people thought they might rent a B1 unit if it was available, 96% of those who answered, did not.
- 90% felt young people should be encouraged to stay with the cost of housing seen as the major barrier to this. 20 people indicated that they would be eligible and willing to buy/ rent social or affordable housing and 20 had a relative who would be eligible. This response gives us evidence to push for local houses for local people.

Results of the questions on the Sawmills Site:

- 90 respondents thought it would be good for local businesses, 23 thought the opposite.
- 88 people had concerns about the effect on school lane parking, 85 thought there would be pressure on school places, 52 people thought there would be a noise issue
- 47 had other concerns. These included separation from the village, traffic issues both in School Lane and on the A272 junction, pressure on village infrastructure, light pollution, crime, reduction in sense of community and too many houses for Stedham.
- However there were also positives seen: low cost housing for locals, more housing could encourage local amenities such as a shop.
- Some felt the housing could be positive depending on the design and sensitivity of the development.

Details of other sites suggested for housing:

- by farm buildings in Minsted,
- disused diary buildings in Ingrams Green,
- north side of the road leading to Rotherhill Nurseries,
- Cross ways cottages,
- beside the track to the Waterworks off Mill Lane,
- Bus garage,
- by Stedham End,
- fields leading down to the River,
- in Common View & the field behind,

- the fields between Iping and Stedham,
- Bridgefoot Studio and
- St Cuthmans.

Results of questions on Green Space:

- 57% wanted other areas of green space protected in our Neighbourhood Plan. The most cited place was the Polo fields, but there was also strong support for the field behind the Memorial Hall & Common View, the Common land opposite the pub, and between the school and the A272. There were also mentions of the riverbank, the fields down Mill Lane, Eddie's fields, Common View between the allotments and the flats and Minsted sandpit.
- The most numerous improvement requested for the play equipment was a climbing frame on the Rec. Other suggestions included exercise machines, outdoor table tennis table, a hut on the Common View playground for inclement weather, more swings and other equipment suitable for younger children on the Rec

Results of questions on The Commons:

- 64% of respondents visit the Commons at least once a week, the majority walking, and 29% with a dog.
- The cows encourage 61%, discourage 39% of people.

Results of questions on Parking in Stedham:

- 60% thought there should be more parking in Stedham (this was a higher percentage for those who lived in Stedham).
- Locations for this included – Common View (verges to be adapted to contain parking spaces), the garages (with many complaints that these are used for storage, often rented to third parties, rather than the owners' cars).
- Other areas suggested are opposite the pub, the field beside the Memorial Hall, in the Sports Field, by Church (Tye Oak) and beside the Rec (which has now been provided).

Results of questions on Flooding & renewables:

- 22 respondents said their houses flooded. The areas most commonly identified were by Iping and Stedham bridges.
- However there was also concern about parts of School Lane, Minsted, Ingrams Green and The Street when ditches were not kept clear.
- 53% of respondents were in favour of large scale renewable projects, with suggestions of Hydro on the Rother and Solar PV on the Sawmills development, The Memorial Hall and the Pavilion as well as an incinerator to provide district heating.

Other issues raised:

By far the most common complaint was about parking in Common View and the junction with School Lane. There were also concerns raised by more than one person about:

- Dog mess
- Speeding (in Iping, The Street and School Lane in particular)
- Reduction of A272 speed from Trotton to Stedham crossroads
- Poor state of the footpaths

- No village shop
- Poor mobile phone signal
- Light pollution from any new housing
- Communication channels for non-internet users
- Concerns about integration of the Sawmills development to the village
- Architectural styles should be mixed
- Avoidance of a satellite village

A presentation of the results was given at the Parish Council meeting in the Village Hall on 13 September 2017which was attended by a good number of Parishioners. The presentation was well received and a number of comments and questions were dealt with by the Chairman of the Parish Council.

The survey results were compiled by members of the Steering Group. This exercise helped us to identify what was important to the community and reaffirmed issues and concerns that parishioners had expressed at the earlier drop-in session. The Steering Group were then able to use the qualitative and quantitative data provided by the surveys to develop the Plan.

This whole exercise was instrumental in identifying what the community considered important and inevitably concentrated upon issues and concerns held locally. This was extremely important as it gave the Steering Group a direction of travel when considering which issues were important to the community.

The information gathered was used to generate the plan's Vision and Objectives which in turn provided the basis for the preparation of the plan and required evidence base.

CALL FOR SITES (SEPTEMBER 2017)

Following discussions within the Steering Group and between the South Downs National Park and the Steering Group's planning consultant, it was agreed that a Call for Sites exercise should be carried out to establish whether there were any sites available that could accommodate the housing allocation of 18 new dwellings over the next 15 years (as included in the emerging South Downs Local Plan).

A letter and site submission form (included at Appendix 4) was sent out to all known landowners and agents for completion and return by 30th September 2017.

What we learned & did next

Eleven potential development sites were put forward for consideration by local landowners either directly or via their Agents. One of these sites had already been considered to be suitable for 16 – 20 houses in the emerging SDNPA Local Plan. One other sites was submitted for parking only.

All were considered by the Steering Group when preparing the policies contained within the Plan. To help inform the decision making process an assessment of the sites was undertaken and a professional landscape appraisal was commissioned so that the Steering Group could make informed judgements of the potential impacts on the landscape. This was published in November 2017.

REGULATION 14 CONSULTATION

In accordance with statutory requirements set out in Regulation 14 of The Neighbourhood Planning (General) Regulations 2012, a 6 week consultation exercise was held from Thursday 5th April 2018 until midnight on 17th May 2018.

WHO WERE CONSULTED?

The following people and organisations were directly asked to respond to this consultation exercise:

- Landowners and/or their agents
- South Downs National Park Authority
- Chichester District Council
- West Sussex County Council
- Neighbouring Parish Councils
- Environment Agency
- Infrastructure Providers
- Historic England
- Natural England
- All Parishioners by hand delivery
- Local voluntary organisations

We were aware that we may have duplicated our distribution of the draft Plan but felt it was necessary to ensure comprehensive coverage.

In addition, many who were not directly asked to respond were made aware of the consultation via the website and noticeboards advertising the Plan.

HOW THEY WERE CONSULTED?

Prior to the start of the consultation, the imminent start of the consultation period was notified to residents at Parish Council meetings and on our website.

The Plan and evidence base documents were made available on-line for the duration of the consultation period. Suitable links to the Draft Plan were added to the SDNPA webpage of our neighbourhood plan.

All Statutory Consultees, Landowners and those with an interest in the parish, who lived outside it had the Statutory Regulation 14 letter (Appendix 6) informing them of the consultation and directing them to the website. This was delivered by post or e-mail.

All owners of areas included in the SINDP as a Local Green Space or Local Community Space had a letter informing of this, together with a map showing the area designated.

All owners or occupiers of houses chosen as Parish Heritage Assets received a letter informing them of this as well as the detailed description of their property from the Review of Heritage Assets Evidence Paper.

A letter was hand delivered to every dwelling in the parish. This letter contained a Summary from the Steering Group (Appendix 5) as well as the Statutory Regulation 14 letter (Appendix 6).

- These letters informed people about the website where they could see the Evidence Base and the Regulation 14 Draft SINDP. It also told people how to respond, and the dates of Drop-In sessions

where they could read paper copies of all these documents and pick up a paper copy of the Response Form. Drop in sessions were held on: Saturday 7 April 10am – 11am

- Saturday 14 April 10am – 11am
- Saturday 21 April 10am – 11am
- Saturday 28 April 10am – 11am
- Saturday 14 April 10am – 11am
- Saturday 5 May 10am – 11am
- Saturday 12 May 10am – 11am

At the Parish Council meeting on 21 March 2018 residents had asked for there to be a week of delay to give them time to read the plan online, before the drop-In sessions started. As it transpired there were informal drop-In sessions for those unable to access the internet every Saturday in the Memorial Hall for an hour. So there was not a week delay before this.

Apart from the One hour Drop-Ins there were four additional three hour Drop-In sessions when at least three members of the Steering Group were available to answer queries and discuss the draft SINDP.

- Wednesday 11 April at 5.30pm
- Saturday 14 April 10am – 1pm
- Saturday 21 April 10am – 1pm
- Thursday 26 April 6.30pm – 9.30pm

For the whole period of the Regulation 14 Consultation there was a display of the whole plan as well as maps showing all the heritage assets, local green spaces, views and site allocations on display in the Memorial Hall. During the Drop-Ins all the Evidence papers and Response forms (Appendix 7) were available for viewing in paper form.

As the consultation neared its end, reminder notices were posted around the parish (Appendix 8) reminding people to respond before the end of the consultation. In reality any responses received within a week of the end of the consultation were considered.

THE MAIN ISSUES AND CONCERNS RAISED AND HOW THESE HAVE BEEN ADDRESSED

All 42 responses received (including those from parishioners, Statutory Bodies and other stakeholders) were recorded and reviewed in detail by the Steering Group. The full schedule of verbatim comments can be found at Appendix 9 alongside details of how the Steering Group addressed the comments received.

The main issues and concerns raised and how these have been addressed are set out below:

- Generally speaking the Steering Group were pleased with the support received for the policies in the Pre-Submission Stedham with Iping Neighbourhood Development Plan.
- The majority of responders were supportive of the Sawmills site chosen for our future housing allocation for 8 – 12 houses (Policy SINDP7). A few people were unhappy about the selected site and there were also comments about the buffer zone. The Steering Group has responded to their concerns and the full schedule is included at Appendix 14.

- The additional site included at West of West Lodge had more comments against than in favour. Those in favour liked the site because it was aiming to deliver houses for local people in need, such as the affordable elderly and starter homes; rather than for its location. Following discussion with SDNPA it was agreed to withdraw this site and instead provide for these houses through a Local Community Land Trust on the Sawmills site, with the proviso that the number of dwellings on this site would now be 'Up to 16' which would be in general conformity with the updated emerging Local Plan. As a result of this the West of West Lodge allocation proposed in the Reg.14 plan under SINDP8 was deleted.
- The SDNPA made a few comments on a number of policies and where appropriate these suggestions have been incorporated.
- SDNPA discussed the Settlement Boundary which differs in small ways from theirs around the settlement of Stedham. The principle difference relates to the Sawmills site and following support for SINDP1 by other responders we agreed we would not be altering this policy.
  SDNPA also suggested we include gym equipment as part of a village trail, this has been addressed by the inclusion in SINDP6.
- We had some helpful feedback from Historic England who were supportive of many of our policies. Where possible their suggestions have been incorporated.
- Feedback from the Environment Agency, Highways England and Southern Water have also been supportive.
- Feedback from the landowner and the NFU in regard to the Local Green Space designation of Rectory Field was considered. However it was felt there was sufficient grounds for keeping this in SINDP4.
- Feedback against the Local Community Space designation of Land between the A272 and the Rotherhill Nursery track, which had elicited no positive support, led to this space being removed.
- Feedback from Natural England and the Sussex Wildlife Trust in respect of biodiversity, native planting and protection of the SSSI have been incorporated where possible. However those issues already included in the emerging Local Plan have not been replicated in the SINDP.

Appendix 1 – Parish Questionnaire July 2017

Questionnaire for Stedham with Iping Neighbourhood Plan 2017

This questionnaire is being delivered to all households in the Stedham with Iping Parish, as one of the steps in making a Neighbourhood Plan.

This Neighbourhood Plan will cover the shape we want our parish to take over the next 15 years in respect to **housing, landscape and overall development**. It is only by having a local plan that we can have a say over these. We really appreciate the time you will put into filling in these questions, as your answers will give us a picture of the parish which will enable us to provide for all our residents in the future.

The Neighbourhood Plan is being drawn up now, with some urgency, because of the very real possibility that the South Downs National Park Authority draft local plan will impose between 16 and 20 new homes in Stedham, if there is no alternative offered. The SDNPA draft local plan is probably going to be released for public consultation in September.

We will also be hosting three drop-in sessions at the Memorial Hall to give an opportunity to all parish residents to discuss issues.

These will be

Tuesday	1st August	6 - 7pm
Saturday	12th August	10am – 12noon
Friday	18th August	5 - 6pm

Questionnaires can also be returned at these sessions.

The deadline for responses to this questionnaire in order that your answers can contribute to the Neighbourhood Plan is Monday 28th August 2017.

This is a voluntary questionnaire, which is being completed anonymously. There is no obligation to complete any questions particularly those you feel may identify you. By completing this questionnaire you agree that we may use the data you provide to provide evidence for the Parish Neighbourhood Plan Steering Committee. Once this is collated and the Neighbourhood Plan is adopted the individual surveys will be destroyed. At no time will the contents be passed onto 3rd parties or sold.

HOUSEHOLD

1. How many people, including children, belong to your household?

2. Please enter the number of people in your household in each age group:

0 - 16	
17 - 70	
Over 70	

3. Where does your household live?

Stedham Village	
Stedham, north of the river, including Tote Lane	
Iping	
Ingram's Green	
Minsted	

4. Is this dwelling your household's main residence?

Yes	
No	

5. Please enter the number of children in your household who use the following:

Stedham Primary School	
Squirrels or other pre-school care	
Childcare minder	
Holiday care	
Sports facilities provided inside the parish	

6. How many vehicles do your household have?

7. How many vehicles belonging to your household have to be parked on a public road near your home?

8. Do you use a bicycle?

Yes	
No	

9. If so, are there any additional facilities for cyclists you would like to see in the parish?

Please return this questionnaire by 28 August 2017 either to one of the drop-in sessions, or Myrtle Cottage, The Street (by hand) or post to the Parish Clerk at Mount Cross, Minsted, Midhurst, West Sussex GU29 0JH

INDIVIDUAL RESPONSES

From this section onwards answers are for each member of the household. Each person should choose a letter/ colour from A to E and answer under that letter/colour throughout, using a tick or cross.

A	B	C	D	E
↓	↓	↓	↓	↓

EMPLOYMENT

10. What age are you?

Under 18					
18 - 30					
31 - 55					
56 - 70					
Over 70					

11. Are you at present:

Employed or self-employed					
In full time education					
Retired					
Sick or disabled					
Looking for work					
Home carer					
Other – please state					

12. If you are employed or self-employed – what do you do?

A
B
C
D
E

13. If you are employed or self-employed do you work from home?

Yes					
No					

Please return this questionnaire by 28 August 2017 either to one of the drop-in sessions, or Myrtle Cottage, The Street (by hand) or post to the Parish Clerk at Mount Cross, Minsted, Midhurst, West Sussex GU29 0JH

14. If you have employees, either domestic or in your business:

Are these full time					
Do they live in the parish					
Do they use parish facilities e.g. school					
How many full time employees					
How many part time employees					

15. Is your main place of work or business:

In the parish					
Within 5 miles					
In London					
More than 5 miles, but not London					

16. If there were small business (B1) units available in the Parish would you be interested in renting these?

Yes					
No					

17. Does the current speed of broadband/ wifi have a negative impact on your work/ business?

Yes				
No				

DEVELOPMENT

Nationally there is a housing shortage which may mean that the Parish will have to accommodate approximately 18 new houses. This is the allocation under the draft South Downs National Park Authority local plan.

18. If we were to find sites for these houses, where would you like them to be?

In separate smaller developments of 1- 4 houses					
In one block of 18 houses, on Stedham Sawmills site					

Please return this questionnaire by 28 August 2017 either to one of the drop-in sessions, or Myrtle Cottage, The Street (by hand) or post to the Parish Clerk at Mount Cross, Minsted, Midhurst, West Sussex GU29 0JH

19. If you would prefer smaller separate new dwellings, can you suggest potential sites, bearing in mind that if the parish can't find enough redundant buildings, one block of 18 houses will go ahead.

1.	4.
2.	5.
3.	6.

20. What size of homes would you prefer the majority to be?

1 – 2 beds					
2 - 3 beds					
1 – 3 beds					
Larger than 3 bed					

21. If there are 18 new houses on the Stedham Sawmills site, rather than spread throughout the parish what do you think the effect will be?

Noise					
Pressure on school Lane parking					
Detriment to local business					
Benefit to local business					
Pressure on school places					
Other – please state					

22. The Settlement Boundary defines the limit of development around Stedham village. Who should be able to define where this boundary lies?

Parish residents through this Neighbourhood Plan					
The South Downs National Park Authority					

23. Currently there is a school at St Cuthman's, in the north of our parish. Should this close would you wish it to become redeveloped as housing?

Yes					
No					

To be redeveloped as a field centre?

Yes					
No					

Please return this questionnaire by 28 August 2017 either to one of the drop-in sessions, or Myrtle Cottage, The Street (by hand) or post to the Parish Clerk at Mount Cross, Minsted, Midhurst, West Sussex GU29 0JH

24. Should we protect businesses which provide employment or provide a community function, from being redeveloped as housing?

Yes					
No					

25. Do you think it is important to encourage young people to remain in the parish?

Yes					
No					

26. What do you think prevents young people remaining in the parish?

Employment opportunities					
Cost of housing					
Availability of housing					
Other – please state					

<u>Types of Housing</u>

Affordable: The definition of an 'affordable' home is one that it is worth 80% of the market price of an equivalent sized home. When a developer is required to build 'affordable' housing 70% has to be for rental, rather than to buy.

Social: 'Social' housing is defined as being worth 50% of the market price of an equivalent sized dwelling, and is for rent. There is currently a proposal to set up a Midhurst Community Land Trust, which would be able to buy plots to build houses for local people only to rent.

27. If there was new 'social' housing built in our parish, available to rent, only for local people would you personally be financially eligible and wish to rent this?

Yes					
No					

28. Do you have a relative, currently living outside the parish who would be financially eligible and wish to rent this new 'social' housing?

Yes					
No					

Please return this questionnaire by 28 August 2017 either to one of the drop-in sessions, or Myrtle Cottage, The Street (by hand) or post to the Parish Clerk at Mount Cross, Minsted, Midhurst, West Sussex GU29 0JH

29. Would you be interested in buying or renting a new 'affordable' home in the parish?

Yes					
No					

30. If buildings are replaced, i.e. an existing house demolished to allow a new one to be built, this can often allow a large house to be put where a small one was previously. Do you think:

The footprint should be identical in overall size					
The new house should only be 10% larger					
The new house should be up to 30% larger					
There should be no restriction on the new house size					

LANDSCAPE

31. The Village Green, Sports Field, Allotments and the playground at Common View are designated as "green space". Are there any other areas which you would particularly like to be preserved, within the parish, as" green space"?

Yes					
No					

If Yes, please identify these areas

32. The parish includes Stedham and Iping Commons as well as many footpaths and bridleways. How often do you visit the commons?

More than once a week					
Once a week					
Infrequently					
Never					

33. If you visit the Commons or go along other paths, are you:

Walking					
On a bike					
Riding a horse/ pony					
With a dog					
In a wheelchair or pushing a pram/ stroller					

Please return this questionnaire by 28 August 2017 either to one of the drop-in sessions, or Myrtle Cottage, The Street (by hand) or post to the Parish Clerk at Mount Cross, Minsted, Midhurst, West Sussex GU29 0JH

34. Do the cows encourage or discourage you from visiting the Commons?

Encourage					
Discourage					

35. Would you like to see areas for additional parking in Stedham?

Yes					
No					

If so, where?

36. Would you like to see any improvement to the current play facilities at Common View or on the Village Green. Please bear in mind that these cannot cost too much, and put any suggestions below:

37. Does your home suffer from flooding?

Yes					
No					

38. If you are aware of any other flooding in the parish please state where:

39. Most domestic renewable energy installations are allowed under permitted development rules. Would you like to see any larger scale renewable energy initiatives in our parish?

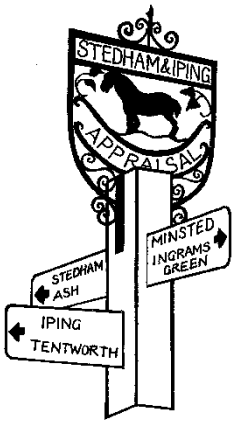
Yes					
No					

FINALLY

Are there any other issues in the parish you would like to raise?

Please return this questionnaire by 28 August 2017 either to one of the drop-in sessions, or Myrtle Cottage, The Street (by hand) or post to the Parish Clerk at Mount Cross, Minsted, Midhurst, West Sussex GU29 0JH

Appendix 2 – Parish Questionnaire Envelope July 2017



STEDHAM WITH IPING PARISH SURVEY

QUESTIONNAIRE 2017

PLEASE HELP US BY

COMPLETING THIS!!

To all residents of Stedham with Iping

We hope that you will want to have your say and influence the future of our parish.

It is our parish and we are the people who need to be involved with its future, so please take time to read through the questionnaire and give your answers to as many questions as you can.

You can return your responses by Monday 28 August through the letter box at Myrtle Cottage, or post to The Parish Clerk, or bring to a drop-in session by that date. Alternatively we can collect in person (please phone 812512 to arrange this). Full details are inside.

Thank you very much for your help.

Lucy Petrie

Chairman of Stedham with Iping Neighbourhood Plan Steering Group

Appendix 3 – Results of Parish Questionnaire collated September 2017

Questionnaire for Stedham with Iping Neighbourhood Plan 2017

HOUSEHOLD

1. How many people, including children, belong to your household?

311

2. Please enter the number of people in your household in each age group:

0 - 16	24	11%
17 - 70	200	64%
Over 70	77	25%

3. Where does your household live?

Stedham Village	209	72%
Stedham, north of the river, including Tote Lane	22	8%
Iping	41	14%
Ingram's Green	6	2%
Minsted	14	5%

4. Is this dwelling your household's main residence?

Yes	136	96%
No	5	4%

5. Please enter the number of children in your household who use the following:

Stedham Primary School	4
Squirrels or other pre-school care	5
Childcare minder	1
Holiday care	2
Sports facilities provided inside the parish	15

6. How many vehicles do your household have?

274

7. How many vehicles belonging to your household have to be parked on a public road near your home?

65

8. Do you use a bicycle?

Yes	61	43%
No	80	57%

9. If so, are there any additional facilities for cyclists you would like to see in the parish?

Clear cycle path to Midhurst(5), cycle paths, sign warning of cyclists in lanes,

more cycle paths on A272, 'green bridge' over A272, cycle path to village, remove cars, cycle path along old railway line Midhurst to Petersfield(2), cycle lock up, signage, cycle path from Ingrams Green to Midhurst.

