



WS HERITAGE



Land at Church Farm, Upper Beeding

HERITAGE IMPACT ASSESSMENT

WSH Ref: Joo5485

December 2025

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Cover: Extract, Jon Carey's Map of England, Wales & Scotland, 1794

1.0 Introduction

Purpose

1.1 WS Heritage Ltd. has been commissioned to undertake this Heritage Impact Assessment by Fairfax Acquisitions Ltd. The document addresses proposals for the development of land at Church Farm, Upper Beeding (Figure 1, the 'Application Site'). The document first sets out the historic evolution of both the site and wider locale before identifying relevant heritage assets and discussing the potential for their significance to be affected by proposals.



Figure 1: The Application Site

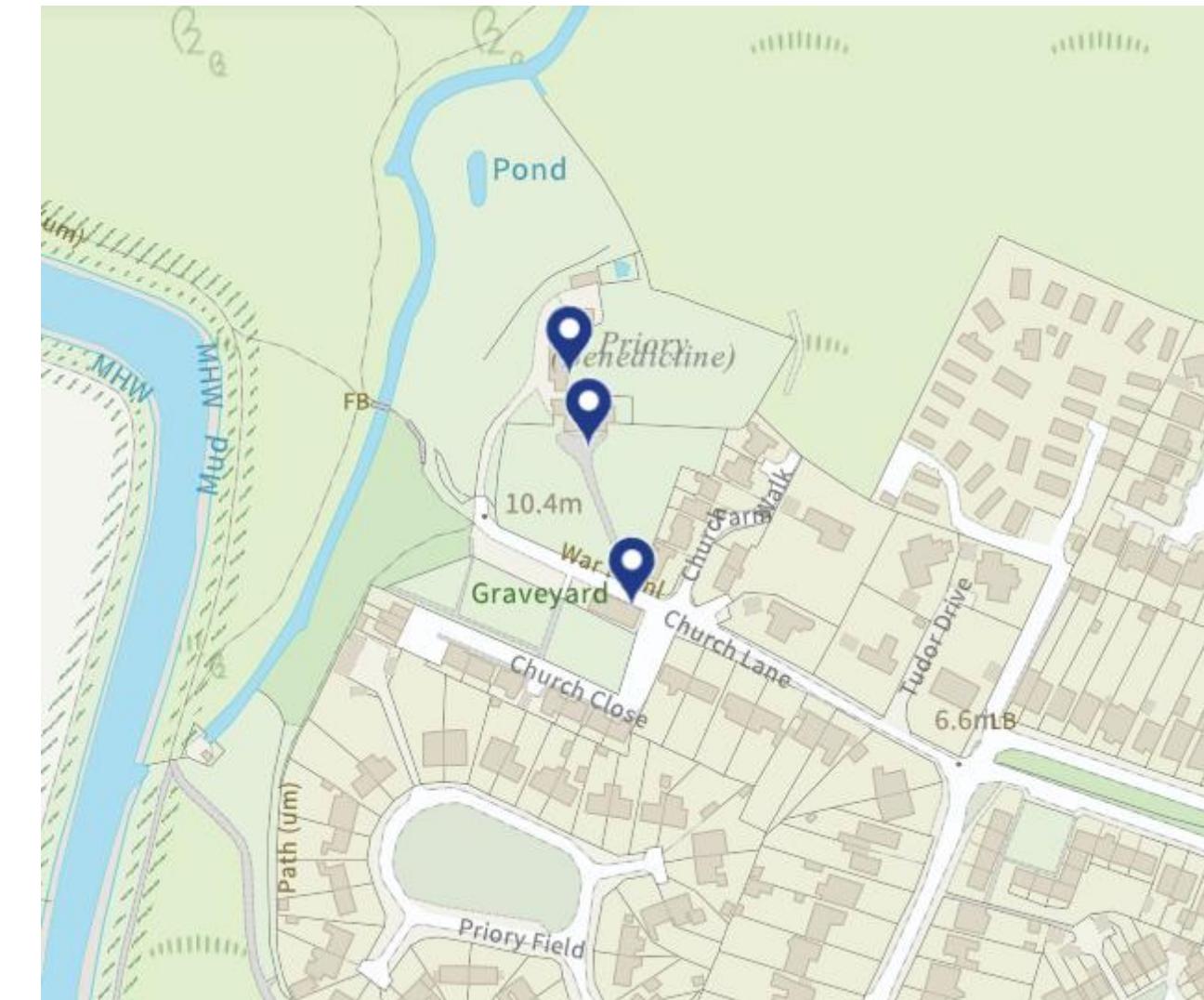


Figure 2: Distribution of Designated Heritage Assets of Relevance

Proposals

1.2 As noted, proposals comprise the development of land at Church Farm, Upper Beeding, with four detached dwellings and ancillary buildings along with associated parking and landscaping etc.

Heritage Assets

1.3 The application site is not located in a conservation area. Although two conservation areas reside within Upper Beeding (*Upper Beeding [High Street] Conservation Area & Upper Beeding [Hyde Street] Conservation Area*), both are situated at some distance from the application site and therefore the settings of these designations would not be impacted by proposals. The site is however located within the near setting of several other statutorily designated heritage assets (Figure 2 & Appendix 1). Heritage assets of relevance to proposals therefore include:

1) The Parish Church of St Peter, Grade II*

List entry number: 1027214

Date first listed: 15-Mar-1955

2) The Priory, Grade II

List entry number: 1181404

Date first listed: 15-Mar-1955

Date of most recent amendment: 09-May-1980

3) Upper Beeding War Memorial, Grade II

List entry number: 1456706

Date first listed: 26-Jun-2018

Historic Environment Record (HER)

1.4 There are a number of entries within the Historic Environment Record for the locale. None are located at the application site but those of a peripheral nature are included at [Appendix 2](#) for reference.

Archaeological Potential

1.5 Subject to consultation with curator at full planning stages.

Planning History

1.6 There is no planning history relating specifically to the application site.

Consultations Undertaken

1.7 N/A

Approach

1.8 In accordance with *paragraph 207* of the *National Planning Policy Framework (NPPF, 2024)* this Heritage Impact Assessment describes the significance of those heritage asset(s) with the potential to be affected, in a manner proportionate to both the assets' importance, and an understanding of the potential for impacts upon that significance.

Methodology

1.9 A number of published guidelines were adhered to, including:

Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12. Historic England, 2019. ([Appendix 3](#));

The Setting of Heritage Assets - Historic England Good Practice Advice in Planning Note 3 (Second Edition). Historic England, December 2017; and

Conservation Principles for the Sustainable Management of the Historic Environment. (Consultation Draft). Historic England, November 2017.

2.0 Historic Background

Upper Beeding

2.1 The village and civil parish of Upper Beeding is located upon the northern extents of the South Downs National Park. It is further situated upon the east side of the River Adur (Adur) at the head of the Adur Gap, with the town of Steyning and the village of Bramber located adjacent.



