

Environmental & Countryside Focus Team Document

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Table of Contents

Objectives.....	2
Introduction	2
Vision Statement	3
SWOT Analysis.....	3
Green Spaces	6
Maps of Green Spaces.....	7
Green Space Detail.....	10
Cement Works	16
Map 1 Biodiversity	17
Map 2 Biodiversity Action Plan.....	18
Map 3 Flood Zone and River Corridor	19
Map 4 Historic Environment.....	20
Map 5 Historic Landscape.....	21
Map 6 Landscape Character.....	22
Map 7 Public Rights of Way and Open Access Land	23
Map 8 Relative Tranquility	24
Map 9 Topography.....	25

Environment & Countryside

Objectives

- To retain the character and appearance of a small settlement surrounded by working countryside largely within a National Park.
- To work alongside the South Downs National Park in delivering their vision and objectives.
- To ensure that future development reflects the traditional character evident in the conservation areas, and importantly, incorporates the use of flint.
- To ensure that future development maintains or enhances biodiversity and the existing network of green infrastructure.
- To maintain and enhance the views of the surrounding landscape visible from the roads and built areas of the villages.
- Links will be improved with beneficial effect between the settlements by the construction of footpaths and cycle paths. In particular Small Dole to Upper Beeding, Dacre Gardens to Upper Beeding and Beeding to Steyning via the White Bridge.
- Opportunity will be created to make more use of the river for leisure and tourism.
- The unique recreation and leisure opportunities in the surrounding National Park will be enhanced with improved access for all, better signage and information and reconstructed pathways, parking and traffic control.
- The appearance and usage of the Cement Works will be greatly improved by appropriate and innovative development with due consideration to the environmental impact on the flora and fauna of the site.
- Amenity land will be increased and at the same time enhancing biodiversity.
- To ensure the risk of flooding is kept to a minimum by mitigating the effects of climate change by taking appropriate measures, the use of green infrastructure and SUDs.

Introduction

Upper Beeding Parish consists largely of downland within the South Downs National park, lowland pasture and river valley flood plain used primarily for animal grazing. The main settlements are Upper Beeding, Small Dole and Edburton. Only about 10% of the area of the parish is built upon. The remainder is primarily used for agriculture.

The settlements of Upper Beeding parish date back many centuries where it formed one side of a causeway that crossed the river Adur. The parish features many listed structures such as an old coaching wall in Upper Beeding High Street, old Sussex barns, manor houses, farms, cottages, pubs and churches. The traditional construction has been of flint with mortar and some brickwork and tiled roofs.

More recent house building dates back into two parts of the Twentieth Century. A modest amount of new housing was built in the first half of the century. Then in the 1960s and 1970s there was a large amount of housebuilding in the form of whole estates and developments on the School Road Estate, The Saltings Way estate which had been a nursery, The Hyde Farm Estate, and other areas resulting in much of the available land being used for housing. These included the Driftway and the Paddocks. The new buildings were out of character with the traditionally constructed buildings that characterised the settlements and were placed in a high density with relatively narrow roads. As a result there is little land left for further development and what is left is required for amenity and recreational use as our current sports field and allotments are under pressure by an increasing population..

The parish has hosted two large waste tips for the past forty years to the South West of Small Dole and the second of which is in the restoration stage but with additional tipping envisaged in the future to reverse a SSSI stipulated by Natural England.

E&C Vision Statement

By the end of the duration of the Neighbourhood Plan, Upper Beeding Parish will have retained its character of small settlements surrounded by a working countryside largely within the National Park. There will be a mixed economy presenting employment opportunities for residents, retaining the character of skills and enterprise.

The built area will have been enhanced by the traditional character applied to any new developments.

Links between settlements will have been improved and the community will be active and involved with local matters. It is hoped that new footpaths can be constructed between Beeding and Small Dole, Dacre Gardens and The UB Village centre.

Planned programmes of improvement to green infrastructure will have helped to protect the parish from the effects of a changing climate.

The cement works site will have been redeveloped into a nationally recognised feature providing recreation and employment to the area. All this to be done whilst considering the environmental impact with regards to the flora and fauna of the site and the area.

The Parish welcomes the benefits and protection afforded by an approved Neighbourhood Plan.

SWOT Analysis (See also the special note on the Cement Works)

Strengths

- Located in the valley of the River Adur largely within the South Downs National Park with good communications to nearby towns.
- Parish amenities are good, including village halls, chemist, supermarket, post office, churches, pubs, skate board park and part-time doctor's surgery.
- Many active special interest societies and sports clubs.
- Many generations of family have lived, and continue to live, within the parish giving a sense of continuity.
- A good allocation of well used allotment space.
- The parish has its own water supply borehole within the chalk downland.
- Biodiversity in a landscape context includes Sites of Importance for Nature Conservation, SSSI's, Ancient Woodland, Local Nature Reserves, Local Wildlife Sites and Special Protection Areas (see Map C&E 1)
- Biodiversity Action Plan Priority Habitats include Coastal and Floodplain Grazing Marsh, Lowland Calcareous Grassland, Lowland Fens, Lowland Meadows and Deciduous (see Map C&E 2)
- A large area of Flood Plain protects the built area from flooding (see Map C&E 3)
- Within the parish there are Conservation Areas, Listed Buildings and Scheduled Monuments (see Map C&E 4)
- The landscape has a rich history (see Map C&E 5)
- A rich variety of character in the landscape (see Map E&C 6)

- An extensive network of various types of Public Right of Way and Open Access Land which are used in a variety of ways including access from outlying areas of the parish into central areas, for cycling, equestrianism, rambling, dog walking, bird watching, wildlife watching, star gazing and fitness activities (see Map E&C 7)
- The parish contains areas of landscape which have the highest Relative Tranquility score rating (see Map E&C 8)

Weaknesses

- A large amount of the undeveloped land on the settlement boundaries is designated Flood Zone 3 (see map E&C 3 Flood Zone and River Corridor)
- Geographical constraints also hinder further development opportunities (see E&C map 9)
- There is a lack of amenity land for the size of the population.
- The historical areas of the parish have narrow twisting roads which limit the traffic flow from some of the more recently developed housing areas. The congestion is seen as a safety risk.
- There is a lack of land available for infilling due to past building expansion.
- The extensive estate building in the past has not reflected the character of the historic buildings in the settlements with detrimental impact on present day appearance.
- Communication between Upper Beeding and Small Dole is poor due to lack of public transport and the lack of a footpath/cycle path between the settlements.
- The outlying houses at Dacre Gardens have a gap in the footpath network linking them to the main pedestrian route into the centre of the village.
- There is a lack of footpath/cycle path from the main settlement area of Upper Beeding to the bridge across the river leading to Steyning.
- Some of the main access footpaths into the village become impassable during the winter.
- Much of the Public Rights of Way network needs improvement for wheelchair and buggy access.
- The appearance of the Cement Works is a cause of great public concern.