INDIVIDUAL RESPONSES

EMPLOYMENT

10. What age are you?

Under 18	31	10%
18 - 30	35	12%
31 - 55	64	22%
56 - 70	93	31%
Over 70	74	25%

11. Are you at present:

Employed or self-employed	138	46%
In full time education	33	11%
Retired	106	35%
Sick or disabled	5	2%
Looking for work	3	1%
Home carer	12	4%
Other – please state	2	1%

12. If you are employed or self-employed – what do you do?

Nurse(5), tutor, gardener(7), plumber(4), accountant(2), make-up artist, consultant(6), farm work, management consultant(3), communications director, senior designer, builder, fashion coordinator, actor, administrator(3), finance, solicitor (2), actress, care manager, journalist, train driver, health care, NHS, sales, assistant(2), chef, pre-school manager, fund manager, teacher(5), postman, tree surgeon(2), body shop analyst, company director(4), arboriculture consultant, artist(2), equine livery, photographer, garage owner, carer, barista, bicycle mechanic, cleaner, art worker, psychotherapist(2), carpenter(2), airline pilot, housewife, teaching assistant, architect, director of training company, CEO chemical company, manage a charity, film production, MP, insurance handler, financial consultant, florist, events company, medical secretary, decorator, warehouse worker, web content designer, office work, agricultural merchant, law advisor, fencing contractor, farmer(3), receptionist(2), IT consultant, civil engineer, teaching assistant, electronics sales, pharmacy dispenser, hairdresser, midwife, physiotherapist, animal feed supplier, lawyer, chief executive, communication (signing) support, designer, housekeeper, charity fundraiser, space satellite engineer, research scientist

13. If you are employed or self-employed do you work from home?

Yes	54	37%
No	91	63%

14. If you have employees, either domestic or in your business:

Are these full time	11
Do they live in the parish	12
Do they use parish facilities e.g. school	4
How many full time employees	17
How many part time employees	36

15. Is your main place of work or business:

In the parish	18	14%
Within 5 miles	26	20%
In London	31	23%
More than 5 miles, but not London	57	43%

16. If there were small business (B1) units available in the Parish would you be interested in renting these?

Yes	8	4%
No	181	96%

17. Does the current speed of broadband/ wifi have a negative impact on your work/ business?

Yes	61	33%
No	126	67%

DEVELOPMENT

Nationally there is a housing shortage which may mean that the Parish will have to accommodate approximately 18 new houses. This is the allocation under the draft South Downs National Park Authority local plan.

18. If we were to find sites for these houses, where would you like them to be?

In separate smaller developments of 1- 4 houses	72	28%
In one block of 18 houses, on Stedham Sawmills site	186	72%

19. If you would prefer smaller separate new dwellings, can you suggest potential sites, bearing in mind that if the parish can't find enough redundant buildings, one block of 18 houses will go ahead.

Minsted(4), Ingrams Green, Iping by the river/church(2), Rotherhill(9), sawmills(3), track Mill Lane to waterworks (3), extend Crossways cottages, field behind Common View/Memorial hall(2), St Cuthman's(6), small farm off A272, Bus garage, Bridgefoot(2), School Lane opp Corbiere, Stedham End, entrance to Greathouse Farm, between school and A272, unused allotments, between Iping & Stedham, Mill Lane(2), opposite pub, Tye Oak, fields down to river, behind Stedham Common, Common View

20. What size of homes would you prefer the majority to be?

1 – 2 beds	57	21%
2 - 3 beds	109	40%
1 – 3 beds	82	30%
Larger than 3 bed	23	8%

21. If there are 18 new houses on the Stedham Sawmills site, rather than spread throughout the parish what do you think the effect will be?

Noise	52	13%
Pressure on school Lane parking	82	23%
Detriment to local business	23	6%
Benefit to local business	94	24%
Pressure on school places	85	22%
Other – please state	47	12%
Spread of housing to Midhurst, ruin the village look, infrastructure(3), roads, entrance should be from A272 not School Lane, easy access to A272 & school, need own parking(3), too busy, parking(3), traffic calming from & along A272(2), footpath access would be traffic hazard, road safety in School Lane, increased traffic(10), access via School Lane, no access to School Lane, reduction in sense of community(2), 18 is too many for village, light pollution(4), access past Fry's farmhouse, need sensitive development, A272 access is dangerous(3), antisocial behaviour, new younger people an asset, homes for low income, affordable housing for locals, there would be no effect, it could encourage more local amenities, separate community from village(5), access(3), crime, no benefit for village.		

22. The Settlement Boundary defines the limit of development around Stedham village. Who should be able to define where this boundary lies?

Parish residents through this Neighbourhood Plan	223	86%
The South Downs National Park Authority	35	14%

23. Currently there is a school at St Cuthman's, in the north of our parish. Should this close would you wish it to become redeveloped as housing?

Yes	109	51%
No	105	49%

To be redeveloped as a field centre?

Yes	138	73%
No	52	27%

24. Should we protect businesses which provide employment or provide a community function, from being redeveloped as housing?

Yes	214	92%
No	18	8%

25. Do you think it is important to encourage young people to remain in the parish?

Yes	229	88%
No	30	12%

26. What do you think prevents young people remaining in the parish?

Employment opportunities	146
Cost of housing	220
Availability of housing	161
Other – please state	9
Their choice(3), public transport(8), social facilities for young people(6), older residents attitude, no shop(2), no decent pub, lack of excitement/ isolation(4), broadband, lack of social rental housing, lack of good jobs.	

<u>Types of Housing</u>

Affordable: The definition of an 'affordable' home is one that it is worth 80% of the market price of an equivalent sized home. When a developer is required to build 'affordable' housing 70% has to be for rental, rather than to buy.

Social: 'Social' housing is defined as being worth 50% of the market price of an equivalent sized dwelling, and is for rent. There is currently a proposal to set up a Midhurst Community Land Trust, which would be able to buy plots to build houses for local people only to rent.

27. If there was new 'social' housing built in our parish, available to rent, only for local people would you personally be financially eligible and wish to rent this?

Yes	20
No	227

28. Do you have a relative, currently living outside the parish who would be financially eligible and wish to rent this new 'social' housing?

Yes	20
No	226

29. Would you be interested in buying or renting a new 'affordable' home in the parish?

Yes	20
No	236

30. If buildings are replaced, i.e. an existing house demolished to allow a new one to be built, this can often allow a large house to be put where a small one was previously. Do you think:

The footprint should be identical in overall size	72
The new house should only be 10% larger	62
The new house should be up to 30% larger	51
There should be no restriction on the new house size	55

LANDSCAPE

31. The Village Green, Sports Field, Allotments and the playground at Common View are designated as "green space". Are there any other areas which you would particularly like to be preserved, within the parish, as" green space"?

Yes	111	58%
No	82	42%

If Yes, please identify these areas

Polo fields (31), meadow along Mill Lane (3), field behind Memorial Hall & Common View (12), Common behind school(4), Common between school, pub & A272 (19), Common by Rotherhill (2), Common by Sawmills(2), Eddie's fields (2), River banks (5), verges in The Street, The Commons (4), Stedham campsite (2), Stedham Hall grounds, Common View playground, Stedham hangar, Minsted sandpit, between allotments & Common View flats, opposite 37 Common View.

32. The parish includes Stedham and Iping Commons as well as many footpaths and bridleways. How often do you visit the commons?

More than once a week	126	46%
Once a week	49	18%
Infrequently	78	29%
Never	19	7%

33. If you visit the Commons or go along other paths, are you:

Walking	205	53%
On a bike	48	12%
Riding a horse/ pony	7	2%
With a dog	110	28%
In a wheelchair or pushing a pram/ stroller	18	5%

34. Do the cows encourage or discourage you from visiting the Commons?

Encourage	96	62%
Discourage	59	38%

35. Would you like to see areas for additional parking in Stedham?

Yes	132	61%
No	86	39%

If so, where?

Common View (14), opposite pub by school (6), in place of Common View garages (4), grass verges in The Street, by Village Green (7) *note this has now been provided*, remove parking in School Lane, West of Hall, Mill Lane (2), School Lane (2), by church on Tye Oak land (6), Sports fields (7), Memorial Hall/ Common View field (5), diagonal parking, Sawmills, parking bays in verges in Common View (2)

36. Would you like to see any improvement to the current play facilities at Common View or on the Village Green. Please bear in mind that these cannot cost too much, and put any suggestions below:

See saw (3), maintenance(2), tree house & trip wire, outside exercise machines (2), climbing frame(6), roundabout (2), outdoor Table Tennis table , extra swing on Rec (2), remove monkey bars, more equipment on Rec especially for younger children (3), brightly coloured and interesting equipment preferred, Goal posts at Common View, hut at Common View for bad weather.

37. Does your home suffer from flooding?

Yes	23	9%
No	241	91%

38. If you are aware of any other flooding in the parish please state where:

By River in Iping, Stedham Bridge, The Mill, ditches in The Street, top end of School Lane (Hamilton close), ditch to Lavender Row, Bridgefoot, Minsted Lane, Brim brook at Ingrams Green, junction of Sandy Lane & The Street.

39. Most domestic renewable energy installations are allowed under permitted development rules. Would you like to see any larger scale renewable energy initiatives in our parish?

Yes	117	54%
No	98	46%

FINALLY

Are there any other issues in the parish you would like to raise?

- More second hand sales in Iping Church
- Common View parking and verge re-design (3)
- Overspill of Common View parking to School Lane
- Parking at Common View (3)
- Dog mess(4)
- Need community facilities for getting together
- Footpath gates to be pram friendly
- Get rid of cows on Stedham
- Housing should be distributed between all the parish
- Tidy up behind the pavilion
- A272 needs speed restriction Trotton – Stedham crossroads (4)
- Poor mobile reception (2)
- Tip should be open on Sundays *(Note: the licence has been applied for to enable this)*
- Put solar panels on Sawmills
- Speeding in The Street, and other areas(5)
- Solar panels on Memorial Hall and Sports Pavilion
- Clear footpath between Stedham & Iping
- Garages at Common View should be used for cars, not storage
- Hydro on the Rother (2)
- Weight restriction on Iping Bridge
- Preservation of Green fields in Stedham village
- Need a village shop (6)
- Small scale incineration plant for village heating
- School Lane should be one way
- School lane traffic concerns
- School Lane parking
- Speeding down School Lane
- More housing will affect the Surgery capacity.

- Tractors on roads
- Footpaths in arable fields
- Poor state of paths on the Commons (2)
- Footpaths from Sawmills should not allow cyclists
- No more second homes
- Maintenance of roads, verges & ditches (2)
- No temporary caravans
- Return Minsted sandpit to recreation
- Parking provisions in garages or off-street
- Speeding down Iping Lane (2)
- Bench seat on Stedham Common
- Have 20mph and speed bumps in village
- Brass plaque on bench in Common View
- Local housing for local people
- Flooding by Common View letterbox
- Pedestrian access from A272 to Polo fields
- Low flying helicopters
- Weekly rubbish collection
- Incongruous to have a housing estate at Sawmills site in a National Park
- Dark skies for new houses
- Information for non-internet users
- Parking signage 'please park responsibly'
- What about Starter Homes
- Dog walkers should keep dogs on leads on Polo fields
- Against any housing
- More sign posts in parish with names on
- Widen access to Sports field (2)
- More consultation by Parish Council needed
- Need mixed architectural styles
- Avoid large satellite development at Sawmills
- Owners should cut back hedges
- Development should supply new facilities
- Replace all Common View garages with parking spaces, for same owners

Appendix 4 – Call for Sites letter and Response form

STEDHAM WITH IPING NEIGHBOURHOOD PLAN
CALL FOR SITES IN THE WHOLE OF OUR PARISH

30 August 2018

Dear Sir/Madam,

As you are hopefully aware, the Parish Council has begun the preparation of a Neighbourhood Plan. We have already conducted a survey or local residents asking for their views and opinions and one of the principle findings of that survey is that local people want control over where any new development is located.

With this in mind we are now looking to identify any land within the Parish which the landowners are willing to make available for development. This is so that when we are deciding which site is most appropriate we have all options on the table.

When the Neighbourhood Plan is written, the policies contained within it must be in general conformity with strategic policies contained within the Development Plan. As the parish falls within the National Park the Development Plan is prepared by the South Downs National Park Authority (SDNPA). SDNPA are currently proposing single allocation of up to 20 new homes at Stedham Sawmill in their Local Plan. By taking a proactive approach we hope to ensure that necessary development comes forward in the most appropriate locations for deliverable sites.

For a site to be considered for allocation in the neighbourhood plan it must be deliverable. To be deliverable a site should:

1. be available *(i.e. the landowner is willing for it to be developed)*
2. be a suitable location for development *(due to its location, constraints, nearby services, etc)*
3. be achievable *(i.e. have a realistic prospect that the housing will be delivered)*
4. be viable *(i.e. developing the site would be financially viable)*

I am inviting you to put forward any site you believe to be appropriate for development to meet local need. To submit a site please complete the form attached to this letter and return it by midnight on **30 September 2017**.

Submitting a site will allow the Steering Group to take it into consideration when formulating the draft neighbourhood plan and where any development allocation(s) should be located. Putting a site forward does not provide any surety that the site will feature in the draft neighbourhood plan.

Yours sincerely,

Lucy Petrie
Chair Stedham with Iping Parish Council

STEDHAM WITH IPING NEIGHBOURHOOD PLAN
CALL FOR SITES

SITE SUBMISSION FORM

Guidance

Please complete the following form in full to put forward sites that you think the Steering Group should consider for development. Failure to provide all required information may result in the site not being considered.

In completing the form:

- Please use a separate form for each site.
- Enclose an Ordnance Survey map at scale 1:1250 that clearly shows the boundaries of the site.
- Only submit sites that are available for development in the next 15 years.

All completed forms should be sent, either by post or email, to the following address by **30 September 2017**:

Email: lucy.petrie@stedhamwithiping-pc.gov.uk
Post: Stedham & Iping Neighbourhood Plan
c/o Enplan
10 Upper Grosvenor Road
Tunbridge Wells
TN1 2EP

If you have any queries re planning please contact Andrew Metcalfe on 01892 545 460 or andrew@enplan.net. If you have queries about the neighbourhood plan please contact Lucy Petrie on 01730 812512 or lucy.petrie@stedhamwithiping-pc.gov.uk

About you

Name:		
Organisation:		
Address:		
Tel No:		
Email:		
Your Status (please tick all that apply)	Landowner ☐	Other (please specify)…
	Agent ☐	

If you are not the landowner, or the site is in multiple ownership, then please submit the name, address and contact details of the land owner/s:

Does the owner of the site know you are proposing the site? YES ☐ NO ☐

About the site

Site Name:				
Address:				
Grid reference:	Easting:		Northing:	
Total Area (ha):				
Developable Area (ha):				
Current use:				
Description of proposed use / development:				
Adjacent land use(s):				
Is there a current planning application on the site?				
Are there any environmental / policy / heritage / physical / infrastructure constraints on the site.				
Are there any legal constraints on the site that may impede development?				
Are there any other feasibility/ viability issues?				
Could interventions be made to overcome any constraints?				

Please attach a map (preferably at 1:1250 scale) outlining the precise boundaries of the whole site and identifying the part that may be suitable for development (if this is less than the whole).
Without this mapped information we will be unable to consider the site.

Appendix 5 – Message from Steering Group sent with Reg 14 Letter

STEDHAM WITH IPING NEIGHBOURHOOD PLAN

Message from the Steering Group

Dear Resident,

As we are now at an important stage of the neighbourhood plan making process, we thought it to describe the process involved in drafting this plan so that you can understand the background to it and the evidence that underpins it.

The Parish Council decided to prepare a Neighbourhood Plan for the parish in July 2017, a questionnaire was distributed and a Steering Group formed to gather the evidence on which the Plan would be based (this would later form part of the *Evidence Base*). Some members of the Steering Group are members of the Parish Council whilst others are local residents keen to get involved.

The first task of the Steering Group was to understand the aspirations of the community – using the responses from the questionnaire a Vision Statement was prepared and this is included in the plan. It reads:

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. Ensure that all new development results in a built and natural environment which is attractive and sustainable, ensuring growth is appropriate and takes account of the community's aspirations for the Parish.

3. Promote inclusive community facilities and the creation of safe and integrated connections throughout the Parish.

4. Promote the use of recreational spaces and opportunities that support and enhance the lives of all its residents and visitors.

The purpose of the Neighbourhood Plan is to guide development over the next 15 years and will be a document used by the South Downs National Park Authority when determining planning applications. Because of this important status the plan must be based on sound evidence. We have prepared an *Evidence Base* which consists of seven different documents, each of which looks at a different topic. These are discussed below and have been used to inform the policies and content of the draft plan being consulted on.

Of these, the Assessment of Potential Development Sites has the potential to be controversial because of the difficulty of reconciling the interests of property-owners, neighbours and developers, the local demand for low cost housing and the requirements South Downs National Park Authority (SDNPA).

Having learned that the SDNPA was proposing to include in its own draft plan a requirement for 18 dwellings in Stedham, the Steering Group sent out a Call for Sites to all landowners in the parish and published it on the Parish Council website. In response, we were notified of 11 sites, of which 7 were in, or adjacent to, Stedham Village.

These sites were then tested by the Steering Group against agreed criteria. The process is described in the evidence document which runs to 74 pages. If you read this, you will see the criteria which were applied to each site and the results of applying them.

Two sites met all the criteria and therefore made it through to the draft plan. The first was a site for 8-12 houses on the north east side of the Sawmills site, subject to conditions on landscaping, parking and protection of the Stedham Common SSSI. The rest of the site will remain allocated for light-industrial use.

The second was a site for up to 8 affordable homes west of West Lodge, Rotherhill. This site is outside the settlement boundary and is therefore proposed to be for affordable, not market, dwellings. The draft plan provides for up to 8 affordable homes with the restriction that they should be a mix of small self-build starter homes and bungalows suitable for the elderly and infirm. This site may be subject to a Strategic Environmental Assessment and there are conditions relating to planting, the environment, parking and layout additionally the homes will only be available for those living or working locally.

Although none of the other sites in the village of Stedham met the criteria for housing, there were some outside the settlement boundary which could be considered suitable in the future as *'rural exception sites'*. These are not included in the Draft Plan, but a policy is included for unallocated residential development where small-scale development might be appropriate. The Steering Group feels that small-scale development would ensure the whole parish continues to thrive.

Alongside the Site Assessment is the Review of the Settlement Boundary. The boundary has been re-drawn by our planning consultant using the methodology provided by SDNPA. The exercise has resulted in a few changes to the Settlement Boundary, mostly to exclude large gardens and include the proposed housing on the Sawmills Site (but excluding the land designated for industrial use). The evidence document includes maps showing the existing Chichester 1999 Settlement Boundary, the Settlement Boundary as drawn in the emerging SDNPA Local Plan and the Settlement Boundary which the Steering Group proposes.

Obviously, in a rural parish such as ours the character of our surroundings is hugely important. The Evidence Base includes a document on the Natural Environment which describes the SSSI on Iping & Stedham Commons, as well as the 8 wildlife sites in the parish.

The SSSI has the highest level of protection of any wildlife area in the UK. We are fortunate to have such a wonderful area in the middle of our parish, but with it comes obligations for its protection. Natural England has raised concerns about the harm that could be caused by residents of any new development walking their dogs and by cat-predation. To reduce the potential for damage, the draft plan proposes a buffer zone of 125m between the SSSI and any new residential development. You can see this on the map. Other measures include encouraging residents to walk on new or improved footpaths around Stedham which do not cross the Commons.

The Natural Environment evidence base document also looks at the Dark Skies Policy which we have always endorsed in our parish, as well as the risk of flooding and measures to mitigate its

impact. There is a policy in the draft plan to preserve the relative tranquillity of the parish in terms of light, smell and noise.

Alongside that is the Open Spaces and Key Views evidence base document. Twenty open spaces were reviewed to see which met the criteria required for designation as Local Green Spaces or Local Community Spaces and thus for special protection. Five were designated Local Green Spaces: the Recreation Ground, the allotments and the playing field at Common View, the sports ground and Rectory Field (the field behind the Memorial Hall). The following four met the criteria for designation as Local Community Spaces: the green spaces in Common View which are not verges, the two areas of common land north of the A272 and the land between Tye Hill and Stedham Bridge.

This document also looked at views in the parish. It assessed 20 and chose 8 as being Key Views. These were chosen around the parish and as the parish is in the South Downs National Park, many of them are views of the Downs.

As well as considering preserving the rural nature of our parish, we have looked at our Local Economy. In a small rural parish the constraints to the local economy are shortage of bus services and lack of other infrastructure, such as good broadband in outlying areas. To try to mitigate this we have included a policy to be positively in favour of infrastructure which improves current weaknesses, such as mobile-reception. The Steering Group did not wish to endorse large-scale enterprises, but did feel small workshops or home/work units should be encouraged.

The parish questionnaire last summer produced had one overwhelming request, which was to improve the parking situation in and around Common View. The Transport and Getting Around evidence base document looked at this, as well as other issues, such as public rights of way and safety on roads. Many of the measures required can be taken without the need to be included in the Neighbourhood Plan. However, this draft plan ensures that new development will not make the situation worse and that there will be a presumption in favour of providing new car-parking areas. There is also a requirement for better cycle and footpath access as part of new housing. Policies included in this draft plan also include proposals for shared spaces where pedestrians have priority over vehicles.

For many of us the attraction of the parish lies in the old buildings and historic structures and while many of these are listed and some are in one of the two conservation areas, there are very many which do not enjoy special protection. There is clearly a huge amount of work and research put into compiling the Review of Heritage Assets evidence base document. It includes a very interesting history of the parish from early times to the present, as well as a complete and thorough assessment of 31 potential heritage assets. These are buildings or structures which, while not statutorily listed, should nevertheless be protected from inappropriate development through designation as Parish Heritage Assets. 29 buildings or groups of buildings met the criteria and are listed in the draft plan. The Steering Group has also included policies to protect the sunken lanes and retaining walls which are such a feature of the northern part of the parish and the few existing unconverted barns from inappropriate development.

Finally, there are Community Assets which we have given additional protection to, such as the churches and the Memorial Hall. The full list is in the draft plan and this policy seeks to prevent development which could harm these assets.

As you see there are many strands to this draft plan. A lot of consideration and discussion has gone into forming what we hope is a well-rounded document with policies pertinent to our parish which, depending on what you say, could shape the look and feel of the parish for the next 15 years.

It is your Neighbourhood Plan and it is important that it reflects the views and desires of the whole Parish. We encourage you to read the draft Stedham with Iping Neighbourhood Plan and the accompanying Evidence Base and let us know the policies you want to endorse as well as those you disagree with. Please make sure you provide your comments in writing – full details of how to do this are available on the parish council's website.

We look forward to receiving your comments in due course.

Many thanks,

The Stedham with Iping Neighbourhood Plan Steering Group *(Adrian Hearle, Bill Crawshaw, Elizabeth Griffiths, John Wheelhouse, Lucy Petrie, Martin Drury, Morag Birch)*

Appendix 6 – Regulation 14 letter

STEDHAM WITH IPING NEIGHBOURHOOD PLAN

Regulation 14 Consultation

Notification of the formal public consultation on the Stedham with Iping Neighbourhood Development Plan in accordance with Regulation 14 Neighbourhood Planning (General) Regulations 2012.

This is a six-week consultation from 5th April 2018 until midnight on 17th May 2018.