Figure 3: Extract, *Joannem Janssonium Suthsexia Vernaculae Sussex, 1659*

118 SALT-MAKING IN THE ADUR VALLEY, SUSSEX

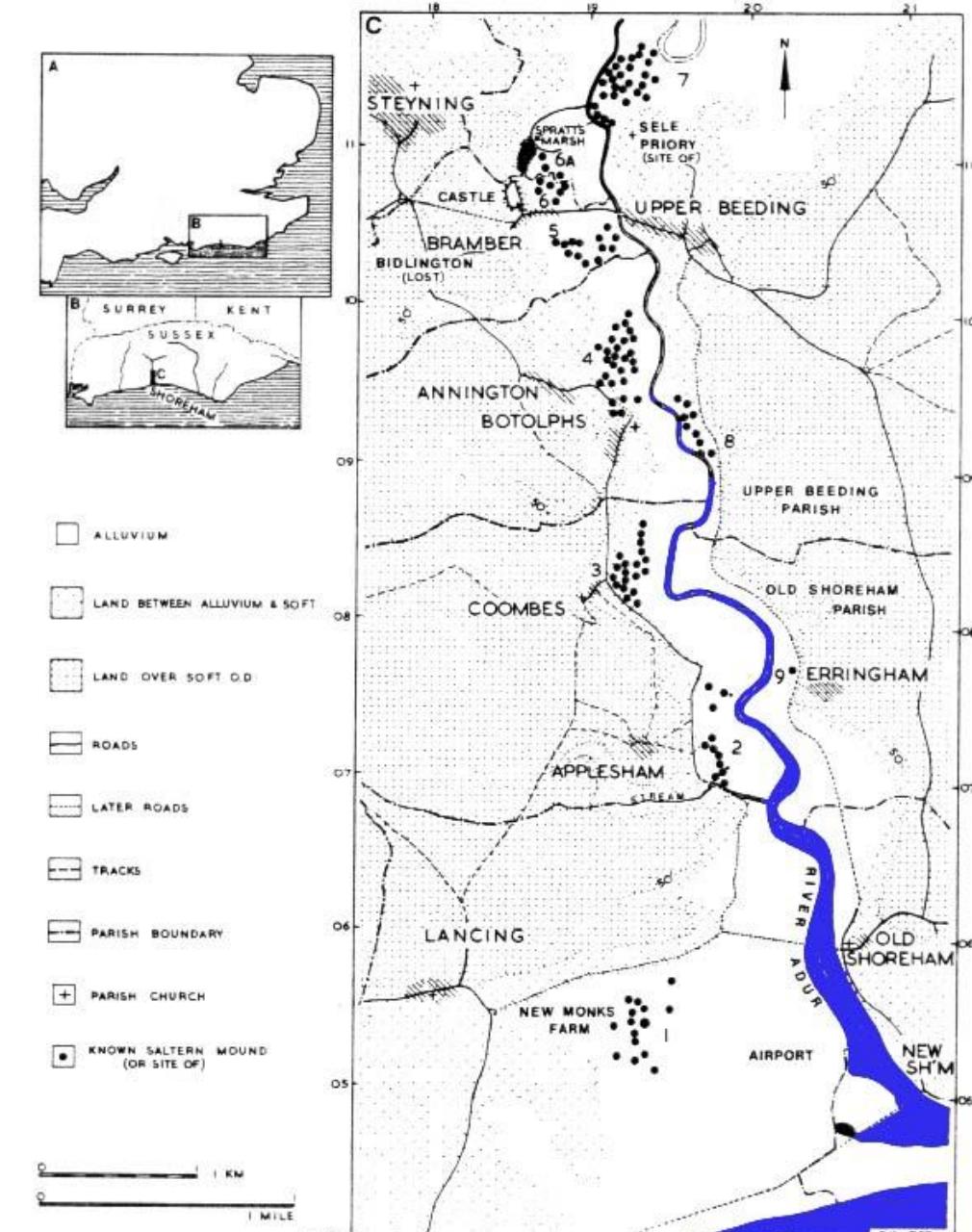


Fig. 1. The Adur valley between Shoreham and Upper Beeding; showing the saltern mounds groups; drainage ditches and modern features excluded. (Based upon the Ordnance Survey maps of 1914 and the National Grid).

Figure 4: Salt Making in the Adur Valley, 1897 (BMLSS)

2.2 The geology of the town varies. For example, the southern area associated with the South Downs comprises chalk, whilst regions of the Low Weald comprises clay and sand. Locations adjacent the Adur itself comprise mainly alluvial silts and gravels.

2.3 The wider vicinity evidences prehistoric settlement and Roman occupation - including a potentially Roman road nearby - but nothing of significance from these periods is explicitly linked to Upper Beeding.

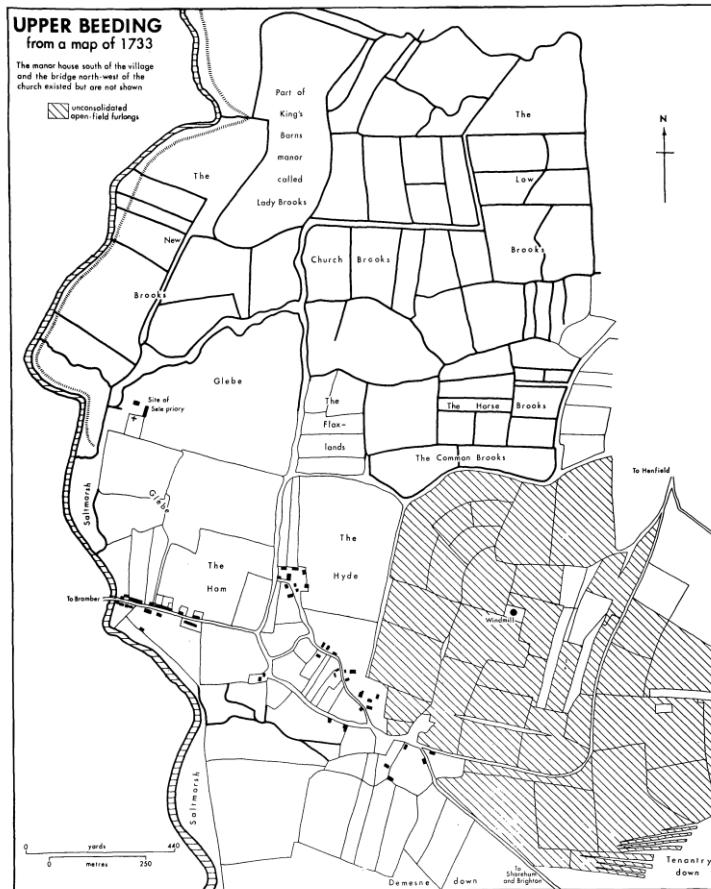


Figure 5: Upper Beeding in 1773 (1987)



Figure 6: Extract (John Cary's England Wales, and Scotland) 1794

2.4 However, the village sits on an ancient route that served trading and pilgrimage at a location where the River Adur could be crossed without difficulty. Two crossings existed, with one being located in the vicinity of the application site.

2.5 Beeding first emerged in the Anglo-Saxon period, following the death of *Aethelwulf* (grandfather of Alfred the Great) in 858 AD. He is presumed to have died on the east side of the Adur and was subsequently buried in Steyning. Being Anglo Saxon in origin, the name Beeding is thought to have derived from either *Bede* or *Beida* (UPNP, 2021) or from earlier spellings such as *Bēdingas/ Beddinges*.

2.6 It is generally agreed that a Saxon church existed in the vicinity of the application site prior to any other permanent settlement, whilst the original village is understood to have emerged somewhere between its current location and Castle Town to the south. Another property of significance in the period would include the manor of Beeding (Beeding Manor), owned by the Kings of Wessex; the last of these being Edward the Confessor.

2.7 This Saxon church was replaced following the C11 Norman Conquest, where Beeding was given by William the Conqueror to William de Braose as part of the Rape of Bramber. The Domesday Book of 1086 noted the segment of land owned by De Braose to comprise '*Households: 62 villagers. 48 smallholders*', along with '*Meadow 6 acres. Woodland 70 swine render. 2 churches.*'

2.8 At some point prior to early 1096, the De Braose family founded the Priory of Sele at the church of St. Peter, a building constructed earlier in the same century. This church is presumed to have been replaced in the twelfth century, where the oldest building fabric exhibited by the existing church is from this period.