Opportunities

- To increase amenity land.
- To engage with the South Downs National Park to help deliver their vision and objectives for our community.
- Engage with the South Downs National Park Dark Skies initiative.
- Enhance leisure and tourism opportunities within our parish by a variety of means.
- Improve signage, improve parking facilities both for cars and horse boxes, and increase visitor awareness by displaying information boards.
- Increase road safety and facilitate the South Downs Way crossing over the main road for walkers, cyclists and horse riders.
- Improve the access from High Trees car park to The South Downs Way.
- Improve footpath access to the centre of the parish from outlying settlements, as at Dacre Gardens and Small Dole which would help to bring communities together.
- Improve popular dog walking routes so they are accessible all year round to all age groups.
- Build a footpath/cycle path from Upper Beeding village to the bridge over the river leading to Steyning.

- Improve existing well used footpaths to make accessible during the winter.
- Make more routes accessible for wheel chairs and buggies.
- Create more quiet and peaceful spots within the village to be used as tranquil green space, such as outside St Peter's church overlooking the river and the field next to the Rising Sun Public House.
- Develop the use of the river for recreation by building pontoons.
- To include some of the Wildbrooks area into a new amenity space where a freshwater wildlife pond could be created.
- To work towards bring our communities together by facilitating community events and engaging the community further in local affairs.
- To plan a programme of planting of trees and hedgerows to enhance biodiversity within the parish and mitigate the effects of climate change.
- Engage in improving the Cement Works site by appropriate re- development.
- To use a Design Statement for all future development to ensure that the character and appearance of the settlements is enhanced, especially by incorporating the traditional flint walls of the historic housing in the area.

Threats

- Excessive development within the parish resulting in traffic congestion and unsustainable demands on infrastructure.
- Loss of community spirit due to poor links between the settlements.
- Risk of flooding due to the volume of water flowing under Beeding Bridge could be adversely affected by major developments upstream increasing the river flow.
- A significant area of the parish is Zone 3 Flood Zone and at risk of flooding.
- Sewage infrastructure is poor and in need of significant improvement.
- The long-term neglect of much essential infrastructure is beginning to show.
- Fast flowing traffic on main roads represents a safety hazard to recreational activities.
- Uncertainties about the natural environment due to a changing climate for example the risk of flooding likely to increase.
- Important views out of the settlement and much valued by the community are at threat from the lack of space for development.
- Net loss of green infrastructure due to development.
- Loss of biodiversity from concreting over front gardens.
- Individual trees, as well as ancient or veteran trees which may be protected by a preservation order, are important contributors to the character and biodiversity of our parish and are vulnerable to indiscriminate felling.
- Development of the Cement Works site could result in significant loss of habitat for a wide range of species of fauna and flora, including protected species, as this is an ecologically valuable site.

Green Spaces within the Parish

Within our Parish there are a range of open green spaces we value and wish to enhance and protect from development of any kind.

Some of these are important for leisure and recreation and provide play areas for children and for organized games. There are some nationally recognized sites of importance and others are simple areas of green space with grass and trees which may have a historical association with a past development. They visually enhance the built up areas, at the same time providing important corridors and habitat for wildlife. They help to support and improve biodiversity of the local wildlife and bring it closer to the community, reduce the risk of flooding, and improve the air quality.

Local Green Space Criteria

We have identified the following Green Spaces in the UB NP Area based on the following set of criteria.

(A) Beauty: This relates to the visual attractiveness of the site, and its contribution to landscape, character and or setting of the settlement. LGS would need to contribute to local identity, character of the area and a sense of place, and make an important contribution to the physical form and layout of the settlement. It may link up with other open spaces and allow views through or beyond the settlement which are valued locally.

(B) Historic significance: The land should provide a setting for, and allow views of, heritage assets or other locally-valued landmarks. It may be necessary to research historic records from the County Archaeologist or National or Local Records Office.

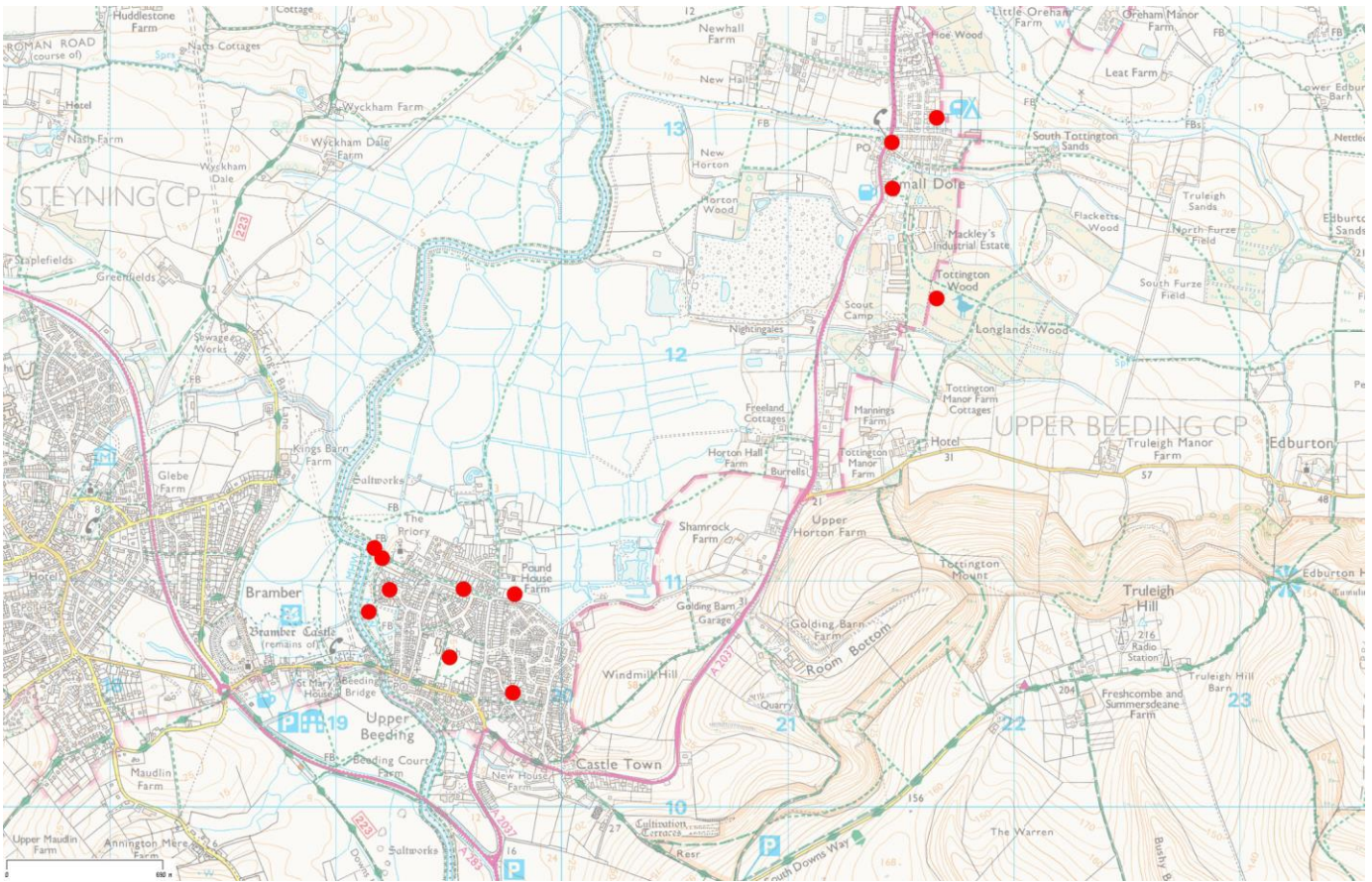
(C) Recreational value: It must have local significance for recreation, perhaps through the variety of activities it supports, and be of value to the community.