Drop-in sessions will be held at The Memorial Hall, Stedham on Wednesday 11 April at 5.30 pm before the Annual Parish Meeting, which starts at 7pm; Saturday 14 April from 10.00 – 13.00; Saturday 21 April from 10:00 – 13:00, and Thursday 26 April 18:30 – 21:30. At these sessions you are welcome to come and discuss the documents with members of the Steering Group who have prepared them.

All documents subject to consultation are available to download from the Parish Council website (www.stedhamwithiping-pc.gov.uk) and the South Downs National Park website (http://bit.ly/2DE8QLF). The documents (Draft Neighbourhood Plan and all Evidence Papers) can also be viewed at The Memorial Hall, Stedham between 10:00 and 11.00 on all Saturdays during the consultation period.

All responses to this consultation must be received in writing prior to the end of the consultation period and will be published verbatim later in the year. Anonymous responses, responses that contain inappropriate language, defamation or are deemed to be offensive may be rejected.

Digital/electronic responses, using the form which can be downloaded from our website, are preferred. Alternatively paper forms will be available at the drop-in sessions and from the Clerk (by phoning 01730 814284). If you cannot fit your comments in the boxes using the paper form, please feel free to use additional sheets of paper or use the electronic form(available to download from www.stedhamwithiping-pc.gov.uk).

Please return your completed form by email to clerk@stedhamwithiping-pc.gov.uk OR by post/hand to The Clerk, Mount Cross, Minsted, Midhurst GU29 0JH by midnight on 17 May 2018.

Appendix 7 – Regulation 14 Response form

STEDHAM WITH IPING NEIGHBOURHOOD PLAN

Regulation 14 Consultation

CONSULTATION RESPONSE FORM

Please e-mail this form back to Andrew@Enplan.net

About you

Your name:

Your email:*

Your address:

Post code:

Please tick all that apply to you:

I live in the parish ☐ I work in the parish ☐

I have a commercial interest in the parish ☐

I represent a voluntary organisation in the parish ☐

I am a statutory consultee ☐

Tick if you like to be kept up to date (by email) of the plan's progress ☐

Tick if you would be happy for us to contact you about your consultation response ☐

By providing this information to the Parish Council you are agreeing that we can use your information for the purposes of the Statutory Regulation 14 Consultation of the Stedham with Iping Neighbourhood Plan.

Comments on the neighbourhood plan

Using the boxes below, please provide your comments on the Regulation 14 Neighbourhood Plan. So that we can fully understand your comments please make it clear to what your comment relates.

Refers to...	Comment
Eg: Page 3, para2	

to add additional lines to this table please press the TAB key when your cursor is in the final box

Comments on the evidence base

The Regulation 14 Neighbourhood Plan relies on a number of evidence base documents to support the policies it includes. Please use the boxes below to provide any comments you may have

The Parish Economy

Refers to...	Comment
Page, para	

to add additional lines to this table please press the TAB key when your cursor is in the final box

The Natural Environment

Refers to...	Comment
Page, para	

to add additional lines to this table please press the TAB key when your cursor is in the final box

The Settlement Boundary

Refers to...	Comment
Page, para	

to add additional lines to this table please press the TAB key when your cursor is in the final box

A review of heritage assets

Refers to...	Comment
Page, para	

**to add additional lines to this table please press the TAB key when your cursor is in the final box*

Getting Around – Transportation and Accessibility

Refers to...	Comment
Page, para	

**to add additional lines to this table please press the TAB key when your cursor is in the final box*

Assessment of Potential Development Sites

Refers to...	Comment
Page, para	

**to add additional lines to this table please press the TAB key when your cursor is in the final box*

A review of open spaces and views

Refers to...	Comment
Page, para	

**to add additional lines to this table please press the TAB key when your cursor is in the final box*

LAST CHANCE!!

TO RESPOND TO THE **NEIGHBOURHOOD PLAN**

ONLY ONE WEEK TO GO

DON'T MISS OUT!

PLEASE FILL IN THE RESPONSE FORMS ONLINE OR COME TO THE MEMORIAL HALL ON SATURDAY FROM 10 -11AM

DEADLINE IS MIDNIGHT THURSDAY 17 MAY 2018

ALL DETAILS ONLINE: Stedhamwithiping-pc.gov.uk

Appendix 9 – Schedule of Consultation Responses to Pre-Submission Plan (Verbatim) Appendix

Response No.	Lives in the parish OR Organisation?	Document	Refers to...	VERBATIM COMMENT	SIPC RESPONSE
1	Y	N.Plan	Parking	The parking problem at Common View could be sorted quite easily and cheaply I believe with a bit of help from Martlet and the council by sorting the garages out. Over 20 garages are not being used to park cars, along with a large piece of land that could be used for parking. If Martlet consider this, there would really be no need to dig up patches of grass and spoil the look due to parking, of which you see at the village green. Hopefully once the cars are no longer parking on the grass it can be repaired. I did also notice that on the village survey, it said there were 40 cars at Hamilton Close. I think the true figure is nearer 20. I also think only 3 of the 10 houses use their garages for parking. To be fair these garages are a bit small for large cars, unlike the 40 or so at Common View that you can park as estate car in. I just feel it's not a huge problem that needs a lot of money being spent on it	Comment noted with support from SINDP 19. These suggestions are outside the scope of the SINDP but the Parish Council is working to find improvements to this area in relation to parking in Common View & Hamilton Close.
1			Housing	I understand that you are all working hard to come up with ideas for the best place to put new houses in the future. I would like to add that my choice would be Sawmills. I would rather not see fields built on, if there is a good alternative. For that reason Sawmills, Bridgelands barns or Durand would be my choices.	Comment noted in support of SINDP 7
1			Social Housing	I am not totally sure social housing is what is needed. If Martlet invested more in the village, then the village, I believe would flourish. Over the past few years we have watched people come and go in the flats, especially those who do not really want to be here. They bid for these flats to get on the ladder and unless they have children, do not seem to mix or put anything into the village. Only a handful of locals are offered a flat, but not enough for the amount requiring one. The bungalows often sit empty and I'm sure with a bit of help, some of the older residents, would happily give up their houses for a bungalow, freeing up a house for a local family. If Martlet would help local people to stay here, I believe they could accommodate those wanting to stay here.	Comment noted. Negotiations with the existing social housing provider in the parish are outside the scope of the SINDP but the council is working with them to find acceptable solutions in this regard

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1			Rectory Field	I believe the best thing for the village would be some help to buy affordable housing or a mix of affordable housing and retained social housing. The best place to build these I fell would be at the bottom of the field behind the Memorial Hall. Over the past 30 years I believe Mrs Matthews has tried without success to build here. I have been led to believe a large building firm would not get involved because the only legal access is through Common View and there are already too many cars up there. I understand a few people will be looking to have house built on their land for that reason the best and last chance Mrs Matthews has to make a lot of money for this field, which is not used for farming, as it should be, would be to put the houses here. It is probably only worth about £140,000. However if the Midhurst Land Trust group would be asked to help, it would make a lot of sense for her to sell for a few hundred thousand. I do not believe she would ever be able to build without village support. If however it could be bought cheaper it could help the whole village. With the support of the Memorial Hall we could all gain. If we manage to obtain the field and work with a developer, I would like to see the present car park moved to the side and increased to a size more useful. At present the current Memorial Hall carpark is totally inadequate. If you took a line from Beehives across to the old Rectory's field, I am sure you could build the 18 houses we are now being asked to build. The middle of the field would make a lovely wild flower meadow with the outer edge left for dog walkers. Hopefully these houses would be held for local residents first meaning more local children would then go to the school. No-one will admit to this, but there is a small handful of people who see the village as them and us. Building these houses here, will hopefully go a long way to integrate the village in future years. The village is built in two halves with a sports field at each end. There has always been talk of how much drainage the village can take. I would think if the new houses were built at the bottom of the field and the drainage was attached to the existing system there would be no more burden on the drainage, than there was, when the old club was going strong a few years ago.	Comment noted. This site was Assessed for housing and found to be unsuitable. This comment is therefore seen as being opposed to SINDP 4
1			School	You can't help but notice the number of children being brought to the school each day from outside the village. If we can't increase the ratio soon, I'm sure its days are numbered.	Comment noted. SINDP 7 should aid increase school numbers
2	National Grid	N.Plan		no objections re Gas or electric powerlines	Comment noted
3	Pony Club	N.Plan		I am District Commissioner of the local branch of the Pony Club - In Transport and Accessibility I fully support the proposal to Improve Connectivity especially for the bridleways that stop at the A272 and don't join to any other bridleway. The A272 is far too dangerous to consider riding along even a small part of it so good clear crossing points to connecting bridleways are essential. The narrow lanes are becoming more and more congested with vehicles and therefore becoming dangerous to ride safely on, with further limited access to open countryside with fencing of areas, it is becoming more and more essential that ALL members of the parishes are given safe places to enjoy their pastimes. The creation of more bridleways and footpaths can only enhance the beautiful area we live in and enable more people to enjoy what we have on our doorstep. In order that we encourage the younger generation to enjoy the outdoors we must make it more accessible to them and not put things in their way to stop this enjoyment.	Comment noted in support of SINDP 19
4	West Sussex Cycle Forum	N.Plan	SINDP OB10	Support	
4			SINDP 20	*Would suggest adding words such as "…enhanced connectivity and ensuring that such new pedestrian and cycle routes link seamlessly with existing networks…".*	Comment noted and will be incorporated

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5	Y	N.Plan	Housing at West Lodge	I feel that the land at West Rotherhill Lodge is unsuitable for housing development as it has been proposed without consideration of an existing commercial lease over the area in question. This lease has an undetermined end date and therefore it is currently not 'available' contrary to what the Robert Camping has stated. We have been running our equestrian business for over two years providing livery and classical riding lessons as well as two jobs in the local community. We intend to stay at the facility indefinitely and need every bit of grazing possible due to the abundance of poisonous Sycamore trees on the property; which is a matter we feel needs to be resolved before Mr Camping offers it up for development that may ultimately potentially not be possible. Additionally; the Rotherhill/Viola Estate is in the name of Paradise Hill Ltd. rather than Mr Camping; whose name does not appear on the titles. This raises the question of what authority he has to propose it for development?	Comment noted. This site has been withdrawn from the SINDP.
6	Y	N.Plan		WOW - what a lot of work you have all put into preparing this document. Well done to all.	Comment noted with appreciation
6			Economy	We would really welcome an improvement to the broadband service as we have so many problems with our internet - and don't think we're alone with this!	Support from SINDP 11 noted
6			Natural Environment	We welcome the high degree of protection of both Stedham and Iping Commons; and are sure that you will maintain the dark skies and tranquillity state of the parish despite the new building plans. We also welcome the protection of the views in the village; particularly of Rectory Field for obvious reasons.	Support for SINDP 12,13,14 and 15 noted
6			Heritage	Loved this section. So good to read the history of the village and to know that we will all work to protect it.	Support for SINDP 16 noted
6			Getting Around & accessibility	My biggest worry here is the speed at which people - usually delivery drivers/visitors - drive through the village so any way in which we can enforce speed restrictions would be welcomed.: We have noticed that the cycle path into Midhurst is not in great condition so would welcome maintenance of this valuable asset; to avoid cycling on the A272. While we do not currently use the local bus service; we support your endeavours to maintain a reliable service for residents to be able to get into Midhurst etc.	Support for SINDP 19 and 21 noted
6			Potential Development Sites	We support the proposed Neighbourhood Plan to have 8-12 houses on the north east side of the Sawmills site; and up to 8 affordable homes west of West Lodge; Rotherhill.	Support for SINDP 7 noted (The site at West of West Lodge now removed)
6			Open spaces & Views	We accept and support that the Rectory Field; opposite our house and adjacent to the Memorial Hall; is a designated Local Green Space and is therefore protected from development.	Support for SINDP 4 noted
7	Y	N.Plan		I have reviewed the Neighbourhood Plan and all of the supporting documents. I fully support the conclusions and recommendations of the Steering Group and endorse the Neighbourhood Plan as currently drafted. I am most grateful to the members of the Steering Group for all of their expertise and hard work on behalf of the parishioners.	Comment noted with appreciation
8	Y	N.Plan		*Very comprehensive plan , it is clear so much work has gone into this on behalf of the parish.*	Comment noted with appreciation
8			Natural Environment	*agree with ideas to maintain dark skies; use of internally reflective glass / modern glass technology for new or replacement windows; banning security lighting.*	Support for SINDP 13 noted, as far as it goes
8			Settlement Boundary	*Agree with all of this. Particularly p5 ref 7 more limited boundary in Stedham compared to that suggested by SNDP.*	Comment of support noted. Support for SINDP 1 noted

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8		Review of Heritage	Appendix 2, pg. 45	*The assessment of heritage asset (number 21) Bowley farmhouse and cart shed is ticked for all 3 criteria in the appendix; yet on page 18 of the main text it is only ticked for 2 – the criterion "demonstrably special to community/.... "has been crossed off as if not meeting criteria. I am not sure why this is? Error? All I would observe is the positive comments we have had over in excess of 50 years both from walkers by and from visitors to Bowley Farmhouse. Local visitors and also from as far afield as Germany, Spain America.*	Support for SINDP 16 noted. Evidence base updated to reflect this information
8			Appendix 2, pg. 45	*[Assessment of HA no. 21] Bowley farmhouse and cart shed. "Of* architectural significance as an attractive 16th or 17th - century timber-framed house which, apart from the replacement of its thatch, is in an exceptionally unaltered state. Formerly part of Alexander Scrimgeour's - and until 1937, the Duchess of Bedford's - Wispers estate. The adjacent former cart shed abutting the lane is timber-framed with later brick-infill under a tile roof. In its more or less unaltered form it is a valuable foil to the nearby farm house" …….	Evidence base amended to reflect this information
8				Bowley has been visited by buildings experts over years and we think it is more likely 15th century timber framed house. Yes the basic structure has not been altered except for some internal superficial (i.e. not to timber frame) changes in 1940s or 1950s [drawings for which were by Louis de Soissons].	
8		Transport & Accessibility	pg. 17	*Re public transport. There is comment re heavy use of private motorised vehicles. I had thought that there could be more developments of shared car networks and of private car hire firms to reduce use of private cars and of need for parking. Also use of local shops and pubs as collection points for ordered online goods to reduce delivery vehicles travelling through rural roads and up a bridle way to deliver goods to more remote rural sites.*	Comment noted, however these suggestions are outside the scope of the SINDP.
9	Yellow Bus	Transport & Accessibility		timetable - see verbatim response	Evidence base amended to reflect this information
10	Y	N. Plan		*This has been a very comprehensive, thoughtful and detailed study, which hopefully will help to maintain the beautiful character of the Parish whilst meeting the future housing need*	Comment noted with appreciation
10		Review of Potential Development Sites	*Page 53; Site 8, Land East of Iping Lane*	*We strongly agree that this land is NOT suitable for any development as it would spoil the area's natural environment and ruin its ancient rural character*	Comment noted. This site has been withdrawn from the SINDP.
10			*Page 53; Stage 1 assessment*	*There is no access to the site from Iping Lane*	Comment noted
10			*Page 54; Stage 3 assessment. 3.1*	*Houses in this field would have a very negative and detrimental impact on the tranquillity of the existing neighbouring properties. It would have a significant adverse impact on this unspoilt conservation area. It would also be very highly visible from the public right of way (The New Lipchis Way)*	Comment noted
10			*Page 55; Stage 3 assessment. 3.2.3*	*We fully support assessment 3.2.3 as any development here would completely alter the rural character and charm of this part of The South Downs National Park*	Comments noted: these all relate to land east of Iping Lane, which was assessed unsuitable for housing
10			*Page 58; Stage 3 assessment. 3.6.1*	*We would vigorously oppose ANY applications to build on this land*	
10			*Page 58; Stage 3 assessment. 3.8.2*	*The proposed development would have been immediately next to our garden and would have changed the whole ambience and tranquillity of this beautiful environment. Presently light pollution is extremely low. Any development would have a negative impact on this.* *The rich abundance of wildlife, delicate balance of flora & fauna in*	

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				this special area would without doubt be irreversibly damaged by any such development	
11	Y	Parish Economy	Page 3	Under the heading of 'Industry' I note that First Eleven Studio is named as being an employment site which employs c. 10 people. We have never employed anybody (they use subcontractors). My wife and I are the only occupants and we work from home as designers.	Comment noted and evidence base adjusted
12	Y	N. Plan		Congratulations on an exceptionally well presented piece of professional work	Comment noted with appreciation
12		Settlement Boundary	P10 SINDP 2	Rural character: could we have a specific mention of avoiding man-made items that would spoil Stedham' appearance e.g. street furniture, high level and ugly satellite dishes and such like please.	Comment noted
13	Highways England	N. Plan		no objection	Comment noted
14	Y	N. Plan		I would like to firstly say how hard the Steering group have worked	Comment noted with appreciation
14		Sawmills		It would be good to see most, if not all 18 houses we are being asked for, could be built on the Sawmill site, providing no traffic is allowed through to School Lane. It would be a shame to see land destroyed when it is not needed	Support noted for SINDP 7
14		Assessment of Potential Development Sites	East of East Lodge	Your second choice for the land, west of West Lodge is totally unsuitable. You would be putting these houses in constant shade and damp. Even if you could determine ownership of the land and track, I think the foundations and drainage would be so expensive, that they could never be used for social housing or affordable for the average person, and to be honest, I can't think many people would want to live there. It is also outside the settlement boundary	Comment noted. This site has been withdrawn from the SINDP.
14			Unallocated residential development	Rotherhill has put three site requests in, but we do not have to accept one, they are all unsuitable in my opinion. My second choice would be the site at Bridgelands Farm, Ingrams Green. It is also outside the settlement boundary, but if you apply for a rural exception site SD92 you could have up to 10 social houses in a very beautiful location and possible some work units too. You would not have to dig any land up and I think it would be very easy to build on this site. It would be so much better to help people by building these houses in a tranquil location with beautiful views, rather than putting them in a damp shady place. These two sites could easily accommodate the 18 houses we are being asked to build. I would assume St Cuthman's will also be looking to build in the future.	Comment noted
14			Heritage Assets	I feel Tote Hanger should be withdrawn from this plan. It has stood on this site for 90 years, it has a lot of historical value to the village with St Cuthman's and the flying Duchess of Bedford. With a bit of thought I am sure it could be used for business purpose. Please add it to the parish heritage assets.	Comment noted
14		Transport & Accessibility		The majority of couples living in social housing these days don't need or use buses, they have two cars, good jobs and average salaries. Sadly they are unable to get on the housing ladder in this area and then end up in far more expensive houses privately rented.	Comment noted

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14		Assessment of Potential Development Sites	Unallocated residential development	We are lucky we are only being asked to build 18 houses in the next 15 years. It could be very easy to accommodate them without digging up green fields or causing too much upset and controversy at this time. This plan has to be about people's wellbeing and the protection of the village and not helping anyone destroy parts of the village for a quick windfall. In 15 years' time, if we are asked to do this again we may need to look at building in green fields. let's all hope we still have a school a school and a need for these houses.	Comment noted
15	Y	N. Plan		Generally good and thanks should be extended to the Steerage Committee for their hard work	Comment noted with appreciation
15		The Parish Economy		Encouragement should be given to local businesses which could provide employment for local residents	Support noted for SINDP 10
15		Natural Environment		Rural Character of the area should be preserved and SSSI sites protected	Support noted for SINDP 12 and 2
15		Transport & Accessibility		Serious consideration should be given to making School Lane one way as it is too narrow in places for two way traffic to pass especially when buses or large delivery lorries are using the road which then necessitates traffic pulling into private entrances or going over grass verges which very much impacts on the appearance generally of the road and consequently the village. As there are no pavements on this road and it is the access for Stedham Primary School this is hazardous for pedestrians and young children. Parking of delivery vehicles whilst delivering to any house naturally creates similar problems of which the residents in School Lane are only too well aware.	Comment noted. These suggestions are outside the scope of the SINDP but the Parish Council is working to find improvements to this area in relation to traffic safety.
15		Transport & Accessibility		Parking in Common View which is another narrow road should be eased if possible as many houses do not have garages or driveways making parking a hazard. Emergency vehicles would have a serious problem trying to get through because of parked cars everywhere. Perhaps consideration should be given to converting some of the larger green verge areas on Common View being made available for parking – not ideal but preferable to the parking problems in this road. Obviously this would not fully resolve the problem.	Support for SINDP 20 noted. Some of these suggestions are outside the scope of the SINDP, however the Parish Council are working with highway authorities and landowners to find solutions
15		Assessment of Potential Development Sites		The Sawmills site is outside the original 1999 Settlement boundary. Development should be restricted to maximum of 8-10 houses on this site and the listed Fry's Farmhouse which is on the edge of this site should be protected from any intrusive development. Any larger development would impact on the rural nature of the village. There is a footpath passing Fry's Farmhouse and this should remain as a footpath only. It should be noted that the exit of the footpath onto School Lane has limited visibility of traffic and School Lane is at one of its narrowest parts making it hazardous for pedestrians.	Comment noted. SINDP 7 allows for up to 16 houses of which 6 are for local affordable only (smaller dwellings). The footpath is protected as far as possible by SINDP 19
15		Open Spaces & Key Views	p14	Agree that the specified open spaces should be protected from development as these are essential for the wellbeing of the residents.	Support for SINDP 4 and 5 noted
15		Heritage Assets		add Tote Lane hanger	Comment noted

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16	Southern Water	N. Plan	SINDP 16	Southern Water understands Stedham with Iping Parish Council's intention to protect the landscape and views outside the Settlement Boundary. However we cannot support the current wording of SINDP 16 as it could create a barrier to statutory utility provides, such as Southern Water, from delivering essential infrastructure required to serve existing and planned development. Accordingly we propose the following amendment to SINDP 16 (new text underlined): 'In exceptional circumstances essential utilities infrastructure and buildings for agricultural use (as defined in Section 336 of the Town and Country Planning Act 1990) may be considered acceptable if a need for the proposed development is demonstrated.'	Comment noted and accepted
16		N. Plan	policy supporting water & wastewater infrastructure	New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community subject to other policies in the plan	Comment noted and accepted
17	Midhurst Society	N. Plan	Sawmills allocation	Allocation Policy SD92 identifies the site known as Stedham Sawmill, Stedham and provides for mixed use development comprising residential (Class C3) and employment buildings (Class B1 business use) (Page 340). It should be ensured that any industrial processes that are covered by B1 use do not cause excessive noise, vibrations or pollution that would compromise the quiet enjoyment of the occupants of the residential units.	Comment noted. SINDP 10 restricts large scale industrial development
17				Chapter 9.220 indicates that the western portion of the Stedham Sawmill site is suitable for B1 units and the eastern portion for a residential scheme. It might be more appropriate to site the residential scheme to the north of the site, further away from the noise and air pollution of the A272 and nearer to the existing residential area of Stedham village.	Comment noted and this is in accordance with Natural England's response
18	Historic England	N. Plan	Vision	We welcome the reference to “heritage” in the Vision. However, as drafted, the Vision is really a set of aims or higher-level objectives or guiding principles. In our experience, Visions are how the community would like to see their parish or village or neighbourhood at the end of the Plan period (or even further ahead), so are statements of what has happened or been done (or not) rather than of what will happen or be done. This, together with sustainability issues in the Plan area, then provides the rationale and justification for the policies and proposals of the Plan.	Comment noted and the Vision will be re-written to make the SINDP more forward looking
18			Objectives	We welcome Objectives SINDP OB1 and SINDP OB7	Comment noted with appreciation
18				We feel that the Plan would benefit from a clearer, separate, section on the issues in the parish as identified by higher level plans and community consultation, to provide, with the Vision, the rationale and justification for the policies and proposals of the Plan.	Comment noted
18			Sawmills	We have assessed the two proposed housing allocations in Policies SINDP7 and SINDP8. There are no designated heritage assets on either site, although the Sawmills Site is within the setting of the Grade II listed Fry’s Farmhouse. However, we consider that the impact on the significance of the Farmhouse would be low.	Comment noted and support for SINDP 7
18			Unallocated residential development	We welcome the criterion regarding the conservation area and its setting in Policy SINDP9, but would prefer it to provide protection for all heritage assets, not just the conservation area.	Comment noted and support for SINDP 9 with re-wording suggestions