2.9 The Priory was administered by the Abbey of St. Florent of Saumur, France, and as such, was defined as an '*alien house*'. Being located nearby Beeding, the Priory of Sele became closely associated with the area, the name of which was often interchanged - or used simultaneously - with Beeding. The name Sele remained in usage even after the Dissolution and destruction of the Priory (Figure 3).

2.10 Whilst the '*river Adur has always been important, for its effect on the landscape of the parish, as a means of communication, and in providing employment*' (Baggs, Currie, Elrington, Keeling, Rowland, 1987), the Middle Ages saw salt making become gradually prolific along the Adur Valley (Figure 4). Here, salt was created through *salterns*, pools where saltwater was extracted from either from marine water or brine (tidal marshland). Several medieval salterns are associated with the Priory or other significant structures in the area (Appendix 1).

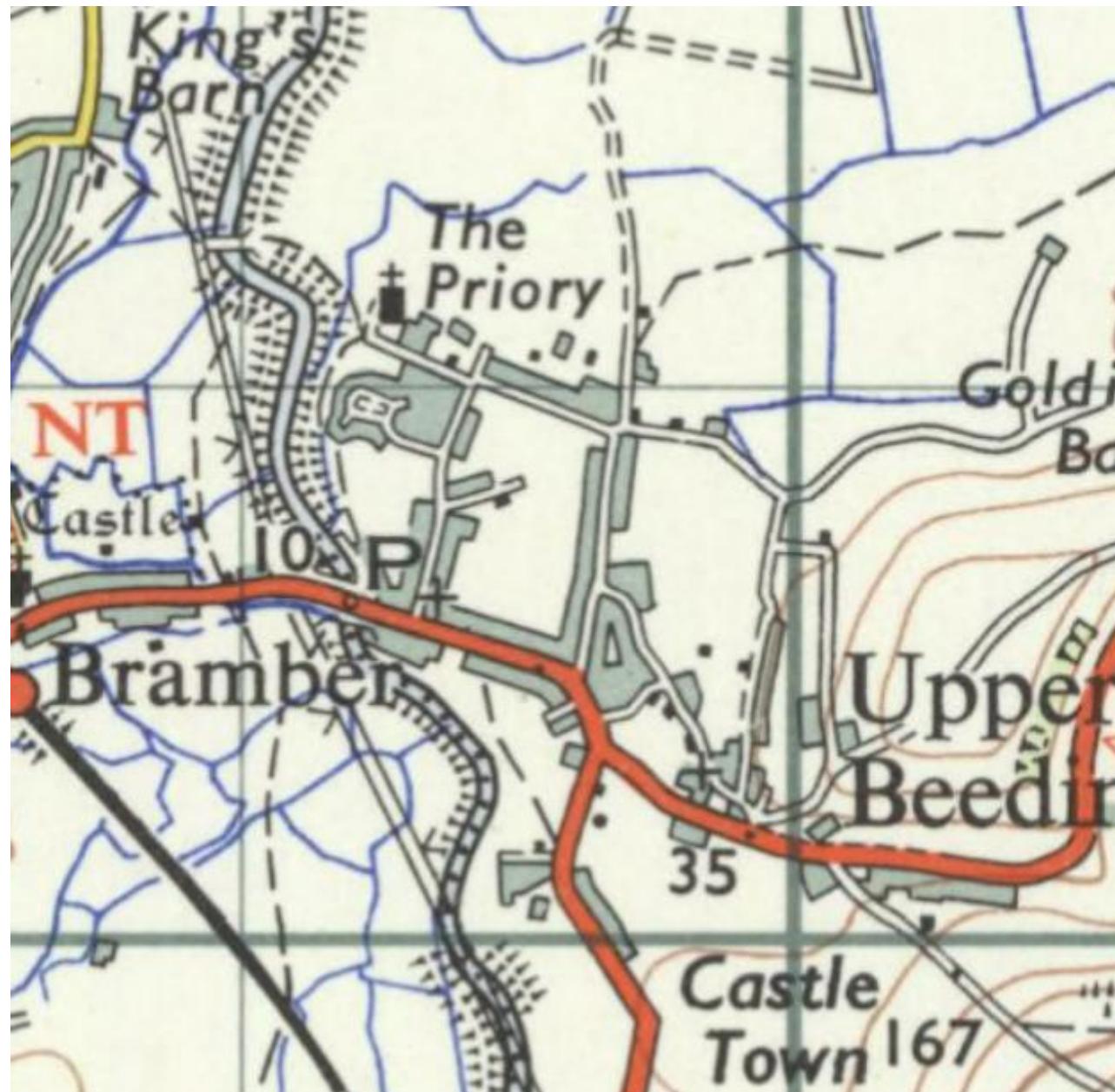


Figure 7: OS Extract, 1960



Figure 8: Aerial of Upper Beeding (Application Site Location in Red)

2.11 Due to its '*alien house*' status, the Priory was commandeered during wars with France. In 1396, it was then '*naturalised*' by Richard II (i.e. made independent from the Abbey of St. Florent). The Priory's independence lasted until 1459 when Waynflete - the then Bishop of Winchester - was allowed to appropriate it for his recently founded college of St. Mary Magdalen, Oxford (though this was not fully assimilated by Mary Magdalen until 1480 AD).

2.12 In 1538, the Priory was partially demolished as a result of the Dissolution and no remains exist today. However, its materials were reused throughout the village and by buildings subsequently occupying the site. These include the Grade II listed (also named) Priory and St. Peter's Church.

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Land at Church Farm, Upper Beeding

2.13 'Upper Beeding's position as a traffic node is indicated in the early 18th century by the many references to 'travellers' in the parish registers' (Baggs, Currie, Elrington, Keeling, Rowland, 1987). Extracts from maps up until the turn of the nineteenth century show no significant development except along the primary routes of High Street and eventually Hyde Lane (Figures 5 & 6).

2.14 1838 saw the separation of Beeding into two towns; Upper Beeding and Lower Beeding, and in 1861, the Horsham-Shoreham railway opened. Although this was closed in 1966, the proximity of Upper Beeding to the town of Steyning (with its own railway) nevertheless facilitated further development in the area over the twentieth century.



Figure 9: OS Extract, 1888-1913



Figure 10: Aerial of Application Site & Locale

2.15 Comparison between map extracts from the mid-twentieth century and current aerials show development in Upper Beeding to have occurred along primary thoroughfares, and to eventually infill those areas bounded by main roads (Figures 7 & 8). This modern development can be seen to have occurred up to the boundary of the former Priory site and the application site.

2.16 Currently, Upper Beeding exhibits a largely suburban character, corroborated by the *Horsham District Planning Framework* (2015), which categorises Upper Beeding (combined with the village of Bramber) as 'Small Towns and Larger Villages'.

2.17 Said category is described as "settlements with a good range of services and facilities, strong community networks and local employment provision" (*Horsham District Planning Framework*, 2015).

Land at Church Farm

2.18 Land comprising the application site is located to the northwest of the former centre of Sele Priory (occupied by the current St. Peter's Church and Priory) and exhibits no recent development. This is confirmed by reference to late nineteenth century OS mapping and contemporary aerial extracts (Figures 9 & 10). Evidence of long-term separation between the location of Sele Priory location and the application site is made still more clear by the landscape features - such as mature trees etc. - that separate the two areas.

2.19 Whilst the application site has not been directly affected by modern development, suburban growth to the site's south, southeast and east has demonstrably altered the site's context. This development has resulted in the application site being now definitively bounded on three sides; resulting in what is effectively a gap site. This context offers the logical opportunity for the settlement to be developed in such a manner that the existing bounds of the village of Upper Beeding are not unduly exceeded.

