

Chailey Neighbourhood Plan

Further Evidence Collection

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Chailey Neighbourhood Plan

Community Engagement Strategy

Introduction:

This document sets out the proposed strategies to guide the process of engagement with the community throughout the creation of the Neighbourhood Plan for the Parish of Chailey. It is hoped that effective engagement with residents, businesses and community groups within Chailey, will allow the activate participation of these groups in the creation of the plan, the gathering of supporting evidence and the formation of policies.

Neighbourhood Planning, introduced in the Localism Act 2011 allows communities to have a greater say over the development in their area. It is important therefore that the Chailey Neighbourhood Plan remains inclusive throughout the process to ensure that the plan is representative of the communities' aspirations and needs. It will be the responsibility of the Chailey Neighbourhood Plan Steering Group to ensure that these views are reflected within the plan and that the process remains inclusive of all residents, community groups and businesses within Chailey Parish.

The implementation of the engagement strategies, as outlined below, will need to secure the communities confidence in the process and support for the outcomes. To do this the community will be openly encouraged to offer their opinions or partake in the process. The Steering Group will seek to achieve this by:

- making every effort to ensure everyone has the opportunity to express their views and suggestions
- provide different mediums in which views can be expressed
- ensuring information is easily accessible and demonstrates how the communities views are being considered during the process

The Community Engagement Strategy, outlined below, explains how this process of engaging with the community will be undertaken throughout the development of the Neighbourhood Plan. It sets out strategies that it is hoped will ensure all members of the community are effectively reached. It will be important to encourage continuous participation by the community throughout all stages of the process, as previous work carried out will continually inform decisions that are made.

The community can be divided into different stakeholder groups to ensure each area are effectively engaged with. Such groups might include:

- *Residents*
- *Community Groups, clubs and societies*
- *Businesses*
- *Landowners*
- *Schools*
- *Service Providers*

along with outside organisations such as:

- *Lewes District Council*
- *South Downs National Park*
- *The Highways Agency*
- *Neighbouring Parishes*

This Community Engagement Strategy will therefore outline strategies to promote community participation and ensure that the Chailey Neighbourhood Plan is a true reflection of the aspirations and requirements of Chailey Parish.

Outline of engagement strategies:

Activity	Details	Frequency	By Whom	Audience
Website Chailey.org	Regular updates of upcoming events along with links to agendas and minutes of the Steering Group meetings. Progress reports and draft documents will also be available to the public.	Monthly and as required	Parish Council & Steering Group	Chailey residents, community groups and businesses
Social Media	Facebook and Twitter will provide links to key documents relating to the Neighbourhood Plan and advertise upcoming meetings and events. It will also provide a way for the community to make contact, should they wish to comment at any stage of the process.	As required	Steering Group	Chailey residents, community groups and businesses

Community Events	Regular attendance of community events such as the St Georges Day Fete and Horticultural Show. This will be the opportunity to update the community on progress with the NP and conduct surveys and research	As required	Steering Group	Chailey residents, community groups
Community Workshops	<p>Task Group workshops will provide the opportunity for the community to actively participate in the creation of the plan and comment on the formation of its policies. They will be a forum for the parishioners' views to be expressed and evidence collected.</p> <p>Other community workshops during the Reg. 14 consultation period will allow the community to comment on the draft plan and its evidence base.</p>	At milestones throughout the project, with at least two main events at the St Georges Day fete (annually) and the Annual Parish Meeting.	Steering Group	Chailey residents, community groups and businesses
Annual Parish Meeting	This event takes place every May and is run by Chailey Parish Council. It is the opportunity for Chailey residents and businesses to hear updates on the village. Chailey Neighbourhood Plan will form an item on the agenda and the village will hear an update from the Chair of the Steering Group on progress made.	Annually in May	Parish Council and Steering Group	Chailey residents, community groups and businesses
Press Releases	Advertisements for events, progress reports and surveys will be publicised in the Sussex Express.	As required	Parish Council and Steering Group	Chailey residents, community groups and businesses
Chailey News	Advertisements for events, progress reports and surveys will be publicised in the Chailey News, to which a copy is received by every household in the Parish. The Chailey News will also be used to circulate surveys during the	As required	Parish Council and Steering Group	Chailey residents, community groups and businesses

	course of the Neighbourhood Plans development.			
Posters, banners and Noticeboards	Posters will be circulated throughout the village advertising surveys and community workshops. These will be placed in public spaces such as the shops and pubs. Banners will also be placed at strategic points such as the Village Green, North Chailey Crossroads and South Chailey.	As required	Steering Group	Chailey residents, community groups and businesses
Face-to-face Discussions	There will be plenty of opportunities for parishioners' to talk to members of the Steering Group at community events, the Annual Parish Meeting and community workshops. The public are also welcome to attend Steering Group meetings, should they wish to discuss the plan.	As required	Steering Group	Chailey residents, community groups and businesses
Letters to Businesses	Letters will be sent to businesses based within Chailey inviting them to engage with the plan and comment during the process. The letters will also offer the opportunity for a face-to-face meeting with members of the Steering Group.		Steering Group	Businesses
Face-to-face meetings with Businesses	This will be the opportunity to directly discuss the NP with businesses. They will be able to suggest their own requirements for the future development of the village. Such businesses will include, Chailey Heritage, Chailey Brickworks and Chailey School, who are the largest employers in the Parish.		Steering Group	Businesses
Meeting with Schools and students	The views of young people will also need to be considered during the NP process. Arranging student focus groups will therefore be a		Steering Group	Residents

	means of collecting views of young people living the parish.			
Questionnaires	An initial questionnaire 'Shaping Chailey' will be aimed at collecting data on what residents believe are the principle issues that the Neighbourhood Plan will need to address. The results of this survey will help shape the key policy areas and task groups needed within the NP. Further surveys will be aimed at clarifying policies.		Steering Group	Chailey residents
Housing Needs Survey	This survey will be carried out in collaboration with Lewes District Council. It will form a questionnaire sent to every household aimed at collecting data on the housing requirements in the Parish. The data will help inform our housing policies.	2018	Lewes District Council and Steering Group	Chailey Residents
Leaflets and Summary Documents	These will keep parishioners'' informed on the Chailey Neighbourhood Plan process and be made available via the chailey.org website and social media. Feedback options will also be made available on the leaflets too.	As required	Steering Group	Chailey Residents

NOTICE FROM THE CHAILEY NEIGHBOURHOOD PLAN STEERING GROUP

RESULTS OF THE “SHAPING CHAILEY” QUESTIONNAIRE

OVERALL RESULTS

We have received and analysed the responses from 125 villagers. The Parish Council thanks all of those who chose to respond to the questionnaire – it is, even now, not too late to make your views known.

The responses showed that the best perceived features of the village are those associated with its quiet rural setting and environment, in particular the Common, the overall rural feel of Chailey and the beauty of the surrounding countryside – especially the South Downs.

On the other hand, respondents identified a number of aspects of Chailey where they judged there to be considerable scope for improvement: job opportunities, public transport services, leisure facilities and shops. Weak community spirit, which is exacerbated by the extremely dispersed location of the village and the absence of a recognisable village hub, was another negative factor. The balance between praise and criticisms for the main village facilities and infrastructure was as follows: **Job Opportunities: -90; Public Transport: -73; Leisure Facilities: -59; Shops:-41; Housing: +6.**

THE RESPONDENTS

Every respondent bar one lived in Chailey – the sole exception was someone who has moved away since completing the questionnaire. 24% of respondents were active in some local group; 12% ran businesses locally and 9% worked in Chailey. 90% used the shops in Chailey, 74% used the pubs, 77% the Common, 70% the footpaths around the village, 32% social facilities, 10% educational establishments and 6% the sports facilities. 89% used a car as their main method of getting around the village, 30% walked and 13% used busses.

DETAILED FINDINGS

a) The Adequacy of Village Facilities

76% of respondents described **job opportunities** in the village as poor or inadequate. **Public transport** was rated as poor or inadequate by 61%. **Leisure facilities** were judged similarly by 59%. **Village shops** fared only a little better – 46% rated them inadequate whilst 17% found them to be excellent or good. The one overall positive response related to **housing** in the village. 27% rated it excellent or good, slightly more than the 22% who rated it poor or inadequate.

Housing Needs

The vast majority of respondents accepted the need for some more houses in the village, provided they were of the right type, built in the right places – e.g. not ribbon development along the A roads, were built in small developments, and of appropriate design in keeping with a rural village. 9% of respondents were opposed to any more houses being built in Chailey.

As regards the size of new houses, 43% favoured 1/2 bedrooms; 28% 3/4 bedrooms; 2% 5/6 bedrooms. As regards the type of new houses, 55% supported starter homes, 24% family houses, 16% sheltered housing, 11% bungalows and 10% apartments. 2% of respondents specified that all new housing in Chailey should be limited to affordable homes.

c) Job Opportunities in Chailey

65% of respondents judged these to be poor, very poor or non-existent. Only 3.5% judged them to be good and no one rated them excellent.

Strength of the Sense of Community in Chailey

54% of respondents judged this to be Fairly Strong or better (Strong or Very Strong). 36% judged it to be weak or worse. Geography - the spread out nature of the village – was cited as the major factor which worked against a stronger sense of community, despite the sterling efforts of the churches, “Chailey News” and the Bonfire Society.

Priorities for the Neighbourhood Plan

The responses suggest that housing is a prime concern in the parish. 9% of respondents viewed the Plan as the vehicle to prevent any further house building in the village; 4% want the Plan to prescribe that all new building in the village should be affordable housing for the young; 22% want the Plan to determine the type and nature of all future building in the village; 7% want the Plan to prescribe the specific locations for future house building in Chailey. 16% stated that the Plan must include policies designed specifically to maintain the village’s peaceful, rural nature, including provisions to ensure that new building occurs in small scale developments and NOT in mega estates.

Communications in the widest sense also featured strongly in the responses. 18% of respondents want the Plan to include policies to improve the quality of public transport serving the village. 9% want specific provisions to ensure that a footpath, suitable in all weathers for prams, buggies and cycles, is built alongside the A275 from the King’s Head cross roads to St. Peter’s School; 8% want the Plan to establish

more street lighting; 9% want the Plan to address road safety issues; 2% want the Plan to support increased and improved children's playgrounds.

Reflecting concerns expressed about the relatively poor strength of community spirit, 10% of respondents want the Plan to include policies specifically designed to enhance community spirit in Chailey.

NEXT STEPS

In the light of the responses to the questionnaire, the Neighbourhood Plan Steering Group is preparing a statement of what the village should be like in 2030, the end of the period covered by the Plan. Three Task Groups - on housing; economic development & transport; and community facilities & the environment – comprising villagers who are interested in these topics, Steering Group members and parish councillors, will develop policies needed to realise the 2030 vision. Villagers will be consulted, before the Plan is finalised, about the vision and its supporting policies.

If you wish to be involved in the next stages of the preparation of the Neighbourhood Plan, please register your interest with the Parish Clerk (01444 831453 or chaileypc@btconnect.com).

Objectives and Policies Clarification Survey

Chailey St Georges Day Fete 22nd April 2017

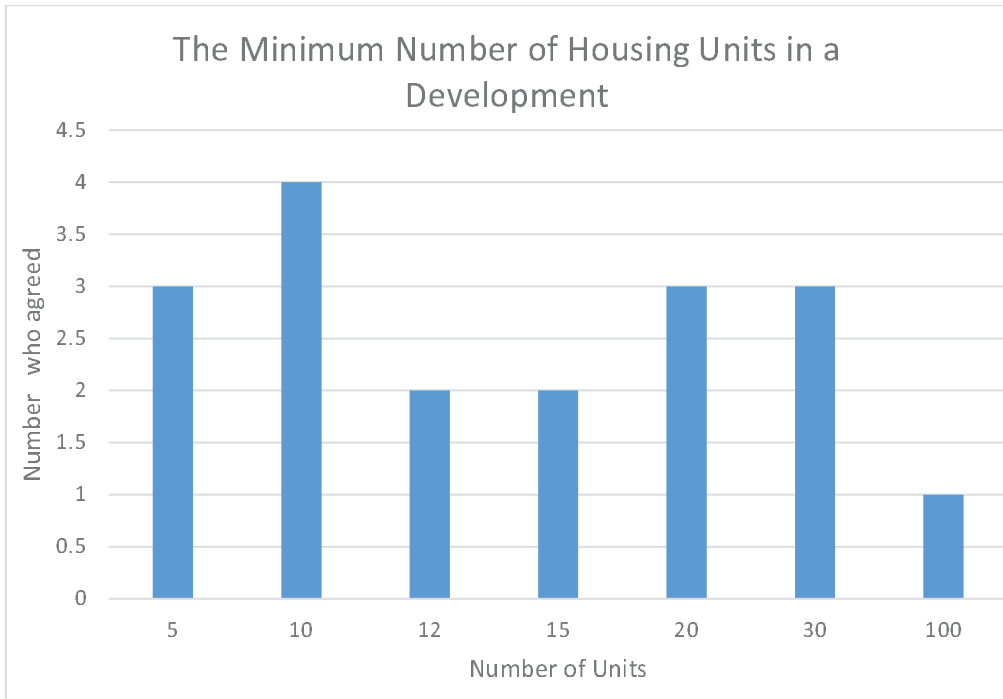
Chailey Residents: 22

Non Chailey Residents: 3

Former Chailey Residents: 2

What is the maximum number of housing units you would prefer in a development, and why?

- *Small affordable 1st time properties to encourage the next generation to stay in the village.*
- *20-30*
- *12*
- *Smaller Housing Units*
- *Less than 15, so that new housing 'mixes in' with existing, and traffic hotspots do not happen*
- *5-10 dwellings, make appropriate*
- *Large dev with mix of houses*
- *Not more than 10*
- *The least possible to keep it as green as possible*
- *5-6*
- *Depends where located, smaller developments preferred*
- *30*
- *Smaller scale max 10, maybe less*
- *Smaller developments – max 30*
- *Need more low cost – don't mind about size of dev but dot want big houses.*
- *Depends where were – 10 max in S. Chailey*
- *12-20 in one development*
- *20 max*
- *Larger houses – max 100*
- *20-25*
- *Small 5-10*
- *Smaller – 10-15 houses. She lives at New Heritage – too many*
- *Small developments, spread out – keeps character of the village (non-resident)*
- *Depends where – max 15 (non-resident)*
- *Smaller scale spread about. (non-resident)*
- *15 (former-resident)*
- *A mx of homes 30-40 (former-resident)*



What specific views or features make Chailey a really special place for residents and visitors and therefore should be preserved?

- *Common & Woodland and Windmill*
- *Nature Reserves – Chailey Commons, Markstakes + local pub Five Bells & Beautiful Church and Green. Is the Village Hall big enough? Large playground in South Chailey.*
- *Rural feel to the area but with room for development*
- *Quiet community feeling*
- *The village “feel” and such things as windmills/ churches make it special*
- *Countryside – rural setting*
- *The Common –main one + Markstakes Common, pubs, shop, surgery*
- *Beautiful Countryside, peace and quiet*
- *Rural countryside, footpaths and views*
- *Horns Lodge, Local Shop, Church*
- *Walks + rural landscape*
- *The Green by the Church and School (St Peters)*
- *Countryside. Events to bring people together*
- *Small size – country feel. Village Hall +shop. People are friendly.*
- *Don’t think it is a special place – so much lacking. Pubs are dreadful, public transport so expensive + not enough.*
- *Bonfire Society, schools, surgery*
- *Green spaces between properties*
- *Accessible countryside – footpaths, local organisations, shop and post office*
- *The Common + Markstakes, Balneath.*
- *Common, Church Community, School*
- *Village atmosphere, shop, rural character, windmill, allotments*
- *Common, Windmill, pubs – meeting points, Churches*
- *Chailey Common, pubs (non-resident)*
- *Countryside and open space (non-resident)*
- *Country feel, rural aspect. Windmill, village feel. (non-resident)*
- *Bluebell Railway (former-resident)*
- *The Common, trees, the pubs (former-resident)*

How would you like to see the Community Infrastructure Levey used in Chailey?

- *Footpath to link North and South – enhance the play areas for Children*
- *Local bakery / cake – forming a community hub / Community Pub*
- *Buy back village pubs for the community*
- *More sports facilities and community facilities for young people*
- *Chailey Children’s Centre should be used more (needs staff)*
- *Improvement for cyclists & mobility scooters around village*
- *Footpath North to South Chailey on A275*
- *Youth Centre – could use money to employ someone. Something to keep children in the village.*
- *Playgrounds – something for older children*
- *Facilities for children – play areas*
- *Need a footpath from North to South Chailey + need a crossing at Mill Lane for school children. Has real concerns that school children have to cross main roads to get to school.*
- *Play park for children, something for older children to do*
- *Maintaining public areas, green at Roeheath, Village Green*
- *Updated Village Hall*
- *Sports Pavillion updated, Roeheath play area*
- *Childrens activities – playground*
- *No streetlights, community events/ societies*
- *Footpaths – play areas. Things for youngsters to do*
- *With children + schools (non-resident)*
- *An allocated park for walking dogs, another children’s park / exercise area. (non-resident)*
- *Play area – perhaps for under 5s. Sports facilities. Something for older children. (non-resident)*
- *Footpaths and play area (former-resident)*
- *Enhancements to meeting hall (Village, Reading Room), cycle paths, footpaths. (former-resident)*

Note: Four individuals chose not to answer this question. They were all Chailey residents.

Chalvey Parish Survey Questionnaire and Responses

A total of 107 questionnaire responses were received.

Please note – Not all of the respondents provided answers to all of the questions, therefore the numbers of respondents for each question will not necessarily match the total number of respondents. Similarly, some questions allowed more than one answer to be provided and therefore the numbers will again not tally.

Q1. All residents over the age of 18 are welcome to complete this survey either individually or on behalf of your household. You must be either a Chalvey resident or from a household located close to Chalvey which uses its facilities and services.

Household	Individual
51 (47.70%)	56 (46.73%)

Q2. The Village Design Statement of Principals will be agreed with Lewes District Planning Department. The Parish Council will use these principles when responding to Planning Applications. Do you agree with any of the following Development comments?

Planning Principles	No. of responses
Development should respect the overall height, alignment and density.	79 (73.83%)
Development/conversion, should respect the amenities of adjoining properties.	87 (81.31%)
Development should not result in detriment to the character or the amenities of the area.	82 (76.64%)
Development should not result in the loss of significant buildings, public views or spaces.	85 (79.44%)
Development should not impact the local countryside.	81 (75.70%)

Q3. Do you think Chalvey needs more of the following types of housing?

Answer	No. of responses
No more houses under ANY circumstances	22 (20.56%)
Starter homes for young adults	49 (45.79%)
Small family homes	41 (38.92%)
Large family homes	11 (10.28%)
Adapted homes for those with special needs	14 (13.08%)
Homes for the elderly	19 (17.76%)
Rental properties	22 (20.56%)
Greener eco-friendly homes	14 (13.08%)

Q4. Lewes District Council is currently establishing its Local Development Framework – this will become the planning policy for Lewes District. What types of housing development would be acceptable to you in Chalvey?

Answer	No. of responses
Single dwellings in controlled locations	53 (49.53%)
Small group(s) of less than 10 houses	54 (50.47%)
Carefully designed larger groups of houses	12 (11.21%)
Sheltered housing (warden assisted)	26 (26.16%)
Small group(s) of flats or terraced properties	29 (27.10%)
Expansion of the village planning boundary	9 (8.41%)

Q5. The current Lewes District Plan states, 'in the event of the cessation (closure) of the existing use of Challey Brick Works, planning permission will be granted for business/industrial purposes'. What purposes would benefit Challey in this event?

Answer	No. of responses
Office Work i.e. Social Enterprise Centre with internet and secretarial services	26 (24.29%)
Light Industry	25 (23.36%)
Heavy Industry	6 (5.60%)
Leisure facilities	49 (45.79%)
Reservoir or lake for water sports	47 (43.92%)
Mixture of industry, Leisure and affordable housing	43 (40.19%)
Community Shops - butcher, baker, greengrocer, internet cafe	43 (40.19%)

Residents' comments:

There is a lot of wildlife activity on/around the clay pit which should be protected.
 If Challey is such a great village and here to support the locals where are the children's play parks.
 Please ensure it cannot be used for a dump.
 Challey is very split north and south there is no where for the under 18s.
 Existing land only.
 Any development would add to the traffic on A275.
 We need jobs for local people as well as affordable housing leisure facilities would be an added bonus.
 Rationalisation of development boundary without large expansion would be sensible.
 I currently volunteer at Challey youth club we would love a youth centre, so we can run on a more regular basis.
 There is enough unused light/heavy industry units unoccupied in surrounding area - Lewes, Burgess Hill etc.
 There are many farms with vacant offices/ industrial buildings at present.