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18				We note and welcome the description of the historical development of the parish in the section on "Local Heritage" on page 28 (we also note and welcome the background documents "Review of Heritage Assets" and "History of Stedham with Iping"). However, we suggest this description would sit better in the section on "About Stedham and Iping" with the "Local Heritage" section concentrating solely on the historic environment and heritage assets of the parish today, as the context and rationale for Policy SINDP17. We expected to see reference to the existing designated heritage assets in the parish in this section – the 48 listed buildings and 14 scheduled monuments in the parish identified on the National Heritage List for England – and the two Conservation Areas. We would welcome a fuller description of the special interest of the Conservation Areas (the reason for their and the date of their designation and any Character Appraisals or Management Plans in this section. We welcome the identification of 29 locally important heritage assets (although "A Review of Heritage Assets" concludes that two of the 29 buildings considered were shown not to merit designation) as we believe that non-designated heritage assets, such as locally important buildings, can make an important contribution to creating a sense of place and local identity.	Comment noted and this section will be moved. The two conservation areas have been described in Evidence papers. The listed assets are already described in their listing details
18				We welcome, in principle, Policy SINDP17, although there is a danger in listing the Parish Heritage Assets in the policy itself as the policy might be construed as applying only to those identified assets, thus precluding the application of the policy to any future Parish Heritage Assets that may be identified. We would therefore suggest listing the assets in the supporting text or in an appendix to the Plan, and removing the reference to SINDP Map from the policy.	Comment noted and support for SINDP 17. The list appears in the plan on advice this would give protection of these assets greater weight.
18				We consider that this policy and the list of Parish Heritage Assets, and Policy SINDP19, which we welcome, partly fulfils the guidance of National Planning Practice Guidance that "… *where it is relevant, neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies from the local plan into action at a neighbourhood scale. … In addition, and where relevant, neighbourhood plans need to include enough information about local non-designated heritage assets including sites of archaeological interest to guide decisions".*	Comment noted and support for SINDP19
18				However, to completely accord with this guidance, reference should be made to non-designated archaeological remains. Have the Chichester Historic Environment Record and West Sussex Historic Landscape Character Assessment been consulted, the former for non-scheduled archaeological sites, some of which may be of national importance?	Comment noted. However this was felt to be outside the scope of the SINDP
18		N. Plan	character in text	We note a number of references to character throughout the Plan. Historic England also considers that Neighbourhood Development Plans should be underpinned by a thorough understanding of the character and special qualities of the area covered by the Plan.	comment noted
18				Characterisation studies can also help inform locations and detailed design of proposed new development, identify possible townscape improvements and establish a baseline against which to measure change. Has there been any characterisation of the plan area?	Comment noted but it not considered there has been any significant loss of characterisation except by parked cars and one poor extension

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18				Paragraph 58 of the National Planning Policy Framework states "*…neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics*." We note that the Plan does not contain any such policies.	see comment above
18				Has there been any or is there any ongoing loss of character, particularly within the Conservation Areas, through inappropriate development, inappropriate alterations to properties under permitted development rights, loss of vegetation, insensitive street works etc?	see comment above. These policies are also covered elsewhere in the SINDP
18				We welcome the reference to Chichester District Council's Heritage at Risk Register in "A Review of Heritage Assets", and the fact that there are no buildings in Stedham and Iping on that Register, although it appears that 34 and 35, The Street (Tye Cottage) should be.	Comment noted and CDC as well as English Heritage contacted in this regard
18				Finally, the preparation of the Neighbourhood Plan offers the opportunity to harness a community's interest in the historic environment by getting the community to help add to the evidence base, perhaps by inputting to the preparation or review of a conservation area appraisal or the characterisation of the Plan area. The appendix to this letter contains links to further information on characterisation and we would be pleased to advise further on these activities.	Comment noted
19	Y	N. Plan	SINDP OB4	I feel it is very important to make sure any future development meets the needs of local people. It would seem that each time a smaller dwelling comes on the market, it is immediately enlarged and then unaffordable for the youngsters in the village looking to buy for the first time. We do not need any more large houses in Stedham.	Comment noted, however this is outside the scope of the SINDP
19			SINDP OB9	Would it be possible to add an all weather table tennis table to the Recreation Ground. Table tennis is good exercise, all you have to bring are your own bat & balls.	Comment noted. Suggest this is part of fitness trail
19			SINDP OB 10	It would be nice to encourage more areas for wildlife in the village. We have a tendency to want everything neat & tidy i.e. mowed! It would be good if there were patches of bee/ insect friendly meadows. A community fruit orchard would be wonderful. Local children could respect the trees and eat more fruit. The allotments behind the flats should be protected, local green space.	Comment noted and the Parish Council will work to achieve wildlife areas, these do not require SINDP. The allotments proposed are unofficial area and not protected.
19		Transport & Accessibility	SINDP 22	I agree with all that's been said but it would be nice to have a regular, reliable bus service to Midhurst and Petersfield	Comment noted but this is outside the scope of the SINDP
20	Y	N. Plan		*A good Plan, which on the whole I would be pleased to support, but with some changes which are listed below.*	Comment noted
20			*Page 14 Green Spaces (and the associated map)*	*"The Allotments at Common View" have been allocated as a Green Space. However the map omits to show that there is another rented allotment directly behind the rear gardens of houses 16-21 Common View, which is in use and should be included on the map.*	The allotments proposed are unofficial area and not considered suitable for protection
20			*Page 10, SINDP1*	*Why does only Stedham village have a settlement boundary? There is a centre to Iping village where the buildings are more clustered around the river – why is no settlement boundary for Iping included?*	Comment noted. The Settlement Boundary is drawn according to SDNPA guidance. Iping does not qualify as a settlement
20			*Pages 16-20 Development*	*All 1-bed homes should have a minimum of 2 parking spaces allocated to them (on both sites). It can't be assumed that the occupants of 1-bed homes will have only 1 vehicle*, and by only allocating 1 space for 1-bed homes the Plan may be creating more parking problems for the village.* **** A young couple looking for their first "affordable" home may well choose a one-bedroom house and each have a car.***	Comment noted, however this number of parking spaces was considered too restrictive on developers

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20			*Pages 16-20*	*1) We have a need for properly affordable homes. We do not need any new homes that are <u>not</u> classified as affordable or social. There are usually a number homes of varying sizes on the market most of the time (including at present one on Common View which has 3 bedrooms, as well as a 2-bed flat which have been on the market for a considerable time and not sold). If the Plan wishes to encourage young people who have grown up locally to live here, all homes in the new development at Stedham Sawmills as well as West Lodge, should be small, and either social or affordable only.*	Comment noted. Starter homes and elderly bungalows for local needs is to be provided under SINDP 7
20			*Page 17 Stedham Sawmills site criteria*	*1) Why is it not felt appropriate for a bat survey to be carried out here, as at the West Lodge site?* *2) The homes at the Sawmills site should also include the criteria that some properties will be restricted to people with a local connection in perpetuity.*	Comment noted. This is a decision dependant on the nesting trees around the site Comment noted and will be incorporated
20			*Page 19 (x) c. Qualifying Parishes:*	*The Plan is too generous with the Qualifying Parishes. They should only include Parishes directly bordering Stedham with Iping, namely Woolbeding with Redford, Milland, Elsted and Treyford, Bepton, and Trotton with Chithurst, i.e. with a boundary with Stedham and Iping Parish.*	Comment noted and will be incorporated
20			*Page 21: Local Economy and Business, paragraph 4: No local shop.*	*The plan states "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".* *This wording is negative (and also in the Economy evidence document), and the Plan should set out to encourage the creation of a shop for the community, such as has been successfully built in Milland, which is owned by the community, partly staffed by volunteers, built with the aim of supporting local outreach services and community projects and which concentrates on the sale of local produce. A good location for this would be at Rotherhill Nursery, which already has good parking, and a café, and may benefit from shop customers visiting the nursery and café (and vice versa).*	Comment noted, however it is felt there is sufficient encouragement for small business under SINDP 11, to cover a possible shop.
20			*Page 26 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 Plan does not mention that 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. This is a fact very worthy of inclusion. For more information visit https://www.southdowns.gov.uk/enjoy/dark-night-skies/	Comment noted
20			*Page 27: landscape and views*	There is no mention about signage on the roadsides, which can be to the detriment of the scenic nature of the Parish. The Parish should be protected through the Plan from creeping signage and other roadside furniture, whether within the settlement boundary or outside it.	Comment noted, but no adjustment made in case it restricts outside exercise equipment etc
20			*No page number*	Biodiversity: I would like to see a policy to encourage/increase biodiversity through the positive identification and support for creation of new/improved sites for wildlife (for example on the polo field).	Comment noted however this is outside the scope of the SINDP particularly in private land
21	Y	N. Plan		*EXTREMELY IMPRESSED WITH THE AMOUNT OF WORK PUT IN FOR THIS SURVEY.*	Comment noted with appreciation
21			*SAWMILLS*	*HOW WOULD THE SCHOOL WALKING BUS WORK WITH THE ENTRANCE TO THE SAWMILLS?*	Comment noted. The walking bus is mentioned in the preamble to SINDP 21
21			*SAWMILLS*	*HOW TO DISCOURAGE MOTOR BIKES ENTERING AND EXITING ONTO SCHOOL LANE VIA FRY'S FARMHOUSE*	Comment noted and covered by SINDP 19
21		Transport & Accessibility	*SCHOOL LANE*	*HOW TO DETER VEHICLES FROM PARKING EACH SIDE OF THE ROAD.*	Comment noted and SINDP 20 covers parking

Response No.	Lives in the parish OR Organisation?	Document	Refers to…	VERBATIM COMMENT	SIPC RESPONSE
21		Transport & Accessibility	*SCHOOL LANE*	*POSSIBLY MAKE IT ONE WAY ONLY*	This is outside the scope of the SINDP but the Parish Council is working with the WSCC on this issue
21		Transport & Accessibility	*COMMON VIEW*	*HOW TO STOP GARAGES BEING USED FOR STORAGE*	This is outside the scope of the SINDP but the Parish Council is working with the landowners on this issue
21		Transport & Accessibility	*COMMON VIEW*	*ONE RESIDENT WITH THREE 4.4's PLUS A TRAILER, THEREBY BLOCKING OTHER VEHICLES FROM PARKING.*	Parking is addressed in SINDP 20
21		Open Spaces & Key Views	*POLO FIELD*	*IT WOULD BE NICE IF WE COULD HAVE POLO BACK AGAIN IN THE VILLAGE*	Comment noted but this is outside the scope of the SINDP
22	Y	N. Plan		Please find attached our response on the Neighbourhood Plan. It is only brief as we are happy with the bulk of the plan, and would like to pass on our thanks to the group who have clearly worked so hard on it.	Comment noted with appreciation
22		N. Plan		*We are concerned that the Polo Fields are not addressed in this plan. This is a major open space in the Parish with high vulnerability to development if Government pressures are applied for yet further building. I feel we need to incorporate this into the Plan in such a way as to try and protect it from potential development (of any kind).*	Comment noted however the Polo fields lie outside the Settlement boundary and would only become a development site if they met the criteria of a Rural Exception Site.
23	Environment Agency	N. Plan	SINDP 7: Sawmills Site	The proposed development site appears to have been the subject of current & past industrial activity which poses a risk of pollution to controlled waters. Where necessary we would advise that you seek appropriate planning conditions to manage both the risks to human health and controlling waters from contamination at the site. This approach is supported by Para 109 of the NPPF.	Comment noted. NPPF will apply to this site
23	Environment Agency		SINDP 10: West Lodge site & Sawmills Site	We are pleased to see that the proposed allocation is directed to an area at the lowest probability of flooding and that it is located within Flood Zone 1	Comment noted
23	Environment Agency		Potential Development Sites	There is no mention of how wastewater will be dealt with from either of the proposed allocated sites. Foul sewage from the developments should be connected to the mains sewerage system.	Comment noted but this is outside the scope of the SINDP
24	Sussex Wildlife Trust	N. Plan	*Page 6, Vision and Objectives*	The Sussex Wildlife Trust strongly supports the vision and objectives in the SINDP, in particular OB1, OB8 and OB12.	Comment and support noted with appreciation

Response No.	Lives in the parish OR Organisation?	Document	Refers to…	VERBATIM COMMENT	SIPC RESPONSE
24	Sussex Wildlife Trust		*Page 10, policy SINDP2*	Given that the A272 corridor policy area runs over and adjacent to Iping Common SSSI, the Trust is concerned that the stipulation for evergreen screening within this part of the policy may be too specific. The suitability of screening should be informed by ecological information gathered as part of an application to ensure it is appropriate for the location. A high proportion of evergreen planting is unlikely to be appropriate in a heathland landscape. We would therefore like to see the wording of the policy changed as follows: '…This can be achieved, where necessary suitable, through the installation of additional planting to reinforce existing vegetation or through the planting of a new planted screen using indigenous species, of which a high proportion (over 60%) must be evergreen. The type of screening method proposed should be informed by suitable ecological and landscape impact assessments. Where planting is required through planning condition…' The Trust would be encouraged to see policies that promote the expansion and reconnection of remnant heathland in the neighbourhood plan area.	Noted and text will be changed to incorporate these suggestions
24	Sussex Wildlife Trust		*Page 12 – 13, Recreational and Community Facilities*	The Trust questions the suitability of including Iping and Stedham Commons in policy SINDP3. We fully acknowledge that the commons are a valuable recreational resource for the community and do not object to the commons being labelled as a recreational and community facility. However it isn't clear how the content of the policy relates to the commons. In particular, the second paragraph of the policy does not seem applicable.	Comment noted. All recreation facilities considered in addition to the Commons in order to protect these areas
24	Sussex Wildlife Trust		*Page 12 – 13, Recreational and Community Facilities*	We would also like to see consideration of the negative impacts that recreational pressure can have on the special features of the commons. If the commons are kept in the policy then perhaps there could be some acknowledgement of the issues with recreational pressure in paragraph 7 of page 12 along the lines of:	
24	Sussex Wildlife Trust		*Page 12 – 13, Recreational and Community Facilities*	*'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 valued open space.* ***The rare wildlife found on the commons is vulnerable to inappropriate or intense recreational activity e.g. free running dogs during the bird nesting season and erosion of scheduled archaeological monuments, and this must be considered when promoting the area for recreation****'*	
24	Sussex Wildlife Trust		*Page 17, policy SINDP7*	The Trust strongly supports the inclusion of this policy and in particular criteria (iii) and (xii). However we question whether the requirement in criterion (iv) for the planting to be '*dense*' is appropriate. As stated previously, the suitability of screening should be informed by ecological information gathered as part of an application to ensure it is appropriate for the location. We would be keen to see policy wording that encourages the restoration of heathland on and around the site and would be happy to provide support and advice on this to any landowner/applicant.	Support for SINDP noted. Text alternations will be made to incorporate these concerns
	Sussex Wildlife Trust		*Page 18, policy SINDP8*	The Trust strongly supports the inclusion of criteria (iii) and (ix) in this policy.	Support noted but this site is no longer included in SINDP
	Sussex Wildlife Trust		*Page 24, the Natural Environment*	Given the highly valuable sites, habitats and species found within the neighbourhood plan area, the Trust strongly supports the inclusion of a section on the natural environment. However we are concerned that the SINDP does not contain a general policy on the natural environment/biodiversity.	Comment noted however professional advice was against this on the grounds that the SDNPA Local Plan already encompassed these safeguards.

Response No.	Lives in the parish OR Organisation?	Document	Refers to…	VERBATIM COMMENT	SIPC RESPONSE
	Sussex Wildlife Trust			Whilst the National Planning Policy Framework (NPPF) does provide some protection for designated sites and habitats, this is caveated in most cases with language such as '*where possible*' meaning it does not guarantee that the natural environment is conserved. Additionally, the Government recently consulted on proposed changes to the NPPF. The revised wording if adopted, will significantly weaken protection for Local Wildlife Sites. Even if the changes are not adopted, this national review demonstrates that it can be risky to rely on national policy when thinking about the future of your local area. Similarly the South Downs National Park Local Plan is not yet adopted and may be amended during the Examination in Public. Local plans must also be regularly reviewed, which creates risk in terms of its environmental policies. It is clear that the preservation and enhancement of the natural environment is an important issue for the parish as demonstrated by the inclusion of objective 1 in the SINDP and the production of the Natural Environment Evidence Document. Including a general policy on biodiversity is the best way to provide certainty to local residents that any development will contribute to gains in biodiversity rather than losses. The following is an example policy that the Sussex Wildlife Trust has recommended for other neighbourhood plans in Sussex. We would support the inclusion of a policy along these lines being included in the SINDP: '***The natural environment will be protected and enhanced by ensuring development:*** • ***Is informed by up to date ecological information and considers cumulative impacts*** • ***Safeguards the current biodiversity value of the site so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid disturbance to priority species and habitats. If damage to biodiversity is unavoidable, this must be mitigated through ecological enhancements or, in exceptional circumstances, compensated for*** • ***Protects locally and nationally designated sites and those features they support*** • ***Contributes and takes opportunities to improve, enhance, manage and restore biodiversity, so that there is a net gain in biodiversity, including through creating new protected sites and locally relevant habitats, and incorporating biodiversity features within developments*** • ***Minimises habitat and species fragmentation, maximises opportunities to enhance, restore and connect natural habitats to increase coherence and resilience*** ***Developments of 5 or more houses will be required to produce an ecological management plan that ensures the effective long-term implementation and management of biodiversity features.*** ***Justification:*** ***Objective 1 of the Iping and Stedham Neighbourhood Development Plan*** ***National Planning Policy Framework sections: 109, 114, 118, 165***'	
			Page 25, policy SINDP13	The Trust strongly supports the inclusion of a policy on Iping Common SSSI however we are concerned that the first paragraph of the policy conflicts with policy SINDP7 and SINDP8. The Stedham Sawmill and the Land west of West Lodge development sites both appear to be within 125m of the SSSI and therefore we are unsure how this policy can be adhered to.	Comment noted and text will be reviewed following SDNPA and Natural England Comments (below)

Response No.	Lives in the parish OR Organisation?	Document	Refers to…	VERBATIM COMMENT	SIPC RESPONSE
				The Trust supports the list of possible mitigation measures listed in the second half of the policy and would be happy to work with any applicants to ensure that mitigation is appropriate and effective. Whilst the Trust acknowledges that recreational activity is an issue on the commons, we do wish to promote positive and responsible access to this special site.	Comment noted
				It could be useful to include a section on page 25 about the risks to heathland apart from recreational pressure. This could for example come before the second paragraph:	
				'***Lowland heathland is a nationally important habitat that has declined by over 80% in recent decades. It is threatened by development pressure, quarrying, forestry and invasion of scrub due to lack of appropriate management. Heathland is also particularly vulnerable to inappropriate or intense recreational pressure.*** *Natural England have expressed concern that development near* ***Iping Common*** *SSSI has the potential to increase visitors to, and recreational activity on, the SSSI…*'	Comment noted and will be incorporated
				The Trust would also be happy to supply a photograph of the SSSI to be used in the plan that shows the heather and other special features for which it is designated.	Comment noted and followed up on
		Natural Environment	*Overall document*	The Sussex Wildlife Trust is encouraged to see that the steering group has produced a background document on the Natural Environment to help inform the SINDP. This document clearly highlights how valuable the natural environment is within the neighbourhood plan area. Therefore as mentioned above, we encourage the steering group to translate this into policies within the SINDP which support the protection and enhancement of the natural environment.	Comment noted
			Page 3, Introduction	The last line/word appears to be missing in the introduction, it ends on *'enshrined in our…'*	Comment noted and text will be altered to reflect this.
			Page 5,	We very much support detailed information about the SSSI being included in the evidence document, however some of the content is a little out of date. For example the following text could be added to paragraph 5 on page 5 to update the information:	Comment noted
				'***Since the citation was revised many more rare species of invertebrates have been recorded and two species have been reintroduced to the site as part of the species recovery programme.***'	Comment noted and text will be altered to reflect this.
				We would also support an additional paragraph regarding the importance of the remnant heathland elsewhere in the neighbourhood plan area. Concerted effort is being made through the Heathlands Reunited project to restore and connect these smaller areas of heath in order to create heathland corridors throughout the landscape. The SINDP could support this ambition and have a role in achieving it through promoting habitat creation in association with development.	Comment noted but this is outside the scope of the SINDP
			Page 6, paragraphs 4 - 6	We'd also like to see the following amendments on page 6:	