3.0 Proposals

- 3.1 Proposals for which permission is sought comprise the residential development of land at Church Farm, constituting four detached dwellings and ancillary structures along with associated parking and landscaping etc. The proposals would be accessed by the extension of Church Farm Walk, a residential development that can be seen to have already significantly altered the historically rural setting of heritage assets identified as being of relevance.
- 3.2 Given the site's location within the setting of a number of statutorily designated assets, the historic evolution and resulting built form of the locale has been considered in conjunction with latest planning policy; specifically in order to propose appropriate design solutions that are in turn configured to ensure the preservation and/or enhancement of relevant heritage assets and/or their settings. Aspects of proposals including scale, mass, detailed design, and the siting of proposed built form, have demonstrably responded to both the constraints presented by the site, and the wider context of this more generally.
- 3.3 The development's location was carefully considered and as a result the scheme may therefore be viewed as a logical extension of existing development patterns lying directly adjacent (particularly Church Farm Walk, which is of a relatively high quality) but less so with respect to development lying further east, which is of a definitively suburban nature in contrast to the older parts of the settlement. Importantly, proposals ensure the retention of existing, mature vegetation between the application site and designated assets to its west, thus maintaining the presence of a considerable buffer zone between the two areas. The screening effect of this buffer would be enhanced and complemented by further landscaping to the northern and western boundaries of the development.
- 3.4 In this respect, proposed development would therefore reside within an already long established - but subsequently evolved - landscape framework in such a manner that preserves the existing settlement's existing relationship with its more rural context, comprising outlying land to the north of Upper Beeding. Here, in views of the listed buildings at various junctures along footpaths to the north, this landscape framework renders the grouping somewhat separate and distinct from the remainder of the settlement, and therefore a degree of relative isolation, commensurate with the assets' greater significance. Such an effect would not merely remain as a result of proposals' modest scale and diffuse layout but be enhanced by planting along the application site's northern boundary.
- 3.5 This will better serve the scheme's integration to result in merely neutral impacts upon the built and historic environment of the locale, fundamentally preserving this. In order to better assist assimilation, development will be sited in generous plots and well-spaced, the grain of which will therefore exhibit a relatively low intensity whilst being interspersed with considerable open space that – together – further acts as a transitional swathe of development between more intensive suburban growth to the east and south of the site, and the loose grouping of listed buildings to the west. The scale and massing of built form will also be modest, again in order to assimilate with adjacent development whilst not unduly impinging upon the setting of the aforementioned heritage assets and associated views of these.
- 3.6 Whilst a logical extension to existing settlement, proposals remain at one remove from the heritage assets but effectively encompass the relatively isolated grouping on the east and north sides of open and green space comprising their eastern near setting. As such, it is arguable that proposals – principally by means of their design and resulting quality – act as a further buffering layer between the predominantly suburban and relatively poor quality of development on this northwestern edge of Upper Beeding, thus enhancing the near setting of the sensitive grouping on this side of existing, open green space.
- 3.7 In seeking such an effect, proposals appear far more irregularly and organically developed in nature than suburban growth already on this edge of Upper Beeding; again, combined with supplemented landscaping upon the northern and western boundaries of the application site, the existing formality and hard edge of the settlement in this location will be appropriately softened and better assimilated. Therefore, in this respect, a more gradated transition would result between existing suburban growth and the wider open landscape setting to the north and west of Upper Beeding.
- 3.8 Whilst obviously larger than most other neighbouring built form, the make-up of said built form is identifiably mixed and exhibits a wide variety of scale, massing and footprint. However, the four proposed dwellings nevertheless approximate with the larger examples of these structures, again assisting not merely assimilation, but also the more organic, irregular nature of growth at the north west of the settlement and as such, the transitional nature of the application site with respect to its location between this edge of Upper Beeding, outlying rurality, and the grouping of heritage assets in question.
- 3.9 As such, the proposed structures will not merely accord with the established, suburban character of this edge of the settlement, but also remain fundamentally deferential and therefore subservient toward adjacent designated assets; principally by means of a relative lack of proximity combined with a scale and mass that does not compete with these. The scale and mass of the dwellings will also remain considerably below the mature tree line, which will serve as both a physical and visual barrier between the application site and these assets.
- 3.10 In addition to matters discussed above, the intent is therefore for the more general aesthetic and detailing projected for the proposed scheme to ensure that not merely assimilation is achieved, but also an appropriate and authentic legibility of phasing; principally by means of utilising both contemporary and traditional or referential materials, forms, features and detailing. Such an approach will ensure that the proposed buildings are successfully assimilated when considered in conjunction with the wider character and appearance of the locale; thus maintaining the current status of adjacent assets and their settings.

3.9 More generally, proposals represent the development of a currently undeveloped parcel of land, that not merely accords with this part of Upper Beeding's presently suburban character, but proactively seeks to improve upon this. Following implementation - via the development of what is a high-quality, considered, authentically contemporary, yet referential design - the scheme meets the directives of the local *Horsham District Planning Framework (HDC, 2015)* by providing benefits in the form of homes as per *Policy 15: Strategic Policy: Housing Provision* whilst maintaining the current character and appearance of the locale.

3.10 Proposals have therefore sought to successfully assimilate the scheme into the existing environment in such a manner that comprises the logical development of existing layouts and patterns of development, whilst proving fundamentally referential toward existing contexts and being appropriately configured otherwise. This would include the use of not merely specific design features, but also appropriate scaling, siting and layout, which for the many reasons given above will contribute positively toward the existing historic environment of this part of Upper Beeding.

3.11 Proposals are not, therefore, considered to result in negative impacts upon any relevant heritage assets or their respective settings, thus ensuring that the application site and its near environs maintain their existing character and appearance.



Figure 11: Proposed Block Plan

4.0 Assessment

4.1 The following table sets out all heritage assets established to be relevant to proposals; their distance from the proposed application site if relevant; the degree of 'interest' they exhibit; their inherent significance; and, how the application site presently contributes towards this. The potential for impacts upon recognised significance is then identified, along with an assessment of how such impacts are able to be mitigated.

