

# Upper Beeding Neighbourhood Plan 2018-2033



## Parish Design Statement

As part of the Upper Beeding and Small Dole Neighbourhood Plan.

Produced by the Upper Beeding Neighbourhood Plan Steering Group  
August 2017 & Updated February 2018

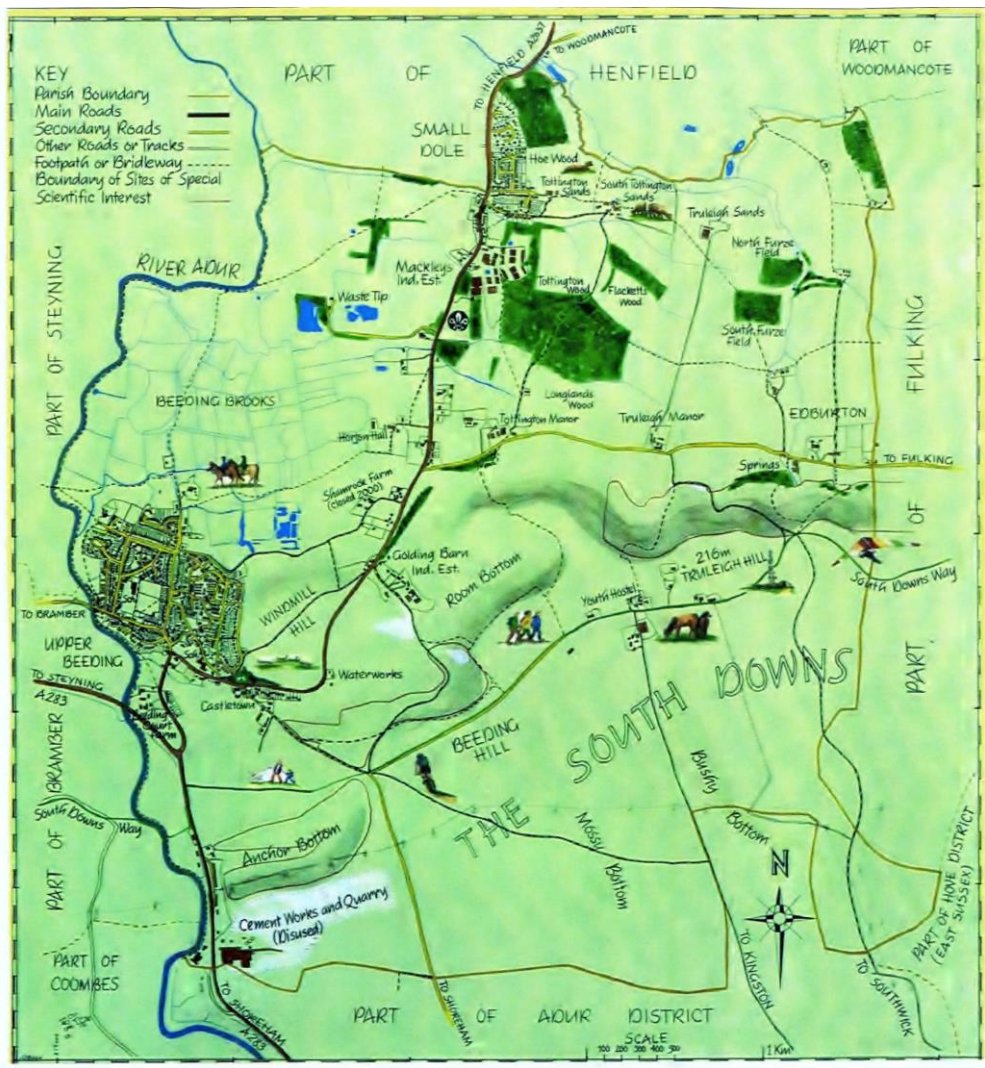
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## **Context and Background.**

The purpose of this Design Statement is to provide advice and guidance for local planning purposes. It has been prepared by and for the residents of this parish to communicate their desires to the planning authorities and potential developers. We wish to influence the design of buildings and materials used so that they are in keeping with the historic buildings typical of the parish of Upper Beeding and the wider area.