(D) Tranquillity: Some authorities have an existing 'tranquillity map' showing areas that provide an oasis of calm and a space for quiet reflection.

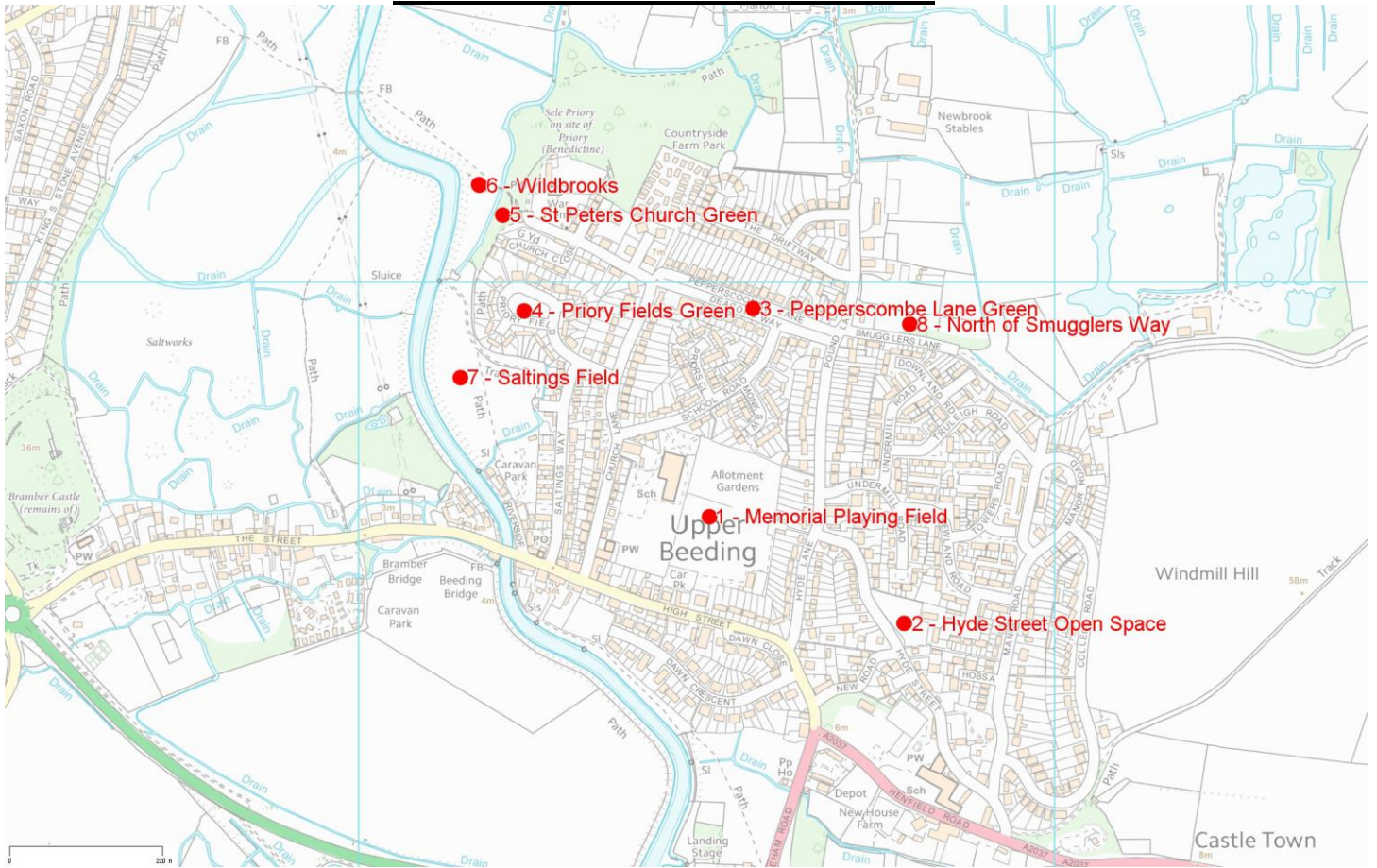
(E) Richness of wildlife: This might include the value of its habitat, and priority areas may have been identified by the council. It may require some objective evidence, such as a designation, like a wildlife site or Local Nature Reserve.

1. Memorial Playing Fields next to the Primary school and Sports Hall. This is an important area for the Parish and is used in numerous ways. C
2. Hyde Street Green – a recreation area with a bench for sitting and also a number of trees, for nearby residents to enjoy. A,C & D
3. Pepperscombe Lane – a long narrow green space with grass and trees between two roads. This is an attractive area for the houses to look out on to and also serves as a corridor for wildlife. A & E
4. Priory Fields –attractive green space next to the houses with grass and trees. D
5. St Peter's Green & floodplain beneath the steps Church Lane. A, B, D & E
6. Wildbrooks alongside the River Adur is an open area with footpaths and is important for leisure, tourism, wildlife, and as a flood plain. A, C, D & E
7. Salting's Field – a historic area beside the river with ancient saltwork mounds, a haven for wildlife including some rare species. B, D & E
8. Field to the north of Smugglers Lane. A, D & E
9. Small Green in Small Dole, D & E
10. Mackley's Football Field and Skate Park in Small Dole. C
11. Tottington Woods – an area of ancient woodland in Small Dole. B, D & E S
12. Small Dole Playground C