Heritage Asset	Interest	Significance	Impact on Significance	Avoiding Impacts	Justification	Recording
The Parish Church of St Peter, Grade II* <i>List entry number: 1027214</i> <i>Date first listed: 15-Mar-1955</i> <i>approximately 82m southwest of application site.</i>	Archaeological interest: Archaeological interest is evident in the church's location on the former site of Sele Priory. Architectural and Artistic Interest Architectural interest is made apparent by the craftsmanship and means of construction evident in the church, specifically, in its 'Chancel, nave with south aisle and porch and west tower. Nave and tower C14 with some stones preserved from the priory founded by William de Braose in 1075. Chancel rebuilt in C19. South aisle and porch added in 1852, when the church was restored.'. Historic Interest: Historic interest is also evident and primarily resides in the asset's status in a sequence of	The significance of this heritage asset is high , given its Grade II* designation. Here, significance is most readily identifiable when considered in conjunction with other associated designated assets in close vicinity: the current Priory and Upper Beeding War Memorial (with which St. Peter's Church is specifically associated as a matter of Group Value). When considered in totality, these structures demonstrably evidence the ecclesiastical history and importance this site has contributed toward the history of Upper Beeding and the surrounding area. However, development to the east and the south (i.e. the influx of residential development and associated infill) can be seen to result in a much-evolved setting. Additionally, the application site is part of a larger undeveloped parcel to the northeast of the asset. In this context, the application site is therefore considered merely a neutral impingement upon	As noted, limited intervisibility presently exists between the asset and the application site due to swathes of tree cover, lower level vegetation, landscaping and / or modern dwellings. The proposed residential use of the site and the quality of design reflects the existing context of residential/suburban development. Consequently, proposals are not considered to impinge upon the ability to appreciate this heritage asset nor impinge upon its individual and/or group value and patterns of use, where the implementation of proposals would be seen as part of wider existing contexts comprising an already much-evolved, modern residential setting. Therefore, resulting impacts upon	No works are proposed for this heritage asset. Proposals have sought to reduce the potential for impacts via the implementation of a high-quality, considered design and optimal location. More specifically, proposed structures will exhibit a considerably lower ridge height than the asset (i.e. the tower) and be of forms/massing and detailed design that accords with precedents set by existing residential development. Whilst it is acknowledged that proposals would occupy a parcel of undeveloped land adjacent the asset, the property boundary between the asset and the application site is shielded by elements both natural and man-made, significantly limiting intervisibility. Should glimpsed views be possible from the asset, the existing context remains largely unchanged as proposals merely add to the currently modern suburban backdrop. Given the account set out above – whereby proposals would <i>preserve</i> the contribution the application site makes towards the	Following the implementation of proposals, a neutral impact is considered to result given that the scheme would obviously cause change, but no harm to the significance of the heritage asset, or its setting. As such, proposed changes will not alter the current understanding of and/or significance of this. Proposals therefore more than amply respond to the requirements of the <i>Planning (Listed Buildings and Conservation Areas) Act, 1990</i> whereby the existing, much-evolved narrative of the listed building's setting would be <i>preserved</i> . Additionally, via the implementation of what is a high-quality, considered and referential scheme, new development will demonstrably make a positive contribution toward local character and distinctiveness in accordance with <i>paragraph 210</i> of the <i>NPPF</i> . The scheme has also taken full consideration of <i>paragraph 219</i> of the <i>NPPF</i> , which states that local planning authorities should look for opportunities for new development within the settings of heritage assets where proposals preserve those elements of the setting that make a positive contribution to the asset. And finally - again through the provision of a high-quality scheme -	Given the very limited impact upon the significance of this heritage asset and/or its setting, further archaeological analysis and recording of the building is not deemed necessary for the purposes of this application.

	<p>ecclesiastical structures occupying the site since the Saxon period, signifying an important religious location in the history of Upper Beeding and the surrounding area. The church is also the only remnant of Sele Priory site that was retained subsequent to the Dissolution.</p>	<p>setting and therefore overall significance of this heritage asset.</p>	<p>significance are considered neutral.</p>	<p>significance of the heritage asset and/or its setting- the prevailing impact following implementation, is considered neutral.</p>	<p>proposals more than amply respond to <i>Horsham District Planning Framework (HDC, 2015) Policy 34 (Cultural and Heritage Assets)</i> which states that '<i>the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets...Reflect the current best practice guidance produced by English Heritage</i>' and '<i>Retain and improves the setting of heritage assets</i>'.</p>	
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Heritage Asset	Interest	Significance	Impact on Significance	Avoiding Impacts	Justification	Recording
<p>The Priory, Grade II</p> <p><i>List entry number: 1181404</i></p> <p><i>Date first listed: 15-Mar-1955</i></p> <p><i>Date of most recent amendment: 09-May-1980</i></p> <p><i>approximately 92m southwest of application site.</i></p>	<p>Archaeological interest: Archaeological interest is evident in the house given this 'stands on the site of the original Priory of Sele'.</p> <p>Architectural and Artistic Interest Architectural interest is apparent in the craftsmanship and the means of construction evident in its 'Two storeys and attic. Three windows. Two dormers. Painted brick. Dentilled eaves cornice. Slate roof. Glazing bars intact. Two bays on ground and first floors. Doorway up four steps with engaged columns, pediment, semi-circular fanlight and door of six moulded panels.'. Whilst the asset 'probably contains material from the medieval building...most of it dates from 1792.'</p> <p>Historic Interest: Historic interest primarily resides in the asset's status as a component part of a sequence of ecclesiastical</p>	<p>The significance of this heritage asset is medium, given its Grade II designation.</p> <p>Here, significance is most readily identifiable when considered in conjunction with other designated assets located in close vicinity: i.e. St. Peter's Church and the Upper Beeding War Memorial.</p> <p>When considered in totality, these structures demonstrably evidence the ecclesiastical history and value of the site in its contribution toward the history of Upper Beeding and the surrounding area.</p> <p>However, redevelopment to the east and the south (i.e. comprising residential development) can be seen to result in a much evolved setting.</p> <p>Additionally, the application site is part of a larger undeveloped parcel of land to the northeast of the asset.</p> <p>Within this context, the application site is therefore considered a neutral contributor toward the setting and therefore significance of this heritage asset.</p>	<p>As noted, limited intervisibility presently exists between the asset and the application site due to swathes of tree cover, lower level vegetation, landscaping and / or modern dwellings.</p> <p>Should the application site be perceived the proposed use of the site (residential) and quality design accords with the existing residential/suburban development context.</p> <p>Consequently, proposals are not considered to impinge upon the ability to appreciate this heritage asset nor impinge upon its individual and/or group value and patterns of use, where works would be seen as part of the context of an already much-evolved, modern residential setting.</p> <p>Therefore, impacts upon significance are considered neutral.</p>	<p>No works are proposed to this heritage asset. Proposals have sought to reduce the potential for other impacts via the implementation of a high-quality, considered design and optimal location.</p> <p>More specifically, the proposed structures will exhibit a ridge height, form/massing and design elements that accord with precedent currently set by existing residential development.</p> <p>Whilst it is acknowledged that proposals presently occupy undeveloped land adjacent the asset, the property boundary between this and the application site is shielded by both natural and man-made landscape features, significantly limiting intervisibility.</p> <p>Should any glimpsed views be possible, the context remains unchanged where proposals merely add to the presently modern suburban backdrop, but not to any significant or otherwise negative extent.</p> <p>Given the account set out above – whereby implemented proposals would be found to <i>preserve</i> the contribution the application site makes towards the significance of the heritage asset and/or its</p>	<p>Following the implementation of proposals, a neutral impact is considered to result given that the scheme would cause no harm to the significance of the heritage asset, or its setting. As such, proposed changes will not alter the current understanding of and/or significance of this.</p> <p>Proposals therefore more than amply respond to the requirements of the <i>Planning (Listed Buildings and Conservation Areas) Act, 1990</i> whereby the much-evolved narrative of the listed building's setting would be <i>preserved</i>.</p> <p>Additionally, via the implementation of a high-quality, considered and referential scheme, new development will demonstrably make a positive contribution toward local character and distinctiveness in accordance with <i>paragraph 210</i> of the <i>NPPF</i>. The scheme has also taken full account of <i>paragraph 219</i> of the <i>NPPF</i>, which states that local planning authorities should look for opportunities for new development within the settings of heritage assets where proposals preserve those elements of the setting that make a positive contribution to the asset.</p> <p>And finally - again through the provision of a high-quality scheme - proposals more than amply respond to <i>Horsham District Planning Framework (HDC, 2015) Policy 34 (Cultural and Heritage Assets)</i> which states that '<i>the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets...Reflect the current best practice guidance produced by English</i></p>	<p>Given the very limited impact upon the significance of this heritage asset and/or its setting, further archaeological analysis and recording of the building is not deemed necessary for the purposes of this application.</p>