Beeding's history goes back at least 1500 years to the time of Saxon settlement. The oldest houses in the village date from the 15<sup>th</sup> to 18<sup>th</sup> centuries and are in danger of being swamped by modern estates dating from the 1960s and 1970s. We believe that whilst meeting present-day needs, it is important to retain continuity in appearance, materials and character. New development does not need to come from standard block designs that exist all over the country. With a little imagination and guidance and without much added cost, even a small starter home can be created with sympathetic individuality that gives instant appeal to the eye and the soul.



Historic Map of Upper Beeding

History and its Current Context

## i. Geographic and Historic Background

The village of Upper Beeding lies on the east bank of the River Adur at the head of the Adur gap, where the river cuts through the downs to reach the sea at Shoreham some 8 km away. Its highest point is at 216m on Truleigh Hill and the lowest at sea level on the tidal River Adur. Soils in the village near the river consist of alluvial silts and gravels; clays and sands make up the Low Weald, and chalk predominates on the Downs and where houses climb the lower slopes such as on Windmill Hill.

The name Beeding is of Saxon origin, implying the settlement of someone named Bede or Beida. It grew up at a point where an ancient route along the downs had to descend to the valley in order to cross the river and continue on the other side. One such crossing was the "Veteri Ponti" or Old Bridge, to the south of Beeding Court, where medieval pottery from an early settlement has been found. The other crossing was further north, about where the Adur is crossed by a footbridge today, linking Kings Barns, which was formerly part of Upper Beeding, to the area near the church known as Sele. It is thought that a Saxon church once existed near the present church of St. Peter, where the Normans built Sele Priory, replacing the former Saxon church. The present High Street developed in the Middle Ages along what was a causeway leading to wooden bridges (later replaced with stone ones) built by the Normans to cross the different courses of the Adur between Bramber Castle and Beeding.



The Old Bridge with new footpath added

Many farms were centred on Beeding, their land extending over both brooks and downland. Three farms were based in Hyde Street into the 1960s (Hyde Farm, Hobjoins

Farm and Mains Farm) with associated farm buildings. Others were Pond Farm in the High Street, Church Farm near the church, New House Farm in Henfield Road and Beeding Court Farm, the original manor of Beeding, in Shoreham Road. With a market in Steyning and the coming of the railway in 1861, market gardens also flourished in and around the village

The wider parish covers some 7,527 hectares, and has a population of 3,763 as at the 2011 census. It is bounded on the west by the River Adur. It includes, on its northern boundary, most of the settlement of Small Dole, also three other tiny settlements that were former manors, namely Horton, Truleigh and Tottington, the hamlet of Edburton on its eastern boundary and a cluster of houses on Truleigh Hill, on which several communications masts are sited. To the east and north, the parish is mostly farmland, on clays and greensands of the Low Weald. By far the greatest part of the parish is chalk downland, extending from the northern scarp slope to the border of Hove and Adur districts in the south. The downs were traditionally used for the grazing of sheep, but since the last war, much is now arable. Cattle are grazed on the downs and the brooks, while close to the village are numerous paddocks for horses.

There are significant historic connections of manorial estates at Horton, Tottington and Truleigh. The name of Edburton is thought to have derived from the name of King Alfred's grand-daughter Eadburger or Eadburh who is supposed to have owned a farmstead there.

Small Dole has no great historical claims as far as we can determine as there is only one old building in the High Street and New Hall which was built in the mid eighteenth century. Streatham Manor adjacent to the river has a long history as an important river crossing so this Manor was held by the Bishops of Chichester and gave rise to the Saxon development of Henfield.