Q6. The Parish Council wants to improve the leisure facilities in Challey. Please indicate, in the comments box below your top two choices in order of priority e.g. 1 Tennis, 2 Athletics

Answer	No. of responses
Skateboard Park	16 (14.95%)
Football/Rugby pitch	26 (24.30%)
Tennis Courts	46 (42.99%)
Athletics circuit	17 (15.88%)
Circuit training	15 (14.02%)
None of the above	23 (21.50%)

Q7. Would you like the Parish Council to discuss with the County Council the possibility of developing one or more of the following facilities?

Answer	No. of responses
More footpaths	44 (41.12%)
Pavements	44 (41.12%)
Cycle Tracks	50 (46.73%)

Additional comments:

Street lighting, speed limits through village.
 Protection of ancient woodland.
 Cycle tracks from north to south Challey.
 Pavement from South to North Challey.
 Some bins for young people to put their rubbish in.
 A safe cycle track into Lewes separate from the busy road, would be used. A great recreational amenity.
 At present there is not even a footpath into Lewes.

Street lights.

Better maintained footpaths.

More bridleways.

Footpaths from Kings head to school.

Cyclists not permitted on commons.

Pavement from north to south Chailey and join south Chailey to the park by Rainbow Inn.

Good cycle tracks could reduce local traffic.

Take care not to elbow horse riders onto footpaths they ruin the facility for walkers and families.

Some existing footpaths are over grown and stiles require repair.

Already more than enough footpaths around village.

They need re surfacing/ wider.

Young children's play park. Chailey senior school has football/ rugby pitch etc which could be used.

There is a need for a play park which could be included with skate and tennis park. North Chailey has football and cricket facilities + running cross country is already possible as long as public transport is available. Roads are fast. North and South Chailey are not linked by paths making walking and cycling dangerous.

Q8. It is possible to hire buildings or rooms/halls at several locations within the Parish of Chailey. Which of the following have you used?

Answer	No. of responses
Chailey Parish Hall	62 (67.94%)
Chailey Reading Room	30 (28.03%)
The Sports Pavilion, North Chailey	17 (15.88%)
St Peter's CE Primary School	12 (11.21%)
Chailey Free Church	11 (10.28%)

Q9. Do you use the Chailey Community Website (www.chailey.org) which provides wide ranging information about Chailey?

Answer	No. of responses
Yes	50 (46.73%)
No	51 (47.66%)

Q10. How do you normally get around i.e. to work, to the shops, to educational institutions, to leisure facilities?

Answer	No. of responses
Do you travel by car?	94 (87.85%)
Do you use local buses?	34 (31.77%)
Do you travel by bicycle?	19 (17.76%)
Do you travel by foot?	45 (42.05%)
Do you travel by motorbike?	8 (7.47%)
Do you use Cocksbridge or Plumpton railway stations?	20 (18.58%)
Do you have difficulty finding transport to get you where you need to go?	24 (22.43%)

Additional comments:

No direct transport to Burgess Hill.

Sunday and evenings no transport.

Sunday bus service bus service after 7pm.

Don't find the bus service very efficient.

Would like a cycle path to Lewes/ railway station. Roads are too dangerous for regular cycle use.

bus times to Lewes need to go later than 5.

I do not drive so depend on my husband to take me to work, there are people who live in this village who rely on public transport which can be very difficult.

Rail stations not open often enough.

Buses don't run late enough i.e. last bus to Lewes from Challey is 5.50 bus companies receive rural subsidise but it is rural population that do not benefit.

Buses to Plumpton.

More frequent buses that run later.

A regular bus service between Challey, Burgess Hill and Haywards Heath would be the most useful for workers.

More people should be encouraged to use the bus service to Haywards Heath and Uckfield, if they did then the bus company may be encouraged to upgrade the service i.e. increase the schedule and replace some of their older vehicles.

I would like to use more buses but it is not easy to get 2 young children, pushchair shopping safely on and off, especially changing all the time. Plus not enough pavements (wide enough for double buggy to go anywhere).

Vehicles travel too fast through the village.. to dangerous for bikes and horses.

Better information on bus times BR should make train times from Plumpton/ Cooksbridge more available - useful for shopping/ visits to Lewes etc. Parking very poor at Cooksbridge.

It is very difficult to rely on public to attend work. Too few buses and sometimes they don't turn up at all.

More trains to stop at Plumpton/ Cooksbridge to reflect number of people who use the station.

Better public transport to be available especially to colleges in Lewes and Uckfield.

No public transport on Sundays for those who do not drive, makes it difficult/expensive to attend church/ other activities.

The buses are few and limited by time. for instance I would arrive 50 minutes early for work and cannot visit pubs in evening as there are no buses. likewise children's activities in the evenings are out of bounds as no buses.

Q11. What more needs to be done about the roads in Challey? We have two busy 'A' roads and many country lanes. Would you like the Parish Council to lobby for any of the following?

Answer	No. of responses
More 30mph limits	54 (50.47%)
More 40mph limits	23 (21.49%)
No change in speed limits	10 (9.34%)
More weight restrictions on country lanes	50 (46.72%)
Island crossing at busy junctions	35 (32.71%)
Other types of crossing	14 (13.08%)

Which, if any, roads concern you?

A272 through North Challey 30mph speed limit is rarely taken notice of.

A275 South Challey.

A275 South Street.

The junction at the beginning of mill lane and a275 traffic overtakes using the bus lay-by as a simple slip lane traffic not noticing cars and pedestrians coming down Brickyard Lane.

Immediately outside South Challey why isn't it 40mph.

275 272 ward hill road Banks Road.

A272 is a speedway for bad drivers and motorcyclists at over 70mph at weekends.

A272 Kings head newick speed limit 40mph.

Do get fed up with motorcycles using south street as a racetrack, also McCall's shop, the parking is very dangerous, people just drive onto the pavement, regardless if pedestrians are there or not. Drivers have a total disregard for pedestrians at the shop.

Extend 40mph from at peters to join rest 40mph at least then the village shop would be a safer way to go.

The road to Plumpton from South Challey (mill lane/ honeypot lane) is a cut through for heavy lorries. Its use has greatly increased since traffic calming was introduced in Ditchling. It is not safe to cycle on, as lorries travel fast 50-60 mph the road is narrow and there are blind corners. lower speed limits would help but only if they are enforced.

South Street by shop.

Roundabout at the end of Mill Lane.

4

Challey - RASP Survey Results 2009

Junction of mill lane and A275 possible roundabout with crossing.

Speed by shop.

Junction mill lane - A275 particularly during school run hours. pedestrians walking from south of mill lane trying to cross to bus stop face danger.

A275.

It is no good introducing limits if they are not enforced. Speed cameras are required.

Despite more speed limit signs being sited on the A275 the majority of drivers, male and female, ignore them, the police despite requests continue to take no positive action.

Mill Lane - Honey Pot Lane.

Zebra crossing at Kings Head crossroads across A272.

The main road that runs through Chalvey there is a speed limit but they still speed.

30 MPH speed limits A275 South Street.

South Chalvey - Mill Lane - South Straight - Few observe the 40mph speed limit.

A272 at Beggars Wood.

A272 North Chalvey roundabout Plumtree Crossroads A259 past south Chalvey shop - accident waiting to happen.

A275 in North Chalvey, at first bend North of A272 crossroads. Many pets killed.

The main road through South Chalvey.

Q12. Plumtree Crossroads at the junction of North Common Road and Beggars Wood Road continues to be an accident black spot. Which of the following possible solutions to this would you agree with?

Answer	No. of responses
Install a mini roundabout	59 (55.14%)
Introduce a 30mph speed limit	17 (15.89%)
Introduce a 40mph speed limit	22 (20.56%)
Traffic calming measures	31 (28.97%)

Personal Comments

Improve visibility at junction as well, had a near miss as vegetation had grown and blocked view, plus vehicles grow too fast.

Traffic lights.

Could we have more police presence the main road is used as a race track.

Can we have enforcement of previous speed restrictions.

Speed limit not upheld.

Cut grass more often.

Teach people to drive better.

Trim down some hedge so you can see further round corner.

Clearance of hedges and under growth would improve safety.

The police hold the answer to this problem if they were active in the area the problem would be greatly reduced. The council also need to ensure the verges and vegetation is better controlled.

Accidents will continue until traffic is slowed down.

Better road signs. I don't think a mini roundabout is appropriate for country area.

Install mini roundabout on the A272 in the same area where the crossroads meets the junction on A272.

Traffic speed should not have increased beyond 40 until after this point - roads crossing the connection should also be 40 (especially ones livestock is on) Grass and hedges must be cut regularly.

Q13. Are there any areas in Chalvey where parking is a concern?

Mini Market/ Post Office.

Millbrook's outside secondary school.

Mill lane outside Chalvey school.

Opposite Chalvey stores. All size vehicles use this it is not wide enough. this has caused several near misses.

Shop.

A board outside Kings head Chailey is a traffic hazard.
 Outside village post office.
 At the primary school.
 Outside Chailey school in Mill Lane.
 Car park at North Chailey recreational ground needs attention.
 Outside and opposite Chailey Post Office cars often on verge or double parked.
 By the village shop.
 Mill Lane, Chailey school.
 Problems near South Chailey stores.
 By Chailey village stores at Horns Lodge, Millbrooks,
 Outside the village shop -- cars do not fully pull in causing hazard.
 Mill Brooks/ Old Food Close - Chailey Secondary School.
 St. Peters school - not sufficient South Chailey shop road speed/ parking lethal.

Q14. Do you know what recycling services are available to protect the environment?

Answer	No. of responses
Yes	87 (81.31%)
No	10 (8.64%)

Q15. Should the village have a recycling point?

Answer	No. of responses
Yes	68 (63.55%)
No	27 (25.23%)

If yes, where?

Chailey Parish Hall
 Village Hall
 Village hall
 Kingshead
 Bus stop by lay-by
 Verbride system works well. do not have to drive thus protecting environment
 In front of the shop, stop selfish motorists parking on the pavement
 Village hall
 Near Markstokes Corner
 Village hall car park
 Parish hall
 North Chailey sports field
 North Chailey rec car park
 Already a mobile unit at Kings head
 Bus lay-by
 Horns lodge car park
 Village hall
 Chailey brick works
 Kings head car park
 Kings head car park should include facility for garden waste
 Sports ground car park.
 Opposite the school
 Chailey High School
 But not to lose
 Bottom of Chailey school

Kings Head pub car park
 Village hall
 The two week collection is more than enough
 North Chailey sports ground South Chailey Shop area
 Sports Pavilion

Q16. Have you signed up to 'Box it' - the kerbside household recycling collection scheme?

Answer	No. of responses
Yes	81 (75.70%)
No	18 (16.82%)

Q17. Do you use the recycling facility in Newick?

Answer	No. of responses
Yes	39 (36.44%)
No	52 (57.94%)

Q18. Are you...

Answer	No. of responses
Male	47 (43.92%)
Female	45 (42.05%)

Q19. How many people live in your house?

Answer	No. of responses
1	11 (10.28%)
2	55 (51.14%)
3	14 (13.08%)
4	16 (14.95%)
5	2 (1.87%)
6	1 (0.93%)
7	1 (0.93%)
Over 8	0 (%)

Q20. What is/are the age band(s) of people in your household?

Answer	No. of responses
0-10	7 (6.50%)
11-16	9 (8.41%)
17-21	11 (10.28%)
22-35	4 (3.73%)
36-45	20 (18.96%)
46-55	28 (26.16%)
56-65	31 (28.97%)
Over 65	26 (26.16%)

Q21. How long have you lived in the village?

Answer	No. of responses
Under 5 years	11 (10.28%)
5-10 years	10 (17.75%)
11-20 years	23 (21.49%)
20-30 years	25 (23.38%)
More than 30 years	17 (15.89%)
All your life	4 (3.73%)

Q22. What is your Post Code? Or what is the name of the road you live in?

Post codes of respondents have been analysed by area of Chailey:

- South 42% (including Markstake, South Street and South Common areas)
- Central 17% (including Chailey Green and Ouder Hill areas)
- North 41% (including N. Chailey inclusive of N. Common & Sheffield Park and approaches to Newick & Scaynes Hill).

Q23. Do you have internet access at home?

Answer	No. of responses
Yes, with Broadband	85 (79.44%)
No, with Broadband	0 (2.80%)
No	12 (11.21%)

Q24. Has anyone from your household move away from the Parish in the last 5 years due to difficulties in finding an affordable home locally?

Answer	No. of responses
Yes	11 (10.28%)
No	88 (82.25%)

Q25. Chailey is said to be the longest parish in England - comprising Sheffield Park, North Chailey, Chailey Green, South Street, South Chailey and Godley's Green. What is it if anything, about Chailey that pleases you and makes you want to stay?

Answer	No. of responses
The rural setting	88 (82.25%)
The extensive common land	65 (60.74%)
Friends and family	38 (35.51%)
Availability of work	6 (5.60%)
The proximity of railway stations	17 (15.88%)
The Public Houses and Restaurants	27 (25.23%)
None of these	2 (1.87%)

Additional comments:

Don't over develop what we have being why 90% of us want to leave here.

Proximity to Lewes, bus available for son to get to college

Beginning to dislike this due to selfish motorists and the increasing amount of youngsters entering the village with no respect for anyone where are the police when we need them

More to do please:

Whilst Chailey has limited leisure facilities it has access to open land in a way that gives great leisure value this should be protected at all costs

Q26. If you have sons and/or daughters of school age, where are they educated? Plus children of pre-school age, do they attend a playgroup?

Answer	No. of responses
St Peter's CE School	9 (8.41%)
Chailey School	9 (8.41%)
Chailey Heritage School	0 (%)
Toddlers Inn	1 (0.93%)
Chailey Pre-school Group	2 (1.86%)
Other	11 (10.28%)

Add here any comments you would like to add:

Bus to Lewes enables son to go to south downs college independently

Wivelstield playgroup/ pre-school

3 grand children attend above

Out of school holiday activities limited. This creates challenges for working parents

Q27. On the whole, how do you feel about your life in Chailley?

Answer	No. of responses
Very Happy	50 (46.72%)
Fairly Content	34 (31.77%)
Considering moving	14 (13.06%)

Q28. Do you or a member of your household use any services to support you to live independently at present?

Answer	No. of responses
Yes	2 (1.86%)
No	97 (90.55%)

Q29. Do you or a member of your household anticipate requiring services or facilities in the foreseeable future to help you to live independently?

Answer	No. of responses
Yes	13 (12.14%)
No	83 (77.57%)

Q30. Do you know if these services are available?

Answer	No. of responses
Yes	22 (20.56%)
No	70 (65.42%)

If not, where would you look for this information:

- Internet
- Lewes District Council and Chailley websites
- Internet
- Notice board at doctors surgery
- Internet
- Lewes District Council or East Sussex County Council website
- Chailley news
- Lewes District Council at Lewes
- Ring Lewes District Council

Q31. Are you a carer (do you provide unpaid care and support to an ill, frail or disabled friend or family member)?

Answer	No. of responses
Yes	8 (7.47%)
No	83 (77.57%)

Q32. If you are/know somebody who is a carer, is there sufficient support available for you/them?

Answer	No. of responses
Yes	8 (7.47%)
No	25 (23.36%)

If not, what do you think could/should be done to improve the situation?

- More pavements

Q33. If you have a disability or long-term illness, please add any comments you would like to make about living in Challey.

It would help to have a direct bus services to Princess Royal Hospital in Haywards Heath
Lack of resources and access to them

Q34. Do you feel secure walking through Challey during the day?

Answer	No. of responses
Yes	95 (88.78%)
No	1 (0.93%)

Q35. Do you feel safe walking through the village at night?

Answer	No. of responses
Yes	69 (64.48%)
No	25 (23.56%)

Q36. Are you concerned about any of the following in Challey?

Answer	No. of responses
Burglary	53 (49.53%)
Criminal Damage	31 (28.97%)
Anti-social behaviour	53 (49.53%)
Theft of and from vehicles	40 (37.38%)
Drug offences	17 (15.88%)
Other offences	5 (4.67%)
Other (please specify)	20 (18.67%)

Other (please specify)

There is one particular offender in the village that has caused and is causing problems in and around the village, he is still seen unsupervised around the village, making people feel very uneasy here

I do not believe that the village "crime figures" cause us any concern - low crime rate overall

Totally devoid of police cover

Lack of policing

Litter

Traffic speed on A272 Narrow pavement

Q37. Did you know that we have two Police Community Support Officers dedicated to Challey and the surrounding villages? They are Julie Whitaker Jones Tel. 0845 60 70 999 Ext. 20134 and Steve Knowles Tel. 0845 60 70 999 Ext. 27387

Answer	No. of responses
Yes	61 (57.90%)
No	37 (34.57%)

Q38. Are you a member of the Neighbourhood Watch? If no, would you like to be a member?

Answer	No. of responses
Yes	27 (25.23%)
No	48 (44.85%)
Interested in becoming a member	19 (17.75%)

Q29. If you could make 3 suggestions for the improvement of services in the village, what would they be?

Another pub or restaurant
Street Lights
More buses
pedestrian crossing near Grantham Close
Play area/ park esp 8+ years
Smaller buses, but more frequent,
Better parking around pub/ shop
More police presence
Late evening bus service from Lewes
Speed limit
More recreation for young children
No more development
Traffic calming measures around 5 bells
Speed limit extended over shop
Later bus service
PCSOs should walk all of the area they don't walk up my road
More travel services
Reduce speed limit through village to 30
Traffic calming measures
Update telephone connections to speed up broadband
N Challey requires a focal point for residents
Resident full-time police officer
Get police to do something about speeding motorists
Bus to hospital
Prevent fencing of the commons
Re-installing the police house with a full time police officer
Bus/ Transport more often
More for young people to do in evenings/weekends
more regular train service
Youth Services - 8-years and upward
Bus service on Sundays
Children's play park
30/40 mph speed limit
Toddlers play area
A Proper recreational ground and facilities
Leisure facilities for children
Wider path or railings along a275 between shop and brickworks
Better pavements and more of them
Cycle paths
Area for children to play
Traffic calming
Pelican crossing over main road near mill lane for the school children
Street lamps
Become a greener village
More leisure activities
Active police patrol at night
Better parking around the shop
Provide more child friendly play/leisure facilities
N Challey would benefit from a post office, butchers bakery etc

Speed cameras on A275
 There is an urgent need for more allotments
 Bus to Brighton
 Measure to reduce/ prevent vandalism
 More speed reductions
 Better/ More policing patrols
 Maybe a youth club
 More social events
 Single parent group
 Make use of Chailey senior school for evenings and weekends
 Repair to sports ground building
 Better policing
 Street lighting
 Speed limit outside Chailey stores
 Affordable housing for local people
 Keep the young occupied
 Some allotments in south Chailey
 More facilities for young adults
 More facilities for the kids
 More pavement
 Restrict parking for shop
 Greater visibility of PCSO throughout village
 Provide more cycle tracks/ lanes to encourage cyclists
 regular bus service South Chailey - Burgess Hill - Haywards Heath
 Is it not possible to kill off the bracken on the common
 More regular bus to Lewes at work / school time
 Improvement of sport facilities
 More for the youngsters to do, to stop anti social behaviour.
 Youth shelter
 More visible police presence
 Plumpton have annual camping trips etc
 leisure facilities.
 subsidise 6.30-11.45 bus service - 2 per hour

Q10. Please add below any comments on local topics and issues you feel have not been covered by this survey.

The commons leave them as they are verges and ditches--look after them
 As mentioned earlier, the a board outside the Kings head have nearly caused a few accidents to people who want to use the garage opposite, when waiting to turn right after the road island across from the Kings head too get air in there tyres at garage
 Clamp down on all the untaxed vehicles being used around the village, the woods behind Safford field are in need of policing with anti social behaviour. Very fed up with living up here. Nobody cares anymore!
 There is no respect for anyone anymore. Make Safford's field a 20mph zone
 This should have been posted to all residents
 Availability of work local
 PCSO should give regular meetings to report on crime/action taken
 Due to the geography of Chailey I feel that this survey is unable to cover the individual needs of North Chailey and South Chailey which should be addressed separately
 potholes in road and lack of maintenance
 having had ties to the village for 33 years and living there for 21 years we have noticed how the village way of life has declined and how crime, especially vehicle crime has escalated. most of this Anti Social Behaviour is down to Lewes District Council dumping troublesome family's in our village.

Lots dog walkers including ourselves.