	structures occupying the site since the Saxon period (the asset was formerly listed as the <i>Vicarage</i>) signifying an important religious location for the history of Upper Beeding and the surrounding area.		setting - the prevailing impact following implementation, is considered neutral .	<i>Heritage</i> and ' <i>Retain and improves the setting of heritage assets</i> '.	
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Heritage Asset	Interest	Significance	Impact on Significance	Avoiding Impacts	Justification	Recording
Upper Beeding War Memorial, Grade II <i>List entry number: 1456706 Date first listed: 26-Jun-2018 approximately 82m south/southwest of application site.</i>	Archaeological interest: Archaeological interest is apparent due to the memorial's location occupying the former site/vicinity of Sele Priory. Architectural and Artistic Interest Architectural interest is apparent in ' <i>its accomplished and well-realised design in the form of a Latin cross; * it survives unaltered in its original location.</i> ' It is also clear across the craftsmanship and the means of construction evident in the cross with its ' <i>octagonal arms, on a tall, tapered octagonal shaft with broach chamfers and a square base. It is surmounted on a chamfered square pedestal, and set on a square step with chamfered corners. To each side of the pedestal are metal plaques inscribed with the names of the men that died in the First World War. The inscription on the plaque to the south face of the pedestal reads:</i>	The significance of this heritage asset is medium , given its Grade II designation. Here, significance is most readily identifiable when considered in conjunction with the other associated designated assets in close vicinity: the current Priory and St. Peter's Church (which the memorial is specifically associated with from a perspective of Group Value). When considered in totality, these structures demonstrably evidence the ecclesiastical history and significance this site has contributed toward the history of Upper Beeding and the surrounding area. However, development to the east and the south (i.e., the influx of residential development and infill) can be seen to result in a much-evolved setting. Additionally, the application site is a part of a larger undeveloped property to the northeast of the asset. In this context, the application site is therefore considered a neutral contributor toward the setting and therefore significance of this heritage asset.	As noted, limited intervisibility presently exists between the asset and the application site due to swathes of tree cover, lower level vegetation, landscaping and / or modern dwellings. Should the application site be perceived the proposed use of the site (residential) and quality design accords with the existing residential/suburban development context. Consequently, proposals are not considered to impinge upon the ability to appreciate this heritage asset nor impinge upon its individual and/or group value and patterns of use, where works would be seen as part of the context of an already much-evolved, modern residential setting. Therefore, impacts upon significance are considered neutral .	No works are proposed to this heritage asset. Proposals have sought to reduce the potential for other impacts via the implementation of a high-quality, considered design and optimal location. More specifically, the proposed structures will exhibit a ridge height, form/massing and design elements that accord with precedent currently set by existing residential development. Whilst it is acknowledged that proposals presently occupy undeveloped land adjacent the asset, the property boundary between this and the application site is shielded by both natural and man-made landscape features, significantly limiting intervisibility. Should any glimpsed views be possible, the context remains unchanged where proposals merely add to the presently modern suburban backdrop, but not to any significant or otherwise negative extent. Given the account set out above – whereby implemented proposals would be found to <i>preserve</i> the contribution the application site makes towards the significance of the heritage asset and/or its setting - the prevailing	Following the implementation of proposals, a neutral impact is considered to result given that the scheme would cause no harm to the significance of the heritage asset, or its setting. As such, proposed changes will not alter the current understanding of and/or significance of this. Proposals therefore more than amply respond to the requirements of the <i>Planning (Listed Buildings and Conservation Areas) Act, 1990</i> whereby the much-evolved narrative of the listed building's setting would be <i>preserved</i> . Additionally, via the implementation of a high-quality, considered and referential scheme, new development will demonstrably make a positive contribution toward local character and distinctiveness in accordance with <i>paragraph 210 of the NPPF</i> . The scheme has also taken full account of <i>paragraph 219 of the NPPF</i> , which states that local planning authorities should look for opportunities for new development within the settings of heritage assets where proposals preserve those elements of the setting that make a positive contribution to the asset. And finally - again through the provision of a high-quality scheme - proposals more than amply respond to <i>Horsham District Planning Framework (HDC, 2015) Policy 34 (Cultural and Heritage Assets)</i> which states that ' <i>the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets... Reflect the current best practice guidance produced by English</i>	Given the very limited impact upon the significance of this heritage asset and/or its setting, further archaeological analysis and recording of the building is not deemed necessary for the purposes of this application.

	<p><i>THIS CROSS IS ERECTED / IN GRATEFUL RECOGNITION / OF THE DEVOTION OF THE / MEN OF BEEDING WHO GAVE / THEIR LIVES IN THE WAR / 1914 – 1919 / LORD ALL PITYING JESU BLEST / GRANT THEM THY ETERNAL REST.</i></p> <p>Historic Interest: Historic interest primarily resides in the memorial serving 'as an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it made in the First World War.'</p>		impact following implementation, is considered neutral .	<i>'Heritage' and 'Retain and improves the setting of heritage assets'.</i>	
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5.0 Summary

- 5.1 The application site comprises a parcel of land at Church Farm, Upper Beeding. Upper Beeding remained relatively undeveloped until the twentieth century when growth intensified along and between the main thoroughfares. This can be seen to have grown along two sides of the application site to flank this.
- 5.2 In addition, the application site is bounded on one other side by mature trees and vegetation, definitively separating the application site from the site of the former Sele Priory and several designated heritage assets including Grade II* and Grade II listed structures. Otherwise, the general character of settlement surrounding the application site is largely one of modern suburban residential development.
- 5.3 Principally, proposals comprise the residential development of the application site via the provision of four detached dwellings. Given the appropriate scale, massing, siting, layout and detailed design of the proposed structures, relevant heritage assets and their settings are *preserved* where associated impacts are assessed as *neutral* in effect.
- 5.4 Proposals can therefore be seen to respond to the wider regulatory framework, but in particular, *paragraph 197* of the *NPPF*, which highlights '*the desirability of new development making a positive contribution to local character and distinctiveness*'.
- 5.5 By means of both general and detailed design, the scheme also accords with *paragraph 206* of the *NPPF*, which states that '*Proposals that preserve those elements of the setting that make a positive contribution to the asset ... should be treated favourably*'.
- 5.6 The scheme is therefore considered to have responded positively to the locale's historic and built context and achieved a high standard of design and layout that results in *neutral* impacts upon identified designated heritage assets and their settings. In doing so, proposals *preserve* relevant heritage assets and/or settings as per the s.66 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*.
- 5.7 For this reason, the principle of development is not considered to be at odds with the significance of the wider locale.

6.0 Sources

British Marine Life Study Society (BMLSS), *SALT MAKING IN THE ADUR VALLEY*, <https://www.glaucus.org.uk/Salt-making.htm>

Baggs, A P, C R J Currie, C R Elrington, S M Keeling, and A M Rowland. "Upper Beeding." *A History of the County of Sussex: Volume 6 Part 3, Bramber Rape (North-Eastern Part) Including Crawley New Town*. Ed. T P Hudson. London: Victoria County History, 1987. 29-34. *British History Online*. Web. 31 January 2022. <http://www.british-history.ac.uk/vch/sussex/vol6/pt3/pp29-34>

"Houses of Benedictine monks: Priory of Sele." *A History of the County of Sussex: Volume 2*. Ed. William Page. London: Victoria County History, 1973. 60-63. *British History Online*. Web. 31 January 2022. <http://www.british-history.ac.uk/vch/sussex/vol2/pp60-63>.