Response No.	Lives in the parish OR Organisation?	Document	Refers to…	VERBATIM COMMENT	SIPC RESPONSE
				*'…The majority of the heath is dominated by heather and bell-heather Erica cinerea with dwarf gorse Ulex minor also present. Where drainage is impeded on north Trotton**, ~~and~~ part**s** of Stedham **and on the South-East of Iping** Common~~s~~ this dry heath grades into a wetter heathland type where an increase in cross-leaved heath Erica tetralix and purple moor-grass Molinia caerulea is found. Where surface water is permanently present purple moor-grass becomes dominant with deer-grass Trichophorum cespitosum and heath rush Juncus squarrosus locally abundant. These areas of wet heath also support a rich moss flora which includes Polytrichum commune, Sphagnum tenellum and Dicranum spurium. **The uncommon sundews, Drosera intermedia and D. rotundifolia are found in the wet and bare peat areas, along with the Nationally scarce Marsh club-moss, lycopodiella inundata.*** *Grassland is mainly confined to the rides which cross the site **and to the west of Trotton common where wavy Hair grass, Deschampsia Flexuosa dominates.** Creeping and common bent grasses, Agrostis stolonifera and Agrostis capillaris respectively, dominate drier areas; purple moor-grass and soft rush Juncus effusus on wetter areas. Iping Common **SSSI** is the only Sussex site for bristle bent grass Agrostis curtisii, ~~a record not verified recently~~ **with the species being recently recorded on both Iping and Stedham Commons**.* *The site supports a rich invertebrate fauna. Prior to the fires of 1976 109 spider-species (Arachnida) had been recorded, including such notable rarities as Centromerus aequalis a species new to Britain, Micaria silesiaca and Prosopotheca corniculans. **The total spider count is now up to well over 200 species with the commons being one of the best sites for spiders in Sussex.** Amongst the butterflies there were important local populations of the silver-studded blue Plebejus argus and the grayling Hipparchia semele. **Whilst the silver-studded blue population is still doing very well, the grayling has not been recorded since 1988 which reflects national declines in the species.** The dragonflies Odonata were also well-represented. **Since the re-introduction of the Heath Tiger Beetle, Cicindela sylvatica, Iping is the only site in Sussex for this endangered species. It relies on bare sandy ground (as do 60% of heathland species**)…'*	Comment noted and text will be altered to reflect this.
			Page 7, paragraph 2	The Sussex Wildlife Trust owns most of Iping Common, only leasing a small area. Therefore we would like to see paragraph 2 amended as follows: '*The land in the LNR and in the SSSI is under the management of Sussex Wildlife Trust (SWT) which owns the larger part of Stedham Common and ~~has a long lease on~~ most of Iping Common**, with a long lease on a small area**. SIPC works closely with SWT and is represented on the LNR Management Advisory Committee*'	Comment noted and text will be altered to reflect this.
			Page 7, paragraph 4	There is a typo in relation to the state of the three SSSI units, it should say 'condition threat risk of…' rather than 'condition risk threat of…' '*Stedham Common – Favourable condition, with a condition ~~risk~~ threat **risk** of high* *Iping Common – Unfavourable-recovering condition, with a condition ~~risk~~ threat **risk** of medium* *Fitzhall Heath – Unfavourable-recovering condition, with a condition ~~risk~~ threat **risk** of medium*'	Comment noted and text will be altered to reflect this.
			Page 8, paragraph 6	The information regarding the protection of LWS's through Planning Policy Guidance 9 is out of date. This guidance was revoked when the new National Planning Policy Framework (NPPF) was adopted in 2012. LWS still do not have statutory protection, but they should be considered through the planning process. The NPPF currently states in paragraph 113:	Comment noted and will be incorporated

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				'Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks. And further in paragraph 117: *'To minimise impacts on biodiversity and geodiversity, planning policies should:* • *Identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation'* We therefore recommend that this section of the evidence base document is updated to reflect the current planning policy.	
25	Y	N. Plan	Potential Development Sites	I have a few comments I wish to make regarding the above plan, mainly relating to the siting of any possible future housing development in the Parish.	
				• The Sawmills site seems to be far and away the single most suitable site for any future development of any size. I cannot see however why it should be constrained by the arbitrary 125m. boundary line separating it from the SSSI. The A272 provides a natural boundary and there is already a dwelling on the south side of the road anyway.	Comment noted however residential developments required to be away from Iping Common SSSI by Natural England
				• The site west of West Lodge, Rotherhill I do not think is a good choice for any development for several reasons.	Comment noted. This site has been withdrawn from the SINDP.
				1) It is a greenfield site outside the settlement area.	Comment noted. This site has been withdrawn from the SINDP.
				2) It has no southerly outlook being overshadowed by the large trees in front of it.	Comment noted. This site has been withdrawn from the SINDP.
				3) It has no access of its own at the present, presumably this would have to be negotiated with other landowners.	Comment noted. This site has been withdrawn from the SINDP.
				4) If planning permission were to be granted on this site is it possible that the landowner might consider that it set a precedent for more or a different type of development in the future.	Comment noted. This site has been withdrawn from the SINDP.
				5) The Steering Group state that one of the objectives of The Plan is to "Promote inclusive facilities and the creation of safe and integrated connections throughout the Parish". By separating the development of old peoples bungalows and starter homes from the rest of any future development you will be having exactly the opposite effect. Older people especially, as well as those in affordable housing, should live amongst their neighbours to create a properly homogenous community.	
26	Y	N. Plan	*SINDP OB4 & 5, P5*	*Without new housing stock being held in trust or subject to a covenant (both making it less attractive to land owners and developers) I don't feel it is possible to ensure new housing remains available for local people beyond its first appearance on the market. Even "affordable housing" is likely to be unobtainable to many residents seeking to stay in Stedham, given the high cost of housing and limited housing stock in the area. However well intentioned these objectives are I feel market forces will quickly overtake them.*	Comment noted. The use of a Community Land Trust is considered to safeguard this
			SINDP12, p23	*I agree mobile comms and broadband is important but 5G in 2020 should be fully considered before further 3G/4G infrastructure deployment.*	Comment noted but this is outside the scope of the SINDP

Response No.	Lives in the parish OR Organisation?	Document	Refers to…	VERBATIM COMMENT	SIPC RESPONSE
		Parish Economy	*SINDP10&11, p22*	*Agree that Stedham does not lend itself to being a centre for commerce, but that small businesses should be supported where possible. A village shop, perhaps as a part of an existing business, would be most welcome.*	Comment noted and support for SINDP 10
		Natural Environment	*P24-26*	*In general agreement that the protection of SSSIs, dark sky policy and tranquillity of the area.*	Support for SINDP 12, 13 and 14
			P27	*In general agreement that developments having an adverse impact on key views should not be permitted.*	Support for SINDP 15 noted
		Settlement Boundary	*p9*	*I agree with the location of the settlement boundary.*	Support for SINDP 1 noted
		Transport & Accessibility	*P33*	*I strongly agree with the protection of public and permissive rights of way.*	Support for SINDP 19 noted
		Transport & Accessibility	*P35, SINDP22*	*I disagree with the restriction of housing to be within 400m of a bus stop, given the currently modest bus service and general reliance on cars. Additionally bus services can be diverted to new population centres.*	Comment noted
		Assessment of Potential Development Sites	*SINDP7, p16*	*I support the selection of the Sawmill site for residential development.*	Comment noted in support of SINDP 7
			SINDP8, p18	*I doubt the commercial viability of a site of exclusively affordable houses, and am concerned the long term objective of housing for locals may not be realised.*	Comment noted
			SINDP9, p20	*I support the proposed regulations applied to small housing developments.*	Comment noted and support for SINDP 8
		Open Spaces & Key Views	*SINDP4, page 14*	*I completely agree with and support the designation and protection of Green Spaces.*	Comment noted and support for SINDP 4
27	Haydn Morris for Sawmills owners	N. Plan	*Whole Plan – Process and soundness SINDP 1-17*	Preparation of the Neighbourhood Plan (NP) is welcomed. However, to be sustainable and effective, any NP must be prepared correctly in accordance with best practice and guidance. In line with the NPPF (para 14) it should be prepared with a presumption in favour of sustainable development, with clear evidence to support restraint. It should not be prepared from a position of subjectivity or premature conclusions but informed by evidence.	Comment noted
				The NP is flawed in its treatment of evidence and its consequential response to development needs. It is deficient through inappropriate assessment or disregard of available evidence that determines the suitability or otherwise of available, sustainable and deliverable development sites within its area. This should be corrected.	Comment noted however the Assessment of Potential Development Sites paper is a robust and complete document which addresses these concerns

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				From the Parish Council's own evidence (draft NP, background papers and submissions to SDNP Local Plan) there can be no doubt the NP has been produced to offer formal resistance to new development; a position intensified following publication of the SDNP draft local plan that proposed some 40 housing units at the former Stedham Sawmill site.	Noted however the NP is drafted to provide a suitable level of sustainable development in this rural parish.
				The undue weight attributed to restricting development and maintaining a position of little or no change, is a position that is unsustainable. Keeping development (particularly housing) levels in the plan to a minimum; taking the requirements of the emerging local plan as maximums and dividing this quantum between sites without consideration of appropriateness of viability, is unacceptable. We disagree strongly that such an approach is "*the most appropriate way to deliver the required number of new residential units."*	Noted however the NP is drafted to provide a suitable level of sustainable development in this rural parish.
				It is accepted that the National Park does not have to meet its full objectively assessed housing need where there is direct conflict with Park objectives such as landscape protection. This has led to a general reduce level of housing need proposed through the local plan, which will be tested in due course for soundness. However, even in areas of restraint, it remains a planning requirement to accommodate as much new development as possible on sites able to accommodate it without harm.	Noted. Development at the Sawmills site in SINDP7 is considered commensurate with no harm. The numbers of dwellings have been increased to be compatible with the emerging Local Plan
				There is no comment in the NPPF that states that national parks should not pursue housing to fully meet objectively assessed need (OAN) but accepts that it may not always be appropriate to do so for reason of the ability of the protected landscape to accommodate it. The issue for the local planning authority through the local plan is to prove that the landscape considerations, across the Park area are such that in many areas full OAN cannot be met. At the same time, it must prove that opportunities to maximise housing delivery, where designation objectives are not harmed, are not restricted unreasonably. While the NP has supported the matter of restricting development in the National Park, it has failed to assess fully if the plan area has available capacity that will meet strategic need, sustain and enhance local services and protect the wider landscape. By focussing on local preferences, the NP runs contrary to NPPF guidance (paragraph 17) that requires plans to be produced based on joint working and address larger than local issues.	Comment noted however the SINDP must provide a balance between ensuring there is a sustainable level of development as well as adequate level of protection of the landscape, which includes a SSSI.
				The position of restraint is readily evident from the NP approach which took the 'maximum development quantum', undertook a subjective assessment of capacity and tempered findings by local political material considerations. This is not the methodology required by Government guidance. The NP fails to respond positively to many of the provisions of the NPPF, in particular to the core planning principles set out at paragraphs 14 & 17. The NP provides no confirmation that these principles have been taken into account or why the NP can deviate from those requirements acceptably.	This comment is unsubstantiated and untrue.
				The Government approach for plan production is to first establish an evidence base across a range of material planning considerations and to undertake a sustainability appraisal. This exercise informs the plan's preparation and allow effective discussion and consultation with the community and interested parties. It is not evident that this exercise has been completed satisfactorily or without pre-conceived conclusions. Conclusions as to levels of need, acceptable growth and areas of restraint are questionable. The evidence base is therefore suspect and should be revisited before the plan progresses.	Evidence is clear and includes a sustainability appraisal.

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				The NP process fails to first identify all suitable development land within its area, even if the total capacity exceeds that known to be required to meet local need or local plan requirements. The amount of land allocated in any plan can exceed that required by acknowledged need if sustainable and appropriate. Only when full capacity has been calculated, can material considerations (again drawn from the evidence base and comprising both constraints and opportunities) be applied to ensure the most appropriate and sustainable land is selected and capacity assessed individually and collectively, with a view to meeting NPPF requirements.	Call for sites brought forward 10 sites for potential housing development. Although not all are put forward in SINDP7 there is additional capacity in SINDP8
				The approach adopted unduly weights its evidence base and much of its interpretation and assessment subjective and insular. This resulted in an unduly restricted area of search and selection of sites to limit change and provide an unreasonably constrained level of housing provision. This must be corrected.	Comment considered muddled
				Housing proposals are limited to two sites to meet the 'maximum housing requirement' comprising part of the former Stedham Sawmill (open market and affordable housing), and a greenfield site adjacent to West Lodge, primarily for affordable units. Both sites have been considered against pre-requisites introduced by the NP and each is deemed suitable for housing development despite very different site assessments.	Comment noted however Site assessments had the same conclusion using a range of criteria which were applied to all sites submitted.
				Land adjoining West Lodge exhibits a reduced level of planning suitability, is greenfield, uncontained and its delivery (particularly for affordable housing only) is uncertain through land access, ownership, and viability issues.	Noted. This site has been withdrawn from the SINDP
				The whole Sawmills site is brownfield, suitable, less constrained, accessible, available and deliverable as confirmed through the SDNP SHLAA exercise.	Noted. This site has been included in SINDP7
				Noticeably the extent of development at each site is unnecessarily limited, with no assessment evidence to support the plan in its restrictions. The Landowner of the Sawmill site and NP assessments, indicate that the site and Stedham as a whole, has available capacity to provide for more than identifiable local (Stedham) development need without compromising either the objectives of the National Park or local material considerations. This available capacity, if utilised correctly, can assist the required planning balance of social, economic and environmental needs across the National Park, that is being pursued through the emerging SDNP Local Plan.	Noted but the responder's judgement of environmental need is not in accord with Natural England or Sussex Wildlife Trust
				Throughout the NP reference is made to such planning considerations as: using brownfield land, making land available for housing and provision for affordable units, protection of the countryside, and the need for a vibrant local economy. These are all laudable objectives of a sound plan, but the NP does not apply these factors comprehensively across the plan area and consequently it fails to deliver on all of these points. It does not make best use of available PDL and unduly limiting growth does not support the local economy. Some affordable housing is proposed but limited and with no viable explanation of how it is to be provided. The countryside would be protected by focusing development at the Sawmills site.	Comment noted, however Sawmills is currently an employment site with B1 zoning on part
				The plan must reconsider its approach to development prior to being subject to examination. The true capacity of all available sites within its area should be examined before appropriate material considerations are applied without subjectivity. There should be no phasing or restriction applied to the ability of sites to deliver development.	Noted however the NP is drafted to provide a suitable level of sustainable development in this rural parish.
				It is our intention to present our concerns that the plan is unsound to the appointed examiner to ensure that our representations to both the SDNP Local Plan and this NP are consistent, and that	Noted the comment is to ensure the developer maximises their gain

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				future planning decisions in Stedham are taken in the context of a sound planning base.	
			The Sawmills Site SINDP 7	*Paragraph 4, page 16 of the draft NP states: 'Currently, the Pre-Submission Plan (SDNP local plan) includes an allocation at Stedham Sawmills which, for a number of reasons, the Steering Group does not consider to be the most appropriate way to deliver the required number of new residential units over the plan period'.*	
				The plan does not fully explain or clarify theses 'reasons' even though the sawmill site is a sustainable location that can be used effectively to assist in meeting the objectively assessed need for the Park without undue harm. The NP unreasonably restricts its development and this must be reconsidered.	Comment noted: reasons contained in Evidence Base
				Both NP and Local Plan accept the sawmill site as suitable for development. The availability of that land should therefore be utilised to full effect as required by NPPF. The restrictions used to limit development at the sawmill site through the NP are not backed by sound evidence and include unnecessary considerations.	Comment noted but considered untrue
				The whole sawmill site is previously developed land (PDL) and has the benefit of established uses and an extant planning permission for redevelopment. The latter permission granted by the National Park authority is in excess of the scale of development proposed in the NP and can be implemented without any further need for approval. The principle of redevelopment of the site in full is established and this should be recognised by the NP.	The only planning permission on this site currently is for B1 use on part of the site
				The whole sawmill site is suitable, clearly defined and contained, available, sustainable and deliverable for housing as confirmed by the National Park 2016 SHLAA which assessed it as having capacity for some 30 low density units. It can be utilised fully without harm to national park objectives in full accordance with best planning principles, the NPPF and other policy guidance.	Comment noted however the site is constrained by the proximity of the SSSI
				The site is eminently suitable for housing development. Other forms of development could be accommodated, but most forms of employment use as suggested by the NP (that would generate local jobs and ancillary benefits) are neither viable nor attracted to the site. The site has had B1 planning permission and been marketed for many years without interest being shown for employment development.	Noted
				Current site use is ad hoc and is unlikely to ever generate any significant local employment. With better sites available it is likely only to be attractive to uses not best suited to designated employment sites as they have a tendency to give rise to planning and social problems. Market testing supports this analysis indicating that any employment attracted to the site would be a continuation of existing or similar activity, of little or no benefit to the community, employing few people, mostly from other locations, and potentially offering a lack of planning control (as evidenced in the past).	Noted. Evidence base indicates 8 people employed here, some from the parish.
				To allocate all or part of the sawmill site as a future employment site where there is no requirement, runs counter to NPPF requirements (paragraph 22) which states there is no requirement for the NP to propose or safeguard employment land in a plan without strong evidence to support it. The National Park Employment Review confirms the need for a change of use from employment to alternative land uses such as housing. The NP does not provide any evidence of employment need.	Noted. Evidence base indicates 8 people employed here, some from the parish.

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				The site is promoted jointly by the owners as a single development site to ensure an appropriate development form and to offer the best chance to assimilate new development into the village form and character. The NP proposal to develop the site for mixed use but as two distinct small elements separated by a landscape buffer and with a single entrance from the A272, will result in a heavily contrived development form that is not viable or well related to the community and will waste valuable brownfield land.	Noted. The existing planning permission is for B1 use, separation of this from housing requires a buffer zone. Separation for the SSSI is also considered important by Natural England and SDNPA
				Core planning principles of the NPPF (paragraph 17), even in areas of constraint such as National Parks, encourages "the effective use of land by reusing land that has been previously developed (brownfield land)". The only stipulation where this presumption does not apply is where the land itself is of high environmental value. The sawmill site carries no designation of environmental merit and recent surveys indicate the lack of any ecological, landscape or other environmental interest worthy of protection. It should be considered for development in its entirety as required by the NPPF.	Noted but considered flawed for reasons stated previously
				The site is well placed to accommodate development within the landscape of the National Park, and within and adjoining an existing settlement that offers a level of services. Development can be accommodated within a site screened by mature woodland trees that will remain. It has direct vehicular access to the A272 but will retain sustainable links to the village for walking and cycling. No local facility or feature will be lost through redevelopment of PDL, and no trees of landscape or amenity value need be removed. The shape of the site will place the majority of the development to the northern end of the site as advocated by the NP. Services such as the local primary school and public house/restaurant will be supported by an appropriate scale of adjacent housing development.	Noted and these advantages are incorporated in SINDP7
				To restrict building opportunities through the NP to a very limited number of small sites (or a maximum of 18 units to 2033) is unlikely to deliver a significant need for future school places or support other local services.	Housing provision considered appropriate to a small rural parish
				Despite the many local and wider Park benefits of development at the sawmills site, the NP seeks to apply environmental considerations to reduce the amount of development permissible. This contrasts with the "SWOT" test used at the end of the site's assessment which supports its development suitability. Despite the skew of results and loosely and poorly applied criteria, the analysis concludes the site to be "developable". Many of the responses made by the assessors are questionable, as they incorrectly record many impacts as adverse. Issues quoted do not preclude development or at worst require only mitigation.	Noted but considered flawed for reasons stated previously
				The sawmill site meets the tests for sustainable development set out in the NPPF. It is well placed in relation to the village of Stedham and the facilities it offers, and reasonably close to employment locations. The site is next to the local school and is very well contained within the landscape. The site can be developed without involving any third-party land or harm to adjoining land uses. It will protect the landscape screen to the A272, adjacent common land and will not give rise to unacceptable harm to a SSSI some distance to the south.	Noted but considered flawed for reasons stated previously
				The NP sets out a similar range of development pre-requisites, and again the sawmill site meets each of these, in many cases exceeding the minimum standard required. It is accepted that development in a location such as Stedham must be undertaken with care to assimilate with the village and National Park, but that is not reason per se for opposing the use of a sound and available development site as required by the NPPF.	Noted and support for SINDP7

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				Weaknesses listed in the SWOT test against the site's development are slight, can be applied equally to alternative sites, mitigated or are simply inappropriate.	
				There are a number of Strengths and Opportunities that can be added to the list: Use of Brownfield, redundant, derelict land. Owners in agreement for joint development. Low landscape sensitivity. Existing access available from A272. Direct from A272, so not adding traffic in the village to The Street and School Lane. No access issues – there is no ransom strip to A272 - the Sawmills land abuts the Highways land. A272 road junction for Residential use will have lower highways impact than industrial (B1 access agreed with Highways as part B1 application). No major impact on adjacent houses during construction phase because not directly adjacent to other houses and site traffic would be via A272. Parking can be accommodated on site to standard so not adding to parking shortage. Minimum of 18 houses on Sawmills site could remove the need for residential development elsewhere in the village – so no change elsewhere. Whole site residential development could eliminate incompatibility mixed use, maximise use of available land and offer best safeguarding of the environment. 35 to 40 houses on whole site is low density. Provision of significant affordable housing to meet local demand as NP Questionnaire. Support primary school which is currently below capacity.	Noted but many of these points considered flawed due to reasons stated previously
				An assessment of the site against best planning practice and regulation indicates the whole site capable of development. There are no reasons offered in the NP why the best use of available and deliverable brownfield land in a sustainable location should not be used for housing. The NP should correct its assessment and conclusions.	Noted but no mention of environmental constraints nor of the desire to maintain separation from the A272 to keep Stedham a village built around the river Rother.
				The site's suitability for sustainable redevelopment has been supported by the local planning authority from the commencement of work on the preparation of the SDNP local plan where the site was allocated fully for development in response to the site's promotion through the SHLAA.	Incorrect. This site came into the draft Local Plan in the last months of its conception.
				The original allocation of 40 houses, deemed appropriate for the site in the context of National Park objectives, needs and all other material considerations, was reduced to a mixed employment and housing use with 16 to 20 houses and more recently reduced further to 16 houses, the commercial use halved, and a biodiversity zone introduced, despite there being no material change of planning circumstance. The reduced housing numbers position is unjustified. There is no sound, defensible planning reason to restrict the full development of this previously developed site. The site is not large, nor the number of units proposed (up to 40) of strategic significance. It will nevertheless make a very valuable contribution to housing need generally in an area where the provision of sustainable housing sites is at a premium. To reduce the effective development area for subjective reasons brings into question viability (of which the NP does not make any assessment) and the wider community benefits that might be derived from new development.	Noted but considered flawed for reasons stated previously
				There is no requirement for the NP to adhere strictly to the local plan, but to be in conformity. There is ample scope for the NP to address the sawmill site correctly to remove the skewed evidence of "acceptable" development and remain in conformity with the emerging local plan.	SINDP considered in conformity with the Local Plan already