Have never seen or knew of PCSO officers, police men "walking the beat"

Traffic speed lack of crossings Challey Heritage - trapped by look of road crossing. Implications of livestock on traffic Popularity of shop with cars parking and children from school - various speed of passing traffic

High speed traffic & accidents are a problem for residents

Chailey in Pictures



Across Chailey from above Roeheath towards Downs



Chailey Green – the heart of Chailey



South over South Common showing settlement pattern

South from Chailey Green



Mill Lane with Chailey School and Brickworks beyond



Approach to Chailey Moat



Woodland path near Chailey Moat



Chailey Moat



Three Views of St Peter's Church, Chailey Green

From Tomkin's
Farm over
Wilding Lakes



Wilding Lakes

Behind Wilding
Farm





Polish War Memorial near
The Plough



Fields near former
aerodrome



Chailey Windmill



St George's showing
Golden Apple Relief

Windmill with
ancient Yew Tree
said to be the
centre of Sussex





Balneath Manor



Roeheath



Wapsbourne Manor



Tractor Club Event

Bonfire Society at
The Five Bells



Tractors outside
The Five Bells

Bonfire Society Pageant



Ready for ignition

Tractor Club
Excursion





The Five Bells



The Horn's Lodge



Engines under steam at
The Bluebell Railway



Environment and design.

Background

Prior to the 1850's and the construction of the railways, the area of Sussex between Ashdown Forest and the South Downs (known as the low Weald) was rural and sparsely populated, with small villages, isolated houses and small-scale, locally-based industry. Many of the larger houses originated in the medieval period and, together with some more modest cottages, survive today and form the core of our Listed Buildings and Conservation Areas. Typically, these were timber framed, with local stock brick and clay tile roofs, but some more expensive buildings used local sandstones and Horsham stone roofs. Flint is also used. The roofs were characteristically steep, compared to modern construction. Nevertheless, notwithstanding its rural character, Chailey was comparatively well served by highways, with the modern A275 and A272 corridors closely following earlier routes, many hundreds of years old.

With the coming of the railways, more particularly the construction of the Lewes – East Grinstead line, in the early 1880's, development increased and new building techniques and materials were introduced. Initially, stock bricks were still predominant, but were now mass-produced, and some natural slates took the place of clay tiles. However, traditions of brick, flint, tile and timber weatherboarding and varied roof patterns were still followed.

Significant changes in the style and construction of buildings came with availability of cheap road transport following WW2. Mass-produced and fletton bricks came from the Midlands; concrete roof tiles became available in flat and pantile forms. Windows and doors were made in factories to standard patterns, rather than by local joiners; later, plastic and upvc replaced timber and metal in doors, windows and pipes. With a few exceptions, new developments and infill in Chailey from this time (say 1960 – 1980) have no obvious design theme, or link to the traditional designs and materials of the Low Weald. Examples can be seen in infill and ribbon (along roads) developments from this period, a particularly good example being in Lower Station Road where there is a marked contrast between the fine Edwardian houses and the modern replacements on the former railway land. However these tend to have the saving grace of being small-scale, with large gardens, mature landscaping and of varied design, largely by local builders.

The original core of Chailey was centred on St Peter's Church but two other areas have been created by ribbon development straggling along roads in South Chailey and North Common. The visual impact of such development has been a concern for many years and was the subject of legislation in the 1930's.

Within the countryside (and commercial areas) small brick and tile sheds have been replaced with much larger utilitarian of sheet metal and fibre sheets.

Turning back to residential developments, the provision of housing since the 1980's has been dominated by estates, blocks of housing of uniform design carried out by a single developer and based on a design book which might cover the whole country; houses now familiar in Chailey might be just as familiar to residents of Truro or Doncaster, but have little connection to the houses which came before. These developments probably brought more affordable housing to more people than would have been achieved otherwise, but are also the source of most of the current criticism of the quality of our built environment.

Policies

National Planning Policy Framework (NPPF); Lewes Local Plan 2003; and Core Strategy 2016.

It is relevant to mention some of the policies on design and development in the Lewes Local Plan 2003, as it is still part of the Development Plan, but also because some of the same themes are included in the Core Strategy.

Initial public comments

Residents accepted the need for more housing in Chailey, provided they were of the right type and in the right places. For example, small developments, of appropriate design in keeping with the Village and not ribbon development. Smaller dwellings were clearly preferred.

Existing character – Listed Buildings

There are a large number of Buildings in Chailey which are protected from demolition and inappropriate alteration by their designation as Listed Buildings. They are listed because of their architectural and/or historical importance and are graded II* or II. Unauthorised works including to boundaries or features in gardens may constitute a criminal offence; these buildings are the core of the character of Chailey and should be protected. The regulation of Listed Buildings and the implementation of legislation is vested in Lewes District Council (LDC) and Historic England, but it is considered that the NP should include a supportive policy:

Listed Buildings should be preserved and conserved and not affected by adverse alterations, including inappropriate additions in the curtilage or within their setting.

Existing character – Conservation Areas

Since the late 1960's Lewes District Council, as local planning authority (LPA), has been able to declare Conservation Areas to protect and enhance areas of particular character. The main purposes of such Areas are to prevent unauthorised demolition of non-listed buildings and to ensure that new development protects and enhances the area; less development can be carried out without planning permission and there are requirements to advertise planning applications. Conservation Areas are usually, but not exclusively, centred on a core of Listed Buildings, which is the case in Chailey. The only Conservation Area is, understandably, centred on the historic core of Listed Buildings around St Peter's Church. With continuing pressure for new building, it is important that the existing character is preserved and enhanced, including both the buildings, the spaces between and the setting.

Planning permission should not be granted for any development which would detract from the character of the Conservation Area. Any new development should enhance the Conservation Area including surrounding spaces and the setting of the Area.

There is scope in a NP to recommend new Conservation Areas, or extensions to the existing, and it is incumbent on LPA's to carry out a periodic review of CAs. In this instance, one area stands out as being appropriate for a CA, or an extension to the existing. This is around Roeheath, where the historic open space is framed by Listed Buildings, which extend along both roads.

Two other areas are also worthy of consideration and review:

(i) The area and buildings around the windmill, the historic centre of Sussex, with the adjacent former buildings of the Heritage. Whilst the latter have been converted to residential, their character has been retained as attractive buildings in an historic setting.

(ii) The current Heritage buildings which, although comparatively modern, form an attractive group, around a period core and are of considerable importance to Sussex.

Boundaries will be prepared for possible declaration of further Conservation Areas and LDC asked to consider the declaration at a convenient review.

New development

New development is one of the most controversial aspects of planning policy, the design and quality of which has been one of the most frequent comments in the Neighbourhood Plan process. Inevitably, Chailey will experience new development for the duration of this Plan (up to 2030), as it

has done for a thousand years. The Parish Council has accepted that land for up to 40 dwellings will be allocated by LDC as part of the Local Plan process, which is currently underway. The Parish Council does not wish the specific allocation of those dwellings to be part of this Plan, rather it will be determined by LDC after consultation with the Parish Council, residents, local organisations and businesses; there will be further opportunities for all parties to comment on the land for development. Representations received so far seem to support this approach. However, whilst accepting new housing, there are strong feelings that it should meet the needs of Chailey as a community, that it should not be dominated by large, detached houses and that the designs should be in improvement on recent examples.

One of the major purposes of this Plan is to reconcile this inevitability of more housing with achieving designs much more in keeping with the traditions of the area and the aspirations of local people. Much of this housing is likely to be in the form of estate development, so our approach has been to look at a selection of recent developments in Chailey and to pick out the good and bad points in design and location so that some guidance can be included in the Plan for new development. Members of the NP team have also spoken to residents of these sites. Using the examples in the appendix and comments made in the consultation events, it is suggested that development should be based on the following approach:

Location

(a) The Local Plan should include a defined development boundary (DB) in order to regulate development, to maintain the existing character and to ensure sustainable development.

(b) For similar reasons, the open space between the DB's should be retained and ribbon development avoided.

(c) It is accepted that infill development may occur within the DB's, but this should be sympathetic to the individual characteristics of the 3 centres. Development in rear gardens should be considered with particular care because of the loss of space between buildings and the impact on the amenities of neighbours.

(d) Beyond 2030 new development should be centred on South Chailey.

Character of new build - estates

(e) The views expressed by residents, the housing-needs information and the assessments in Appendix 1 show that new estate development should have a predominance of smaller, one and two bedroom dwellings, including mixes of terraces, flats and semis.

(f) The detailed designs of new build should incorporate local characteristics, such as "cat-slide" or barn hip roofs and windows of traditional form; unbalanced and UPVC windows are inappropriate.

(g) Parking should not be excessive and accommodated primarily in shared, landscaped areas. Extensive and prominent hardsurfacing is inappropriate.

(h) Landscaping, planting, means of enclosure and the treatment of hardsurfacing should be integral to designs. "Gated" estates are unacceptable to the community, appearance and character of Chailey.

Materials

(i) Roofs should be of adequate pitch to allow the use of plain clay tiles (min 35 deg for machine-made). Bold, rolled tiles, pantiles and large concrete flat tiles are alien to Chailey. Natural slates may be acceptable on shallower pitches. On Listed Buildings, the original materials should be used, with hand-made clay tiles, natural slates and Horsham stone most appropriate.

(j) The most desirable wall material is Chailey stock brick; other bricks, notably from Freshfield Lane and West Hoathly, may be appropriate. Alternative materials on limited areas may be render, tile hanging and wooden weatherboarding, subject to details.

Character of Infill development

(k) Within conservation areas or in sensitive settings, a traditional approach to design should be adopted. Elsewhere, whether modern design or traditional, quality, particularly in materials, is the determining issue.

Extensions to existing dwellings

The Parish includes many examples of modern extensions to existing houses. These are most successful when the original appearance of the house remains predominant and distinct. The least successful are where the extension rivals or overbears; this might be because they are too wide or too high. It might be a lack of harmony caused by unbalanced windows, doors, roofline or inappropriate materials.

(l) To avoid unbalanced and overbearing relationships with the existing building, extensions should be subservient to the existing house in terms of height, width and forward extension. The use of design details should not be discordant.

Residential amenity.

It has long been recognised that, inevitably, infill development, close to boundaries will have an impact on the occupiers of adjacent dwellings and LPA's will try to ensure that development can be allowed without the impact becoming unreasonable. This is a serious consideration and it is considered that the NP should place a priority on protecting the amenities of adjacent residents.

Even within developments, new residents should not experience inadequate levels of amenity.

(m) It is appropriate that the LPA consider the impact of new development on the amenities of existing, proposed and neighbouring residents. Relevant topics for consideration are loss of light, loss of privacy and overlooking, overbearing structures, noise disturbance and pollution.

Fencing and walls

These means of enclosure within new development will usually be regulated by condition and those adjacent to a highway and above 1m in height will require planning permission. Prominent and unsightly fences, out of character with their location should be avoided; they separate and insulate occupiers from the community of which they are part. Their appearance soon deteriorates when compared to hedges or brick walls. "Gated" developments are even more alienating. In prominent locations, fences are often visually intrusive and break continuity of habitat, whilst with careful planting a fence need not be disruptive to the street scene or habitat.

(n) Planning permission should not be granted for walls, fences or gates where they are obtrusive and out of character with the rural area, or overbearing and disruptive to a street scene; the preference is for hedge planting, with sympathetic means of enclosure, where necessary and appropriate. Close-boarded and panel fencing is inappropriate in prominent locations. Hedges and planting should predominate in the countryside, with properly detailed and capped walls within the DB.

Whitegates Close, South Chailey

Dating from the 1980's, Whitegates Close suffers from the typical criticisms of speculative development of this time. The elevations are plain, with poorly-proportioned windows; the bricks are of poor texture, with nothing in common with local stock bricks. The roof pitches are much shallower than traditional, necessitating the use of large, heavy concrete interlocking tiles. However, the elevations are relieved by porches and the use of the slopes to step roofline and elevations and the houses are low maintenance. The use of terraces in a square of small dwellings and unobtrusive shared parking areas means that a high density of houses can be achieved, but with uncharacteristically generous open landscape and play space, without excessive hard surfacing. The provision of some larger detached houses, varies the townscape. The development is close to the centre of South Chailey and on the 121 bus route.

In summary, this is a popular development offering a sustainable, safe and pleasant environment and one of the main sources of cheaper accommodation in the Parish. More attention to the detail of the materials would have been welcome.

Swan Close, South Chailey

Close to Whitegates Close, but dating from a slightly later period, it has the same advantages of central location and access to public transport. It is another example of a developer's estate, but smaller and aimed solely at one market. These are larger, detached houses with little variation, although some effort has been made to use what are seen as traditional building materials in stock bricks, plain clay tiles and variation in roof slopes. Nevertheless, the result is a far more fussy appearance and includes dark elevations which probably looked better on the drawing board than in reality. They are also too wide, compared to their height.

However, the overriding impression of this development is its cramped form caused by the excessive size of the houses, their proximity to the road and each other, the dominance of cars and hardsurfacing in the street scene and the lack of space for softening landscaping.

New Heritage, North Common.

This is the largest and most recent of developments in Chailey. Some effort seems to have gone into making the design appropriate to its setting; thus we have a local stock brick and some plain tiles with some interesting groupings of houses and a “village green” effect on the main approach road. There is some tile hanging, varied roofline and painted elevations which give a different mix, but the smaller, plainer groups of buildings and terraces give a much stronger townscape. This cohesiveness which could have been achieved in a development of this size is lost where there are ranks of detached houses along frontages. One of the worst aspects is the very heavy rolled roof tile, entirely alien to Chailey and very obtrusive in this townscape; contrast these with the fewer number of houses which have used plain tiles.

On parts of the estate, parking areas dominate obtrusively and, in common with much of new estate development, parking at evenings and weekends is exacerbated by garages that are not used for car parking, creating parking problems.

One might appreciate the reasons why planning permission was granted for the development of this “brownfield” land, but it is in a remote, unsustainable location, away from facilities such as schools, shops and employment, and distant from public transport; cars have to be used for the majority of journeys. There is no footpath or street lighting. It is difficult for residents to take part in the community of Chailey or to seek support from it. It has also proved difficult to implement the infrastructure and planning gains that were integral to the planning permission. The development has also markedly increased traffic on narrow country lanes and through the Common.

Grantham Close, South Chailey

Although pre-dating the other examples, Grantham Close can draw together some of the issues and features which have been highlighted in the assessment of the other developments. It is a sheltered development for older residents of Chailey, but some conclusions can be drawn which are applicable to all developments and it must be remembered that the promoters of this scheme were also working with tight financial constraints.

Local stock bricks, machine-made plain clay tile roofs with barn hips and “cat-slides”, varied and articulated elevations with tile hanging, generous mature landscaping and group parking have produced a large number of flats in an extremely attractive manner. The flats are occupied by the more elderly, but active residents and the development provides affordable and very attractive accommodation meeting the needs of local people in a sustainable and accessible location. There is no reason why new, market, development cannot imitate many of these advantages.

CHAILEY VILLAGE APPRAISAL



1989

10th August 1989

TO: Chairman and Councillors, Chailey Parish Council

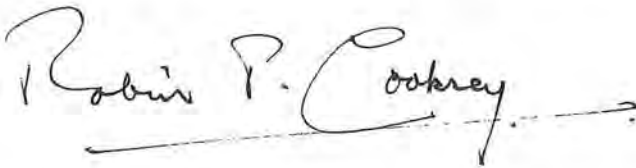
Dear Sirs;

RE: VILLAGE APPRAISAL

On behalf of the members of the Village Appraisal committee I have pleasure in presenting to you the completed report for your consideration. I trust you will find that the statistics and comments provide the information that you were looking for back in the early days of 1987.

Whilst the committee have given opinions and made some recommendations, no attempt has been made to suggest priorities. It is recognised that many of the recommendations can be achieved by initiatives on the part of groups of residents with possible help and advice from the Council. But there are some proposals requiring policies and an on-going programme over a number of years which should remain the responsibility of parish and district Councils.

The committee trusts that this report should be made as widely available as possible to both District and County Council Departments in order that they may take due note of all matters which might influence their planning both short or long term particularly with regards to the proposed Northern Area Plan. Signed on behalf of the Village Appraisal Committee

A handwritten signature in cursive script that reads "Robin P. Cooksey". The signature is written in dark ink and includes a long horizontal flourish extending to the right.

CHAIRMAN

Committee Members

Robin Cooksey
Chris Fisher
Diana Atkins
Alison Bullar

Kenneth Fry
Susannah Baker
Robert Mandale
Michael Rider

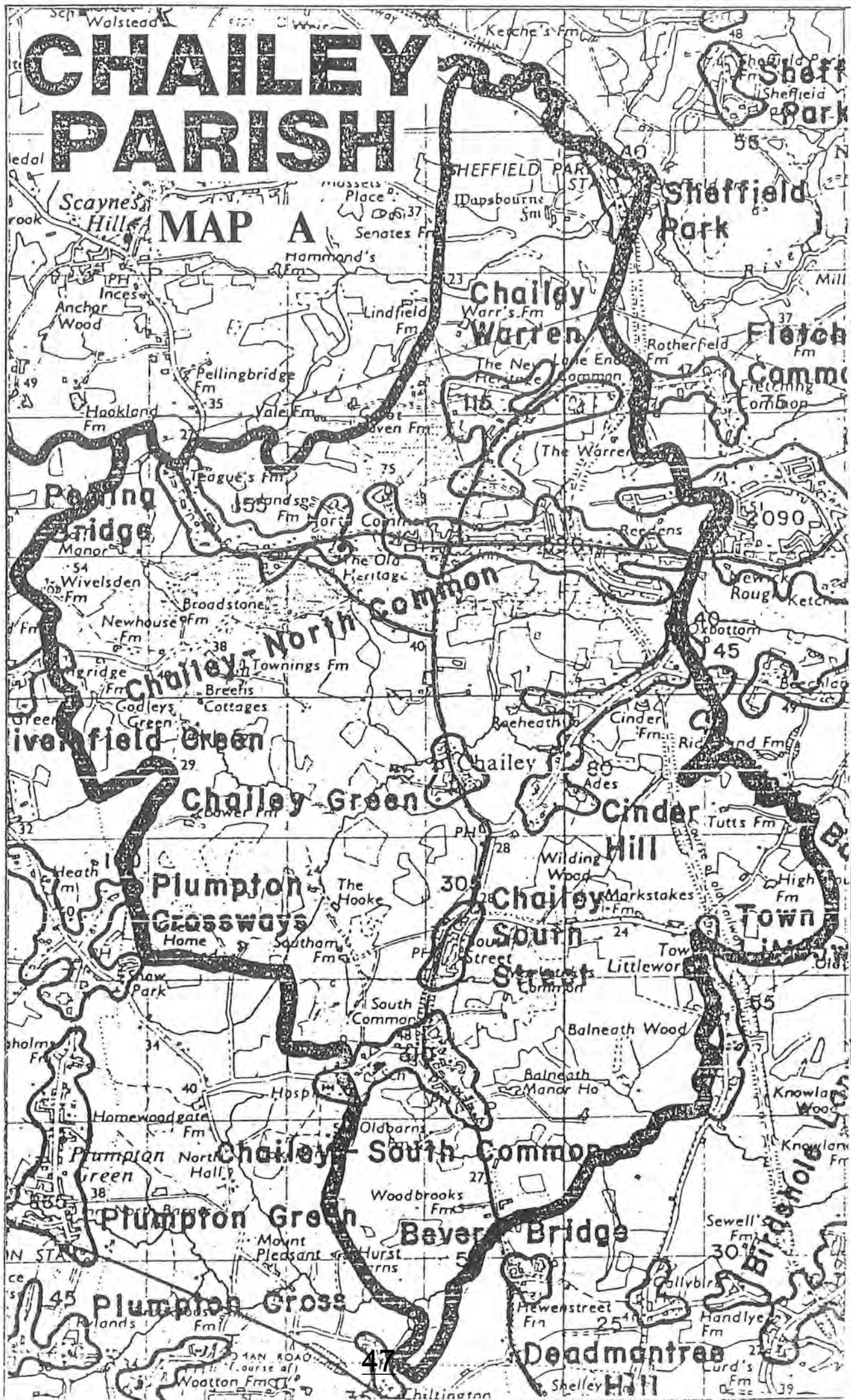
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CHAILEY PARISH

MAP A



CHAILEY VILLAGE APPRAISAL

1. THE BACKGROUND

Back in 1987, the increasing pressures of development were felt in Chailey as in so many rural and village communities like ours. Concern was expressed among Chailey residents and in the Parish Council that many issues affecting us all too often found us unprepared and lacking knowledge of the true facts when crucial decisions had to be made. A Village Appraisal seemed to be the answer and on 21st April, 1987, the proposal was formally ratified to appoint a committee to carry out the task. The members were local residents who had expressed an interest in helping. They were brought together for their first meeting on 11th May, 1987. They had no special representation or bias but proved to have a variety of interests and skills.

In the absence of precise terms of reference, the committee decided that a Village Appraisal should reflect every aspect of community life and the purpose and aim would be :

1. To carry out a stocktaking and audit of village assets and needs.
2. To compile for presentation to the Parish Council, a report reviewing and analysing information gathered, identifying areas of concern and interest.
3. To make such recommendations as the community considers should be adopted to maintain and enhance the quality of life in the village.