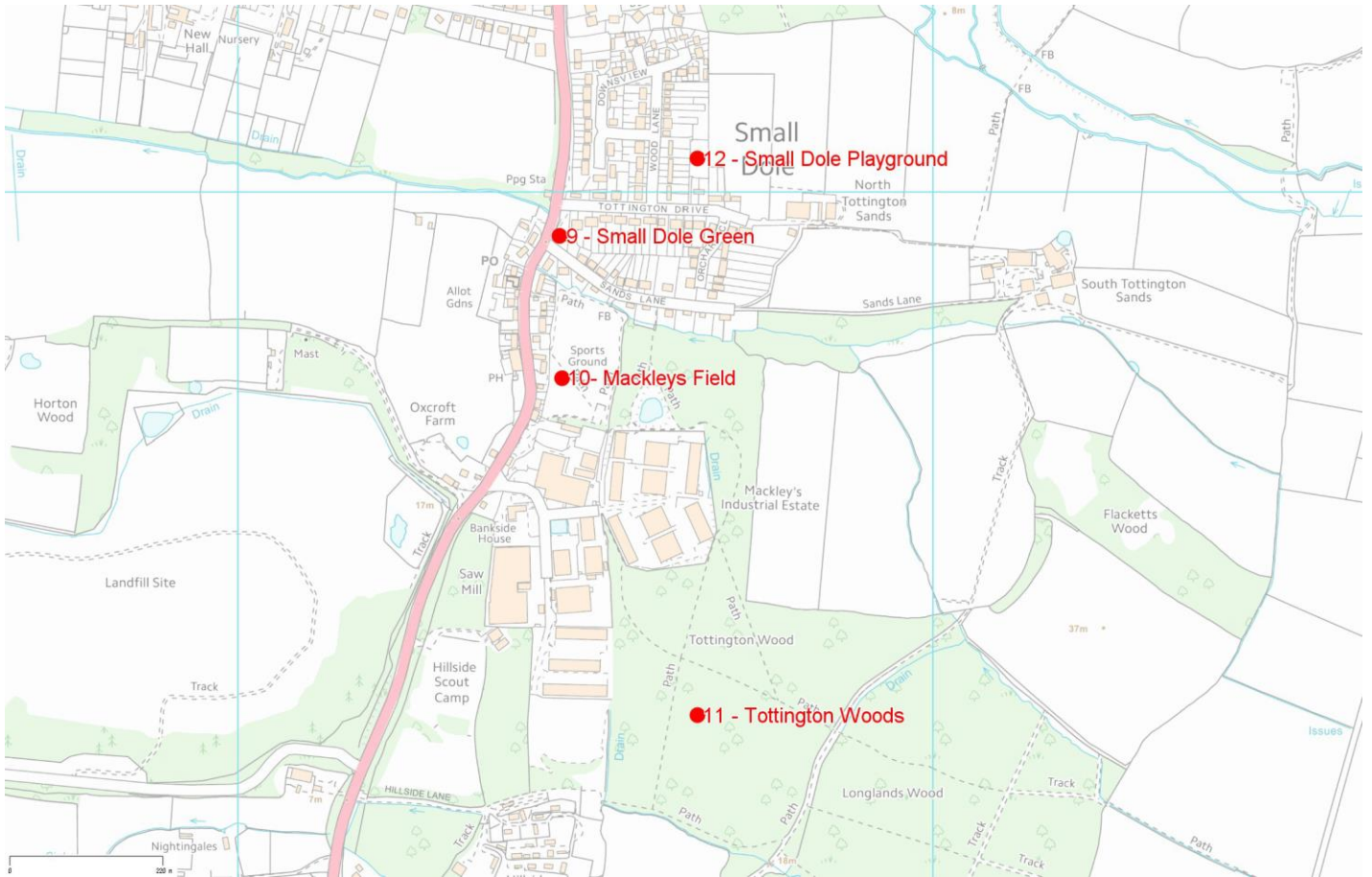
12 GREEN SPACES ACROSS UB NP AREA



UPPER BEEDING GREEN SPACES 1-8



SMALL DOLE GREEN SPACES 9 - 12



1. Memorial Playing Fields

This large area is very important to the community and is used in numerous ways. Primarily it is a recreation amenity and incorporates a well maintained football pitch and cricket pitch (Upper Beeding Football Club and Cricket Club are supported by the Parish Council and are both thriving at all age levels), a sports hall and MUGA and is also used for ball games, dog walking and general recreation with a well used walking route to the primary school and allotments which are situated behind the recreation area. A children's play equipment and picnic area is fenced off to one side and is very well used.



2. Hyde Street Green

This is a very attractive and tranquil area situated in the midst of housing. It is well cared for and has newly planted trees and also fruit trees for harvesting. It provides for recreational games as well as for sitting peacefully on the benches and is highly valued by all ages of the community. It is large enough to provide shelter and protection for wildlife in the midst of the village.



3. Pepperscombe Lane Green

This runs the length of Pepperscombe Lane and is a beautiful green space with mature trees and shrubs providing visual beauty and a corridor for wildlife.



4. Priory Fields Green

This is a large green with mature trees surrounded by houses which provides recreation space for children and is visually attractive providing a green view which is a haven for wildlife.



5. St Peter's Church Green

A beautiful and tranquil green next to the historic church buildings with a far reaching viewpoint. Close to the church and hall this area can be accessed by all ages and also provides access by steps down to the floodplain below with a footpath leading across the river towards the secondary school. A rich variety of wildlife can be viewed from this vantage point and the mature trees around provide excellent cover for the particularly varied birdlife in this area.



6. The Wildbrooks River Adur Floodplain

This beautiful area is criss crossed with footpaths and is used extensively by the community for walking and recreation. It is a tranquil area, rich in wildlife and varied flora providing extensive and valued views integral to the village of Upper Beeding.



7. Saltings Field

A valuable historic site which is also rich in flora and fauna biodiversity.



8. Field to the north of Smugglers Lane

Currently has no public access but is a beautiful site with views across the brooks/ponds with the wet land ecosystem on a higher elevation. and views of the downs. It is on the edge of the built up area of the village and provides a wild space right next to homes.



9. Small Dole Green

This is a cherished green space with newly planted and mature trees, shrubs and flowers. It provides a tranquil space with seating sheltered from the road by a large hedge. Providing an important link for wildlife between the extensive countryside to the west and the Ancient Woodland on the east side of the village.



10. Mackleys Field and Skate Park, Small Dole

A valuable recreational amenity which is in regular use by the community.



11. Tottington Woods, Small Dole

An area designated as Ancient Woodland very important for biodiversity and a unique and irreplaceable space. This wood is a very good example of semi-ancient woodland dating back to at least 1600 and contains a fine example of an oak tree thought to be between 250 to 300 years old, this can be found on the north east boundary of the wood.