Upper Beeding Parish Plan Working Group (UBPPWG), *Upper Beeding Parish Neighbourhood Plan 2018-2031 (UBPNP)* (formally made/adopted on 23 June 2021), https://www.horsham.gov.uk/__data/assets/pdf_file/0003/108624/Upper-Beeding-Referendum-Version-March-2021.pdf

Visit Steyning, *About Beeding*, <https://visitsteyning.co.uk/about-beeding/>

Britain Express, *Upper Beeding, West Sussex*, <https://www.britainexpress.com/attractions.htm?attraction=3212>

Appendix 1.0 Designation Records for Heritage Asset(s)

Official list entry

Heritage Category:

Listed Building

Grade: **II***

List Entry Number: **1027214**

Date first listed:

15-Mar-1955

List Entry Name:

THE PARISH CHURCH OF ST PETER

Statutory Address 1:

THE PARISH CHURCH OF ST PETER, CHURCH LANE

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Location

Statutory Address: **THE PARISH CHURCH OF ST PETER, CHURCH LANE**

The building or site itself may lie within the boundary of more than one authority.

County: **West Sussex**

District: **Horsham (District Authority)**

Parish: **Upper Beeding**

National Grid Reference:

TQ 19282 11134

Details

UPPER BEEDING CHURCH LANE 1. 5404 The Parish Church of St Peter TQ 11 SE 13/1 15.3.55

II*

2. Chancel, nave with south aisle and porch and west tower. Nave and tower C14 with some stones preserved from the priory founded by William de Braose in 1075. Chancel rebuilt in C19. South aisle and porch added in 1852, when the church was restored.

Listing NGR: **TQ1928211134**

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

298872

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official list entry

Official list entry

Heritage Category:

Listed Building

Grade:II

List Entry Number:**1181404**Date first listed: **15-Mar-1955**Date of most recent amendment: **09-May-1980**List Entry Name: **THE PRIORY**Statutory Address 1: **THE PRIORY, CHURCH LANE****The scope of legal protection for listed buildings**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

LocationStatutory Address: **THE PRIORY, CHURCH LANE**

The building or site itself may lie within the boundary of more than one authority.

County: **West Sussex**District: **Horsham (District Authority)**Parish: **Upper Beeding**National Grid Reference: **TQ 19275 11161****Details**

UPPER BEEDING CHURCH LANE 1. 5404 The Priory (Formerly listed as the Vicarage) TQ 11 SE 13/2 15.3.55

II

2. This house stands on the site of the original Priory of Sele and probably contains material from the medieval building. But most of it dates from 1792. Two storeys and attic. Three windows. Two dormers. Painted brick. Dentilled eaves cornice. Slate roof. Glazing bars intact. Two bays on ground and first floors. Doorway up four steps with engaged columns, pediment, semi-circular fanlight and door of six moulded panels.

Listing NGR: **TQ1927511161****Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: **298873**

Legacy System:

LBS**Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official list entry

Official list entry

Heritage Category:

Listed Building

Grade: II

List Entry Number: 1456706

Date first listed: 26-Jun-2018

List Entry Name: Upper Beeding War Memorial

Statutory Address 1: Upper Beeding War Memorial, St Peter's Churchyard, Church Lane, Horsham, West Sussex, BN44 3HD

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Location

Statutory Address: Upper Beeding War Memorial, St Peter's Churchyard, Church Lane, Horsham, West Sussex, BN44 3HD

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Horsham (District Authority)

Parish: Upper Beeding

National Grid Reference: TQ1929811075

Summary

War memorial, erected around 1920.

Reasons for Designation

Upper Beeding war memorial is listed at Grade II for the following principal reasons:

Architectural interest:

* for its accomplished and well-realised design in the form of a Latin cross; * it survives unaltered in its original location.

Historic interest:

* as an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it made in the First World War.

Group value:

* for its relationship with the Church of St Peter (Grade II*).

History

The aftermath of the First World War saw the biggest single wave of public commemoration ever with tens of thousands of memorials erected across England. This was the result of both the huge impact on communities of the loss of three quarters of a million British lives, and also the official policy of not repatriating the dead which meant that the memorials provided the main focus of the grief felt at this great loss.

Upper Beeding War Memorial is located next to the south-east entrance to the churchyard of the Church of St Peter (Grade II*) that is built on the site of the C11 Benedictine Priory of Sele. It is not known when the war memorial at Upper Beeding was erected and commemorated, but it was likely to have been during the 1920s. The memorial commemorates 29 local servicemen who died during the First World War.

Details

War memorial, erected around 1920.

MATERIALS: carved from stone.

DESCRIPTION: located near the south-east entrance to the churchyard of the Church of St Peter (Grade II*), the war memorial comprises a Latin cross with octagonal arms, on a tall, tapered octagonal shaft with broach chamfers and a square base. It is surmounted on a chamfered square pedestal, and set on a square step with chamfered corners. To each side of the pedestal are metal plaques inscribed with the names of the men that died in the First World War. The inscription on the plaque to the south face of the pedestal reads:

THIS CROSS IS ERECTED / IN GRATEFUL RECOGNITION / OF THE DEVOTION OF THE / MEN OF BEEDING WHO GAVE / THEIR LIVES IN THE WAR / 1914 – 1919 / LORD ALL PITYING JESU BLEST / GRANT THEM THY ETERNAL REST

Sources**Websites**

Sele Priory Church Cross, accessed 25 April 2018 from <https://www.warmemorialsonline.org.uk/memorial/107176/>

Upper Beeding - WW1 Cross, accessed 25 April 2018 from <https://www.iwm.org.uk/memorials/item/memorial/16750>

Other

West Sussex Historic Environment Record, War Memorial within the Grounds of St Peter's (HER No: MWS9468)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official list entry

Appendix 2.0 Historic Environment Record Entries

HER Number: 1837034

Type of Record: Excavation

Name: Sele Priory

Monument type: Medieval – Priory

Full Description: Inf NMR TQ 11 SE 2.

HER Number: 1930712

Type of Record: Excavation

Name: Sele Priory

Monument type: Medieval – Priory

Full Description: Information from Dr S White, Worthing Museums and Art Galleries. SMR No: 3478, TQ11SE2.

HER Number: 1914538

Type of Record: Excavation

Name: Sele Priory

Monument type: Medieval – Benedictine Monastery

Full Description: Excavated by the Steyning Branch of the WEA. Plan of the excavations with the article locate several trenches ca.10-50' North of the church and East of the rectory.

HER Number: 1853991

Type of Record: Watching Brief

Name: Church Lane, Upper Beeding

Monument type: Uncertain - Site

Full Description: Monitoring of groundworks for a new Church Hall just south of the Parish Church recorded no archaeological deposits.

HER Number: 1833575

Type of Record: Watching Brief

Name: Church Farm

Monument type: Post Medieval - Barn

Full Description: Site code: UB95. Watching brief undertaken during groundwork operations. Nothing of archaeological significance was noted during the work. The barn itself, which is due to be converted to dwellings, appears to be of 17th century date, although some roof timbers are medieval. The project was funded by Athelkarn Ltd.

Appendix 3.0 Methodology

3.1 Historic England also provides relevant guidance in their 2019 document *Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*. This document seeks to provide information on the analysis and assessment of heritage significance in line with the National Planning Policy Framework (NPPF), and thus relevant methodologies are applied across this Statement of Significance to appropriately and clearly assess interest across relevant heritage assets.

3.2 *Advice Note 12* sets out general advice on assessing significance of heritage assets. This can be summarised as follows:

1. *Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits*
2. *Understand the significance of the asset(s)*
3. *Understand the impact of the proposal on that significance*
4. *Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF*
5. *Look for opportunities to better reveal or enhance significance*

3.3 These five steps effectively fulfil the requirements of *paragraph 194* of the *NPPF*. Such a staged approach – whereby significance is assessed before a scheme is developed – effectively ensures proposals mitigate identified negative impacts upon significance, enhancing significance where possible, and thereby evidencing how any residing harm is justified.