The committee very quickly became aware that Chailey was not a true village in the physical sense (despite the title of the appraisal) but a collection of distinct community areas within a very large parish, having two main centres of activity, viz. North and South Chailey, each with its own sense of identity and concerns. This would clearly make itself felt in any opinions and must be expressed in the final report.

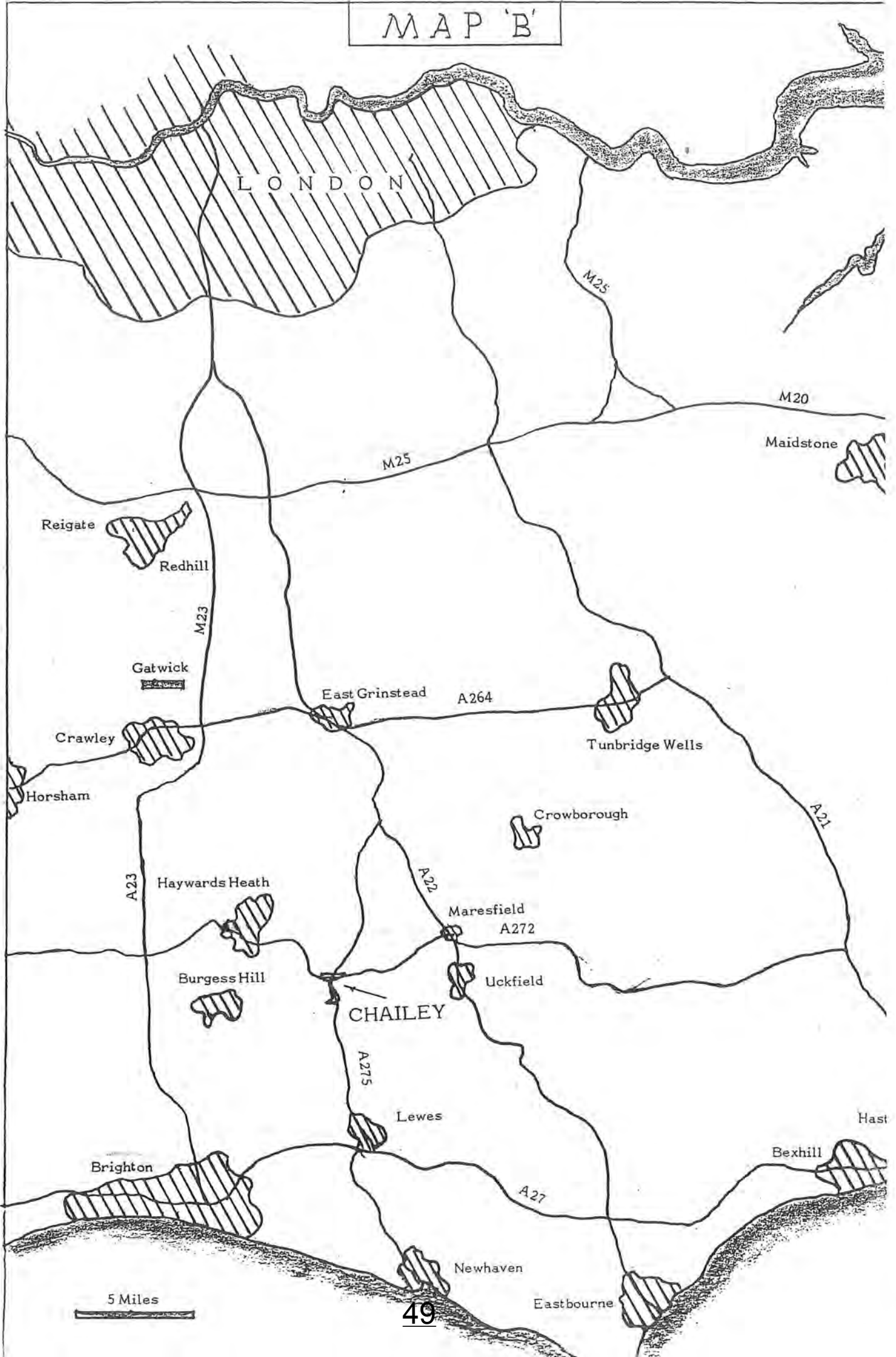
The Questionnaire

Much of the information that was needed was available as a matter of record and study. However, the personal opinions, backgrounds, ways of life, needs and hopes of the Chailey people could only be discovered by asking. The questionnaire, directed at every household in the Parish, set out to obtain this information. The range of questions appeared limitless and the draft document had to be severely reduced in its coverage in order to keep costs within reason.

<u>Response to questionnaire</u>	Households in Chailey Parish	<u>908</u>
	Questionnaires completed and returned	672 (74%)
	Questionnaires returned unanswered	60 (7%)
	Households unavailable or not visited	<u>176</u> (19%)
		908

The age groups of the respondents were:-	18 - 25 years	121 (9.3%)
	25 - 50 years	630 (48.2%)
	50 - 65 years	332 (25.4%)
	65+ years	224 (17.1%)

MAP 'B'



5 Miles

2. GEOGRAPHY

From the Anglo Saxon word CHAG meaning 'gorse', and the word LEY still used today to denote an open space or clearing, the name of Chailey evolved.

Our parish is just over five miles from north to south and three miles from east to west. It lies almost centrally on the Greenwich Meridian 0 and occupies an area of approximately 6,000 acres of generally flat Wealden clay but with a sandy outcrop towards the north of the parish reaching 40 metres above the general level.

The Ordnance Survey map of 1974 indicates roughly 17% woodland, but it is known that some felling has occurred in the central part, and the true figure may well be below 15%. A further 10% is represented by Chailey Commons. The common to the north-west of the parish has been designated a nature reserve.

A short northern boundary is marked by the River Ouse, once navigable commercially to this point and flowing eastwards. Two tributal streams flow eastward; Longford stream bisects the parish, the other, Bevern stream, forms part of the south east parish boundary.

There are two major roads, the A275 and the A272, the former north to south - Wych Cross to Lewes - the latter east to west - Kent border to Stockbridge, Hants. They cross at the King's Head public house at North Chailey, with the A272 having priority. Both of these roads carry heavy traffic, particularly in the summer months. The only other classified road is the B2183 linking the A272 to the A275 across Chailey Common.

Map (A) indicates the separate areas of settlement. North Common, South Street and South Common contain the majority of the population and are the areas subject to development pressures. All three lie directly along one of the two main roads.

Map (B) highlights Chailey's proximity to large commercial centres, such as Haywards Heath and Lewes; new business parks in Uckfield and Maresfield, the motorway and Gatwick Airport. All of them outside the parish boundary, but all influencing life within it.

3. POPULATION

The population of the parish recorded at the 1981 census was 2353 people. This was an increase of 8% from the figures in the 1971 census. The percentage increase during the last 20 years of 18% is similar to other parishes in the County. During this period the small country towns have increased by 23% while the population of the County as a whole has only increased by 11%.

The 1981 census included an institutional population of 186: 142 young people under the age of 16 at the Heritage and 44 older people at Pouchlands and the Martlets. At the time of the Parish Appraisal this figure was probably similar; the loss at Pouchlands has been compensated by the addition of Green Acres.

The number of households recorded in the 1981 census was 760. Excluding the institutional population, this provides an average household size of 2.8, which is higher than the County average of 2.5, but similar to other parishes in the Lewes District. A calculation from the Appraisal questionnaires, confirms that this household size still applies.

The 1987 electoral roll recorded a total of 908 units, an increase of 148 households. The population at the time of the Village Appraisal is therefore estimated to be 2,700.

Housing commitment (i.e. houses under construction at the time of the Appraisal plus outstanding planning permission) will provide an additional 95 units suggesting a projected population of (266 + 2,700) = 2966. This represents an increase of 26% since 1981.

The actual household size varies from single person households to families of 6 people. The summary indicates that there are at least 150 people living by themselves.

The proportion of males to females in the parish at the census in 1981 was similar to other rural parishes of the County, i.e. 47% male, 53% female.

The census indicated that Chailey has a higher proportion of young people than the average rural parish with 63% aged 44 and under compared with 57% in other parishes. The Appraisal confirms a continuing younger population with 70% of the respondents being under 50 years of age.

The 1981 Census indicated a corresponding smaller proportion of older people of retirement age : 20% in Chailey Parish compared with 26.2% in other rural parishes. The questionnaire identified 15% of the respondents as being of retirement age with a total of 114 households consisting of people aged over 65.

Unlike many parishes, Chailey does not comprise a principal village centre and a rural hinterland. There are eight clearly defined settlements and only a small population living beyond these areas. The settlements can be grouped into three broad areas comprising North Chailey 392 households (Chailey Warren 65; North Common and Pelling Bridge 327), Historic Chailey 58 (Chailey Green 15; Cinder Hill 43), South Chailey 345 (South Street 138; South Common 207). The remaining 113 households includes the small settlement of Sheffield Park.

The 1981 Census indicated that 10% of the population of the village had moved into the area during the previous year. The questionnaire indicates that the majority of people have lived in the village a comparatively short time; 43% of the questionnaires were returned by people who had come to live in Chailey after 1980. Only 19% were living in the Parish before 1961.

The 1981 Census also indicated that 80% of newcomers to the village were under the age of 44. The questionnaire confirms that the majority of the new residents are in the younger age groups.

QUESTIONNAIRE ANALYSIS : POPULATION

A1 How many people live in your home?

a) Adults over 18	1,416
b) Children under 18	477

Adults living alone

Age	18 - 25	25 - 50	50 - 65	65+
Number	2	15	15	51

Number of households with one adult and children 19

A2 When did you come to live in Chailey?

<u>After 1980</u>	<u>1971 - 1980</u>	<u>1961 - 1970</u>	<u>Before 1961</u>
296 (43.85%)	175 (25.93%)	78 (11.56%)	126 (18.67%)

A3 In which area of Chailey do you live?

Sheffield Park	13 (2%)
Chailey Warren	59 (9%)
North Common	241 (36%)
Pelling Bridge	13 (2%)
Chailey Green	16 (2%)
Cinder Hill	42 (6%)
South Street	97 (14%)
South Common	151 (23%)
Outlying Areas	37 (6%)

CONCLUSIONS

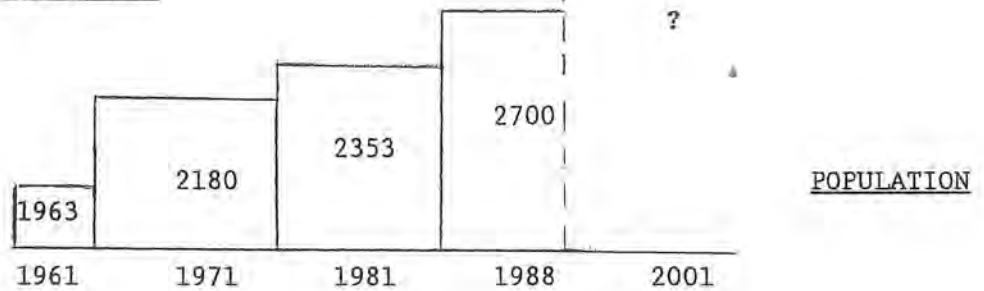
Without a formal village plan, the development of the village has been led by market forces. The fact that some 43% of the respondents settled in Chailey in the last seven years is most significant. It is also very important to remember that the majority of newcomers who settled in the village after 1980 are under the age of 44.

Therefore, in our survey of village people, we must conclude that almost 50% of our responses were from residents who had only been living in Chailey for a few years, and that the majority of responses have been from people aged between 25 and 50.

If the present trend and amount of house building persists the average age of the population may continue to fall and include more young families, putting pressure on all the local amenities which would need to develop accordingly, the overall effect being to reduce the rural atmosphere.

This contrasts with the underlying concern of present residents of Chailey that the quality of rural life be maintained and that an acceptable balance of housing development and amenities be co-ordinated.

POPULATION INCREASE



4. HOUSING

There is no doubt that Chailey is a property-owning community. 76% of all homes are owner-occupied. 50% of all dwellings have been built since 1945, and 12% since 1980 when main drainage was provided in South Chailey.

Of all rented homes (172 or 19%), almost all are unfurnished, one in five being flats or maisonettes. Lewes District Council housing in Chailey built since 1974 consists of 31 three-bedroomed houses and 2-two-bedroomed houses, all of which are within the South Common area. 123 homes are currently rented from Lewes District Council.

A further 35 LDC owned homes have been sold to tenants under present statutory legislation. This loss of public sector housing may well continue. Replacement of such losses is not automatic because the government has imposed limitations on local government spending. Further public sector housing in Chailey is dependent on availability of land and infrastructure and the Northern Lewes District Local Plan policies for housing development now in preparation.

New Housing - The Problem

In common with the whole of the South-East of England, demand for housing in rural areas like Chailey is very heavy, coming mostly from people anxious to leave the urban areas. The lack of available land means high prices for any houses that can be built which means that the upper end of the market tends to be satisfied first. Thus, the three and four bedroom detached dwellings predominate with prices in the £150,000 to £200,000 range. This size of dwelling is in great demand and this, coupled with the expense of moving, encourages owners or purchasers of smaller existing dwellings to expand and improve their properties rather than move from one house to another. Answers to question B5 indicate the number of dwellings enlarged in the last ten years. The net effect is to reduce the number of smaller properties available to lower income families or as starter homes, which forces young people who have grown up in Chailey to move away when wishing to have a home of their own.

The pattern of future development - housing

The general issue of housing development was considered by the large majority of respondents. From question B11 it is obvious that mass development has very little support. 57% of respondents see further housing only as infilling by individual houses while 41% would accept small developments of up to ten houses.

306 respondents were against any further development in the village although many of these respondents did express an opinion on the size of future development if such development were absolutely necessary. Opinions given under B14 show a wide concern for any housing development being sensitive to the rural nature of its surroundings and in keeping with existing houses. Urbanisation through high density building, small gardens, tight infilling and back development are some of the fears expressed. However, the over-riding concern was the provision of houses for local people in the lower income bracket.

Housing Needs

In spite of the fact that 44% of all families in Chailey have moved in since 1980, replies to question B13 would seem to indicate that first-time buyer houses and retirement bungalows are seen as priorities. This reflects people's long-term view of other people's needs. Answers to Question B9 however, which reflect the immediate personal need for housing of people already living in Chailey, indicate that few (6) retirement homes are wanted, but that there are as many as 85 other houses required (27 rented Council homes, 58 houses to purchase). (People answering this question only ticked one category, so that there is little duplication). It should be noted that of the 58 for purchase nearly half is for first time accommodation.

There is, without doubt, a housing need although further research would be required before any action could be undertaken.

In view of the need for housing, the Parish Council should look into ways of satisfying this need. The services of a Housing Association, whose aim is the provision of housing below open market price, is one of the options the Parish Council may wish to consider.

Since the questionnaire was distributed more houses have been built in South Chailey and these were strongly criticised at the 1989 Parish Council Annual General Meeting. People have made the following observations :-

- * The development of Swan Close has maximised the number of housing units per acre; the density being totally based on urban criteria.
- * This development does not follow the building line.
- * The houses are in a price bracket outside the reach of many local people.
- * There has also been a tendency for the gardens of houses on larger plots to be split into a number of very small plots. If left to market forces it is of concern that gradually all larger housing plots will be split in this way.

The present Structure Plan policies encourage infilling and redevelopment but there is strong feeling that more appropriate rules/guidelines should be developed to prevent this type of development and to ensure that the character of the village and the benefits of space normally associated with rural life are not lost.

QUESTIONNAIRE ANALYSIS: HOUSING

B1. What type of home do you live in?

House	Flat/maisonette	Bungalow	Mobile Home	Single Room
492	34	137	0	8

B2. How many bedrooms do you have?

1	2	3	4	5 or more
45 (6.86%)	119 (18.4%)	246 (37.5%)	175 (26.68%)	71 (10.82%)

B3. Approximately when was your house built?

	Houses/Bungalows	Flats/Maisonettes
After 1980	64 (10.41%)	12 (38.71%)
1945 - 1979	254 (41.30%)	10 (32.26%)
1900 - 1945	133 (21.63%)	7 (22.58%)
Before 1900	164 (26.67%)	2 (6.45%)

B4. What is the status of your dwelling?

Owner occupied	Rented Unfurnished	Rented Furnished	Work Provided
593	119	10	25

B5. If your home has been extended in the last ten years indicate how.

Additional Living Rooms	Bedrooms	Kitchens	Bathroom	Garage	Granny Flat
78	83	71	50	57	7

Other: 53

B6. How many cars does your family run?

One	Two or more
223	357

B7. How many cars in your family have to be parked on the roadside due to lack of garage space?

B8. What type of drainage do you have?

Cesspit/Septic tank - 197

B9. If there is anyone in your household at present wishing to move into accommodation in Chailey, what type of home would they like?

Private House to buy	Private Flat to buy	Council House	Private house to rent
31	6	27	3
Private Flat to rent	First time buyer house	Retirement home	Self-build home
9	27	6	10

B10. Special Needs

None indicated.

B11. During the last 20 years a large number of houses have been built in Chailey. If this trend is to continue, what size of development would you most like to see?

Estates 50 - 100 houses	Groups of up to 10 houses	Infilling of gaps
23	364	509

B12. Tick Box if you are against further development? 306

B13. What types of houses do you think should be built in the future development of Chailey?

First time buyer houses	First time buyer flats	Retirement Bungalows	
671	200	445	
Houses for the disabled	Self-build homes	Executive Homes	Council Houses
281	217	333	268

5. EMPLOYMENT

Employment in the Parish has been considered from two aspects :-

1. The availability of work in the Parish.
2. The occupations and employment needs of the people living in Chailey.

Employment in Chailey

Chailey has developed through the centuries as a self-contained community based on agriculture. In the early 18th Century two potteries and the brickworks were established in South Chailey. The coming of the turnpike roads - the A275 from London in 1752 and the completely new east-west road (A272) in 1771 brought Chailey into contact with the surrounding area and four country inns were established and a number of large country houses, such as Ades, Hooke and Roeheath, were built which all required staff to service them - housemaids gardeners etc. The arrival of the railway in 1882 stimulated further development.

The establishment of hospitals for specialist medical care, the Heritage in 1903 and Pouchlands in 1933 provided further opportunities for employment for domestic services, health and education.

In 1989 significant employment is provided in the Parish by the following :-

1. Agriculture and Horticulture - There are 36 holdings in the Parish making agricultural returns. Many however are part time and only 15 are larger than 20 hectares. The green sand ridge in North Chailey supports a number of important horticultural enterprises.
2. Chailey Brickworks - recent planning permission for the extension of the claypit and modernisation of the works granted in 1985 will provide employment well into the next century.
3. Sheffield Park Industrial area - developed around the former sawmill and coal yard of the railway station, it includes the Woodgate dairy and a range of small manufacturing and service units.
4. Hospitals - These institutions have recently been the subject of reorganisation. Pouchlands will finally close in August 1989 when the elderly patients are moved to a new nursing home attached to Lewes Victoria Hospital. The Martlets Old Peoples Home is to be redeveloped to provide modern facilities and to meet changing requirements. The South East Area Health Authority has also announced its intention to rationalise the Heritage to take account of changing patient needs and care and to reduce the number of sites occupied.
5. Education - Schools include Chailey Secondary (650 pupils); Primary School (135 pupils); Heritage School (130 pupils). There is also an adult education institute, private nursery school and a playgroup.
6. Retailing - 3 general stores (including 2 sub-post offices), petrol filling station and 5 farm shops.
7. Public Houses - Swan, Horns Lodge, Five Bells and Kings Head. All have large bars and restaurants.

8. Construction - A considerable amount of new building, extensions and improvements, is taking place. At least 5 companies work from the village but a large proportion is undertaken by firms based elsewhere.
9. Domestic and Personal Services - This category includes : housework, hairdressers, gardening, gamekeeping, fencing, redecorating, electrical repairs and includes a significant proportion of self employed and part-time workers.

Many of the people working in Chailey live outside the Parish and it has been very difficult to estimate how many people live and work in the Parish. The 1981 Census indicated that there were some 1030 workers in the Parish and approx. 780 jobs. Employment categories where people are known to travel to the parish to work included education, medical 40, public services 30 and wholesale 20. The hospitals in particular have experienced problems recruiting nursing and auxiliary staff and have introduced various incentives to attract staff.

Structure of Employment

The Parish questionnaire provided valuable information on the employment structure of the people living in Chailey in 1988. The diagram (Appendix .C.) shows a higher percentage of Chailey men in full and part time employment than the rest of Lewes District and correspondingly fewer women in full time employment.

The age structure of the economically active people shows the majority of employed people are in the 26 - 50 age group and only a small number of questionnaires were received from young people aged under 25.