Courtesy Tottington Woodlanders

12. Small Dole Children's Playground

A grass play area with play equipment and picnic tables.



Cement Works

It has to be noted that the cement works as it stands looks like a major weakness given its appearance. It is a big site, 90% of which is in Upper Beeding parish, the rest in Adur District. There are small businesses working from the site, serving a valuable purpose to the area. The site provides unique facilities for these businesses.

The cement works has been on the current site for a century and a license to extract remains for another 40 years.

In any SWOT analysis the cement works would feature under all headings. Therefore this special note has been included to the analysis.

The opportunities for the cement works are huge, but much depends on finances and vision. The existing users must be given the utmost consideration in any plans.

There is a need within the parish and its surrounds for the kinds of space provided for the businesses currently using the site

The Eden Project was built on a similar site.











The site is ecologically valuable and any improvements to the site must take this into account and measures taken to protect and enhance the important range of species within and around the site.

The site is unsuitable for any major housing.

The site needs tidying up.

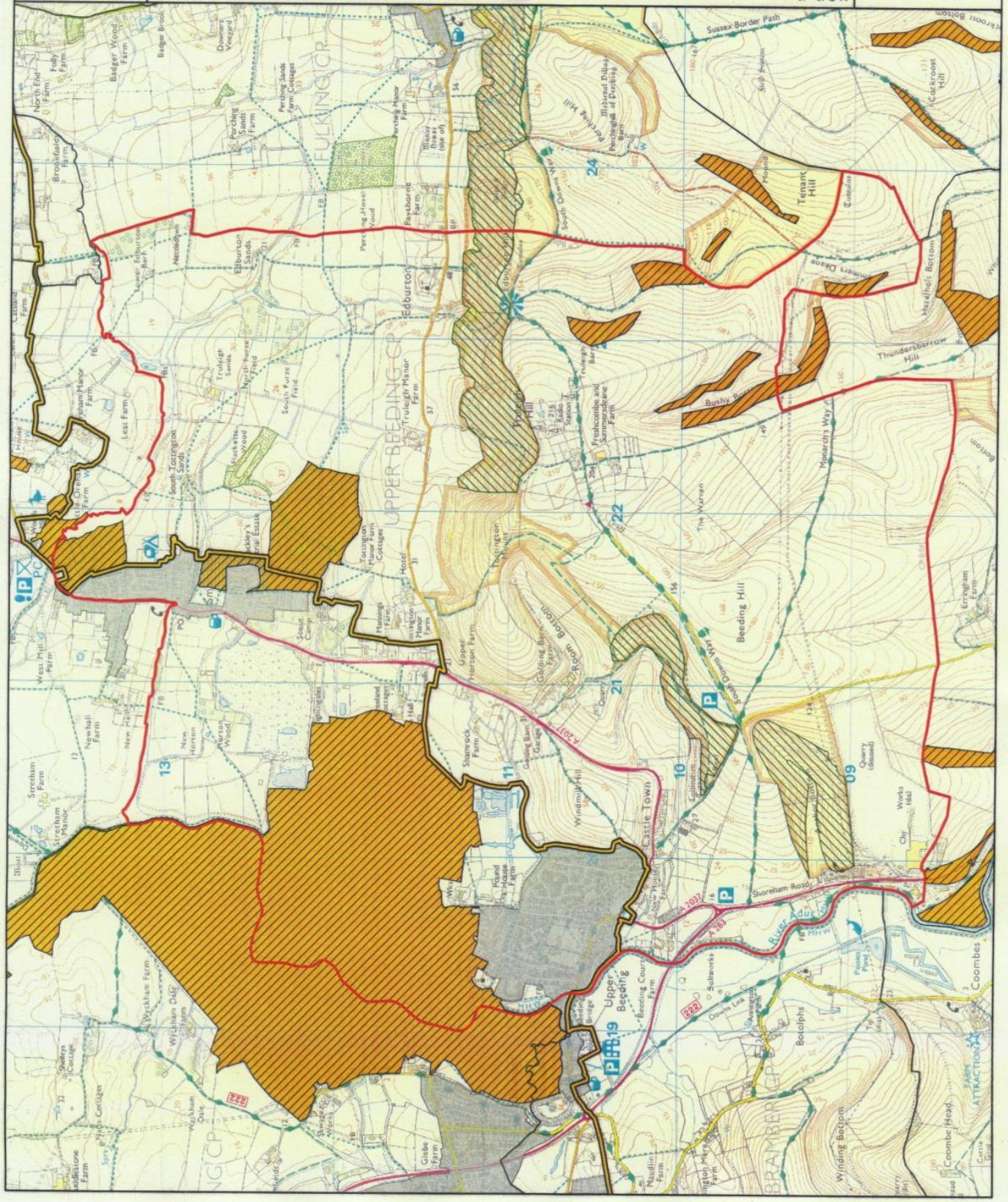
There are opportunities for renovation. Such sites have been moved from industrial to recreational use very effectively while retaining the industrial features of interest and value.










The cement works is of great public concern.

	Neighbourhood Area
	Parish boundary
	SSSI
	Site of Importance for Nature Conservation
	Ancient Woodland
	Local Nature Reserves
	Local Wildlife Sites
	Special Area of Conservation
	Special Protection Area
	Settlement boundary
	SDNPA boundary