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				Any new development will inevitably introduce a change to the village. However, communities must evolve and provide for their sustained future. Development of the whole sawmill site can provide many benefits for the village. A larger development site, through its layout and form, can provide important elements such as sound layout, boundary treatment, footpaths and affordable housing, which a limited, or infill development cannot. The NP contention that housing numbers at the Sawmill must be reduced to "achieve a satisfactory layout" is fatuous.	Comment considered muddled
				The presence of the former A272 road and treed area outside the existing gates means that the sawmill site is very well separated, physically and visually from the A272 and SSSI beyond and our approach supports policy SINDP2. To those passing by the site post development on the A272 or using the SSSI and adjoining land for recreation, will suffer no greater disturbance than currently exists. There will be some minor changes to formalise the site entrance to highway standard but impacts will be evident only during construction and are much less than the changes required to serve an employment use.	Noted
				We request the NP be revisited to apply its pre-requisites fully to the sawmill site. The plan should be amended accordingly to include the whole of the former sawmill site as a viable housing site. We will engage with the local community as part of the planning application proposing viable and sustainable development at the site.	Noted however the owners have so far refused to engage with the local community.
			SINDP3 Stedham Primary School	The NP states: "*Stedham has a thriving primary school which is vital to the long-term development of the village as it attracts young families, helping to maintain a good social and economic balance'.* While there might indeed be an attraction to those with children to come to the village, the lack of available housing means that the consequential "good social and economic balance" is unlikely to materialise. Many young families using the school live outside the village with no requirement to use any local services and little community interaction beyond organised school related events. A school will be sustained only through the provision of appropriate new homes within its catchment that contribute to the constant churn of accommodation and supply of children to the school. The NP does not provide for the needs of such people by limiting the provision of an appropriate scale and number of new homes. The school is already under capacity, with many pupils brought into the village daily at the start and end of the school day, and reliant on buses or private cars to access the school. Without growth the school is unsustainable.	Comment noted however the school has higher numbers than ever before, this September. Although new housing will provide dwellings for families there are already good provision for these. The shortage of housing is for the elderly and starter homes.
			Housing and Housing Need	Development at the sawmill site with a mix of family housing, including affordable housing, is a sound means by which the settlement can be sustained. It will also result in the deliverable and positive addition to the community, which the NP claims exists through the school. However, the plan proposes such limited numbers of new houses at the Sawmill and West Lodge sites, that any significant number of new family houses will be limited. The provision of affordable housing, so important to young families, particularly in desirable areas with high demand and limited housing is at risk of being ruled out on viability grounds where housing sites and numbers are restricted.	
			SIND OB5 / No appropriate policy proposed	The 8 affordable units proposed at West Lodge falls short of the 20 units identified as being required by local Stedham residents through the community questionnaire. The deliverability of those units is in any case not secure in the NP.	Noted but this site has been withdrawn from the SINDP

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				It may not be an intentional approach, but we find it difficult to accept a plan which claims (Page 3: 5th para): *'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",* when no such housing is proposed, or available housing land so restricted as to encourage the likely provision of new, larger, more expensive open market housing.	Noted however this type of housing was specifically proposed in West of West Lodge site and now moved to the Sawmills site
				Downsizing for the elderly is a well-accepted concept but there is no evidence presented in the NP that indicates a particular demand for housing for the elderly at Stedham, or any controls or incentives to ensure such development occurs. If such a use is proven, the NP analysis indicates the sawmill site to be able to provide such accommodation close to the village centre and main bus route. This could be considered as part of a larger viable development.	Parish Questionnaire gave numbers of retired and elderly which are above the national average. This has now been incorporated in SINDP7
				Concern within the community that large development at the sawmill site will completely change local character is not supported when development of the site in full would only amount to a modest increase in the size of the village.	Noted however 40 new dwelling would increase the number of dwellings in Stedham by 20%, a large increase.
			Sustainability	The NP does not apply any form of sustainability assessment to its content nor is there any reference to viability or the 'planning balance' as required by the NPPF (paragraph 7). The plan offers no assessment of how the plan's proposals lead to a sustainable and balanced future.	Noted
				The NPPF (paragraph 14) provides a presumption in favour of sustainable development but this is not carried forward to the NP. The only reference to sustainability is given in the methodology (question 3.7) where sites are required to 'meet the economic, social and environmental criteria.' Responses offered in respect of individual sites do not make reference to sustainability, are instead subjective and not tested.	Noted but considered flawed for reasons stated previously
				The majority of sites assessed through the NP are given a "Yes" response to the question of meeting the economic, social and environmental criteria even in remote locations. However the sawmill is qualified with the term 'potentially yes.' Why this qualification is introduced is not explained.	Comment noted. This site has shortcomings in that development would remove a local employment site and have environmental implications.
				The sawmill site meets the local plan sustainability policy tests. The NP and local plan should be based on joint working and co-operation. We have no doubt the sawmill site offers a sustainable future.	Noted and support for SINDP7
		The Parish Economy	*Employment evidence base SINDP 10 - 11*	The NP acknowledges the benefit of maintaining a vibrant local economy but offers little to sustain the economy that exists. Stedham village contains very limited employment and service opportunities that are unlikely to be enhanced without further local housing growth.	Note Sawmills is a current employment site
				The sawmill site has had planning permission for new industrial development from 1983 but the site has proven unattractive within the market place.	It is considered the owners set an uneconomic price on this use.
				The sawmill was once one of the largest employers in the village but now use of the site for employment is low at around 5 persons full-time equivalent and no longer tied to the site. Only one of the employees lives in the village; the others are from outside of the community, with very limited links with the village, community or its services.	Noted, current number is 8
				The land is attractive only to ad hoc, often transient uses such as the present temporary storage, a trend likely to continue into the foreseeable future with a continued erosion of local jobs. Such uses tend to be unsightly and can prove troublesome within small rural communities.	Storage provides a useful resource to the village where many houses have poor facilities in this regard

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				The NP at SINDP11 indicates potential for possible mixed development or live/work units in the village. Taken at face value it does appear an attractive proposition for smaller rural settlements but does not work successfully in the majority of cases. Generally, there is a lack of demand, developers are not really interested due to high build costs and there is potential for neighbouring residential use if B1c.	Noted
				Home working is more popular where it is easy to operate effectively from home already by converting a room to an office. IN examples of purpose built live/work units, the conversion is often from office to residential	Noted
				The NP choses to use the CDC 2009 Employment Review and the 2014 SHLAA as sources of evidence, both superseded documents. Plans should be prepared using the most up to date evidence available. There is a SDNPA Employment Review 2017 update and the 2016 SHLAA both available to the PC to use in the formulation of the plan. The NP reliance on out of date evidence means that conclusions reached cannot be sound. It is noticeable that the background documents used by the NP support limited change in Stedham, a position we believe was the fundamental starting point for the NP. The latest documents in contrast assess the Sawmills site as 'not being fit for purpose' because of a change in demand and need indicating a change of use from employment to alternative land uses including housing and making full and best use of appropriate land for development. This requirement applies as a principle equally in areas of growth as in restrained locations such as the National Park.	Noted but considered flawed for reasons stated previously
				The latest Employment Review found the former sawmill to be a 'very poor quality, under-occupied', previously developed site that is recommended 'for alternative uses'. It concludes there is over-capacity elsewhere, in locations better suited and sustainable to employment demand. The priority should be to bring those more suitable surplus sites back into use before more peripheral land such as Stedham Sawmill.	see above
				The NP seeks to continue existing use at the Sawmill site as a 'main employer' despite clear evidence that it is not. The plan offers no acknowledgement of the owners' attempts to market the site and to keep the planning permission for B1 light industrial extant to enable a new employment use to be found.	In a small rural parish such as this main employer sites are as small as 8 people.
				The NP states: "*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."* Despite this acknowledgement the NP continues to allocate part of the sawmill site for employment use. This is unnecessary.	Allocation of B1 is in conformity with emerging SDNPA Local Plan
				There is an acceptance in the NP that the sawmill site can be developed but at the same time comments the village can accommodate only very limited development. Such logic is confused and not transparent. We recommend that a new evidence base is prepared that is up to date and which is not selective in the information it uses.	see above
		Natural Environment	SINDP 7 & 13	Harm arising from the relative proximity of the sawmill site to a designated SSSI is not a position supported historically by Natural England. However, more recently in its consideration of heathland habitat the agency has raised some concern about increased in risk from dog walking. It accepts dog walking on heathland cannot be stopped but accepts adverse effects can be mitigated on site, between housing and heathland, with interceptor sites, and a recognition that only a proportion of new households near heathland will have dogs.	Noted, however the interceptor site suggested is not between the SSSI and the development. It is additionally also Heathland and privately owned so there are no access rights for dogs there.

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				The site is sufficiently distant from the SSSI and separated from it by the busy A272 to reduce its attractiveness to some dog walkers. The common land directly adjacent to the site is suitable for informal recreation and a local interceptor site. The suggestion of a 125m no-build zone in the NP will not alter dog walking patterns significantly.	Note the Natural England Impact Risk zones are at 38m and 138m
				The NP proposed dog walking mitigation is supported but should be applicable to the whole site.	Noted
				There are no grounds to resist development of the sawmill site for reason of proximity to a SSSI as it will not have a deleterious impact on the interest features of the adjacent SSSI. The emerging local plan acknowledges that should any adverse impact arise it can be managed through mitigation.	Noted but the SSSI is also a site of county significance for ground nesting birds which are vulnerable to dog and cat predation.
		Rural Character	SINDP 2	The proposed use of the sawmill site for housing can be accommodated without harm to the receiving environment (setting, biodiversity, landscape, open space, heritage). Housing development of the site as proposed by the owners will ensure certainty for the site, will remove potential future nuisance. A development of houses with gardens will add to the character of the common and adjoining land by ensuring housing is away from the existing footpaths. The development will help sustain the village and therefore its vitality and character.	Noted
			Landscape assessment	The Enplan landscape assessment prepared for the NP is very supportive of the sawmill site for development. The owners' landscape assessment prepared in strict accordance with best practice is broadly consistent with the NP landscape assessment. Both studies consider the sawmill site to have a 'low landscape susceptibility to new built development', with the site post development, considered not to be any more visible than at present. The NP landscape assessment states 'the policy test is likely to be more readily met here than at all of the other sites'. In contrast West Lodge, also considered suitable for development by the NP, is considered to require considerable new landscape provision to mitigate harm and provide any setting capable of accommodating development in the longer term. It is classified that in landscape terms 'this site is not appropriate for development'. There are no significant, notable or long-range views into or out of the Sawmill site and adjacent views will be suitably obstructed by the retention of existing and through new planting. Houses with gardens screened by mature trees and hedges is considered more appropriate in a rural village setting, than industrial uses of the type already permitted with 2 storey industrial units, car and lorry parking and security fencing. The Enplan landscape assessment prepared for the NP is very supportive of the sawmill site for development. The owners' landscape assessment prepared in strict accordance with best practice is broadly consistent with the NP landscape assessment.	Noted and support for SINDP7
			Environmental Issues SINDP 13-16	An up to date study of the site indicates there is no flora or fauna present at the site that is subject to protection or any foraging animals, such as bats, accommodated off site whose feeding areas will be lost through development. The site does not have any drainage or flooding problems. The sawmill site is one of only three allocated sites in the National Park local plan that were screened out as not being at flood risk.	Noted and support for SINDP7

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				No evidence is promoted to demonstrate the tranquillity of the National Park will be harmed through development of the whole sawmill site to any greater extent than any other site or the development proposed in the plan. The NP Tranquillity policy SINDP15 is more likely to be harmed from a continuation of existing activity or intensified employment use approved. While intensified industrial activity has been proven to be acceptable at the site, the general environmental impact of such a large development in what is a small rural village when compared to a housing alternative should not be underestimated'.	
				Light pollution from the development must be considered against the existing settlement position. An increase in growth is not unacceptable nor will it introduce extraneous lighting into an existing dark area. Lighting can be mitigated, particularly given the heavily screened nature of the site.	
				A level of lighting at the site is already accepted through the grant of planning permission for employment uses, alongside such elements of industrial and business as high security fencing, security lighting, traffic movement, noise, CCTV, chimneys, flues, antennae and other paraphernalia that is not appropriate in rural areas. Housing as an alternative will be far less intrusive and can follow the precedent in the village of no street lighting.	
				In considering the delivery of new housing to sustain the National Park economy, the small level of housing proposed is better located here on PDL where development is already permitted than in other more sensitive environmental locations.	
			Settlement Boundary	It is very clear in planning terms that to be sound the settlement boundary proposed through the NP should include the whole of the sawmill site as previously developed land. We say this because a plan should not artificially restrict development without sound planning reason. There is no such reason for resisting development of the sawmill site. The plan should make provision not only for current need but also allow flexibility such that the plan does not have to be reviewed quickly.	This comment does not take the SDNPA methodology into account and seems to be demanding that future housing is zoned inappropriately into their site
				The proposed boundary within the sawmill site does not follow any discernible feature on the ground but follows an arbitrary line, yet to be created across the site. It will leave a featureless, non-sensitive area of brown field land without any purpose across which access will have to be taken to serve the development proposed.	Noted but argument is flawed, always by its nature access by is taken across a Settlement Boundary
			Community Acceptance of housing development	The NP does not acknowledge the response of the local community to the suggestion of residential development at the sawmill site. 72% of residents responding to the NP Questionnaire supported housing on the Sawmills site and only 4% indicated an interest in new small business units. Despite the large majority of support, the PC deemed the site unsuitable for all but a very limited amount of housing development and half of the site to remain in employment use. Clearly the views of the majority were not taken into account	NP Questionnaire cited only covered the possibility of 18 houses on the Sawmills site. It also had 92% in favour of keeping existing employment sites.
			Heritage assets	Stedham contains a number of statutory heritage assets and retains a conservation area. The sawmill site is well outside of the protected area and no heritage asset will be harmed by this development of the Sawmill site. One listed building, a dwelling listed as grade 2 is located close to the sawmill site's northern boundary, adjacent to a potential footpath/cycle link to the village. Orientation of the listed building and its relationship to the sawmill site means that development will not harm the setting of the listed building. With the potential for appropriate additional boundary protection, the setting of that property will be further enhanced.	Noted
				Reference to a Saxon Shrine in the NP is not specific to the sawmill site (it is believed to have existed at some distance from the site),	No evidence for this view

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				and any potential risk can be assessed through a desk-top archaeology study.	
			School Access	*The NP plan states as an objective: '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'*. There is no reason that a residential development would affect this objective. In fact, children could walk safely through the new open development rather than through the woods.	Noted
			Footpaths	No public footpath or bridleway is affected by the development of the sawmill site. Development of the site offers opportunities to improve connectivity through the village with cycle and pedestrian routes through the site. There is also the opportunity to enhance the outlook from the existing footpaths.	Noted
			Access	The sawmill site has easy and direct access to the A272 and to local bus services. Improvements to the site access have already been agreed with the highway authority and are deliverable (albeit that these will be much less than those required to serve an employment use). The site's development will not affect the drop off site for the school and potentially can improve pedestrian and cycle links.	noted
				Accessing the development from the A272 will not increase the traffic in School Lane or add to the parking pressure.	
				The land owners' land abuts the Highway land; there is no ransom strip.	
			Consultation	See above explanation of process and former sawmill site under the first section of this Consultation Form: 'Comments on the neighbourhood plan'	noted
				The form issued by the PC for comment, does not contain any specific topic heading for housing, housing need or supply or relationship with National Park objectives. A fundamental element of any plan making should include these topic areas for consideration and comment and are necessary for the NP to be sound	Noted, these issues were raised in the Parish Questionnaire. The SINDP is in conformity with SDNPA emerging Local Plan in terms of housing,
28	Genesis for Rectory field landowners	Local Green Spaces	*SINDP4, page 14*	These representations on the Stedham with Iping Pre Submission Neighbourhood Plan have been prepared by Genesis Town planning on behalf of Mr and Mrs K Matthews. Mr and Mrs Mathews have a freehold interest in land known as The Rectory Field, Stedham which has been allocated as a draft Local Green Space in Policy SINDP4 (Site (v) of the Pre Submission Neighbourhood Plan.	Noted
				We object to the designation of The Rectory Field as a Local Green Space in the Neighbourhood Plan for the following reasons.	
				First, the inclusion of Rectory Field as a Local Green Space has not been properly justified by the Parish Council in the background 'Review of Open Spaces and Views' document comprising part of the evidence base for the Neighbourhood Plan.	see comment below
				Second, prior to the preparation of the Neighbourhood Plan, The South Downs National Park Authority included a Policy in its own Pre Submission Local Plan which identified Local Green Spaces. The Local Plan Policy SD47 allocated 4 Local Green Spaces at Stedham but land at The Rectory Field was not nominated by the Parish or included as a Local Green Space site. Even if it had been nominated, the site would have failed to meet the tests for Local Green Space designation set out in the National Parks own study titled 'Local Green Spaces in the South Downs National Park'.	see comment below
				Third, in designating The Rectory Field, the Parish have either ignored or misunderstood the tests for Local Green Space designation set out in National Policy in the NPPF and the on-line Planning Practice Guidance.	see comment below

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				The inclusion of The Rectory Field as a Local Green Space in the Pre Submission Neighbourhood Plan Policy SINDP4 (Site (v)) is therefore fundamentally flawed and unless it is removed from the Neighbourhood Plan Policy, it runs the risk of failing the 'basic conditions' for Neighbourhood Plan preparation as set out in Schedule 4B of the 1990 Town and Country Planning Act.	
				As currently drafted the Plan would fail the basic conditions because 1) it would be conflict with national policy in the NPPF and the PPG and 2) be in conflict, rather than in conformity with, the strategic policies of the development plan for the area.	Noted, however the SINDP has to be in general conformity with the emerging SDNPA Local Plan. It is not considered an extra green space is grounds for judging the SINDP to be 'in conflict'.
				The Rectory Field should therefore be removed from the list of Local Green Spaces in Policy SINDP4 prior to the Neighbourhood Plan proceeding to Submission.	
				The Localism Act 2011 inserts provisions into the Town and Country Planning Act 1990 ("the Act") in relation to neighbourhood development orders and into the Planning and Compulsory Purchase Act 2004 in relation to neighbourhood development plans. Paragraph 8(2) of Schedule 4B of the 1990 Act sets out the basic conditions a Neighbourhood Plan must meet and which an examiner must consider before it can go to referendum. The statutory test is:	
				Having regard to national policies and advice, whether it is appropriate for the Neighbourhood Plan to be made	
				Having special regard to the desirability of preserving any listed building or its setting or the character or appearance of any Conservation Area	
				Contribute to the achievement of sustainable development	
				Be in general conformity with the strategic policies of the development plan for the area	
				Be compatible with the European Union (EU) and European convention on human rights (ECHR) obligations	
				The National Planning Policy Framework (NPPF) (paragraph 7) explains that one of the three dimensions to sustainable development requires the planning system to perform an environmental role which amongst other things requires it to contribute to and protect and enhance the natural built and historic environment.	
				Paragraphs 76 -78 deals with Local Green Space. It advises that in preparing Neighbourhood Plans green areas of particular importance to communities can be designated as Local Green Space. Areas to be identified should however be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.	Comment noted and it is considered that this field is consistent with the local planning of sustainable development
				The designation should only be used:	
				Where the Green Space is in reasonably close proximity to the community it serves;	
				Where it is local in character and is not an extensive tract of land, and	
				Where the space is demonstrably special and holds a particular local significance to a community for example, because of its beauty, historical interest, recreational value tranquillity or richness of wildlife.	

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				The online Planning Practice Guidance (PPG) provides further guidance on Local Green space designation. It advises for instance that where land is already protected by national designations such as National Park then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.	Comment noted, however this argument is flawed as there are Local Green Spaces as a designation within the SDNPA Local Plan, unaffected by the National Park designation
				It also states there are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, paragraph 77 of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate.	Comment noted, however this piece of land is considered of local importance which is not the case for other open countryside in the parish.
				The South Downs Local Plan is in preparation. At Pre Submission Stage, Policy SD47 identified Local Green Spaces across the Plan area including at Stedham. At this time 4 areas were identified for Stedham at i) Stedham Sports Ground, ii) Stedham Recreation Ground (Village Green), iii) Land at Common View (Allotment Gardens and iv) Playing Field Land at Common View.	Noted however the other 4 sites were submitted to SDNPA by the Stedham with Iping parish council. The preparation of a draft SINDP has led to greater public consultation which has given rise to Rectory field as a green space in addition to the initial four.
				Paragraph 7.264 of the Pre Submission Plan explained that the Local Green spaces were selected because they were regarded as demonstrably special to the local community and followed assessment in an evidence based Study for the Local Plan titled 'Local Green Spaces in the South Downs National Park'. Local Green Spaces in the South Downs National Park (Sept 2017) The Study outlines the process taken in the evaluation of Sites nominated for Local Green Space designation in the emerging South Downs Local Plan bearing in mind national and local policy considerations and the methodology used by the Authority. It explains that the nominated sites were put forward by Parish and Town Councils and local people as part of the Local Plan consultation at Preferred Options stage in 2015. Four sites were put forward for consideration at Stedham and in the event all were accepted by the National Park Authority as Local Green Space designations.	
				At this time however, out of over 100 responses there were no nominations for the Rectory Field Site as a Local Green Space from Stedham with Iping Parish or any local residents. Nor has the draft Neighbourhood Plan explained what changed circumstances have occurred since 2015 for the Parish Council to now include it as a Local Green Space.	noted. However the Parish Council only put forward sites they owned, rented or were used by the Stedham Sports Association.
				The National Park's methodology for evaluating the sites followed the National Policy tests referred to in paragraph 2.4 of this Statement above.	
				The first test requires sites 'to be in reasonably close proximity to the community it serves'. The methodology considered this to be a distance consistent with the Accessible Natural Green Space Standard produced by Natural England. For green spaces of 2ha or less it said they should be located within 300m which equates to roughly 5 minutes comfortable walking distance for a range of ages and abilities.	Noted and it is considered that the field meets this test.
				The second test requires green space to be local in character and not an extensive tract of land. There is no clear definition of what constitutes an extensive tract of land other than that it must be local in character. The National Park therefore made a judgment as to whether sites were capable of fulfilling the spirit and purpose of the LGS designation considering their relationship and scale to the settlement to which it serves.	noted

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				On the last test the Park Authority assessed the special qualities of a site against beauty, historic significance, recreational value, tranquillity and richness of wildlife. At least one of the five criteria had to be met to justify inclusion as a Local Green Space. Two further criteria were added by the Park Authority. Public access was added as it could be a key factor in deciding whether a site was demonstrably special, for example with regard to its recreational value. Layers of designation was also added as National Policy asked that where protective designations were already on site, consideration should be given to what additional benefit LGS designation would offer. A Review of Open Spaces and Views by Stedham with Iping Parish Council	noted
				Despite not nominating The Rectory Field as a Local Green Space in the National Park Local Plan consultation, The Parish has now chosen to allocate it as a Local Green Space in its own Pre Submission Neighbourhood Plan. The explanation to Policy SINDP4 states that the inclusion of sites as Local Green Spaces were considered against the same three national policy tests outlined above and used in the National Park Authority's own methodology. The Parish Council did not include the two further tests of public accessibility or layers of designation as used by the National Park. The Parish Council's assessment of The Rectory Field is set out in its Review of Open Spaces and Views which forms part of the evidence base for the Neighbourhood Plan. For the three principal tests for Local Green Space designation, it concludes: The site is reasonably close to the community it serves bordering the central and west parts of the village. It is local in character bordering a large part of the village and is not an extensive tract of land; and It is special and holds local significance because it provides important open and uphill views from the surrounding houses and up Sandy Lane from The Street. It borders the Conservation Area forming an important green boundary and setting the village in its location amidst agricultural land. It acknowledges that Rectory Field is privately owned agricultural land but considers this criterion of use by the local community only relevant to the designation of land as Local Community Space which is a separate typology of land covered by Neighbourhood Plan Policy SINDP5. In our view, the above assessment carried out by the Parish Council is flawed and has led to the inclusion of the Rectory Field as a Local Green Space in error. The site does not meet the national policy considerations for selection as it is on any view, an extensive tract of land. The reasons given why it holds special significance to the local community of Stedham does not hold up to scrutiny either. It is not publicly accessible and its special qualities will not therefore extend to any recreational value. The site is already part of the designated National Park and no justification has been given what additional value the Local Green Space designation offers the village.	Noted. However the Parish Council only put forward sites they owned, rented or were used by the Stedham Sports Association.
				In any event, the Neighbourhood Plan has already identified four other Local Green Spaces at the village and a further four areas as Local Community Spaces. We find it hard to believe that the Rectory Field is required as a fifth Local Green Space given it is in private ownership and only offers limited value in providing open views from only a selected number of viewpoints from The Street up to Sandy Lane. These benefits do not extend to the village as a whole. And lastly, we do not believe that five Local Green Spaces and four Local Community Spaces are in any way commensurate to the needs of the village when only 18 additional dwellings have been allocated to it by the National Park Local Plan.	Noted, however the number of other green spaces also chosen is not a criteria for exclusion of one other site.