The analysis of employment by category indicates an exceptional range of employment activities not directly relevant to Chailey's requirements, a high proportion of the people being involved in managerial and professional occupations.

The analysis of the place of employment shows that 28% of the people living in Chailey actually work within the Parish - of these approximately half work from home. Some 15% travel up to London and 7% to Gatwick. Travellers to London include significant numbers of people working in public administration, managerial, financial and creative categories. Perhaps not surprisingly, 25% of the people working at Gatwick are involved with air transport.

Place of work

Chailey	236	(75 - working directly from home)
London	124	
Gatwick	56	
Elsewhere	418	

An analysis of people living and working in Chailey indicated that most employment categories are involved but the principal types of work

include agriculture 17%, domestic 8%, retailing 8% and medical 17%. Some 30% of people working in Chailey are based at home and 35% of all part-time work was based in Chailey.

Self Employment

A significant feature of the employment structure of the Parish is the high proportion of self employed people who represent 20% of the total labour force (approximately half of these people work in Chailey).

Unemployment

Only 12 people recorded in the appraisal that they were unemployed. However, an analysis of unemployment information published by the County Planning Department in January 1989 included 26 people from the parish who were unemployed. 16 of these people were aged over 45 years and 7 people had been unemployed for more than 12 months. This information however does not record all the people who may wish to find employment because housewives for example are not eligible to register as unemployed.

The questionnaire identified that some 172 people (89 men) would like to find employment in the parish; 20% were aged under 25 years, 66% were aged 26-50 years and the remaining 14% were aged over 51. Less than half the people specified the type of work they require. The strongest interest, 14%, was for employment in manufacturing industry. There were a number of requests for part time work, suitable for young mothers to do at home, in the evenings or where there would be facilities for small children to be taken to work.

Future Development

The questionnaire invited comments on the type of business people would like to see in the village if future development created employment. The answers were generally based on the perceived need to provide employment but in some instances, particularly for shops, were probably based upon what was considered to be lacking in Chailey. There was strongest support for light industry (78 people) and rural crafts (62); leisure (35) and office work (24) were also mentioned.

There was a small but emphatic section of the community who do not wish to see any further employment generating activity in the village. For the two-thirds of the working population leaving the area each day the role of the parish takes on a different perspective to the traditional village. The safeguarding of the environment and provision of local services assume greater significance.

6. EDUCATION

PRE-SCHOOL PROVISION

Of the children spoken for in the Appraisal returns 26% are under five. While the provisions that exist are clearly welcome, there is a strong view that more are necessary; additional mother and toddler groups, playgroups and nursery schooling were all mentioned, with particular

support for nursery schooling. Safer play areas with a greater variety of equipment are wanted, especially in North Chailey.

PRIMARY SCHOOLING

Some 35% of the children mentioned in the returns are of primary school age, though not all attend the village school. There is much approval for the standards and standing of the school, and criticisms relate essentially to outdated facilities and the dangers of the A275 that runs by. The modernisation of the buildings since the summer of 1988 meets almost all the criticisms of poor physical facilities, but the hazards from the main road do not appear easy to eliminate. Comment relates in particular to the speed and volume of the passing traffic, and the need to cross the road from the car park. There was regret that there was no provision for special needs, and that the playing field was not bigger.

SECONDARY SCHOOLING

Some 32% of Chailey adolescents aged between 11 and 18 attend Chailey School; this contrasts with some 37% who are in fee paying schools. 20% of those between 11 and 18 are following a sixth form course and 4% are studying part-time. Overall, the proportion of those offering their views on Chailey School is not large, doubtless showing a general contentment in the community. Of those who did respond, there is a considerable measure of satisfaction with the school and its achievements, but perhaps understandably at the secondary stage there is some weight too of adverse opinion. This is however very variable and does not appear to fall into any clear pattern, with one exception only which relates to the use of school facilities. There is clearly a strong desire that the school plant and particularly the sports facilities should be made more available to the local community out of school hours and at weekends, particularly as considerable local funds paid for them initially.

ADULT EDUCATION

It is this area that excites more comment than any of the other three. The demand is high, with almost one person in seven of those responding having been to an adult education class at some time during the last two years. There is however a high level of dissatisfaction with provision in Chailey, and the same reasons occur over and over again. There are not enough classes, they are not varied enough - and what exists is not well enough advertised. It is suggested that afternoon classes for women and the retired would be well supported. Recent increases in costs are unpopular. A general view seems to be that in the last few years the choice of subjects has decreased while the fees have increased - and not everybody can find out what is on offer.

The many suggestions for new subjects have a strong bias away from the more "arty crafty" skills normally provided and towards more brain stimulating subjects including languages. Culture starvation would appear to be a problem. Some of the activities suggested may not need special premises but could be organised by residents in their own homes on a small group basis. The problem is that of coordination and leadership.

QUESTIONNAIRE ANALYSIS : EDUCATION

How many children do you have in the following categories ?

a) Under the age of five	122
b) Of primary school age	166
c) Between ages 11 and 18	280
d) At Chailey School (Secondary)	90
e) At secondary school outside Chailey	21
f) At independent day school	66
g) At boarding school	37
h) At sixth form college	56
i) Attending further education on part-time basis	10

How many adults have attended evening classes in the last 2 years ?

182

7. ROADS AND PAVEMENTS

We invited residents to comment on whether they considered lighting necessary in any part of the village.

This particular question did not produce a great deal of comment but those who did remark (total 128 or some 10% of all respondents) suggested that lighting would improve pedestrian safety in the following locations :-

Main Road South Chailey	13% of replies
All main roads	13% of replies
North Chailey Cross Roads	25% of replies
St. James' Walk Footpath	10% of replies
All housing estates	8% of replies

As this subject did not produce a large response, it is concluded that the majority of residents were generally not concerned with this subject.

Comment on the safety of people using St. James' Walk, especially late at night, indicates that the Parish Council should examine this passageway.

We asked which roads could not cope with the volume of traffic or were considered to be dangerous and this generated a large response. Some 300 comments were received representing approximately 23% of total responses or 44% of households which replied.

Prime area of concern was :

North Chailey crossroads, where the majority of replies were concerned with improved lighting and speed limits.

Suggestions for improvements were : Mini roundabouts at road junctions A275/A272; a speed restriction on both the A275 and A272 throughout the village.

Other areas of concern were :

- * Mill Lane - too much heavy traffic by the school.
- * Pedestrian crossing needed at the primary school.
- * Mill Lane junction to main road - more warnings needed or speed limit on main road. Several people suggested a pedestrian crossing from the Police Station to the opposite side of the main road.

- * The Markstakes Lane exit/entry to the main road was considered to be dangerous and better warnings were needed. Markstakes Lane and Cinder Hill are being used as short cuts from Chailey to Newick and Barcombe by heavy goods vehicles. These roads are too narrow for such traffic and a width/weight restriction should be considered, road edges and verges are badly damaged in winter.

- * The exit from the Village Hall to the main road is dangerous and requires more warning signs and better lighting. Kilwood Lane needs adoption as the road surface is poor.

Responses to the need for pavement improvements highlighted the following locations :

1. Kings Head to primary School - footpath needed.
2. Between Fletching road and Warren Way.
3. The pavement on A272 opposite the Heritage - prone to flooding.
4. St. James' Walk - surface of path and lack of lighting make the path dangerous.

Responses to the question on parking facilities showed that a significant number of residents were concerned with poor parking facilities in the following locations :-

1. Chailey Cross Roads stores
2. South Chailey Stores
3. Andros Close
4. Mill Brooks
5. Setford Fields.

CONCLUSIONS AND RECOMMENDATIONS

It is evident from the responses to the questions that the majority of residents are concerned with the safety on our roads - particularly with the speed and volume of traffic on the two main 'A' roads - and feel that speed limitations combined with improved parking facilities at the North Chailey and South Chailey stores and Andros Close would improve the situation.

The local authorities should carefully consider these possible means to improve road safety in the village as the number of houses and volume of traffic will increase over the years.

With regard to a footpath from the Primary School to North Chailey crossroads, the Parish Council should consider hedge and grass cutting to provide a safe walkway (not necessarily paved) over the full distance.

One suggestion which should be considered was that signs should be erected at the entry points of the village, on the main roads, stating: "Please drive slowly through Chailey Village", with a "thank you" sign. They would also remind drivers of the need for caution and in the absence of speed limits might prove effective.

8. PUBLIC TRANSPORT

This subject raised questions about household requirements and invited particular comments. There was a significant response from 180 residents who were unanimous in their opinion that the bus service was totally inadequate. This highlights the fact that Chailey residents are predominantly car owners, leaving the minority without cars particularly reliant on public services.

A difficult aspect is the dissatisfaction in the services reflecting very individual circumstances. The constant theme was the need for more frequent services, but the call for this was in different directions - highlighting perhaps the problem of Chailey parish: so elongated between North and South that there are two different communities. The call was for more frequent service between Chailey-Newick; Chailey-Lewes; Chailey-Haywards Heath; Chailey-Brighton. Since the questionnaire a service has started between Lewes and Burgess Hill.

The common criticisms were the unreliability of the service, the lack of information about timetables (particularly at bus stops) and lack of adequate shelters.

There is a demand from commuters, a.m. and p.m. from those who require later evening service to return from social excursions and from student/school children. The whole question of public transport indeed stretched beyond the Parish boundary.

The overall impression from the questionnaire response is that the present services compete for the relatively small market in peak hours and ignore off peak. The competitive aspect seems to negate the possibility of co-operation or co-ordination.

Perhaps contact between the various local Parish Councils may prove useful. A more detailed study of requirements may be necessary if a solution is to be found. Local private initiatives have often provided solutions in other parts of the country.

QUESTIONNAIRE ANALYSIS : TRANSPORT

F1. <u>Do you use the train most days to get to work ?</u>	105
F2. <u>Do you park your car at the station ?</u>	97

F3. Which station do you use ?

Cooksbridge	B.Hill	H.Heath	Plumpton	Lewes
8	11	121	10	6

F4. Do you take the bus to the station to get to work ? 25

F5. If you use the local bus service indicate the reason why :

Shopping	Work	Medical	Social
121	50	27	47

F6. How many people use the local 'Rider' bus service? 63

9. PUBLIC SERVICES AND SHOPS

There are two Post offices in Chailey Parish and they received an overwhelming vote of 85% that they were considered very important. When it came to expressing individual views about the provision of shops, there was a whole range of suggestions, with only the candlestick maker receiving no mention! Large stores or supermarkets were generally considered unnecessary or unwanted but a number of replies wished for more mobile services. The proximity of Newick to North Chailey residents may explain the greater call for more shops in the South of the Parish, although the types of shops suggested were similar.

Many respondents expressed no desire for additional shops in Chailey. Those who did showed a preference which allowed the committee to compile the following list in descending order of favour. (Top eight only selected) :

Butcher; Baker; Chemist (South Chailey); Greengrocer,
Clothes; Delicatessen; Hairdresser (female); Garage (South
Chailey).

Some respondents suggested that if houses were built in large groups provision should be made for shops at these sites. However, the majority of respondents were not in favour of large building development areas.

All areas of Chailey reported unsatisfactory water pressure and in the general comment frequent mention was made of brown and foul smelling water, with North Common seemingly more affected. Additional housing development will make further calls on this public infrastructure and the ability of these services to cope may be a factor limiting development.

Almost 14% of the households reported frequent telephone line failures and telephone kiosks were considered to be too far apart.

The lack of road and pavement cleaning and removal of litter was a subject of repeated comment.

It is considered worthy of comment that 373 householders indicated that a gas supply would be used if made available.

QUESTIONNAIRE ANALYSIS: PUBLIC SERVICES AND SHOPS

	(G1) <u>Water Pressure</u> <u>unsatisfactory</u>	(G2) <u>Water Supply</u> <u>Failures</u>	(G3) <u>Telephone Line</u> <u>Failures</u>
Sheffield Park	2	0	1
Chailey Warren	25	10	10
North Common	59	16	34
Pelling Bridge	4	2	5
Chailey Green	4	0	2
Cinder Hill	10	3	6
South Street	13	16	22
South Common	17	9	40
Outlying areas	10	2	4

G3. Do you experience frequent power supply failures without warning ?

YES - 172

G5. Do you frequently use public telephone boxes in the village ? 35

G6. Do you find telephone boxes frequently out of order ? 27

G7. Would you use gas services if they were extended to the village? 373

G9. How important do you think the village post offices are?

Very important
1,122

Useful
174

Unimportant
17

10. HEALTH & CARING SERVICES

Response to the questions concerning duration of consultations with doctors will no doubt be noted by those concerned and needs no comment.

Suggestions regarding improving facilities at clinics indicated an apparent difficulty to find convenient surgery times, with the proposal that at least one evening a week finishing times should be extended to allow late home-comers to attend. In addition, as an alternative, a Saturday morning surgery should be held.

Further comment concerned the inadequate surgery building in South Chailey, lack of privacy in consultation and parking difficulties being the main criticisms.

QUESTIONNAIRE ANALYSIS: HEALTH AND CARING SERVICES

H1. If you feel that you do not have sufficient time to consult your doctor, please mark the box: 151

H2. If you would like to be able to specify a length of time you think you need with your doctor during consultation please mark the box: 196

11. PUBLIC RIGHTS OF WAY

A FOOTPATH may be used only by walkers. There are 31.77 miles of footpaths in the Parish of Chailey.

A BRIDLEWAY may be used for riding or leading a horse or pedal cycle as well as for walking. There are 4.5 miles of bridleways in Chailey.

A ROAD USED AS A PUBLIC PATH (BYWAY OPEN TO ALL TRAFFIC) is open to wheeled traffic as well as to other users but is primarily used by riders and walkers. There are 0.69 miles of RUPP's in Chailey.

Landowners may give permission for users outside these classifications to use paths that cross their land.

From the results of question K1 it is obvious that many people (about half the population) use the paths frequently, that is, at least once a week. Most of these people use the paths for recreational purposes although ten percent of the people who responded to this question use the rights of way for the purpose for which they were originally created, i.e. to cross other people's land on the way to work, school or the shops. Few people never use any public rights of way.

EXISTING PATHS

East Sussex County Council has overall responsibility for the public rights of way in Chailey. The Council holds the definitive map which shows all the paths in existence. A path's presence on this map is conclusive evidence that the path exists. There are a total of 61 numbered paths in Chailey and paths can only be closed or diverted with the consent of the highway authority and then only after that authority has advertised the proposed closure or diversion in the local press and on the site of the path concerned.

MAINTENANCE

The County Council is responsible for the maintenance of all rights of way to a standard appropriate to the purpose for which any path is used. However, the Parish Council can relieve the County Council of this burden and maintain paths itself although the County Council retains overall responsibility. (Funds are available for maintenance). Some costs of maintenance are chargeable to the landowner, (e.g. 75% of the cost of up-keep of stiles) and paths may only be ploughed by the landowner where the path crosses his field. The path must be reinstated usually two weeks after ploughing. Paths that lead along the headlands of fields may not be ploughed. New stiles and gates may be erected across a path only with the permission of the highway authority (East Sussex County Council). In most cases the landowner is responsible for their upkeep but can claim part of the cost from the Council.

Many of the paths in Chailey are poorly maintained, partly because the heavy wealden clay does not allow water to run off easily and quickly and partly because little work has been done to maintain the paths in the past. Despite this, the respondents to the question, "Would you use rights of way more frequently if they were better maintained" were split 51% to 49% against.

There are three possible explanations for this:

- 1) The people who answered "no" have no intention of using paths more often no matter what work is done to maintain them.
- 2) The paths are regarded as adequately surfaced and not subject to deep mud, overgrown or used as rubbish dumps.
- 3) People misinterpreted the question and felt "maintained" meant tarmac or concrete surfacing and radical pruning of wayside shrubs and trees.

However, 49% of people could be encouraged to use paths more if they were better maintained. Regular users will know of paths which are impassable at certain times of year, or which need attention in other areas - these paths should be identified and treated. In this connection, it is recommended that the Parish Council obtain a "Rights of Way Survey Manual" which includes everything on the successful organisation and completion of a survey and is available from Countryside Commission Publications, 19/23 Albert Road, Manchester, M19 2EQ, price £5.00 with a view to carrying out such a survey in Chailey. The Ramblers Association is also very active in providing not only useful guidance but often will undertake maintenance work in close liaison with the County Council.

There were many responses to the question regarding particular problem paths needing attention; a list of these has been compiled and included in the Appendix 'B'. However, the budget allocated to the maintenance of paths is very limited and progress is slow. A Chailey group working with the permission of the County Council and the landowner may be able to achieve faster results. It is to be recommended that the Parish Council organise a group of volunteers to undertake specific tasks on problem paths after obtaining the appropriate permission.

SIGNPOSTING AND WAYMARKING

East Sussex County Council (the Highway Authority) is required by law to erect a signpost at every point where a public right of way joins a metalled road, unless they agree with the Parish Council that this is not necessary. A clear majority of people in Chailey could be encouraged to use the rights of way more often if paths were better signposted. This reflects the poor level of signposting of paths in the parish at the moment. Many paths are not indicated either at the point where they leave the metalled road nor at any point along their route. Some paths are marked at beginning and end with concrete signs about two feet high which quickly become overgrown and invisible during the summer. It is recommended that the County Council fulfill their duty and erect signposts (preferably oak finger posts) at all points where paths adjoin the metalled road and elsewhere as necessary.

Way marks are small marks used to help people find their way along the route of a path. Waymarking is sometimes carried out by Parish Councils, landowners and voluntary groups but only with the express permission of the Highway Authority. Virtually none of these signs are to be found along the routes of Chailey paths. It is recommended that

the County Council make available plastic waymarking signs to be used for clearly marking the way of all parish rights of way.

Misleading signs that deter the public right of way (e.g. No Access) are illegal and the Highway Authority is responsible for ensuring that the law is enforced. The presence of such signs in Chailey would be noted in the above-mentioned survey, and should be reported to the County Council.

OBSTRUCTIONS

These include barbed wire, overgrown vegetation, growing crops and rubbish. Travellers may remove or bypass the obstruction so as to continue on their way, but may not trespass on adjoining land or do unnecessary damage. It is up to the path user to do as little damage as possible and then report the obstruction to Parish and County Councils for them to deal with.

WIDTH

There is no prescribed width of public rights of way in law: common sense allows them to be wide enough for two people or horses (as appropriate) to pass one another. New paths may have a prescribed width.

LIVESTOCK

Livestock may be grazed in fields crossed by public rights of way. This includes bulls under the age of eleven months or those bulls not belonging to one of the recognised dairy breeds as long as they are accompanied by cows or heifers. Other bulls are not allowed. Stallions are not allowed to be grazed in a field crossed by a public right of way.

USER BEHAVIOUR

Public paths are for travelling either on foot, horseback or bicycle; they are not places for picnics or camping sites.

Dogs must be kept under control at all times and especially so in the presence of livestock. Dogs worrying sheep and obviously out of control may be shot by the landowner. The user may not take, kill or injure any wild bird or damage or destroy the nest of a wild bird. Some species of invertebrates, amphibians, reptiles and mammals are also protected. It is an offence to intentionally pick, uproot or destroy any one of more than 60 species of plants listed as protected under the Wildlife and Countryside Act (1981).

Flowers and fruit growing alongside a public right of way are technically the property of the landowner and should not be picked.

QUESTIONNAIRE ANALYSIS: PUBLIC RIGHTS OF WAY

K1. Do you personally use any public rights of way on average *

a)	Daily	331
b)	Once a week	233
c)	Once a month	152
d)	Rarely	459

K2. Why do you use these public rights of way?

a)	For recreation	909
b)	Horse-riding	56
c)	Getting to work/school/shops	132
d)	Other	135

K3. Would you use these public rights of way more often if they were:-

a)	Better maintained	YES	397	NO	416
b)	Better signposted	YES	539	NO	343

K4. Would you purchase and use a guide to local footpaths or rights of way if it were made available ?

YES 849

12. COMMON LAND

There are approximately 255 hectares (555 acres) of registered common land in the Parish of Chailey and 3 hectares (7.5 acres) registered Village Green mainly owned either by Chailey Parish Council or the Lord of the Manor - the ownership of the remainder being divided amongst a number of private individuals. A public register is held by East Sussex County Council in Lewes.

The common land is mainly divided into three separately identifiable areas. First, and by far the largest, North Common including Godleys Green extending to about 165 hectares (408 acres) lying to the North and South of the A272. Secondly, the two areas known as Lane End Common and The Warren extending to nearly 18 hectares (44 acres) lying to the North East of North Common. Thirdly, that area known as Markstakes Common lying to the South of Markstakes Lane in South Chailey extending to about 27 hectares (67 acres). The remainder comprises smaller areas including Chailey Green (also designated a Conservation Area) and many roadside verges and old lanes. The area registered as Village Green, known as Roeheath, lies just off the road to Cinder Hill comprising a sports field and the land opposite.