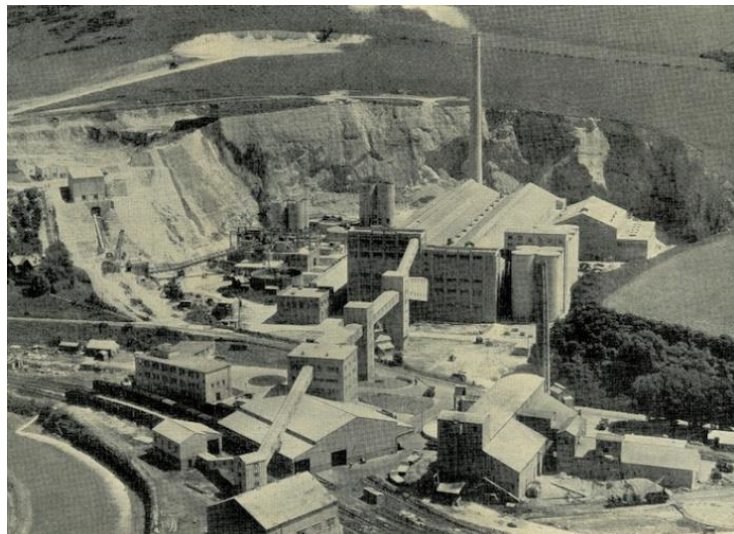
## **ii The Parish Today**

Since the 1960s there have been many large new housing developments, mostly on fields and market gardens near the centre of the village.

Most of the parish is however still farmed, but by farmers based in Horton, Tottington and Truleigh Hill. Further development in the village is constrained by the flood-plain of the Adur to the North, the river to the West and South and the surrounding downs to the East.



To the south of the village on the Shoreham Road, the former Cement Works, once a major employer of local labour, is now in need demolition and sympathetic development.



Shoreham Cement Works

Within the parish, employment is mainly in offices, shops, schools and pubs, the Mackley Industrial Estate in Small Dole and the Golding Barn complex in a disused chalk pit. A few people continue to be employed on the land, but most residents commute outside the village to work.

Upper Beeding supports several shops, including a post office, pharmacy, supermarket, computer shop, dog-grooming service and two take-away food shops. Small Dole has a post office and village stores, while Edburton has a salmon-smoking business and farm shop. Edburton also has its own parish church, shared with the neighbouring village of Fulking. A primary school is situated in Upper Beeding as well as a recently enlarged private girls' day school at The Towers.

Leisure facilities in Upper Beeding include a thriving Village Hall where many activities take

place, a Sports Hall in need of refurbishment, two church halls, two public houses, a playing field and allotments. A variety of clubs and societies cater for a range of interests from local history to cricket and football. Beside the river, on the western edge of the village, Saltings Field Conservation group preserves an area of grazing marsh and three salterns that are relics of the medieval salt industry.



Upper Beeding Village Hall

Small Dole has its own Village Hall, a children's play area, and a playing field (*provided by Mackleys*) and skate-board park. An area of ancient woodland belonging to Mackleys is looked after by Tottington Woodlanders, a local voluntary group. Most of the parish, outside the built-up areas of Upper Beeding and Small Dole, is now part of the South Downs National Park, where two large Sites of Special Scientific Interest help preserve areas that are rich in wildflowers and butterflies.

### **The Relationship with the River Adur**

The river Adur is one of the four rivers in Sussex which cut through the South Downs that enable the drainage of rainfall and water treatment disposal from the area of the Sussex Weald

The river has had various names but was first recorded as the Adur in the 17<sup>th</sup> century. The river was the main means of communication before the existence of surfaced roads. The first settlers would have arrived this way and sailing boats and barges plied the river for centuries transporting goods between the coast and inland villages. The riverside area, north and south of Beeding Bridge, was a wharf in the 1840s and 1850s, when censuses show many bargemen and their families living in the village. The river was still in use commercially in fairly recent times, as when the clay-pit at Horton was opened in 1912, 20-ton barges, pulled by a small steam tug, were used to transport clay to a wharf at the cement works, until they were replaced by a pipe-line in 1949.