3.4 Given this preferred staged approach set out above, *Advice Note 12* also provides a '*suggested structure for a statement of heritage significance*'. This structure – to be adapted and applied across this Heritage Impact Assessment – can be summarised as follows:

1. **Introduction**
 - a. Purpose
 - b. The nature of the proposals
 - c. Designation records for the heritage asset
 - d. Reference(s) in the local Historic Environment Record (where relevant)
 - e. Archaeological potential (where relevant)
 - f. Planning history
 - g. Consultations undertaken (where relevant)
 - h. Approach and methodology
2. **The Heritage Asset and its Significance**
 - a. Understanding the form and history of a heritage asset – set out an understanding of the heritage asset following:
 - i. Familiarity with the asset itself, developed through visiting the site, carrying out, where necessary, documentary research, architectural historic and archaeological investigation, including, where necessary, fabric and comparative analysis, desk-based assessment and, if necessary, a field evaluation;
 - ii. Compilation of photographs (both historic and present); elevations; historic drawings; etc of the heritage asset
 - iii. An understanding of the proposals, directed towards those matters crucial in terms of the changes proposed, and therefore the impact on significance
 - iv. In the development of proposals, investigative works may be carried out which increase the understanding of the heritage asset, such further understanding may usefully be noted here.
3. **Assess the Significance of the Heritage Asset – Table 1**
 - a. For each heritage asset, describe the following interests:
 - i. Archaeological interest – there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point;
 - ii. Architectural and artistic interest – there are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, such as sculpture;
 - iii. Historic interest – An interest in past lives and events, heritage assets can illustrate or be associated with them. Heritage assets with historic interest provide a material record of historic but also a meaning for communities derived from their collective experience of a place.
 - b. Assess the level of the general significance of the heritage asset and the particular contribution to that significance of any features which would be affected by the proposal.
4. **Impact on the Significance – Table 2**

- a. Where the proposal affects the historic fabric of the heritage asset, specify the effect on that fabric including loss or concealment of historic features and fabric which contribute to significance – both internally and externally, proposed removals and demolitions and the impact of alterations and extensions, where proposed etc;
- b. In some cases, condition and structural surveys may usefully be quoted as a means of explaining why a particular course of action has been chosen.
- c. Where the proposal affects the setting, and related views, of a heritage asset, or assets, clarify the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated. This may include the impact of the location of new development within the setting, of the impact on key views, the impact on the relationship of the heritage asset to its setting, etc.
- d. Where the proposal impacts both on the heritage asset directly and on its setting, a cumulative assessment of impact will be needed. Impacts both harmful and beneficial should be noted.

5. **Avoid Harmful Impact(s) – Table 3**

- a. The NPPF stresses that impacts on heritage assets should be avoided. Therefore, show how the impact is to be avoided or minimised, for instance by the proposal being reversible.
- b. In some circumstances, the ability to appreciate significance may be enhanced or otherwise revealed by the proposal; this should be outlined here.
- c. As this may be a matter of the way the proposal has been designed, reference in the Design and Access Statement (where appropriate) is likely to be useful.

6. **Justification for Harmful Impacts – Table 4**

- a. This is the opportunity to describe the justification for the proposals.

7. **Recording**

- a. Where there would be an impact on the significance of the heritage asset, any further archaeological analysis and recording proposed should be detailed.

8. **Summary**

- a. Succinct explanation of the impact of the proposal on significance of heritage asset(s) and how impact on significance, both positive and negative, has been avoided, by continuing to follow the staged approach - impact on the significance, avoid harmful impact(s), justification for harmful impacts, need for recording
- b. A clear and succinct explanation of the effect of the proposal on significance of the heritage asset, and how any harm to its significance has been avoided and/or mitigated, can be helpful, as a summary of the proposal.

3.5 Stages 3 to 6 are supported by the following tables:

Table 1: Significance of the Heritage Asset

Level of Sensitivity	Designation Status
Very High	International heritage assets of outstanding universal value which fulfil the criteria for inclusion on the UNESCO World Heritage List.
High	Heritage assets of exceptional interest, and fulfil the criteria for designation at a high grade including Scheduled Monuments, Listed Buildings of Grade I or II* designation, Registered Battlefields, Registered Historic Parks and Gardens, which are considered to be nationally important.
Medium	Heritage assets of special interest that fulfil the criteria for listing and / or designation otherwise including Grade II listed buildings / Registered Park and Garden, Registered Battlefield or Protected Wreck Site or Conservation Areas. Regionally important archaeological features and areas (as defined in the Historic Environment Record).
Low	Heritage assets of moderate interest that fulfil the criteria for local listing as set out by local authority guidance or Historic England's advice note on Local Listing (2016b). Broadly defined, such assets possess architectural or historical interest that notably contributes to local distinctiveness or possesses archaeological interest that greatly contributes towards the objectives of a regional research agenda. This can include a non-designated heritage asset.
Very Low / Negligible	Sites and features noted as locally important. Other, non-designated features of cultural heritage significance. Badly preserved / damaged or very common archaeological features / buildings of little or no value at local or other scale.

Table 2: Impact on Significance

Impact on Significance	Description
High	The application site and / or element is fundamental to the key interest/s that define the significance of the asset, and of potential high or very high significance in its own right.
Medium	The application site and / or element makes an important contribution to the significance of the asset, comprising a feature of medium significance that have been affected by loss and erosion of the baseline situation.
Low	The application site and / or element makes a slight contribution to the significance of the asset, comprising a low significance and has been subject to substantial loss and erosion of baseline situation.
Neutral	The application site and / or element does not contribute to the significance of the asset.
Negative	The application site and / or element represents negative impingement which detracts from the significance of the asset.
Uncertain	Impact uncertain, more information required.

Table 3 – Avoiding Impacts

Impacts	Description
Very Positive	Following implementation and establishment of the site, the scheme will significantly better reveal, preserve or enhance the contribution the application site makes to the significance of the heritage asset and/or setting, and / or substantially contribute to the conservation of the asset.
Positive	Following implementation and establishment of the site, the scheme will better reveal, preserve or enhance the contribution the application site makes to the significance of the heritage asset and/or its setting, and / or contribution towards the conservation of the asset.
Neutral	Following implementation and establishment of the site, the scheme will preserve the contribution the application site makes towards the significance of the heritage asset and/or its setting.
Negative	Following implementation and establishment of the site, the scheme will result in the partial loss of the contribution the application site makes to the significance of the heritage asset and / or its setting, and / or will have a detrimental impact upon the conservation, preservation or enhancement of the asset.
Very Negative	Following implementation and establishment of the site, the scheme will result in the total loss of the contribution the application site makes to the significance of the heritage asset and / or its setting, and will have a significant detrimental impact upon the conservation of the heritage asset.
Uncertain	Impact uncertain, more information required.

Table 4 – Justification of Impacts

Classification	Description
Substantial Harm	The proposed change will seriously negatively alter, damage or result in significant loss to the historic and/or original fabric / setting / character and appearance, severely impacting upon the way in which the heritage asset is appreciated.
Less Than Substantial Harm	The proposed change will slightly alter, damage or result in minor loss to the historic and/or original fabric / setting / character and appearance, marginally impacting upon the way in which the heritage asset is appreciated.
No Harm / Negligible	The proposed change will cause no harm to the significance of the heritage asset, or its setting. Change will not alter the current understanding and/or significance or enhance this.
Benefit	Change will improve the current understanding of significance and how this is appreciated. Change will preserve or enhance the significance of the heritage asset.

3.6 Here it is pertinent to note that *Advice Note 12* states that '*the level of detail in a statement of heritage significance should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposals on their significance*'.