The majority of North Common is registered as an SSSI (Site of Special Scientific Interest) and is listed as Nature Reserve - more specific information on these areas can be obtained from the Nature Conservancy Council in Lewes. Various individuals have registered "Rights of Common" which include rights* of herbage, estovers, turbary, pannage, etc. General management of the common land is overseen by the Chailey Common Management Committee and a voluntary body, the Chailey Commons

Society; more information on these bodies can be obtained from the Parish Magazine.

Replies to this Section of the questionnaire were given by almost all those completing it. The area of North Common is used by the great majority. A large number of people use the Commons on a daily basis and over three quarters of those visiting the Commons do so at least once or twice a month - the majority of visitors just wishing to walk, though many expressed an added interest in the flora and fauna.

The replies, together with comments made in other parts of the questionnaire, underline the very special importance of these areas in people's minds and the need to conserve and protect them to ensure their enjoyment for others in future years.

herbage	-	grazing;
estovers	-	wood for fuel or repairs, bracken for animal bedding;
turbary	-	cutting peat for fuel;
pannage	-	pig pasturing for acorns or beech mast, etc.

QUESTIONNAIRE ANALYSIS - COMMON LAND

21. Which areas of Common Land do you use the most?

a) North Common	746	b) Lane End Common	78
c) The Warren	90	d) Markstakes Common	172
e) Roeheath Village Green	58		

22. How frequently do you use the above areas?

Daily	239	Once or twice a week	258
Once or twice a month	239	Once or twice a year	121
Rarely	165		

23. Why do you visit the common land ?

Walking-jogging	808	Horse riding	61
Sport	62	Wild life interest	20
Picnic	45	Other	134

13. AGRICULTURE

The Agricultural Industries are, at present, very much in the forefront of public interest and concern - in particular their ecological implications on the environment as a whole. Incentive schemes and economic pressures are encouraging farmers and landowners to look towards alternative uses - not necessarily acceptable to everyone else.

The purpose of this section in the Appraisal was not to arrive at a solution, since this was beyond its scope, but to determine what residents would actually like to see in Chailey, taking the above factors into account and accepting that there will inevitably be some change.

The questionnaire analysis shows a total of 88 persons involved on a full time or part time basis in agriculture out of 1,307 respondents-6.7%.

Before considering how the residents see Chailey's future, it was felt important to look at the aspects that people felt had already changed since living here. Although the number of those expressing opinions to this question was very small (50% are new residents since 1980) in the overall context of those responding, considerable concern was expressed about the loss of woodland generally. The loss of hedgerows, agricultural land for housing and changes in the nature of the common land were also commented on. Others commented on fewer farm animals, the increase in rape crops, fragmentation of land, horse numbers and pollution.

Suitable alternative uses for land taken out of agricultural production varied and not unexpectedly identified the different and opposing interests of many people. A large number of opinions were expressed, indicative of the present awareness and interest felt by people in this difficult subject.

The majority of respondents wanted further 'recreation land' and various country pursuits from more sporting amenities including fishing, golf, football, equestrian pursuits to camping/caravan sites and nature reserves. There was also considerable demand to see more woodland planted up and a smaller number wanting a return of traditional meadows as an alternative use. Suggestions were also made that land should be used for housing and disused buildings for light manufacturing industries.

It was felt important not to ignore possible uses likely to be unpopular with others. The responses could broadly be divided into two categories :

Firstly, there was a very strong presumption against any further development - the majority making it clear that it did not want further residential development and also that there should not be more industrial or commercially related enterprises. The objections to development as an alternative use accounted for over 65% of the opinions put forward under this particular section.

Secondly, although the other headings under which the majority of the remaining opinions fell were in themselves varied, there was one strong common denominator which was an objection to noisy activities and those creating additional traffic. Motorsports, clay pigeon shooting and very noticeably the provision of caravan or camping sites were particularly mentioned.

To summarise this section, answers to the questions about alternative uses for land taken out of agricultural production underlined residents' great concern. There are conflicting interests because alternative uses wanted by some are objectionable to others. It is not possible to determine the most appropriate alternative use for agricultural land in Chailey, especially as many of the activities would be difficult to combine, although it would appear the least contentious would be the provision of "common-like" land. The appraisal

has, however, highlighted the need to look very closely at individual pieces of land to see what they are most suited for in relation to their position in the Parish.

QUESTIONNAIRE ANALYSIS : AGRICULTURE

M1. If you work on a farm (including fruit and vegetable) please indicate :

Full time in Chailey - 40; Full time outside Chailey - 6;
Part time or seasonal in Chailey - 30, Part time outside Chailey-12.

14. WOODLANDS

Chailey Parish has 950 acres of woodland evenly spread over the area. There are 28 identified sites nominated 'Ancient' which have been wooded since 1600. There are 26 other sites of more recent origin. The amount of conifer planting is insignificant at the present time. See Appendix D.

There were no specific questions about woodlands, but opinions were given that the woodlands played an important part in the life of the parish. It was also a repeated sentiment that woodlands should not be cut down for building/development. In the event that any tree felling was legitimate and justifiable, then replanting should take place.

It was further suggested that the Council, with the help of its tree wardens, should keep a strict eye on all Parish woodland to prevent any illicit felling, and to preserve the present state.

Almost all parish woodlands are privately owned. Public access is only possible along public rights of way. The exception is the woodland of Markstakes Common which provides unrestricted access, subject to Parish Council Byelaws.

15. LOCAL GOVERNMENT

The questionnaire invited comments on any matters in which respondents felt the Parish Council should become more actively involved. Some 93 households (14% of returned questionnaires) took this opportunity to comment on a wide range of interests.

23 of these responses were concerned with planning matters. There were suggestions for the Council to take a more active role when considering planning applications, providing the community with information on planning applications and seeking the views of the local area. There were several requests for the Parish Council to comment on the design and density of new building.

There was also concern (23) about road safety with requests for the Parish Council to become more actively involved in decisions on speed limits, the filling in of pot holes and cracking roads and the control of car parking on pavements.

The conservation of the countryside was also an area where some respondents (10) felt the Parish Council should be more involved. There were requests for more control of tree felling, the making of Tree Preservation Orders and several people felt that tree planting and landscaping proposals/planning conditions should be an essential requirement for all new development.

The environment of the countryside was considered important with some 10 requests for the Parish Council to become involved with litter clearance, reducing the amount of clutter and the banning of day time bonfires.

Further comments related to community matters and the creation of community spirit. There were proposals for the Parish Council to assist in the provision of leisure facilities for young people and the provision of basic housing for the elderly. Several people suggested that the Parish Council should undertake a neighbourhood watch scheme.

The final section of the questionnaire offered a list of possible projects which the Parish Council could undertake funded from the income received from the Parish rate. Respondents were invited to select three options in the order they considered to be most important. There was considerable interest with 3,320 suggestions. Not everyone selected three options and a larger percentage of the population actually participated in this section than any other.

The options are listed below in the order of greatest interest. The activities which are marked * could attract grants from other authorities.

* Improvements to the village hall and other leisure and youth activities	547
* Clearance of litter	543
* Tree planting	450
* Acquisition of woodland as a public amenity	372
Provision of street lighting	367
* Improvements to public rights of way	314
Provision of bus shelters	218
* Acquisition of land for a housing association to satisfy local needs	206
Information leaflets on local features	177
Improved visitor facilities on Chailey Common	126

See Appendix 'A' for division of responsibilities in Local Government.

16. SPORT AND RECREATION

Sporting and social facilities in the parish are considered adequate by 65% of respondents. Fewer (56%) were satisfied with cultural activities. Facilities for young people were considered inadequate by 63% - even though some of the all-age facilities are taken up by the under eighteens. (See Appendix 'E' for general list).

Answers to the questionnaire show the community has a very wide range of leisure interests. Those that are most frequently mentioned are walking, particularly on the commons, and socialising in the village pubs. The youth club is important for the under-sixteens, and football, cricket and horse riding are the other most common pursuits. But above all it is the variety of interests that is striking.

The community would like to see many additions to local leisure amenities. The greatest demand is for improved sports facilities, in three areas in particular - tennis (very strong demand), squash and swimming. Might new sporting facilities be made available as part of the redevelopment of Pouchlands? The demand for swimming could be met for many by greater access to Chailey School pool.

Many people would support a Chailey drama group, though this would require improved facilities at the Village Hall.

Many reiterated their wishes for an expansion of organised social activities for the under sixteens; clearly those that exist do not meet the demand, and there is concern that the physical facilities at the Village Hall are no longer adequate for young people's activities. Older residents would like a social club meeting regularly in the village. Whatever their interests, many respondents urge that publicity is improved so that they can find out what activities are available.

Those with young children were clearly not satisfied with the current provision. The two existing play areas at Mill Brooks and on North Common require additional and more varied equipment; swings, slides and safety surfacing were mentioned in particular. Adequate fencing and more frequent grass cutting in summer were needed, and proper supervision and regular maintenance should be organised especially at the Mill Brooks site, which in any case is too small.

Many families find that they are too far away from the existing play areas and there were calls for new areas to be created at Markstakes Corner and on Roeheath. The present restricted facilities at the Village Hall should be more widely available. For older children there should be a playing field in South Chailey.

Finding suitable leadership of youth groups of all ages is often a problem. However, space and suitable buildings to accommodate any activity are equally important and there can be no doubt from the response that the present Parish facilities are considered inadequate. Any initiative towards setting up additional youth groups which are seen as lacking in Chailey, may fail due to lack of suitable premises.

QUESTIONNAIRE ANALYSIS : SPORT AND RECREATION

D1. Do you think the social/cultural/youth/sport activities in Chailey are adequate ?

ACTIVITIES

	<u>Social</u>		<u>Cultural</u>		<u>Sporting Youth</u>			
	Yes	No	Yes	No	Yes	No	Yes	No
Sheffield Park	6	1	4	2		5	1	4
Chailey Warren	56	30	44	37	48	34	22	49
North Common	227	95	179	122	208	112	115	170
Pelling Bridge	9	3	6	6	6	6	6	8
Chailey Green	20	2	15	9	19	5	16	6
Cinder Hill	35	13	27	18	36	14	22	20
South Street	77	48	40	71	62	49	29	76
South Common	122	64	101	69	104	73	47	122
Outlying Areas	23	14	20	17	30	10	17	19
TOTALS	575	270	436	351	518	304	278	472

17. CONSERVATION AND ARCHAEOLOGY

It is not the intention of this report to consider aspects of early Chailey history except so far as it directly affects present day activities and considerations on conservation, preservation and planning matters.

Ancient woodlands and Common Land are dealt with elsewhere. There remain the old buildings, of which Chailey has an impressive number, the majority officially "listed" and thereby protected. A brief descriptive list is given in the Appendix 'F'.

Comment on the future of the old Pump House in South Chailey drew only a few suggestions as many people said they didn't know it existed. The general view was that it should remain as it is but kept in good repair. With some paving in front of it and a bench seat inside, it would be ideal as a bus shelter provided it was made attractive to use instead of a "graffiti spoiled public lavatory".

The question on any special features of Chailey needing preservation drew a wide response concerning the Nature Reserve, the windmill and the Chailey Green. All are already protected by preservation/ conservation arrangements but there was some adverse comment on the condition of the Reading Room. More general comment under this question concerned aspects of planning and development control, repeating much that has already been said under 'Housing'.

Two questions concerning the Parish Council's actions in regard to the use of Common Land and abatement of noise and other public nuisance, drew wide ranging response too varied to provide consensus of opinion

other than a concern for noise pollution of many kinds, clay shoots, motor-cycling and microlight aircraft being mentioned most frequently. Legally, noise of any kind is dealt with through the Environmental Health Department of the District Council. Clay shoots, motor cycle or similar events, if privately held on private land, are otherwise within the law. Such events which involve a public meeting require planning permission with stringent safety and health aspects to satisfy. Public nuisance on Common Land under the Parish Council's control is dealt with under Parish Council Byelaws relating to such common land.

18. OTHER MATTERS

Residents were invited to comment on three miscellaneous issues within the Parish: The Parish Magazine, Beating the Bounds and the future development of three 'special sites'.

"Chailey News" is received by 491 (72%) of the respondent households. There was a wide range of suggestions for inclusion, mainly asking for more information on facilities and regular events in the village. The most frequent requests were for bus timetables (9) and for details of planning applications (4). A number of other requests were for names and addresses (of such people as Parish Councillors, club secretaries etc.) or for more information on various local events (clubs, sports etc.). As many of the items requested would be constant over time (timetables, officers etc.) this would be very repetitive. It may therefore be worth considering the production of some booklet containing such information which could be updated regularly.

There were also a large and diverse range of suggestions for improvements to 'Beating the Bounds'. These were passed to the 1989 committee for consideration.

QUESTIONNAIRE ANALYSIS : OTHER MATTERS

R1. Do you receive "Chailey News" produced by the Rector of St. Peters?

Sheffield Park - 4, Chailey Warren - 40, North Common - 180, Pelling Bridge - 6, Chailey Green - 14, Cinder Hill - 36, South Street - 75, South Common - 114, Outlying Areas - 22.

Special Sites

There are three sites in the Parish which are likely to become available for development in the near future. They are Pouchlands Hospital and two sites at the Heritage (the "new" Heritage and St. Georges). Lewes District Council has prepared a development brief for Pouchlands Hospital and the questionnaire asked for comments on preferred alternative uses for the 3 sites based on the Pouchlands brief. The preferred solutions in order of preference were :-

Private hospital/clinic	345
Private Hospice	325
Hotel with recreational facilities	234
Mixed housing	210
Light Manufacturing	189
Residential School	175
Office	117
Research Laboratory	83

Additional comments on the Pouchland site referred to concern that development should not generate additional traffic in Mill Lane. It was requested that villagers should be involved in consultations, that the buildings should be retained and development should be in keeping with a rural environment.

The continued use of these sites for medical use could absorb any redundant staff from the existing establishments and also provide employment for some of the people seeking work in the Parish. However, it is probable from information gathered in this survey and past experience that such uses would depend to a large extent on staff travelling in from beyond the parish.

The high environmental quality of the Heritage sites and their present use has probably influenced a preference for a private hospital or hotel. The realisation of such uses will however be dependent upon their viability and the interest of developers.

The need for further leisure facilities has been highlighted in other sections of this report. The development of a Community College at the Secondary School, using redundant land at the Martlets and on Pouchlands, could provide additional leisure facilities and opportunities for starter workshops. It could provide employment opportunities especially for part time work and enable the parish to become a more self-contained community, less dependent upon public transport. The conversion/development of part of the site for housing could help to meet the housing needs identified in the questionnaire avoiding further infilling of small sites or use of greenfield sites.

Additional Comments

At the end of the questionnaire respondents were invited to make further comments on any village related matter.

The majority of responses from this section laid emphasis on subjects in the main body of the questionnaire. In particular, people expressed their concern with housing development in the village, the main issue being that new building should be sympathetic to the rural nature of the area both in design and density.

Respondents also took this opportunity to express their concern at the lack of facilities for children up to the age of 16 in the Parish. In addition comments were made from people wishing to see more tree planting in public amenity sites and new building areas.

There were many individual suggestions of an infinite variety but most were unlikely to find any real public appeal. However, a few should be mentioned as they may provide food for thought and arouse further public interest.

- The establishment of a Chailey Trust to which legacies and donation of money, property and land may be made and used for the general benefit of the Parish.
- The provision of an annual social directory and information booklet (possibly as an adjunct to the Chailey News).

APPENDICES

APPENDIX A LOCAL GOVERNMENT DIVISION OF RESPONSIBILITIES BETWEEN COUNTY, DISTRICT AND PARISH COUNCILS.

a. PLANNING

- County - Prepares Structure Plan setting out strategic planning policy within general guidelines set out by central government. Certifies that Local Plans comply. Advises District Councils on major planning applications. Determines planning applications for minerals and waste disposal; and applications for development on County Council land in own area and proposals it intends to carry out.
- District - Prepares Local/District Plans setting out land use proposals. Determines planning applications (excluding those Country Council can decide) including those on own land. Designates conservation areas and makes Tree Preservation Orders. Responsible for all other planning functions including advertisement control.
- Parish - Comments on Structure Plan and Local Plans and their implications on local issues. Comments on planning applications.

b. TRANSPORTATION

- County - Responsible for construction and maintenance of all roads (other than trunk roads), bridleways and footpaths. Responsible for management of traffic (one way systems, traffic signals, etc.). Secures provision of necessary public transport where not provided by the commercial sector. Advises Districts on all transport matters relating to planning applications. Responsible for highway lighting.
- District - Licenses taxis, may provide additional public transport. Provides and secures off street car parking.
- Parish - Comments on public transport proposals. May provide bus service subsidy. May provide footpath lighting. May provide car parking.

c. HOUSING

- County - Sets out in Structure Plan number of houses to be built in District in Plan period (eg. 6,000 in Lewes District 1986-2001) and policy on type of housing ie. first time buyers, family houses, local people/migrants.
- District - Responsible for managing and providing new housing. Responsible for homeless people. Responsible in Local Plans for location of housing provisions.
- Parish - May assemble land for Housing Associations. May require District Council to review housing unsuitable for habitation.

d. RECREATION

- County - Responsible for public access to the countryside, maintaining footpath and bridleways and creating new routes.
Responsible for library service, provision of information on leisure facilities.
May make County owned property (usually schools) available for leisure activities.
- District - Responsible for providing leisure facilities, eg. swimming pools, sports hall.
May negotiate for joint use of County owned property.
- Parish - May maintain footpaths and bridleways under delegated powers.
May undertake maintenance of rights of way.
May acquire land and building for recreation.
May make byelaws regulating their use.
Has duty to provide allotments where there is an unsatisfied demand.

e. EDUCATION

- County - Responsible for provision of education ie. nursery, primary, secondary, further education, youth service, adult education.

- Parish - May nominate one third of primary school governors.

f. ENVIRONMENT

- County - Responsible for disposal of waste.
May carry out works to conserve environment and enter land for management agreements.
May provide specialist advice on ecology, archaeology, forestry, architecture and landscape design.
- District - Designates Conservation Areas and makes Tree Preservation Orders.
Responsible for collection of waste.
Responsible for 'untidy land'.
Responsible for control of noise and pollution.
- Parish - May acquire land and enter management agreements.
May clear litter and seek costs from County Council.
May control grazing on common land and road verges.
May prosecute offenses concerning noise.
May seek abatement to pollution nuisance.

g. FINANCE

- County - Fixes County precept to meet its obligations and needs.

- District - Fixes District precept.
Collects Community Charge and allocates appropriate funds to County and Parish Councils.
Maintains Community Charge register.

- Parish - Fixes Parish precept.

h. OTHER DUTIES

- County - Social Services
Provides advice and assistance (eg. home help) through 'Patch Teams' who determine local priorities.
- Emergency Services
Responsible for fire service.
Responsible with West Sussex for the police services.
Responsible for dealing with emergencies/disasters (eg. hurricane/rail accidents).

Trading Standards

Trade disputes, quantity, quality, fair trading and safety.
Weights and Measures.

District - Elections

Responsible for maintaining electoral roll.

Responsible for arrangements.

Cemeteries - responsible for providing facilities to serve
the District.

Parish - Emergency Services

Responsible for preparation of emergency Local Plan.

Cemeteries

May provide facilities to meet local needs - may share
arrangements with adjoining parishes.

COMPARISON OF RATES PAID IN PARISHES LEWES DISTRICT 1988

TOWN/PARISH	ADULT POPULATION	PRECEPT	EXPENDITURE PER ADULT	RATE	% R.V. P NON	PAID BY TYPICAL DOMESTIC HOUSEHOLD
NEWHAVEN	8092	80,000	£9.87	3.6	65	£8.75
NEWICK	1911	7,282	£3.80	2.6	8	£6.32
PEACEHAVEN	10557	126,677	£12.00	7.7	16	£18.71
CHAILEY	1976	7,152	£3.62	2.0	28	£4.86
LEWES	12124	197,000	£16.25	7.1	45	£17.25

APPENDIX B - PUBLIC RIGHTS OF WAY

PROBLEM PATHS MENTIONED IN THE QUESTIONNAIRE RESPONSES ON PUBLIC RIGHT OF WAY.