Beeding & Bramber Bridge

Apart from the ancient crossing-place called the 'Veteri Ponte', the bridges of Beeding and Bramber were the lowest place downstream at which the river could be crossed until the building of the Norfolk Bridge at Shoreham.

In medieval times, before the river was embanked, large expanses of silty mud were exposed at each low tide. From these salty deposits, salt was produced in many places in the Adur Valley. In Saltings Field, and other nearby fields, the remains of old Salterns can still be seen, which are protected by English Heritage.

### **Open spaces and footpath access**

- Generally the village is well supplied with bridleways and foot paths for access to the river, brooks, Downs and across to Steyning. However there are some improvements that would enhance these facilities. Smugglers Lane is an ancient trackway between Beeding and Horton that gave access to the Henfield Road and the Edburton Road, without the need to go over Windmill Hill, before the southern part of the Henfield Road existed. The South Downs Way passes through the Parish from Truleigh Hill, crossing the river to the south of Beeding and, connecting with the Downs Link which utilises the line of the disused railway from Shoreham to Horsham. The brooks are subject to winter floods and the paths across them are often impassable in wet conditions.

### **Objectives;**

- To improve the footpath connection with Small Dole by creating a short link between the end of Smugglers Lane and the west side of Horton Hall that could be used in bad weather.

- To improve the path to the footbridge from the steps near the Parish Church to give better access to neighbouring Bramber and Steyning.
- To improve the roadside path to Dacre Gardens to the south of Beeding in order to improve safety for pedestrians and cyclists.
- To improve access to the car park at High Trees corner as it is used by walkers, cyclists and horse riders using the South Downs Way.
- To improve the surface of the riverside footpath between the former Bridge Inn and the South Downs Way
- To replace some of the trees that were lost as a result of Dutch Elm disease as the Adur Valley once hosted many established Elm Trees. It would be nice to see plantings that would replace these missing trees for the benefit of future generations.

### Historic Buildings and Conservation Areas.

In the village there are two conservation areas in addition to Saltings Field. One covers two areas of Hyde Street and the other, the High Street, the oldest building being the Kings Head public house. Many older buildings are timber framed with wattle and daub infill (e.g. *Candytuft*); while others are entirely built of flint with brick quoins (e.g. *Holly Cottage*). These probably originally had thatched roofs like Oak Cottage in Hyde Street, as reed and straw were readily available.



Side View of Kings Head

Flint was of three types: the rough stones gathered from the downs, often used for garden walls, water-rolled pebbles from the beach, giving a more decorative finish, or flints that were squared off by knapping which made them easier to build with. Flint is a very hard

material which when bonded with lime mortar produces very strong water resistant walls for cottages and farm buildings and was the traditional building material in downland and coastal villages. A fine example of a flint wall is the Grade 2 listed 'Coaching Wall' adjacent to Pond Farm House, one of only two listed in West Sussex.



Coaching Wall



Fired bricks and roofing tiles became more readily available and cost effective as large areas of suitable clay were found in the Weald. This was the material of choice for later houses from the Georgian period onwards, when upper stories were sometimes tile clad, providing a contrast in appearance and a means to cover a cheaper timber or brick construction underneath.



When flint became unfashionable, plaster rendering or mathematical tiles were used to conceal them. Manor House in the High Street was once faced with mathematical tiles, which have since been removed, but "Starlings" still has them. Horsham Stone was often used as a roofing material and needed a strong supporting structure to support its weight. Elsewhere clay tiles were used and when slate became readily available that was used too. In the Parish we have a mixture of roofing materials which add character and variation to the overall look and atmosphere.