Scale @ A3 20,500
 Source: Natural England; Hampshire County Council
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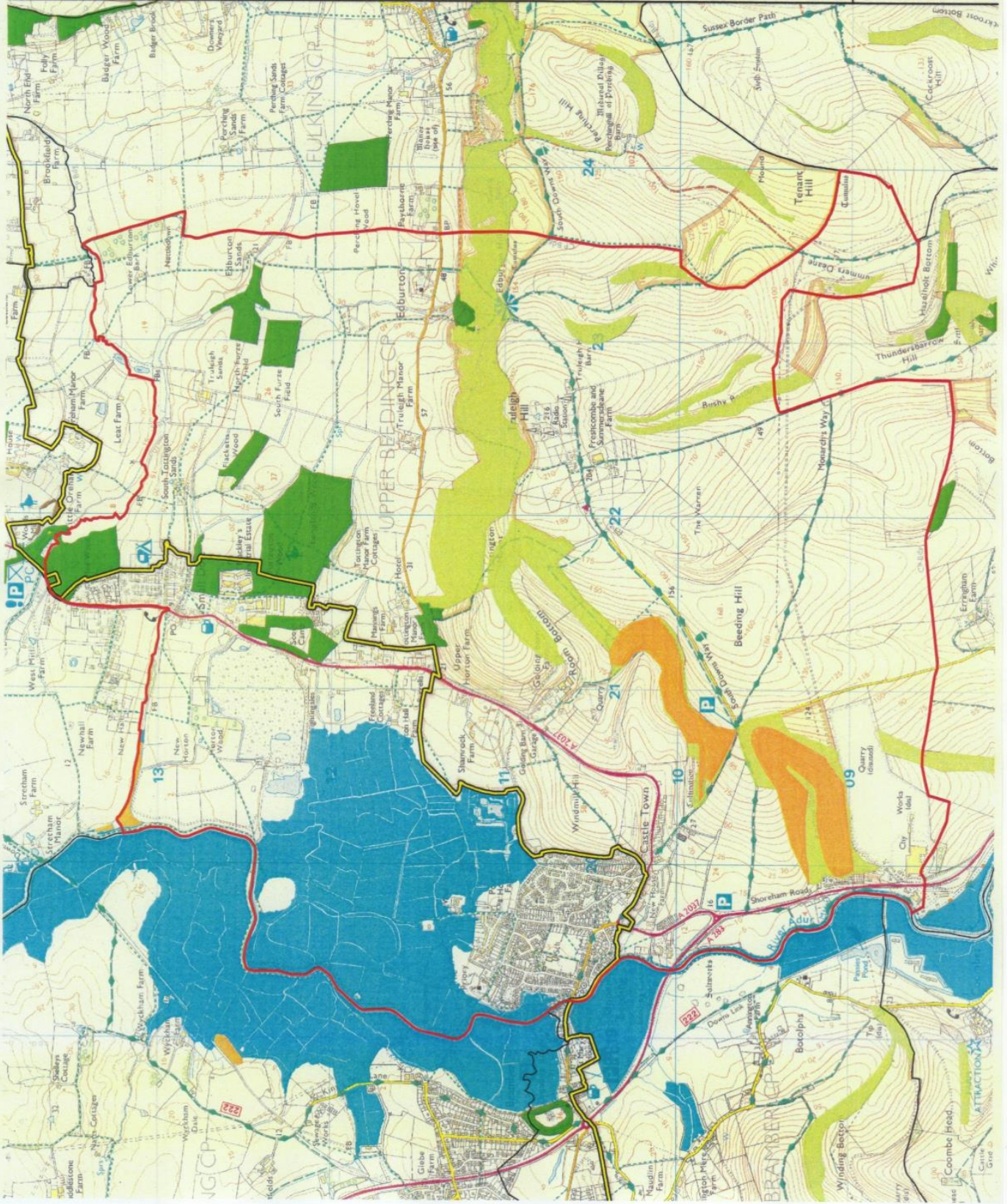
Upper Beeding Neighbourhood Plan
 MAP 1
 Landscape Context
 Biodiversity



-  Neighbourhood
-  Parish boundary
-  SDNPA boundary
-  BAP Priority Habitat
-  Coastal & Floodplain Grazing Marsh
-  Deciduous
-  Lowland Calcareous Grassland
-  Lowland Fens
-  Lowland Meadows

Scale @ A3 20,100
 Source: Sussex Biodiversity Records Centre
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Upper Beeding
 Neighbourhood Plan
 MAP 2
 Landscape Context
 Biodiversity Action Plan
 Priority Habitats