1. Bevernbridge to Yokehurst needs maintenance.
- 2a. Drive to Newbarn Farm in danger of being lost, needs maintenance.
3. Whitegates Close - Yokehurst, needs maintenance, needs signs.
6. Connects 1c and 2b between Newbarn Farm and Yokehurst needs maintenance.
8. Green Lane from Balneath Gate - Setfords Fields needs maintenance.
13. Chailey Place - Markstakes Lane via Tutts Farm, barbed wire on stile, overgrown by railway bridge.
14. Station Road - Cinder Hill, needs maintenance, needs signs, needs stile to stop motorcyclists and horses, hazardous during the shooting season, used as a dump by residents.
15. Downs View - April Cottage (Cinder Hill) via Frick Wood, needs maintenance, needs signs, very overgrown, partly fenced off.
18. Hooke Drive - Eels Ash Wood, needs signs, blocked in Bineham Wood.
- 19a. Church - Eels Ash Wood via Old Rectory, needs signs.
- 20a. Eels Ash Wood, needs signs.
21. Coldharbour Lane to Warren Wood, sign removed, gates needed.
22. Lane End Common - Jackies Lane (Redgill Lane), blocked, safer bridge needed.
- 24a. Wapsbourne Wood, needs clearing, needs signs.
- 25a. Wapsbourne Wood, needs clearing, needs signs.
27. Warrs Hill Road - A272 via Little Noven Farm blocked, sign removed.
- 31a. Little Noven Farm - Reading Room A272, Impassable at stream crossing.
- 35a. A272 opposite Teagues Farm, no sign, path crosses garden of Langdene Cottage (Mr Edwards) (b) and (c) needs stiles.
- 36a. A272 Leyden House - Scaynes Hill, overgrown.
37. Wivelsden Farm, no stiles.
39. Pelling Bridge - A272, blocked, sign needed.
45. Opposite Simmonds Farm - Green Lane (8), needs levelling.
46. Cockfield Bridge - Markstakes Lane, blocked, needs maintenance bridge needs repair.
50. Cinder Hill - Vixengrove Farm, overgrown, needs signs.
- 53 (a) and (b) Green Lane - Roman Spring Farm, needs maintenance, (c) dangerous.
- 55., Balneath Manor - Balneath Wood, needs maintenance.
58. Green Lane to Furzeley Farm, needs sign, blocked.

GENERAL COMMENTS

All paths on North Common in poor condition due to horses.

All paths on North Common need signs to define them.

Some woodland paths are obstructed by fallen trees.

Paths on Markstakes Common need better definition and signs.

Some footpaths used by horses and motorcyclists. Erect 'Footpath Only' signs.

Create new bridleway on Hooke Estate.

Wall at Markstakes Lane should be repaired.

Make map available and organise volunteers to clear.

Paths in Kiln Wood, Markstakes Common and South Common are being fenced off by Brickworks; they are neglected and badly drained.

UNIDENTIFIED PATHS

Old Barn Footpath in poor condition.

Bushes Farm Path needs maintenance.

Value Farm Path needs signpost.

Godleys Green to Lowelsfield Road.

Brickyard Lane (not designated).

BREAKDOWN OF PEOPLE WORKING IN CHAILEY

People Working at Home

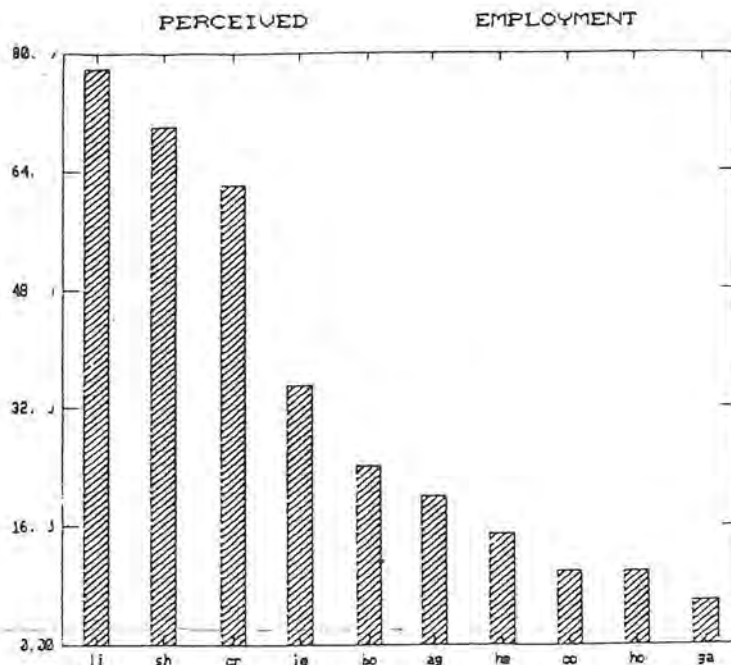
Elsewhere in Chailey

A. Structure of Employment

No. of Females	33	72
No. of Males	43	79
No. of Full-time	60	102
No. of Part-time	16	49
No. of self employed	46	21
Total number employed	75	151

B. Categories of Employment

Agriculture	7	33
Administration	6	13
Medical	3	14
Garden	1	4
Manufacture	3	9
Recreation	2	3
Engineering and Science	4	5
Construction/Building	11	-
Personal	7	4
Creative/Media work	5	-
Distribution/retail	8	10
Domestic	2	18
Computer	1	1
Banking/Finance/Insurance	1	3
Secretarial/Clerical	3	8
Managerial	6	4
Other	6	22

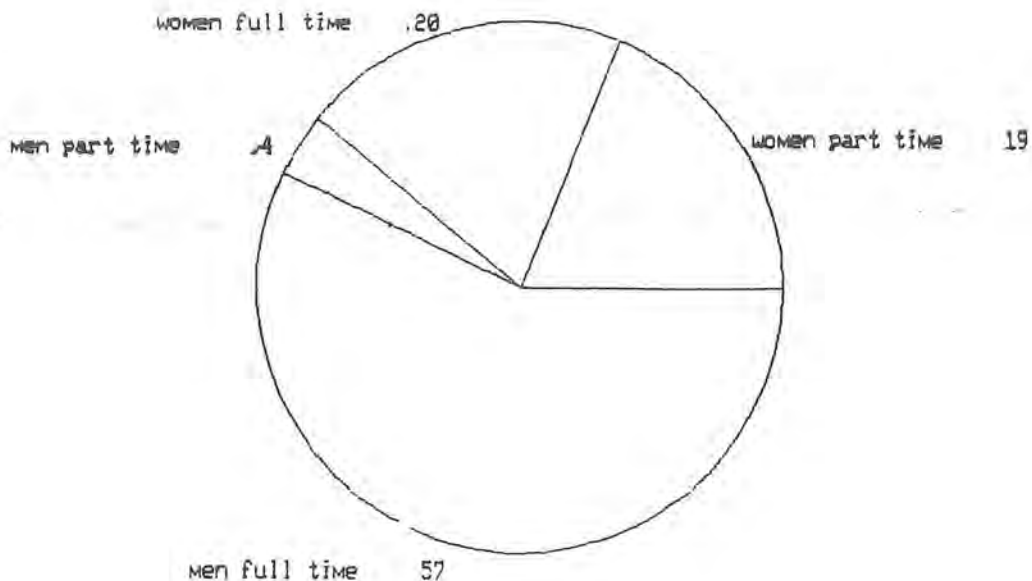


Key to diagram with actual numbers of people who mentioned the requirement.

li =	Light Industry	(78)
sh =	Shops	(70)
cr =	Crafts or Rural crafts	(62)
le =	Leisure	(35)
bo =	Business/Office work	(24)
ag =	Agricultural work	(20)
he =	Health related (inc nursery)	(15)
co =	Cottage Industries	(10)
ho =	Horticulture / Gardening	(10)
ga =	Garage work	(6)

Employment structure

Chailey



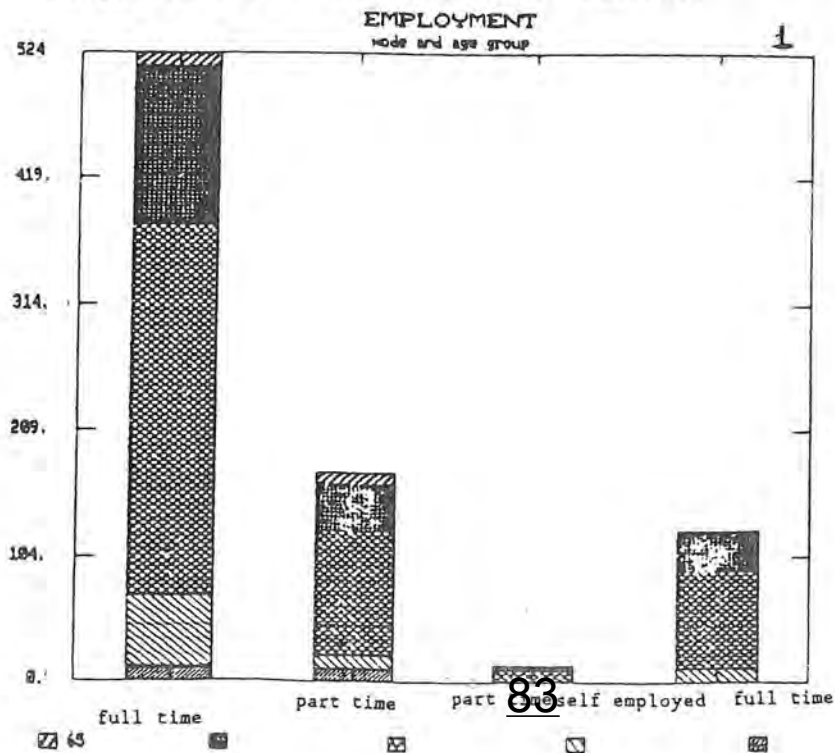
LEWES DISTRICT

CHAILEY

	No.	%		No.	%
Full time men	17681	50.26	Full time men	475	56.95
Part time men	347	0.98	Part time men	32	3.83
Full time women	12176	34.61	Full time women	170	20.38
Part time women	4973	14.13	Part time women	157	18.82
All	35177	100		834	100

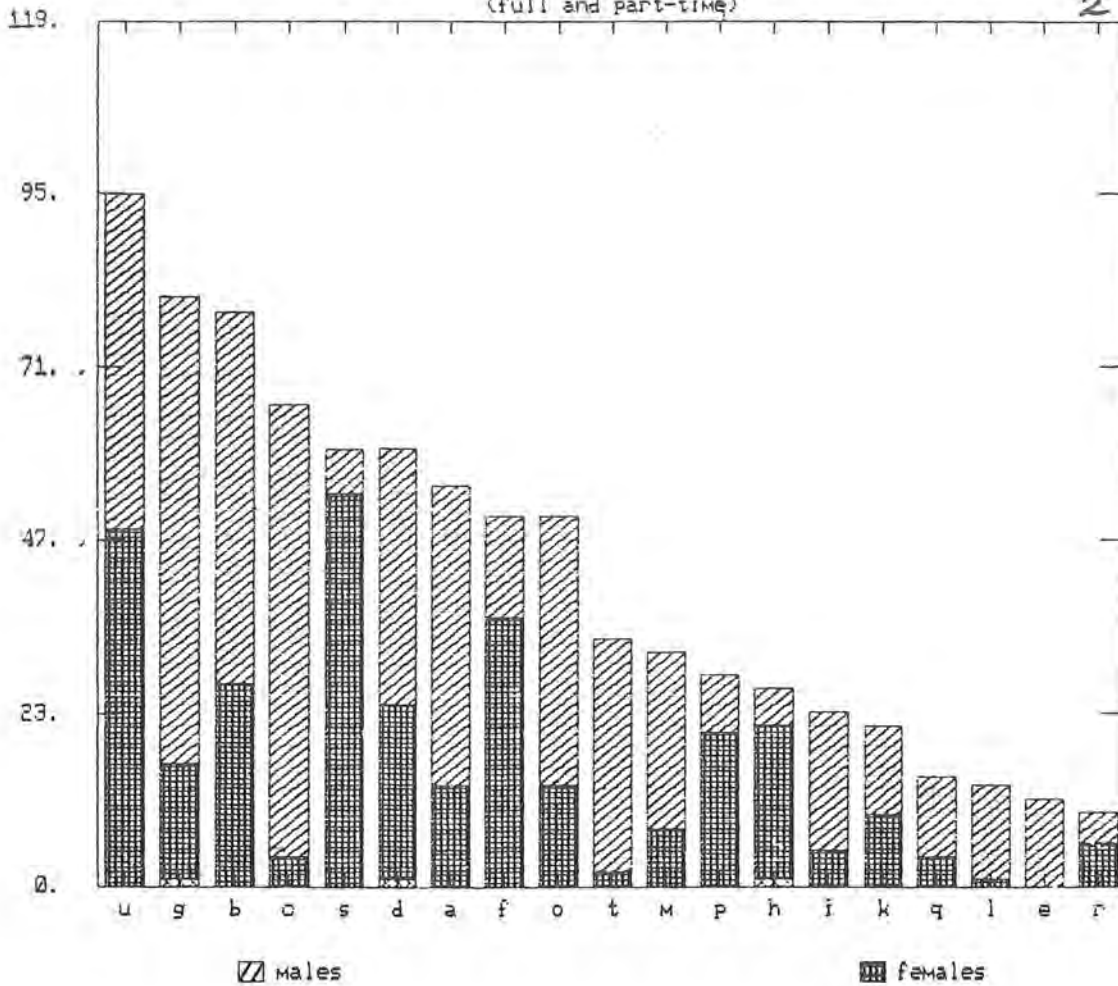
N.B. the following assumptions have been made :

1. A person who has ticked the self employed column works full time.
2. Households with 2 adults aged 25-50 include at least 1 person in full time employment (in the employed category in Table 2 these people have been included under "other").



EMPLOYMENT
(full and part-time)

2



EMPLOYMENT CATEGORIES

- | | |
|--|--|
| a. Agriculture | p. Personal - hairdressing |
| b. Finance - Banking, Insurance | q. Computers - programmers, analysts, consultants |
| c. Construction | r. Recreation |
| d. Distribution, shops | s. Secretarial and clerical |
| e. Energy | t. Transport |
| f. Medical | u. Public, admin., teachers, policeman, local government |
| g. Managerial | o. Others |
| h. Domestic | |
| i. Engineering and Science | |
| k. Creative, authors, sculptors, journalists, actors | |
| l. Gardening, landscape | |
| m. Manufacturing | |

ANCIENT WOODLAND



APPENDIX E - SPORT AND RECREATIONAL FACILITIES

CULTURAL FACILITIES

Chailey Horticultural Society.

Chailey Village Flower Club.

Chailey Commons Society.

Friends of Chailey Windmill.

Chailey Youth Club.

Chailey Brownie Pack.

(There is also a Brownie and a Cub pack, 2 Guide groups and a Scout troop based at the Heritage, with membership restricted to children of the Heritage).

SOCIAL FACILITIES

Mothers' Union.

Women's Institute.

Lunch Club (over 60s).

Fivepenny Club.

Royal British Legion.

Chailey Pre-School Playgroup.

Chailey Bonfire Society.

Chailey Footpath Walkers.

Martlets League of Friends.

Scrabble Group.

Parents and Toddlers Group.

Old Folks Welfare Committee.

SPORTING FACILITIES

Chailey Cricket Club.

Chailey Football Club.

Chailey Jnrs. Football Club.

Chailey Stoolball Club.

Chailey Swimming Assoc.

The Swan Darts Team.

Southdown Hunt East Pony Club.

CHURCH BASED SOCIETIES

St. Peter's Choir.

St. Peter's Bellringers.

Beating the Bounds.

Girls' Guild.

RECREATIONAL FACILITIES

1. Village Hall - large hall, tables, chairs, kitchen and toilets - Available for hire.
2. Reading Room - small hall, tables, chairs and kitchen - Available for hire.
3. North Chailey Recreation Area - Cricket, football and stoolball pitches, car park, pavilion with changing rooms, toilets and a bar.
4. Roeheath Cricket Pitch - formerly used by the cricket and stoolball teams - Seldom now used.
5. Childrens play areas, South Chailey, off Mill Brooks. North Chailey - adjacent to the sports field. (not yet constructed).
6. Chailey Comprehensive School - Sports Hall - gymnasium and covered swimming pool.

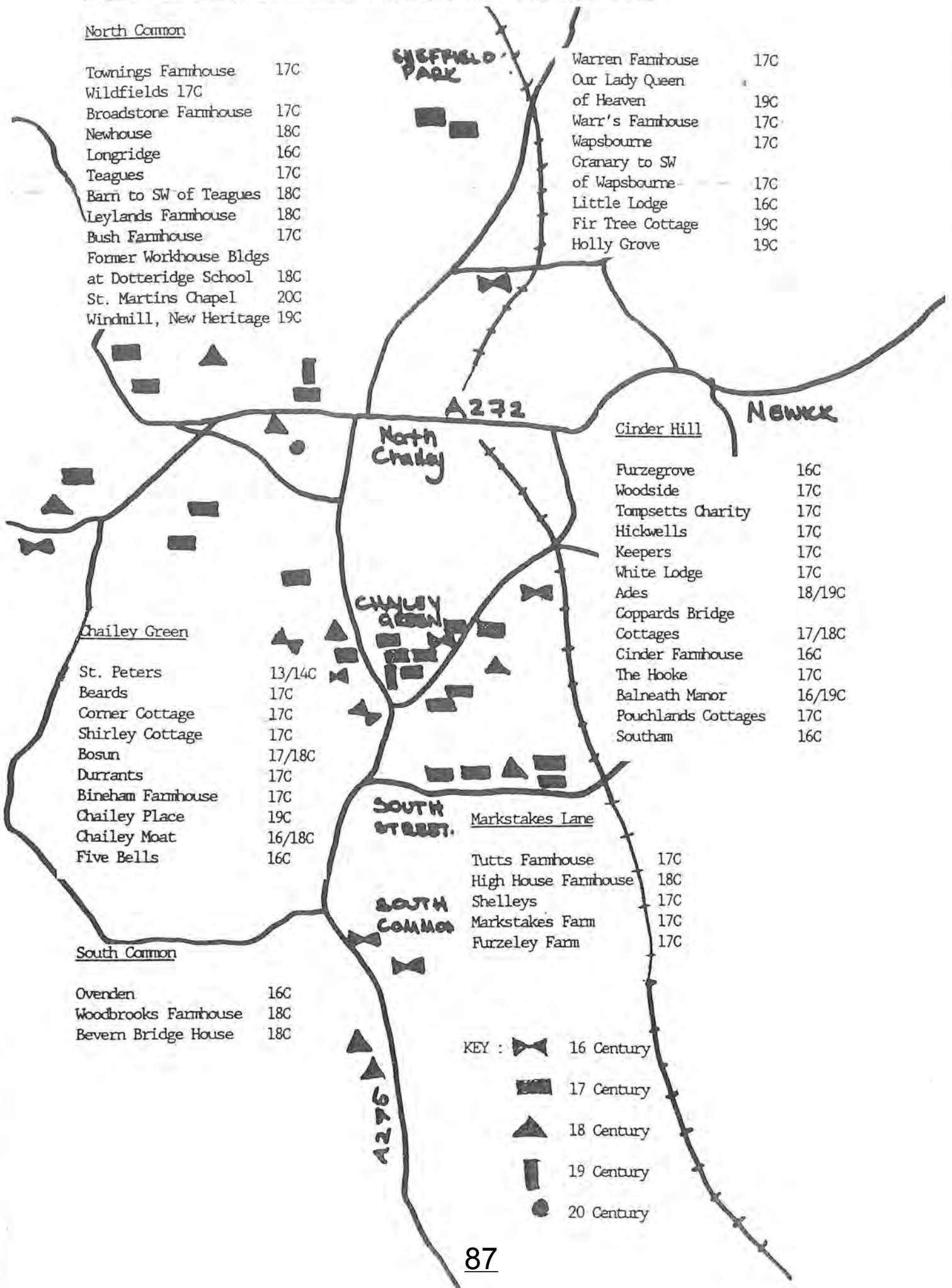
APPENDIX F

LISTED BUILDINGS OF ARCHITECTURAL AND HISTORICAL INTEREST

North Common

Townings Farmhouse	17C
Wildfields	17C
Broadstone Farmhouse	17C
Newhouse	18C
Longridge	16C
Teagues	17C
Barn to SW of Teagues	18C
Leylands Farmhouse	18C
Bush Farmhouse	17C
Former Workhouse Bldgs at Dotteridge School	18C
St. Martins Chapel	20C
Windmill, New Heritage	19C

Warren Farmhouse	17C
Our Lady Queen of Heaven	19C
Warr's Farmhouse	17C
Wapsbourne	17C
Granary to SW of Wapsbourne	17C
Little Lodge	16C
Fir Tree Cottage	19C
Holly Grove	19C



Chailey Green

St. Peters	13/14C
Beards	17C
Corner Cottage	17C
Shirley Cottage	17C
Bosun	17/18C
Durrants	17C
Bineham Farmhouse	17C
Chailey Place	19C
Chailey Moat	16/18C
Five Bells	16C