### **The Development of Upper Beeding**

The village had for many centuries focused on agriculture, and several farms were centred in the village, e.g. Beeding Court Farm. Labourers lived throughout the village and in a row of cottages at Castletown, which were new in 1870 and demolished in 1965 when most of the occupants were rehoused in the newly built council houses in Pound Lane and Sele Gardens.

A school was built in 1872 and extended in later years as the population grew. After the cement works was enlarged in 1900, houses were built at Dacre Gardens specifically for the workforce. The terrace of houses was just like those being built in towns and cities all over the country, and not at all in keeping with the rural location.

After WW1, farms were gradually sold off, their farmhouses becoming private homes, their farm buildings either demolished or converted to domestic occupation, and the closest farmland to the village was built on. The Village Hall was built in 1930 on land belonging to Pond Farm. Bungalows, such as those in Pepperscoombe Lane, were the favoured style of the 1930s, but there was larger scale development in the 1960s and 1970s with the building

of streets of modern brick houses on the School Road and Hyde Farm estates. After Saltings Way was built in the 1980s, and The Driftway in the 90s, there was no more suitable building land left within the village boundary.



Buildings off Hyde Square

Development is constrained by the River to the west and south, the Brooks, or water meadows, to the north and the chalk downs to the east while the South Downs National Park boundary runs close to the southern and eastern edges of the village.

Small Dole in the north of the parish commenced development via agriculture and as a result of the brickworks to the north to provide housing for the labour employed. The industrial estate developed by the Mackley family in the 1970s provides employment from within the local parishes and further afield. There is another centre of industrial units on the Golding Barn Estate and smaller bespoke units to the South and North of Upper Beeding.

## **Principles and Design Guidelines**

In order to regain some influence and control of the appearance of any future buildings that may be built henceforth we would like to make the following proposals. We acknowledge that the planning departments of the Horsham District Council and the South Downs National Park Authority have responsibilities for all or parts of this parish and we would like to have the completed plan as a reference when they and the Parish Council make their decisions.

It is important that in having so little land left to develop that we have some influence on any remaining buildings erected upon it. It will be the last opportunity to ensure that some design and finished criteria are considered to make the buildings fit into the surroundings and the landscape which will be the inherited by future residents.

**Style;**

- To acknowledge the traditional cottage appearance in order to extend this into new areas to be developed.
- To specifically encourage individuality in appearance whilst keeping to a Downland conformity.
- Not to exceed a building of two stories and to actively discourage building into the roof spaces of existing two story buildings.
- Where residents wish to add space within an existing roof then the proposed revised aspects should be designed sympathetically with Dormers or similar. This is to prevent the box like structures that have a minimum number of roofing tiles remaining.



Newer Builds in Upper Beeding

**Building materials;**

- Where brick is to be used, to encourage the use of brick colours that compare with the older buildings in the village.
- To encourage the use of vertical tile hanging, again of appropriate colour, on some aspects of a building or on some buildings in the case of multiple buildings.
- To specify pitched roofs, possibly of varying angles, that host roof tiles where colours also vary to give pleasing views and coordinate well with accompanying brickwork and tile hangings.
- Thatched roofs are also desirable and the use of such roofing materials will be supported within the parish.
- If flint is used, then it has to have a significant visual impact on an individual building or development. This can be on the walls of a house or boundary walls. Flint may be used as a facing and does not specifically need to be the single construction material.



Hyde lane Cottages with Flint Frontage

- Consideration should be given as to how any new development will fit into the wider landscape and whether it will impinge on views from the National Park.
- In order to secure conformity of these basic tenets, it would be appreciated for the developer to consult with the PC and submit samples either in part or colour of the preferred material for each project in turn as part of the planning application process.



Poor Road layout and Narrow width leads to problems in peak periods

***Credits; The Neighbourhood Team would like to thank Pat Nightingale of Beeding and Bramber Local History Society for her assistance and cooperation in providing the background information to this design statement and use of her historic map.***