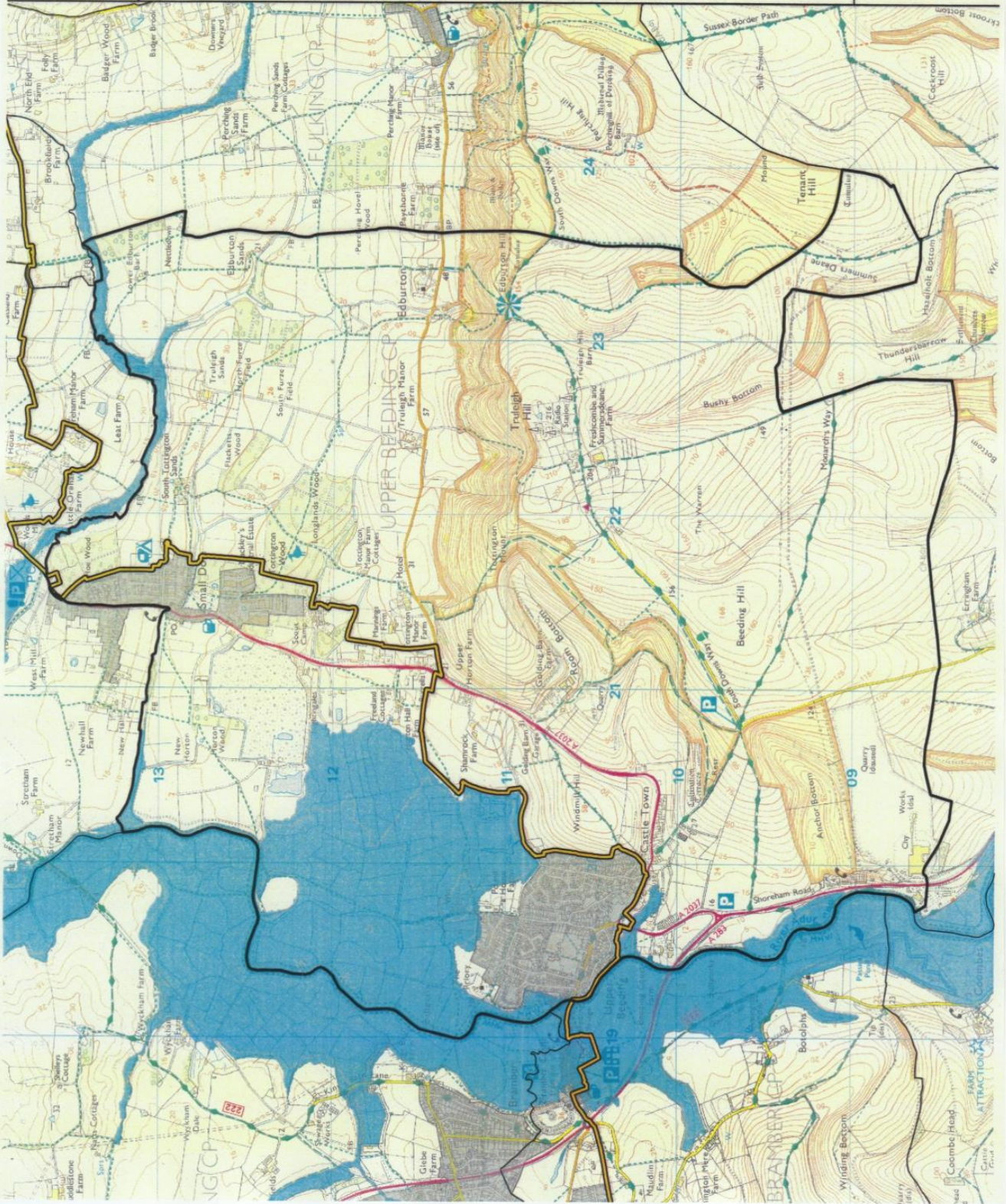




- Parish boundary
- Floodzone 3
- Settlement boundary
- SDNPA boundary

Scale @ A3 20,100
 Source: Environment Agency
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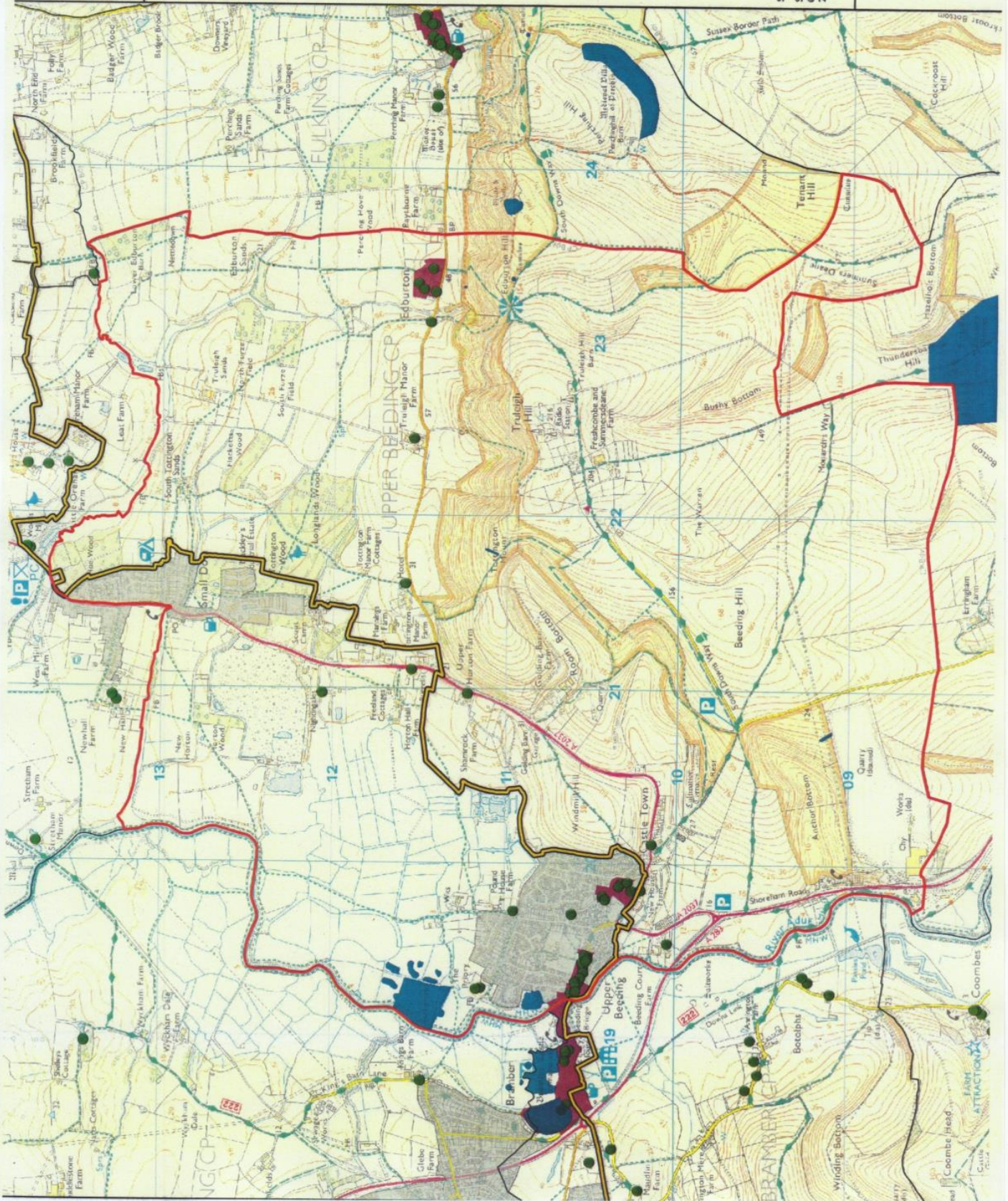
Upper Beeding Neighbourhood Plan
 MAP 3
 Landscape Context
 Flood Zone and
 River Corridor



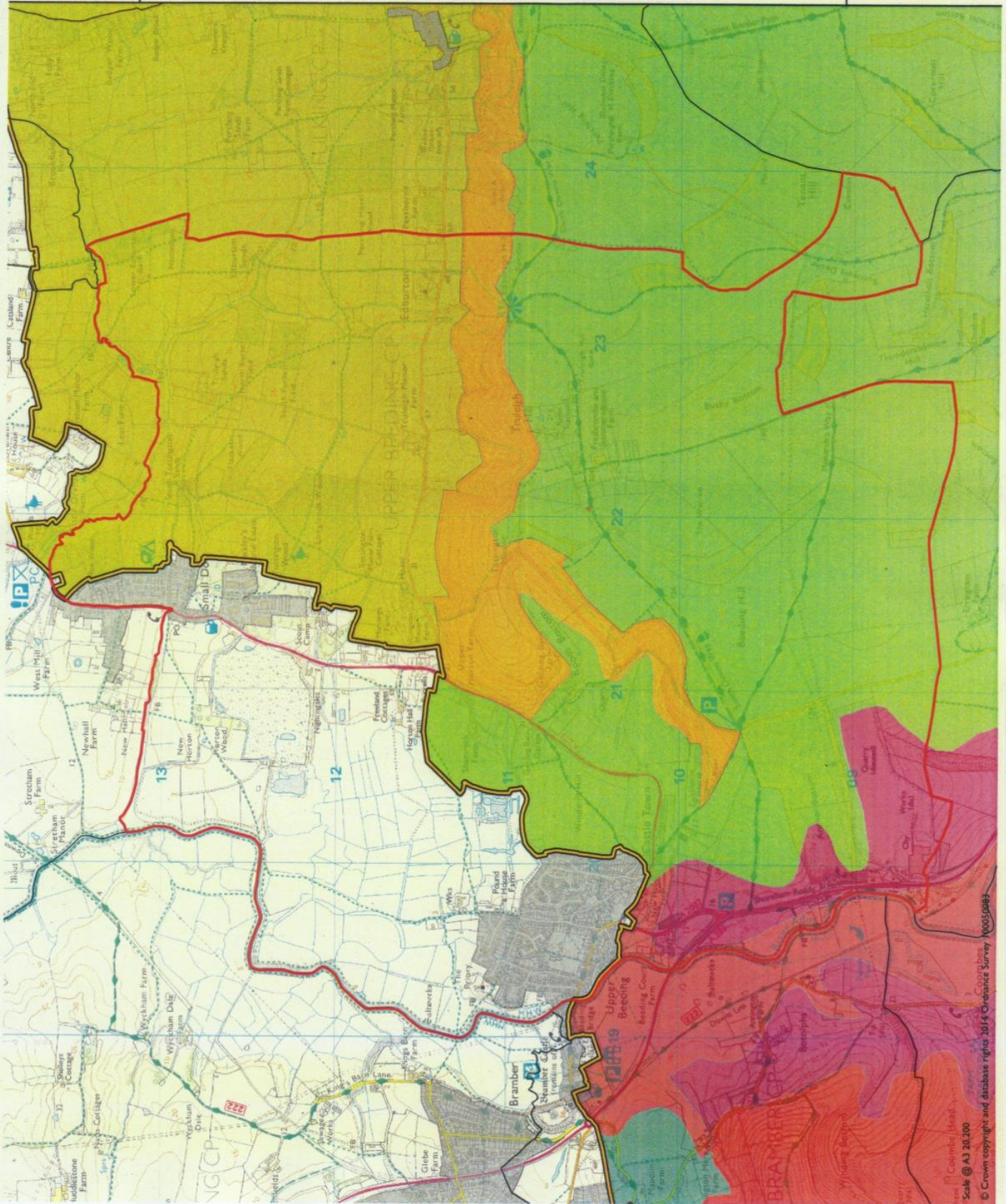
- Neighbourhood Area
- Parish boundary
- SDNPA boundary
- Listed building
- Scheduled Monument
- Conservation Area
- Settlement boundary