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				In short we believe the site has been identified as a Local Green Space simply as an attempt to undermine any future development value as it has been previously been considered as a modest residential allocation. All these points are summarised in the next section. THE IDENTIFICATION OF LOCAL GREEN SPACE IN THE STEDHAM WITH IPING NEIGHBOURHOOD PLAN: We disagree with the Parish Council that The Rectory Field meets the necessary tests for Local Green Space designation. The Parish did not nominate it a Local Green Space when the South Downs Local Plan Authority invited 'bids' for sites in connection with its own Local Plan. And the site was not included as a Local Green Space in the Pre Submission Local Plan Policy SD47. Had the site been put forward for inclusion as a Local Green Space it would in our view have failed 4 of the 5 assessment criteria in the Local Plan background Paper 'Local Green Spaces in the South Downs National Park' in any event. Local Green Space Assessment by GTP As explained earlier in this statement at paragraphs 2.12-2.14, the Local Plan background paper identified potential Local Green Spaces using 5 assessment criteria. Test i) - Is it in reasonably close proximity to the community it serves? This test is met as Rectory Field is within 300m and roughly 5 minute walk from the north part of the village. Test ii) - Is it local in character and not an extensive tract of land? Land has to be local in character for it to be a potential Local Green Space. It follows that a large area of green space which is more than local significance will not fulfil the spirit and purpose of Local Green Space designation. In our view, Rectory field does not meet this test. It is by far the largest of the Local Green Spaces in the Stedham with Iping Neighbourhood Plan being very significantly larger than the other 4 Sites. To benchmark the 'Extensive Tract of Land' test, we have reviewed the size of other sites which the National Park Authority included as Local Green Spaces in its Local Plan. A copy of the Settlement Plans from the Local Plan background study accompanies these representations as Annex 1. It is telling that there are no other sites of a comparable size to Rectory Field in a similar sized settlement to Stedham that have been included as Local Green Space by the National Park Authority. On the other hand, there are many sites of a similar size or even smaller e.g. LGS 14 and 16 at Selbourne, LGS 95 at East Dean & Friston, LGS42 and 44 at Hambledon and LGS 70 and 85 at Buriton which have been excluded as Local Green Spaces because they were all considered to be too large. This test is not met. Test iii) - Is it special and holds local significance because of its beauty, historic significance, recreational value, tranquillity and richness of wildlife?	Noted. However other sites in other Parishes may not be comparable and in any case their exclusion was by the SDNPA not an independent examiner. SINDP does not include any other fields surrounding the villages of Iping or Stedham because they are not considered significantly special. This is not the case for Rectory field.

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				Rectory Field is described by the Parish in its 'Review of Open spaces and Views document as privately owned agricultural land. Its natural beauty does not extend beyond this. It is alleged to provide important open and uphill views from the surrounding houses and up to Sandy Lane from the Street. These 'important views' however are not shared by the wider community of Stedham. The field has no historic significance and is not a historically designated landscape. It has no recreational value because it is private agricultural land. It is not designated as a SSSI nor has any other biodiversity interest as it is agricultural land. It has some value in terms of tranquillity but even this is limited because of its location in close proximity to the village. This test is not met.	Comment noted however the value in providing views and setting the village in its rural position are considered important enough to gain the designation. Any one view by its nature is only enjoyed regularly by those living in its vicinity.
				Test iv) – Does the site have public access?	There are permissive paths, as well as a large percentage of housing which joins this space.
				Although not a requirement for Local Green Space designation, public access can be a key factor as to why the site may be considered demonstrably special, for example with regard to its recreational value. The National Park Authority added this as a further test. Although we understand that people use the land this is undertaken as illegal trespass and as such the land has no designated recreational value or legal public rights of access. Being private agricultural land, the test is not met.	The value of this field lies in the position surrounded by village housing
				Test v) – Layers of Designation?	
				National policy asks that, where there are already protective designations on site, consideration is given to what additional benefit Local Green Space designation would offer. Rectory Field is of course already part of the protected landscape in the South Downs National Park. It also borders the Conservation Area of Stedham and therefore if any development was to be considered for the site in the future, the impact of this on the setting of the Conservation Area would be a legitimate consideration in any event. The Parish has not identified what additional protection the Local Green Space would offer. In our view, this test is not met.	Noted however the green space designation is an indication of the value the village places on this field as an area of green space.
				Recommendation As drafted, the Stedham with Iping Neighbourhood Plan does not meet the 'Basic Conditions' for Neighbourhood Plan preparation. It fails the Basic Conditions because 1) it conflicts with national policy for Local Green Space designation in the NPPF and the PPG; and 2) conflicts with the methodology for Local Green Space designation in the evidence base for the National Park Local Plan. If retained in the Neighbourhood Plan it would therefore conflict with the strategic policies of the development plan for the area.	
				As set out in the representations from NFU it is generally recognised that local green space could be secured and formalised as part of a modest residential scheme. If as a result of the pre-submission plan, the Parish wanted to reconsider Rectory Field as a residential site in the next submission plan we would be happy to work with the Neighbourhood Plan Steering Committee to agree broad parameters for its future development and extent of associated green space.	Rectory field is not chosen in SINDP as a suitable site for residential housing. It remains outside the Settlement boundary.
				The Rectory Field should therefore be removed from the list of Local Green Spaces in Policy SINDP4 prior to the Neighbourhood Plan and reconsider the site as a smaller housing allocation with associated open space proceeding to Submission. We reserve the right to attend the Plan Examination if one is held to make these points to the Examiner in person.	

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29	SDNPA		General comments	The Parish Council has progressed its NDP to Pre-submission stage fairly rapidly which is as result of a considerable amount of hard work by the Parish Council and volunteers. The NDP clearly address issues that are important to the community and seeks to protect the features that give the Parish its distinctive character and appearance. While the SDNPA actively promotes and supports community led plans, the decision to prepare the Stedham with Iping NDP has come at a relatively late stage in the production of the SDLP. The NDP currently contains an allocation policy that conflicts with the SDLP Allocation Policy SD92 at Stedham Sawmills. We discuss this issue in more detail in this table under our response to NDP Policy SINDP7– Stedham Sawmills. While we recognise that the allocation at Land west of West Lodge seeks to deliver 100% affordable housing in the form of eight self-build or custom-build dwellings, we have concerns regarding whether affordable housing as defined in the Local Pan will realistically be delivered and with regards to impacts on the landscape, trees and settlement character of developing this site. If the Parish Council wishes to deliver 100% affordable housing it may be a better option not to allocate this site in the Neighbourhood Plan but utilise the Rural Exception Site policy approach as set out in Policy SD29 in the SDLP. We have also made some suggestions in the table below to help refine policies further to ensure that they are more effective in meeting the aims and objectives of the Neighbourhood Plan; are more usable for planning officers and respect the purposes and duties of the South Downs National Park Authority (SDNPA). In addition, we also advise there is a consistency in language regarding the numbers of houses proposed in policies. The term Examiners have used on other Neighbourhood Plans is 'around' which does not provide unrestricted development but allows some flexibility of (+/- 10%) of the number quoted.	Vision: Increase clarity of this NP being only part of a long journey over many centuries in the parish's life into the future. Not a one-off plan. Refer to constant review of achievement & changes needed going forward. Identify school policy including its importance to parish. Objectives: Ensure list of objectives are consistent with revisions to following sections
			Strategic Environmental assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Opinion	We have consulted the three environmental agencies i.e. Historic England, Natural England and the Environment Agency as to whether SEA or HRA is required and are awaiting to hear back from them.	The SDNPA will issue a screening opinion as to whether SEA or HRA is required as soon as we have heard back Historic England, Natural England and the Environment Agency.
			SINDP1 – Settlement Boundary	We note that a slightly different settlement boundary has been drawn in the NDP to that identified in the SDLP. This could cause confusion when applications for planning permission are made in the locations where these differences occur. The SDNPA and the Parish Council will need to work together to resolve this issue or it will be considered through the Examination into the NDP	Noted. The Settlement boundary has been drawn according to SDNPA methodology leading the small differences principally affecting large gardens which have been excluded from the Settlement. The other difference concerns the Sawmills site where SINDP boundary is drawn around the housing part, excluding the B1 space. This is considered more suitable to prevent housing being put on the part of this site closest to the SSSI and instead being built adjacent to the village, and is in accordance with SDNPA methodology.

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			SINDP2 - Preserving our rural character	We question the need/function for the designation of a Local Gap to the north of Stedham village and between the countryside around the hamlet of Iping as shown on the Stedham & Iping NDP Map. The purpose of Local Gaps policies is to prevent coalescence of settlements where there are development pressures. The hamlet of Iping does not have a settlement boundary and in planning policy terms is considered part of the wider countryside, where in general development is restricted. The Local Gap designation is therefore unnecessary. This policy also refers to the installation of additional planting along the A272 to ensure that built form is not visible from the road. However the policy suggests that over 60% of this should be evergreen. We advise that the planting scheme and proportion of evergreen to deciduous trees/plants reflects that which is appropriate locally along the Commons and that the planting is indigenous so as not to create a scheme that is out of character with the rest of the area. We recommend the Local Gap designation is deleted as it is not necessary and that the additional planting along the A272 corridor is indigenous and the proportion of evergreen to deciduous trees reflects that which is appropriate locally. It would be useful to suggest examples of appropriate local species and mix in the supporting text.	Noted and this Gap will be omitted from text
			SINDP6 - Promoting Health and Wellbeing	This policy states that all developments of more than three units must provide facilities such as outdoor gym equipment. While we appreciate the aspiration behind this policy, we have some concerns regarding the appropriateness and enforceability of this policy for very small sites. We suggest that the Parish Council identify appropriate locations or specific allocations where this policy would apply as otherwise it could lead to a proliferation of visual clutter and equipment perhaps not being used. We think it would be better for this equipment to be located in one place such as at the playing fields or recreation ground. We recommend that the Parish Council identify specific sites or a central location where this equipment would be provided so as to avoid a proliferation of visual clutter or equipment that might not be used.	Comment noted. After subsequent discussions with SDNPA this equipment is to form part of a fitness trail around the parish with additional equipment provided in due course on the Recreation Ground and Common View playground, financed by CIL

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			SINDP7 – Stedham Sawmills	This policy conflicts with that of the SDLP allocation policy SD92: Stedham Sawmills. The Stedham & Iping NDP may come into force at a similar time as the SDLP, and therefore it is recommended that the NDP policies are in general conformity with that of the SDLP. This is because the degree with which the NDP reflects and accords with emerging Local Plan policies could affect the NDP's power to shape development in the future. In order to address some of the concerns of Stedham with Iping Parish Council and as a result of advice from Natural England with regards to the Sawmills Site, we have proposed a series of changes to the Local Plan Inspector. These include incorporating mitigation measures to reduce recreation disturbance impacts on Iping Common Site of Special Scientific Interest (SSSI) and requiring that part of the southern area of the site remains undeveloped. This is in order to provide biodiversity enhancements; to ensure that Stedham remains a village focused on School Lane (in accordance with its historic character) and not joined to the A272 and to provide a suitable transition from urban to rural development. We are also proposing to the Inspector that the number of dwellings required in the Local Plan Allocation is reduced from 'between 16 -20 dwellings' to 'up to 16 dwellings' and the amount of employment space reduced from 3,000 m2 to 1,500m2. In addition we are have requested that the settlement boundary is amended so that the open space lies outside the settlement. We recommend the deletion of Policy SINDP7 in the NDP as this conflicts with Local Plan Allocation SD92. We advise that the SDNPA and the Parish Council work together so that the NDP policies add locally distinctive detail to the Local Plan Allocation to ensure high quality development is delivered at this site. We recommend the deletion of Policy SINDP7 in the NDP as this conflicts with Local Plan Allocation SD92. We advise that the SDNPA and the Parish Council work together so that the NDP policies add locally distinctive detail to the Local Plan Allocation to ensure high quality development is delivered at this site.	Noted and the following changes will be made: Remove illustrative diagrams so as not to restrict developers freedom to design within policy requirements. SINDP7: Remove the preamble and criteria (i) & (ii) which should be replaced by acceptance of the revised proposal in the SDLP for the site subject to the inclusion of 6 no. residences to satisfy local need for the elderly & young persons starter homes. These shared ownership properties to be owned by a CLT or Housing Association. Add wording taken from SINDP8 criteria (x) but exclude Midhurst, Easebourne, and Cocking from qualifying parishes.
7			SINDP8 – Land west of West Lodge, Stedham	We are supportive of Parishes seeking to deliver affordable housing to meet local housing need, and the delivery of Rural Exception Sites. We question however, the principle of the allocation of an 'Exception Site' as this could raise land values and affect the deliverability of affordable housing.	Remove site known as West of West Lodge and renumber remaining policies
				We also question whether affordable housing as defined in the SDLP will be delivered here such as social or affordable rented or intermediate forms e.g. shared ownership, if the houses are to be only self-build and custom build. We note that this policy is not supported by a Local Housing Needs Survey that identifies the specific affordable housing needs of the Parish, including the demand for self-build. The parish will need to speak to the Chichester District Council's Rural Enabling Officer for evidence of the local housing need in Stedham with Iping Parish and for the other Parishes mentioned in this policy. In addition, if the Parish Council wishes to adopt a different local connection policy to that of Chichester District Council (as the Housing Authority) then this needs to be supported by local evidence. We also have concerns regarding the impacts on the landscape, trees and the character of this part of the settlement from developing this site for eight dwellings.	Noted but this site has been withdrawn from the SINDP

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				The site forms the southern part of the historic garden and setting to Rotherhill House. Rotherhill House is a substantial country house that most likely dates from 1799. While it is not listed it together with the parkland, forms a locally distinctive, coherent historic landscape and an important, characteristic setting to Stedham village. This parkscape is noted on the Historic Environment Record. The southern extent of this parkscape lies along the road which accesses the Nursery. The entrance to the parkland is also extant, marked by West and East Lodge. The trees within the site are historically coherent and mark an important historic boundary which contributes to their value and significance in landscape character terms. Whilst the site is currently used for equestrian activities and is somewhat bisected by post and rail fencing, its fundamental parkland character remains intact. We have visited the site and consider that a fairly intensive development of eight dwellings would cause harm to the historic landscape character associated with this part of the National Park. It would also be out of keeping with the low density sporadic rural edge of the village. We appreciate that there are clear public benefits in developing this site for affordable housing, but in light of the landscape impacts, and the nature of the affordable housing to be provided, we consider that the housing needs of the village would be best met through concentrating development on the Sawmills Site. If additional local housing need is identified above that which will be provided through the allocation of the Sawmills Site, the Parish Council should give full consideration to the Rural Exception Site approach to meeting their local need as there is more likelihood of delivery of 100% affordable housing using this approach. If the Parish Council still wish to pursue affordable housing on Land west of West Lodge, we will need to be assured that affordable housing will be delivered here and an appropriate scheme can be developed that does not cause undue harm to the landscape. We recommend that:	Noted but this site has been withdrawn from the SINDP, additionally Rotherhill House has been assessed in the Parish Heritage Assets
				1) Stedham and Iping Parish Council meet their Local Plan housing provision and housing need through the Local Plan housing allocation SD92 and concentrate development on the Sawmills Site;	Noted
				2) If it is demonstrated that there is additional affordable housing needed over that provided by the Sawmills site, the Parish Council give consideration to the Rural Exception Site Policy approach to meeting this need as this approach is more likely to deliver100% affordable housing, than allocating a site for this purpose;	Noted see SINDP 8
				3) If the Parish Council still wishes to pursue the allocation at Land west of West Lodge, then the SDNPA will need assurances that affordable housing will be delivered here;	see above
				4) The Parish Council and the SDNPA should work together to assess and better understand the historic significance of Rotherhill House and its associated Park and Garden, including for consideration of designation as a Parish Heritage Asset in the Neighbourhood Plan, and	Noted and is not assessed in the Review of Parish Heritage Assets
				5) Following this assessment of significance, the SDNPA and the Parish Council will need see if there are ways of mitigating impacts of development on the landscape.	Noted but this site has now been withdrawn from the SINDP
			SINDP 9 Unallocated residential development	In terms of the second part of this policy relating to small-scale development outside the settlement boundary, we have concerns that criteria (i) is too restrictive in terms of not allowing any development to be located on any agricultural land. This could prevent suitable rural exception sites or other development that needs a countryside location coming forward, weakening the community's ability to deliver affordable housing and other sustainable rural development. Amend policy to remove criteria (i) relating to agricultural land outside the settlement boundary.	Noted: In second paragraph in the policy, replace wording in (i) by "Is a viable Rural Exception site".

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			SINDP10 - A strong local economy	We question how enforceable this policy is regarding resisting proposals that would reduce the number of Full-time Equivalent Jobs on key employment sites and whether this will prevent other businesses taking over a site that might otherwise be the only way of saving the business or site. We understand the aspirations behind the second part of this policy relating to Large Scale Economic Development given the character of the Parish and the impact a major economic development may have on this. However, we think that it will be difficult to implement this policy unless there is a clear definition of what is meant by a Large Scale Economic Development. We suggest it may be better to leave this issue to the South Downs Local Plan and the tests set out in this regarding what constitutes Major Development and how this will be assessed in terms of impacts on National Park purposes. Recommend removal of the requirement in this policy that the proposal will not result in a net loss in FTE jobs. Alternative wording is suggested to say; 'that the change of use of key employment sites to other uses will be resisted.' Consider deletion of the second part of the policy relating to 'Large Scale Economic Development'.	Replace second sentence with "Proposals that change the use of key employment sites to other uses will be resisted." Delete sentence relating to large scale economic development as covered by SDLP.
			SINDP12 Communication Infrastructure	We think that this policy is too unrestrictive and should include wording regarding taking into account harmful visual impacts of telecommunication structures and encouraging sharing of mast structures. Include additional wording in policy to highlight potential visual impacts and the encouragement of sharing of mast structures in order to protect the special qualities of the National Park.	Include additional wording in policy to highlight potential visual impacts and the encouragement of sharing of mast structures in order to protect the special qualities of the National Park.
			SINDP13 – Iping Common SSSI	While appreciating the intentions behind this policy, we are not clear where the evidence to support his policy has been obtained and whether the policy criteria have been drawn up in consultation with Natural England. The 125m and 400m Policy Zones around the site do not correspond with the Impact Risk Zones defined by Natural England for this SSSI. This will cause confusion when applications for planning permission are made. As part of the Pre-submission consultation on the NDP, Natural England will have been consulted on this policy and will therefore provide advice with respect to the issues we have raised. We recommend that this policy is removed or revised in line with advice from Natural England	To conform with Natural England advice, the Impact Risk Zone lines need redrawing on the NP Map at 38m and 138m respectively from the boundary of the SSSI
			SINDP14 – Dark Skies	We note that the NDP 'Natural Environment' supporting document says that the SDNPA local plan policies don't go far enough in respect of protecting Dark Night Skies. We would urge some caution with the lighting principles that 'SINDP14 – Dark Skies' tries to address. For example the policy states that 'any external lighting should be for health and safety reasons.' This can be quite wide ranging, e.g. is it a safety risk to play tennis at night without lights? We would suggest that a distinction is made between actual Health & Safety lighting, .e.g. for walkways and emergency exits, and amenity and task lighting which covers things like car parks, sports etc. We therefore suggest some re-wording of the second para of this policy. We also recommend the inclusion of a sentence about glazing as this can be quite obtrusive on a dark landscape rather than the sky overhead. Recommend amendments to the second part of this policy to say: "Development proposals shall only incorporate external lighting where it considered essential for health and safety or if the required level of light does not represent a significant threat to darkness. All light fittings must be installed correctly to minimise light pollution, prevent the upward spill and only be used when needed." In terms of glazing we suggest the following additional wording : "Development proposals should avoid excessive glazing and use sufficient mitigation where glazing cannot be avoided. Sufficient mitigation could be low transmittance glass, louvres, auto black out blinds or smart glass."	Replace second paragraph by words "Development proposals shall only incorporate external lighting where it is considered essential for health and safety or if the required level of light does not represent a significant threat to darkness. All light fittings must be installed correctly to minimize light pollution, prevent the upward spill and only be used when needed" Add the following ""Development proposals should avoid excessive glazing and use sufficient mitigation where glazing cannot be avoided. This could be low transmittance glass, louvres, auto black out blinds or smart glass

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			SINDP17 - Parish Heritage Assets	We suggest that consideration is given to whether the section of the former Midhurst-Petersfield railway line within the parish is worthy of designation as a Parish Heritage Asset, especially the attractive road bridge at Ingrams Green. Consider inclusion of the former Midhurst-Petersfield railway line within the parish, especially the attractive road bridge at Ingrams Green as a Parish Heritage Asset	SINDP 17: Include working with SDNPA to access and better understand the historical significance of Rotherhill House and its associated park and garden as a Heritage Asset
			SINDP18 - Barn Conversions	We advise that either a clear definition of what is meant by 'Sussex Barns' is provided in the supporting text or the word 'Sussex' is removed from this policy so that it just refers to traditional barns. We also think that conversions often relate to other traditional farm buildings such as granaries, cart sheds and pigsties and other outbuildings. Therefore it may be more appropriate for this policy to refer to traditional farm buildings. Suggest inclusion of a definition of what is meant by a Sussex Barn or consider removal of the word Sussex. Also suggest that the policy refers to Traditional Farm Buildings rather than just barns.	SINDP18: Retitle as Traditional Farm Buildings and either include a clear definition of a "Sussex Barn" or omit the word "Sussex".
			Supporting Text - Getting Around Chapter	We are supporting of the objectives for this chapter and the desire for better connectivity via a circular path around Stedham. We have however some clarifications to the supporting text to make. The LipChis Way and Serpent Trail should be described as designated National Trails. More could be said about improving connectivity in other ways, for example into Midhurst for non-motorised users – to encourage greater use of walking and cycling as alternatives to the car. The Evidence document 'Getting Around Transport and Accessibility' mentions the possibility of a cycleway between Midhurst and Petersfield along the disused railway line. This is an aspirational route identified in the SDNPA's Cycling and Walking Strategy and the Authority is working with MAC and other local stakeholders identified in the document to move this project along. This could be mentioned in the main text of the Plan as it would be useful for future support of the project and it is clear from the evidence work that local people are involved. The preamble text makes much of the need for the Parish Council to get WSCC to do more around maintenance and to bring forward improvement projects for rights of way. The more preparation and background work the Parish Council's do in this area, the easier it is for a project to be taken forward. The supporting text could highlight this and say the Parish Council will work with landowners to get schemes to the point where the agreements are in place and can go forward. Note clarifications and suggested additions to supporting text	The LipChis Way should be included and described as designated National Trails. More could be said about improving connectivity in other ways, for example into Midhurst for non-motorised users – to encourage greater use of walking and cycling as alternatives to the car. The possibility of a cycle route between Midhurst and Petersfield along the disused railway in SDNPA's Cycling and Walking Strategy will be supported within the parish boundaries.
			SINDP20 - Permissive and Public Rights of Way	We think this policy, especially the second paragraph, duplicates SINDP22 – Maintaining and Improving Accessibility and question whether it is needed. Consider combining this policy with that of SINDP22 – Maintaining and Improving Accessibility.	In the preamble to Permissive and Public Rights of Way include the opportunity to apply for CIL funding to help achieve a circular footpath around Stedham.