Scale @ A3 20:100
Source: English Heritage
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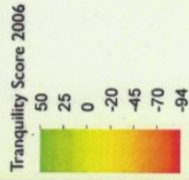
Upper Beeding
Neighbourhood Plan
MAP 4
Landscape Context
Historic Environment



- Neighbourhood Area
- Parish boundary
- Settlement boundary
- SDNPA boundary
- SDILCA**
- A2 : Adur to Ouse Open Downs
- A3 : Arun to Adur Open Downs
- F3 : Adur
- G3 : Adur Valley
- H2 : Adur to Ouse Downs Scarp
- I2 : Adur to Ouse Scarp Footslopes
- I3 : Arun to Adur Scarp Footslopes



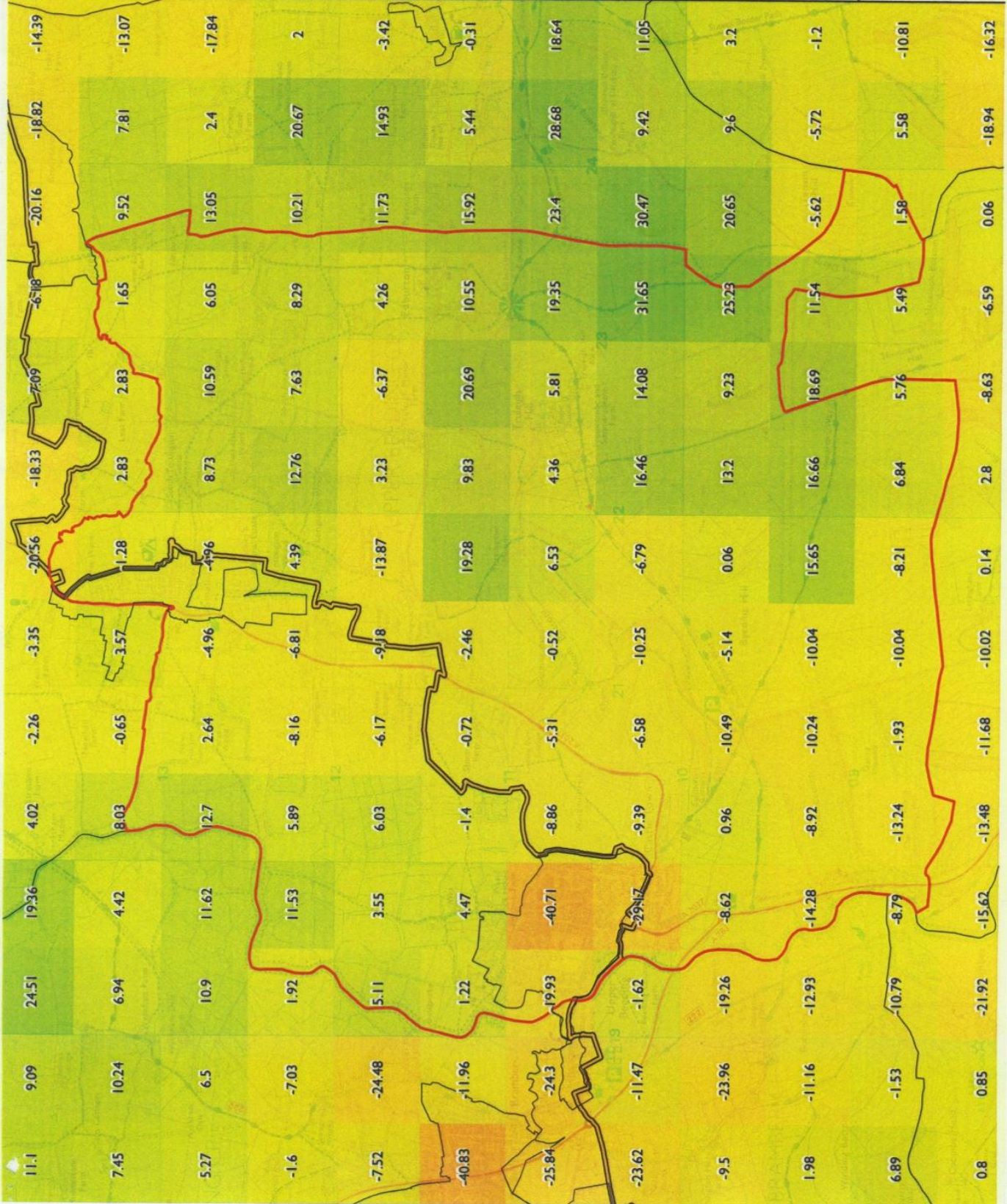
- Neighbourhood Area
- Parish boundary
- SDNPA boundary
- Settlement boundary




Scale @ A3 20:200

Source: CPRE
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Upper Beeding Neighbourhood Plan
MAP 8
Landscape Context
Relative Tranquility



-  Neighbourhood Area
-  Parish boundary
-  Floodzone 3
-  Contour
-  Settlement boundary
-  SDNPA boundary

Scale @ A3 20, 100
Source: Environment Agency
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Upper Beeding
Neighbourhood Plan
MAP 9
Landscape Context
Topography, Flood Zone
and River Corridor