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			Community Infrastructure Levy (CIL)	There is no mention in the Plan of CIL, or any explicit indication of how CIL money collected from development in the area might be prioritised, or indeed what projects within the area that might be considered suitable for funding through the CIL money that will be collected by the Parish Council. There are potentially a number of key projects and actions in the NDP that could be drawn out as a starting point for this, for example health and wellbeing equipment and rights of way connectivity. There is no set way of how to address CIL in NDP's, although the Wisborough Green NDP (http://www.chichester.gov.uk/neighbourhoodplan#wisborough) is a good example of how consideration has been given to various projects and how they might be funded, as well as how these might be prioritised by the Council (see the community action plan towards the end of the document). Consider inclusion of a section in the NDP on Community Infrastructure Levy along with projects that would prioritised for funding.	see above. Footpath and fitness equipment would be funded through CIL
			Stedham with Iping Neighbourhood Plan Map	We note that there are extensive notable view cones shown on the Map which show very long distance expansive views of open countryside without clear focal points. We question the usefulness of these for planning officers when assessing planning applications and suggest more localised notable views of both the landscape and important buildings are identified looking from within and out of the settlements. Historic England has produced useful guidance for assessing views which may be of help. https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/ Recommend that notable views are shorter and have specific focal points such as an important building, view down a street or lane or an important public view of the countryside when looking out from the settlement.	Revaluate the extensive view cones shown on the NP Map so that notable views are shorter and have specific focal points such as an important building, view down a street or lane or an important public view of the countryside when looking out from the settlement. In some cases this may mean reversing the direction of the cones. However views which protect development should remain, and some will be long reaching as there are important views reaching to the South Downs
30	Natural England	N. Plan	Sawmills	Natural England is concerned that the policy does not mention SD92 within the emerging Local Development Plan contained in the SD LP submission - Schedule of Changes Appendix 5 which has clear requirements for any development of the Sawmills site. The current wording does not reflect policy SD92 or refer to it and we advise that this will need to be urgently amended to ensure it complies with this key policy and will not deteriously affect Iping & Stedham SSSI	Comment noted and will be incorporated
		N. Plan	Natural Environment	Green Infrastructure should be provided at a strategic landscape-scale. The inclusion of this resource within Stedham & Iping NP would be a valuable contribution to this resource.	Comment noted. Wildlife areas to be added
31	NFU	N. Plan	Green Space : Rectory field	We write as a farming and landowning representative to raise our concerns regarding your approach to local greenspace within the draft Plan. As you are aware, government has produced guidance concerning "how land is designated as Local Green Space" and we are concerned that your approach is not consistent with the provisions in several key areas.	Comment noted however the responses in support of this Green Space from other responders means this designation remains in SINDP

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				Firstly we note that the guidance states "plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making". The two sites allocated for housing development within the plan appear to provide a very narrow scope for delivering the assessed need of eighteen dwellings. It is possible that the plan will end up delivering less than this number and there seems to be no objective assessment considering this risk. Taken in the context where the parish has rejected several other sites, we feel this is a defensive strategy and local green space designations may indeed have been proposed as a means to undermine the identified development needs. Our concern is particularly drawn to "Rectory Field" rejected as a possible site for residential development, despite having been allocated as such within previous strategic plans. The site is now proposed for designation as local green space and we feel this is a deliberate attempt to preclude development, rather than recognition of any particular special qualities that it may possess. Whilst recognising that the site provides good vehicular access and flat ground suitable for dwellings, the "assessment of potential development sites" makes a number of untested assumptions regarding the 'agricultural heritage', 'historical farmland' (both quite nebulous terms) and landscape and visual risks (albeit these remain largely undefined) of housing development. This lack of detail presents a significant concern as it substantially impacts on the landowners' options for this fifteen acre field. The field in question is entirely isolated from the rest of the landowner's holding and as such presents logistical challenges to continue farming on a commercial basis. The farmer reports frequent complaints by local residents on every occasion during which they move stock to and from this field and for numerous reasons they feel that its farming viability is limited. Whilst parishioners seek to preserve a bucolic view of "agricultural heritage" out of their kitchen windows, this will not cover the cost of keeping that land in good agricultural condition. We note that the assessment considers it a weakness that the field is "Far too big for local housing" but the parish has made no attempt to engage on the possibility of a smaller well designed scheme that enables both the provision of local housing and a means of funding a retained area of local greenspace as an incorporated measure with that development. The possibility of developing such a scheme seems to be recognised in the assessment "Even if land for smaller number granted on western boundary then future application likely unless remainder of site used by communal facilities in registered green open space". But then goes on to say "Generally held by residents to be important to views in/out of village." This latter statement gives the impression of seeking to prohibit development purely on the basis that residents are opposed without reference to an evidence based assessment. We feel that there should be a middle path where the core elements of the view can be preserved, but where the landowner is provided an opportunity to secure a commercially viable outcome for their future. Turning back to the planning practice guidance, there is a clear direction against the use of local greenspace designations if the land is already within a National Park. Whilst this does not preclude their use we suggest it raises the bar far higher in terms of what is considered "demonstrably special". If it already has the significant statutory protection of the National Park then in most cases additional designation should not be necessary, particularly those made on Landscape and Visual grounds alone.	

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				With reference to the qualities of a Local Greenspace, Paragraph 77 of the NPPF states that the designation "will not be appropriate for most areas" and should only be used "where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife". As per our previous paragraph, within a National Park such qualities would need to be materially more special than the rest of the Park to warrant the additional level of protection. With reference to the parish assessment of local green space, it is noted this is made on the basis of four criteria broadly consistent with NPPF 77. We are however concerned that the assessment uses the questions of "proximity" and whether the land "is not an extensive tract" as reasons to make a designation. For clarity the mere fact that the land is in close proximity to the village is not a reason to designate and should not be given prominence as it clearly has been. It is also noted that the assessment fails against the criteria of being actively and currently used by the community, due to the fact that the land is privately owned. This restricts the value of the field to the community to one of a landscape and visual proposition, which in the context of a National Park would need to be of significant international scenic beauty to warrant the additional protection. It is considered unlikely that the field meets this criterion when considered in isolation. As far as we can tell the only material statement within the assessment is that "This field provides important open and uphill views from the surrounding houses and up Sandy Lane from The Street. It borders the conservation area forming an important green boundary and setting the village in its location amidst agricultural land." However: a. To what degree does the field provide "important views"? The threshold specified in NPPF 77 is whether the evidence identifies the site as being "Demonstrably special, holding particular local significance". This implies designations must achieve significance over and above that which is normal to the village. Our interpretation is that the designation must be distinctive and set apart from any general or common experience of the village. Otherwise the rationale risks being applied to the whole village, which is clearly not the intended outcome. We see no evidence presented within the assessment as to why this particular view should be cherished and preserved over and above any other within the local context. b. We are concerned with the wording that the land forms "an important green boundary and setting the village in its location amidst agricultural land." The assessor seems to be suggesting that the designation would operate as a limitation to the village envelope. Our view is that this approach is strictly prohibited by the guidance, which states "designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name." We feel there is a significant risk that the Parish has attempted to do just that. In summary the Parish council has not submitted an evidence based assessment to evaluate the visual qualities of the land and so there is no clear way of telling if this view is "demonstrably special". Furthermore the threshold within a National Park needs to be commensurate with the national significance of the site i.e. any additional designation should only be made in circumstances where the location is demonstrably special to the Park as a whole. Finally the evidence submitted by the parish focusses on protecting the size and envelope of the current settlement, which is in our view an incorrect application of the local greenspace policy.	

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				For these reasons we respectfully request you remove Rectory Field from the Neighbourhood Plan as we believe a more sustainable outcome can be achieved by enabling some development in this location in order to secure a community asset for the long term future of the village.	
32	Midhurst Area Cycling	Transport & Accessibility		Having read the section on Transportation and Accessibility could I suggest the following amendments; *SIPC is a founder member of Midhurst Area Cycling (MAC) which was formed in 2003 by local parish* *councils and individuals to promote improved conditions for cycling.* MAC <u>is</u> the lobbying group and so to state that SIPC and other PCs should join together to form a lobby group does not really make sense. PCs actively represented at present are; Stedham, Trotton, Harting, Woolbeding, Bepton, Cocking , Easebourne and Midhurst Town Council Could I suggest changing the wording slightly to; *It is recommended the SIPC continues to work co-operatively with MAC in its aims to press for improved conditions for* *cycling with a view to creating a cycling hub in Midhurst with links to the surrounding villages.*	Comment noted and will be incorporated
				Also I would like to draw your attention to the fact the proposed Petersfield/Midhurst cycleway along the old railway line is now called the Rother Valley Way, the Green part has been dropped to avoid confusion with Greenways which are often used by motorised traffic.	Comment noted and will be incorporated
33	Matthews Rectory field landowners	N. Plan		Thank you for keeping us informed about the work of the parish council and as you know we have always welcomed all communication. In response to the SNIDP we feel that it might be helpful to offer our assistance to obtain the aims stated in the plan by looking objectively at Rectory Field.	
33				We could offer solutions that would solve the parking issues, and some of the flooding problems. We could provide a safe and integrated connection bringing the village together by providing more recreational and social opportunities in the centre of the village.	Comment noted, but no actual proposals to incorporate
33				We would like to explore the potential of a few much needed homes as identified in the survey for locals, both young and old, to be provided in a sympathetically landscaped setting. Thus giving families the chance to stay in the heart of the community.	Comment noted in relation to Rectory field, however this is a rural exception site and allocated to Green Space in the SINDP
33				We have engaged professional help to make representation to the SINDP but we hope there is still the opportunity to talk with you to achieve the objectives as stated in the Neighbourhood Plan. We would like to meet with you to discuss what could be achieved.	
34	Y			We consider this plan reflects our views and those of the majority of residents	
35	Horticultural Society	N. Plan	p6-7	Nowhere is there any reference to enlarging the community open spaces possibly to create a community orchard or wildflower meadow.	Comment noted and will be incorporated
			p15	Land between bridge and Tye Hill contains Japanese Knotweed.	Comment noted but this is outside the scope of the SINDP
		Transport &	p 35	Parking in The Street from the telephone box to the church is a major issue both for permanent residents and functions at the Memorial Hall, church, rec ground.	Comment noted and addressed as far as possible in SINDP 20

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		Accessibility			
		Transport & Accessibility	p 35	School Lane should be made one way	Comment noted but this is outside the scope of the SINDP, however the Parish Council are in discussions with WSCC in this regard
		Natural Environment	p 24	Inconsiderate parking and use of verges is having a significant effect on the area. This applies particularly to the temporary residents and visitors who in the main cause the damage.	Comment noted but this is outside the scope of the SINDP except in as far as it is covered by SINDP 20
36	West Sussex County Council	Transport & Accessibility		The County Council have no overriding concerns about the transport impacts of the Stedham and Iping NP.	Comment noted with appreciation
		SINDP 7	P17 ix	No in principle issues	
			P 17x	use west Sussex online car parking calculator	Comment noted
			vi	Support to improve footpaths around sites, and upgrade to allow cycling to assist connections with Midhurst	Comment noted in support of SINDP 19
			Bridleway 916-1	could be improved to a cycleway	Comment noted
			Bridleway 1132	Could be connected to School Lane and improved surface	Comment noted
			p34	New LipChis Route and Serpent Trail are not National Trails, they are locally promoted routes	Comment noted, evidence base will be adjusted
			new footpath routes	Footpath 1128 to National Trust land: west from Woolbeding over the Rother	comment noted
				Various footpaths could be upgrade to bridleways or cycleways: footpath 1144 from Hammer Lane to avoid busy road. 1134 and 1135 could link to bridleways 915 and 3343 south of A272	Comment noted
			clear sightlines	footpaths 3342 and 3343	Comment noted
		SINDP 21	parking	it is suggested that the wording is amended and the underlined text include :New development must provide adequate off street (i.e. not on the public highway or any private access road) car parking spaces to meet its needs to ensure there will be no significant increase in on-road parking as a result of the development' This is because it would not warrant a reason for refusal if a small level of overspill car parking occurred from the new development.	Comment noted and will be incorporated
		SINDP 22	accessibility	Refusal can only happen where the impact is severe, see NPPF para 32	Comment noted
37	Chichester District Council	N. Plan	Page 18-19: SINDP8 – Land west of West Lodge, Stedham	• The "Land West of West Lodge" is an exception site and CDC Housing Delivery Team would support such a scheme. However, exception sites cannot be allocated in plans.	Comment noted. This site has been withdrawn from the SINDP.
				• The neighbourhood plan can allocate an affordable housing scheme. In this case, the local connection in perpetuity clause included, would have to be removed. This is because CDC manages the Chichester Housing Partnership Register on behalf of Registered Provider partners with specific notations for rural and exception site allocations.	Comment noted however the management by a community land trust will be running any local affordable housing in the Sawmills site, which has replaced this
				• The Council's adopted "Allocation Scheme" includes a "Rural Allocations Policy". When an existing affordable home within a rural area becomes available for re-let, preference will be given to households that:	

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				1. Are able to demonstrate (to the reasonable satisfaction of the council) a local connection to the parish in which the property is located, and; 2. Have "reasonable preference" on the housing register (i.e. those households that are in bands A-C). N.B All other eligibility requirements for the property (e.g. bedroom need) must be met. If no eligible households bid, the property will be allocated to households that has the greatest assessed housing need, regardless of local connection to the parish. • CDC's Rural Allocations policy was devised to ensure that local priorities are given "reason preference" but "not absolute priority over everyone else", as the House of Lords made clear in the case of R (on application of Ahmad) v. Newham LBC [2009]. S.166A(3) only requires that people encompassed within that section are given "reasonable preference". It "does not require that they should be given absolute priority over everyone else". This means that an allocation scheme may provide for other factors than those set out in s.166A(3) to be taken into account in determining which applicants are to be given preference under a scheme, provided that: o They do not dominate the scheme, and o Overall, the scheme operates to give reasonable preference to those in the statutory reasonable preference categories over those who are not • Local connection allocation policies for exception sites can be included, provided they are in line with the exception site allocations policy set out within the CDC Adopted Allocations Policy.	
2			Page 20: SINDP9 - Unallocated Residential Developments	· Developments on exception sites should follow the rural exception site criteria set out within the SDNP draft policy SD29 (or equivalent after adoption) as supplement to draft SINDP9 policy. It is recommended that the SDNP draft policy SD29 Exception site criteria be included.	Comment noted
38	Y	N. Plan	*Page 15, para 2* *SINDP8 vi*	*The local community space opposite East & West Lodge that extends down to the Nursery (bullet iii), floods when it rains. Water pools on the corner and floods over the road, which often causes to East Lodge (our home) and our land. The water runs out of the drainage from the garden centre, along the perimeter of the road and local community space, until it pools opposite East Lodge. Given this road is going to be used as access for the potential development site beyond West Lodge, we feel this needs addressing. Adequate drainage similar to that found on the edge of the local community space alongside school lane (bullet ii of this paragraph) should be put in place.*	
38		Settlement Boundary	*Page 10, para2*	*Why does the settlement boundary run through our garden following an old road that no longer exists, and excludes the West Lodge, one of the 29 proposed parish heritage assets? This makes the West Lodge the only parish heritage asset outside the settlement boundary. If you look on the Land Registry you will see that the land which the red line runs through is in fact our garden so we would suggest that the line is re located according to the new ownership.*	
38		Review of Heritage Assets	*31 SNDP17*	*We object to The East Lodge being a Heritage Asset because we feel that in order for the house to be preserved properly and made functional for a family to live in comfortably we feel we will need to make adjustments to the layout internally and potentially externally. Whilst we are focused on maintaining the character of this beautiful building and family home we also want to ensure that the house is still desirable as a dwelling and consequently maintained for many years to come. If our property was put on this list we fear we will not be able to do the above adequately.*	Comment noted but the Policy SINDP 16 is to preserve the heritage value of assets and to promote sympathetic development while resisting development that might impact on its significance.

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38		Assessment of Potential Development Sites		*As already mentioned we would like to see the road infrastructure improved with regards to drainage and management of the flooding that occurs to handle current traffic and the additional traffic for the development. The road as it stands will not withstand much more usage with its current state especially where the flooding occurs on the corner near The East Lodge.*	Comment noted but this is outside the scope of the SINDP
39	Y	N. Plan		*Very well produced – excellent photographs* *Useful snapshot of the Parish in 2018*	Comment noted with appreciation
39		Parish Economy	*SWOT 6*	*Threat to regular bus service should be highlighted*	Comment noted but this is outside the scope of the SINDP
39			*Broadband*	*GU29 0PX – lucky if we get 1Mbps!*	Comment noted and support for SINDP 11
39		Natural Environment	*LWS 7 p15*	*No heather to be seen*	This comment relates to the recent fire
40	Y		p16 - 17	Consider Stedham Sawmills site as having the potential to be a successful employment site and should thus be safeguarded (Assessment of Potential Development Sites, p.18, para 3.3.2 acknowledges that current B1 usage would be lost if part of site is developed for residential use). With the existing B1 use, the site lends itself to meeting and delivering SINDP OB14 and is listed as one of the 6 Key Employment Sites (SINDP10, p22). I believe these employment opportunities outweigh the residential plans for this site and that the whole site should be preserved as employment land. If developed for residential use, it would bring the settlement boundary further south, which seems out of character with the settlement pattern of Stedham. I also think it would affect the rural character of Stedham (p.10, SINDP2) particularly in terms of having residential dwellings that close to the A272. Therefore, it may reduce the separation between the A272 and Stedham village (SINDP OB6) and may be a facilitator for residential development to the east of the site and thus push the settlement boundary south at that point as well.	Comment noted. SINDP 10 includes the employment opportunities on this site. It is considered that the current number of jobs can be supported in the 1500sq m of industrial space allocated in SINDP 7 Comment noted. The settlement boundary in SINDP 2 is drawn across the site in order to prevent the spread of residential development into the area of industrial use
40			p20	Agree with criteria outlined in SINDP9 – unallocated residential development.	Comment noted in support of SINDP 8
40			p26	Welcome the appreciation of the tranquillity of the Parish (SINDP15).	Comment noted in support of SINDP 14
40			p34	Support SINDP20 and for the objective to increase off-road parking (Getting Around).	Comment noted in support of SINDP 19
40			p35 Car Parking	Support SINDP21 for adequate car parking provisions to be made, particularly the stated minimum spaces for dwellings.	Comment noted in support of SINDP 20
40			p36	Support point 3 on working with highways to improve centre and edge road markings on existing roads, whilst noting that this is outside the scope of this development plan document.	Comment noted
40		Assessment of Potential Development Sites	p20, Stage 3 Assessment of Site 2, para 3.8.2	Agree that it does not integrate well with village and that 18 units could be too dense to achieve satisfactory integration.	Comment noted in agreement of site assessment of Sawmills
40			p22-28 Site 3	Agree that this site is not appropriate for development, particularly noting the lovely views and the contribution this site has in the landscape character (p23, para 2.13). Agree that the site is far too big for local housing (3.8.2).	Comment noted in support of Site Assessment of Rectory field
40			p36, p40, Stage 3 Assessment of Site 5	Agree that proposal would be excessive and negatively affect existing woodland and the visibility of the site from Common View would be inappropriate.	Comment noted in support of Site Assessment of land north of Common View

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40			p47, Site 7	Support the summary of Site 7 in terms of its inconspicuous location and that it could accommodate some small dwellings that are sympathetic in character to the surroundings. Support identification that there is substantial landscape sensitivity on site (p48).	Comment noted in support of Site Assessment of west of west lodge: but note this site is no longer in SINDP
41	Y	N. Plan		I support housing in the field adjacent to West Lodge	
42	Y	Parish Economy	*P6, SINDP OB1*	*Agree that the plan needs to protect, conserve & enhance the special qualities of the Parish. These are the very elements that make Stedham unique and a very special place to live.*	
42			*P6 SINDP OB5*	*Whilst this is a laudable statement, which I support, I am concerned about the reality of this being achieved given the market conditions of a village within the South Downs National Park. It is important that there is provision for local people to be able to remain in their local community.*	Comment noted. SINDP 7 allows for up to 16 houses of which 8 are for local affordable only (smaller dwellings).
42		Natural Environment	*P24-27*	*In agreement with the evidence presented: dark sky status, SSSI and tranquillity of the spaces*	Comment noted in support of SINDP 12, 13 and 14
42			*P27*	*In general agreement that developments having an adverse impact on key views should not be permitted*	Comment noted in support of SINDP 15
42		Settlement Boundary	*P9*	*In agreement with the settlement boundary defined*	Comment noted in support of SINDP 1
42		Review of Heritage Assets	*Complete Document*	*In agreement with the overall approach of proactively protecting Stedham & Iping heritage assets.*	Comment noted in support of SINDP 16
42		Transport & Accessibility	*P35 SINDP21*	*Agree that additional parking is required around the village to address the current issues of parking on verges, which are an integral part of the look and character of Stedham*	Comment noted in support of SINDP 20
42	N	Assessment of Potential Development Sites	*P16 SINDP7*	*In agreement that the Saw Mills should be selected for development*	Comment noted in support of SINDP 7
42			*P20 SINDP9*	*In agreement with proposed regulations applied to small housing developments*	Comment noted in support of SINDP 8
42		Open Spaces & Key Views	*P 14 SINDP4*	*In total agreement and support the designation & protection of Green Spaces*	Comment noted in support of SINDP 4
43	Y	Local Community Space		I disagree with the Local Community Space designation on land between Rotherhill track and the A272 as this part of the common is not used by parishioners and this may stop the work to maintain tree planting programme	Comment noted objecting to part of SINDP 5