Cinder Hill

Furzegrove	16C
Woodside	17C
Tompsetts Charity	17C
Hickwells	17C
Keepers	17C
White Lodge	17C
Ades	18/19C
Coppards Bridge Cottages	17/18C
Cinder Farmhouse	16C
The Hooke	17C
Balneath Manor	16/19C
Pouchlands Cottages	17C
Southam	16C

South Common

Ovenden	16C
Woodbrooks Farmhouse	18C
Bevern Bridge House	18C

Markstakes Lane

Tutts Farmhouse	17C
High House Farmhouse	18C
Shelleys	17C
Markstakes Farm	17C
Furzeley Farm	17C

KEY :

	16 Century
	17 Century
	18 Century
	19 Century
	20 Century

APPENDIX F

COMMERCIAL AND PUBLIC BUILDINGS

Industrial

I

1. Redland Brickworks
(11 hectares)
2. Sheffield Sawmill
(3.5 hectares)

Shops

S

1. South Street and
Sub Post Office
2. North Common Village
Store & Sub Post Office
3. Crossways Store

Public Houses

P

1. Kings Head
2. Five Bells
3. Horns Lodge
4. Swan

Garages

G

1. Service Station
North Chailey

Schools

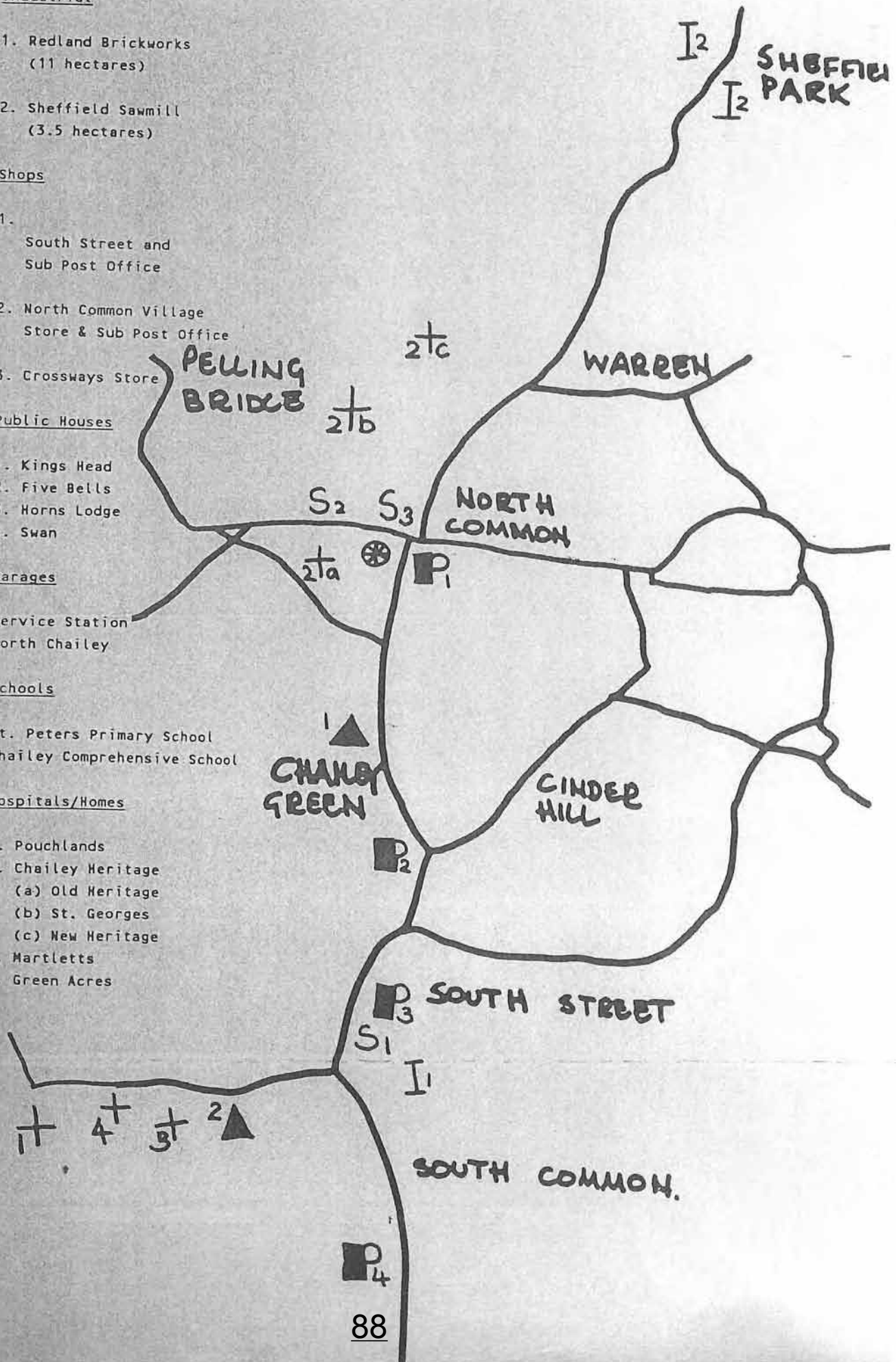
S

1. St. Peters Primary School
2. Chailey Comprehensive School

Hospitals/Homes

H

1. Pouchlands
2. Chailey Heritage
(a) Old Heritage
(b) St. Georges
(c) New Heritage
3. Martletts
4. Green Acres



Housing waiting list figures for Chailey as at end January 2017

From Councillor Davy

Chailey Figures January 2017:

- 1 Bedroom = 19 of which 6 live in and wish to remain in Chailey
- 2 Bedroom = 17 of which 5 live in and wish to remain in Chailey
- 3 Bedroom = 5 of which 2 live in and wish to remain in Chailey
- 4 Bedroom = 0 of which 0 live in and wish to remain in Chailey
- 5 Bedroom = 1 who does not live in Chailey but wishes to live in Chailey

Total = 42 in total of which 13 live in and wish to remain in Chailey.

From: Ken Jordan [REDACTED]

Subject: Chailey Housing Stock

Date: 9 January 2018 at 16:49

To: Stephen Avery [REDACTED] Clerk Chailey Parish Council [REDACTED] Dennis Matthews [REDACTED], Jack Cranfield

[REDACTED] Katherine Matthews [REDACTED], Mark Evans [REDACTED] Stephen Avery [REDACTED]

Cc: Irving, Rosalind [REDACTED]

KJ

Dear Colleagues,

1. Thanks to Ros Irving, I have now identified, buried in "East Sussex in Figures", 2011 Census data relating to the size the size of houses in Chailey in terms of number of bedrooms. These data reinforce the picture that is emerging from elsewhere in the Census.
2. The housing distribution in Chailey Parish by number of bedrooms is as follows (Lewes District figures are shown in brackets):-

Percentage of Chailey Parish Housing Stock

-
1 Bedroom: 7.8% (Lewes: 10.8%)
2 Bedroom: 18.1% (Lewes:29.7%)
3 Bedroom: 34.2% (Lewes: 38.3%)
4 Bedroom : 28.0% (Lewes: 15.8%)
5 Bedrooms or more: 18.7% (Lewes: 5.1%)

3. Chailey Parish's share of the Lewes District housing stock of dwellings by number of bedrooms is as follows, noting that Chailey Parish accounts overall for 2.8% of all Lewes District housing:-

_____ 1 Bedroom: 2.0%
_____ 2 Bedroom: 1.7%
_____ : 3 Bedroom:2.5%
_____ 4 Bedroom: 0.4%
_____ 5 Bedroom or more: 8.6%

4. NB Chailey Parish has a higher proportion of houses with 5 or more bedrooms than anywhere else in the District save for Lewes (15.0%) and Seaford (21.2%).

Ken Jordan

Dear Colleagues,

1. "East Sussex in Figures" provides further data, obtained from the 2011 Census, which reinforces the picture generated by my previous analysis of the distribution of houses by Council Tax Bands, that Chailey Parish housing stock seems affluent in character and lacking in smaller dwellings of interest to those starting out or to those seeking to downsize.
2. Unfortunately, I have so far failed to discover Census data that related directly to the distribution of dwellings by the number of bedrooms. But a data set, "Household spaces by accommodation type" is revealing and generally supportive. It shows that the majority of dwellings in Chailey Parish are detached whereas, in Lewes District as a whole, although detached houses are the most common form of dwelling, they account for only just over one third of all dwellings.
3. The detailed results are as follows. For Chailey Parish, 53.3% of "household spaces" were in 2011 detached houses, 27.1% were semi – detached, 11.1% were terraced and 9.8% were flats, maisonettes or apartments. For Lewes District as a whole, the comparable figures were detached: 35.1%; semi-detached: 26.5%; terraced: 19.1%; flats etc. 18.8%.
4. Since we are looking at a 15 year time horizon, we need to take account of the age distribution of Chailey's population and also of the realities of household composition. Again, the 2011 Census is the source. The age group analysis for Chailey Parish is as follows – the figures in brackets are those for Lewes District as a whole.

0 – 14 years: 19.4% (16.2%)
15 – 29 years: 15.7% (15.2%)
30 – 44 years: 17.2% (17.3%)
45 – 64 years: 32.2% (28.5%)
Over 65 years: 15.4% (22.7%)

Thus Chailey has a significantly smaller proportion of elderly people – perhaps because of both the absence of suitable accommodation for those wishing to downsize and the extreme difficulty of living in Chailey if you can no longer drive – and a slightly higher proportion of younger people than Lewes District as a whole.

5. For the purposes of the Census, a "household" is defined as people who share cooking facilities and a living room. They do not need to be related. In 2011, 18.6% of households in Chailey consisted of a single person (the comparable figure for Lewes District was 30.2%); 75.3% of households in Chailey were "all family" – i.e. related to each other (Lewes District: 63.6%); and 6.2% of households in Chailey were classified as "other" (Lewes District: 6.2%) – i.e. those sharing facilities were unrelated.
6. We should perhaps include population density figures in the Village Character Appraisal section, since they help to demonstrate the rural nature of the Parish. Population density at the time of the 2011 Census in Chailey Parish was 1.2 persons per hectare: the comparable figure for Lewes District was 3.3 and for East Sussex was 3.1.

Ken Jordan

PS Perhaps Stephen Avery would ensure this piece is filed in dropbox.

Listed Buildings in Chailey, Lewes, East Sussex

1. **II* 1 Coppard's Bridge**
Chailey, Lewes, East Sussex, BN8
2. **II Ades**
Chailey, Lewes, East Sussex, BN8
3. **II Balneath Manor**
Chailey, Lewes, East Sussex, BN8
4. **II Barn to South West of Teagues Farmhouse**
Chailey, Lewes, East Sussex, RH17
5. **II Beards**
Chailey, Lewes, East Sussex, BN8
6. **II Bevernbridge House**
Chailey, Lewes, East Sussex, BN8
7. **II Bineham Farmhouse**
Chailey, Lewes, East Sussex, BN8
8. **II Bosun**
Chailey, Lewes, East Sussex, BN8
9. **II Broadstone Farmhouse**
Chailey, Lewes, East Sussex, BN8
10. **II Bush Farmhouse**
Chailey, Lewes, East Sussex, BN8
11. **II Chailey Moat**
Chailey, Lewes, East Sussex, BN8
12. **II Chailey Place**
Chailey, Lewes, East Sussex, BN8
13. **II Chailey Windmill, New Heritage, Heritage Crafts School**
Chailey, Lewes, East Sussex, BN8
14. **II Church of Our Lady, Queen of Heaven**
Chailey, Lewes, East Sussex, BN8
15. **II Cinder Farmhouse**
Chailey, Lewes, East Sussex, BN8
16. **II Coppard's Bridge**
Chailey, Lewes, East Sussex, BN8
17. **II Corner Cottage shirley Cottage**
Chailey, Lewes, East Sussex, BN8
18. **II Durrants**
Chailey, Lewes, East Sussex, BN8
19. **II Fir Tree Cottage**
Chailey, Lewes, East Sussex, BN8
20. **II Former Workhouse Building at Old Heritage, Heritage Crafts School**
Chailey, Lewes, East Sussex, BN8
21. **II Furze Grove**
Chailey, Lewes, East Sussex, BN8
22. **II Furzeley Farmhouse**
Chailey, Lewes, East Sussex, BN8
23. **II Granary to South West of Wapsbourne**
Chailey, Lewes, East Sussex, TN22
24. **II Hickwells**
Chailey, Lewes, East Sussex, BN8
25. **II High House Farmhouse**
Chailey, Lewes, East Sussex, BN8

26. **II Holly Grove**
Chailey, Lewes, East Sussex, BN8
27. **II K6 Kiosk, Outside Reading Room**
Chailey, Lewes, East Sussex, BN8
28. **II Keepers**
Chailey, Lewes, East Sussex, BN8
29. **II Leylands Farmhouse**
Chailey, Lewes, East Sussex, BN8
30. **II Little Lodge**
Chailey, Lewes, East Sussex, BN8
31. **II Longridge**
Chailey, Lewes, East Sussex, BN8
32. **II Markstakes Farmhouse**
Chailey, Lewes, East Sussex, BN8
33. **II Newhouse Farmhouse**
Chailey, Lewes, East Sussex, BN8
34. **II Ovenden**
Chailey, Lewes, East Sussex, BN8
35. **II Pouchlands Cottages**
Chailey, Lewes, East Sussex, BN8
36. **II Shelley's**
Chailey, Lewes, East Sussex, BN8
37. **II Southam**
Chailey, Lewes, East Sussex, BN8
38. **II St Helens Church**
Chailey, Lewes, East Sussex, BN8
39. **II St Martins Chapel, Old Heritage, Heritage Crafts School**
Chailey, Lewes, East Sussex, BN8
40. **II Swan Public House**
Chailey, Lewes, East Sussex, BN8
41. **II Teagues Farmhouse**
Chailey, Lewes, East Sussex, RH17
42. **II The Five Bells Inn**
Chailey, Lewes, East Sussex, BN8
43. **II The Hooke**
Chailey, Lewes, East Sussex, BN8
44. **II* The Parish Church of St Peter**
Chailey, Lewes, East Sussex, BN8
45. **II Tompsett's Charity**
Chailey, Lewes, East Sussex, BN8
46. **II Towning's Farmhouse**
Chailey, Lewes, East Sussex, BN8
47. **II Tutt's Farmhouse**
Chailey, Lewes, East Sussex, BN8
48. **II* Wapsbourne**
Chailey, Lewes, East Sussex, TN22
49. **II Warr's Farmhouse**
Chailey, Lewes, East Sussex, BN8
50. **II Warren Farmhouse**
Chailey, Lewes, East Sussex, BN8
51. **II White Lodge**
Chailey, Lewes, East Sussex, BN8
52. **II Wildfields**
Chailey, Lewes, East Sussex, BN8

53. **II Woodbrooks Farmhouse**
Chailey, Lewes, East Sussex, BN8
54. **II Woodside**
Chailey, Lewes, East Sussex, BN8



HISTORICAL NOTES ON THE PARISH OF CHAILEY

By
F. Bentham Stevens

Based upon Ordnance Survey Map with
the sanction of the Controller of H.M.
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FOREWORD

These Historical Notes are a revised and enlarged edition of the articles that appeared over several months originally in the 'Parish Leaflet' and twenty years later in 'Chailey News'. It was during this second edition that I suggested to Mr. Bentham Stevens that he should revise the notes and prepare them for publication as a separate booklet. He kindly agreed and spent some time bringing them up to date. In fact he completed the task only a very short time before he died, in April 1968.

The Notes contain so much information much of which only he had at his finger-tips after many years of research, that it seemed to me only right that I should go ahead and prepare his manuscript for publication. This I have done using what illustrations I have been able to gather, including a few that Mr. Bentham Stevens himself had in hand.

We owe a great deal to Mr. Bentham Stevens for this History of Chailey and I hope its publication will serve as a fitting memorial to him, as a mark of our appreciation and of the affection in which we hold his memory.

I would also like to express my appreciation to Mrs. Bentham Stevens and her family for their co-operation in allowing us to go ahead with the publication of this work.

Edwin Matthias.
Chailey Rectory.
September 1968.

CHAILEY - A NOTE ON THE NAME

Chailey is not mentioned in Domesday but the old form of the name does occur in two charters which are only a very few years later in date. Both these charters deal with grants of land by William de Warrenne (the son of William de Warrenne who founded Lewes Priory) confirming gifts made by his father to the Priory and making additional gifts. In the first of these, dated about 1091, there is a long catalogue of lands given to the Priory which includes this sentence. "I have given them also the wood of Cauregge between the bridge of Beuehorne and the bridge of Godeswisel and 16 pennysworth of land which Wesi of Chagel held". In the second charter dated 1095 William de Warrenne gives to the Priory "Whatever I had in my demesne from Beuehorne bridge to Cheagele and from the cart road, whether in land or in woods to the road beside the bridge of Hamwde."

During the next four hundred years there are many different spellings, but in all of them the "g" persists and it can be definitely stated that the early name of the place was Chagley rather than Chailey.

In Anglo-Saxon "chag" (which occurs also in the name Chagford in Devonshire) means "broom" or "gorse" and "ley" (also spelt lea, lee, legh, lye and ly) was usually applied to an open clearing or meadow in a woodland district. Chagley therefore was the open place where broom or gorse grows, a description which is most appropriate to a district where there was, and still is, much open uncultivated land. It still quite accurately describes North Common, and was no doubt equally true of South Common and Sinder Common before they were enclosed.

The earliest instance recorded of the modern form of the name without the letter "h" is in 1534 when Edward Markewyk by his Will gave "Vis viiid to the Parish Church of Chaleghe for the mayntenynge of the ornaments." In 1536 William Fullar bequeathed to "ye Church of Chaylegh a torch of ye price viis vid". Thereafter during the sixteenth and seventeenth centuries we get various spellings such as Chayle, Chaleigh, Chayley, Chaley and Chayleigh. These forms exist side by side with the older "g" forms, which establishes the fact that they refer to the same place. Ultimately Chailey becomes the standard spelling.

The first charter, referred to above dated about 1091, mentions "the wood of Cauregge between the bridge of Beuehorne and the bridge of Godeswisel": and it may be of interest to follow up these other names.

Cauregge is now Coveridge. The farm and wood bearing that name are now in the parish of Barcombe, but the wood adjoins the parish boundary. The name means the ridge of the man named Cafa. In 1332 Walter de Caurugg was assessed to pay a subsidy or tax of sixpence.

Beuehorne is the early form of Bevern and it is of interest to know that there has been a bridge over the stream at this point for at least 850 years. The meaning of the name is "Beofa's corner of land" (A.S. horn). The same personal name occurs in Bevedean (Beofa's valley). In 1583 John Rowe in his list of bridges in the Hundred of Barcombe recorded that Beverne bridge was repairable by the inhabitants of St. John's parish (i.e. St. John's Without, Lewes), which still adjoins Bevern bridge on the south west.

The identity of the bridges of Godeswisel and Hamwde has not been established, and no later reference to these bridges has been traced. It is possible

that Godeswiel was either the bridge lower down the same stream at the point now known as Holman's Bridge; or perhaps more probably, that known as Cockfield Bridge, carrying the old road leading from Town Littleworth to Cornwell's Bank, Newark, over Longford Stream. This bridge is in Rowe's list. It may be noted that Coveridge lies halfway between Bevern Bridge and Cockfield: there is still much woodland and in 1091 the wood may well have extended from one bridge to the other.

ST. PETER'S CHURCH

Although "Chagel" was, as already mentioned, the name of an estate or district as early as 1091, there was at that time no parish, ecclesiastical or civil, of that name, and, so far as we know, no church.

In most cases the best evidence of the age of a parish church is obtained from the building itself, but unfortunately we cannot be certain whether any portion of the present church can be regarded as part of the original building. The earliest documentary evidence of the existence of a church at Chailey is an Inquisition (or Inquiry) as to the value of the property belonging to Richard de Plaiz, who had recently died. This was taken on the eve of St. Peter ad Vincula in the 53rd year of the reign of Henry III (31st July 1269). It is of great interest in connection with the history of Chailey generally, and will be quoted more fully later. For our present purpose it will be sufficient to record that "the advowson of the church of Chageleys pertained to the aforesaid Richard, and is worth 12 marks". It follows that we know that there was a church here in 1269.

According to the Victoria County History the oldest parts of the present church are the Early English chancel, (Illus. 1) which was built about 1250, and the tower which was built about 1280. (Illus. 2). There must of course have been a nave connecting the chancel and the tower, but successive restorations have destroyed every trace of the original nave.

The age of the south aisle is open to some question. (Illus. 3) The Victoria County History considers that the aisle was added about 1350. Another view, based on a photograph of the interior of the church which hangs in the vestry, (Illus. 4/5) is that the aisle is about 200 years earlier, in which case it would be the only surviving fragment of a Norman church of which there is no other definite evidence. Owing to the rebuilding of the upper portion of the walls of the aisle there are no definite indications of the date when the lower parts were built: but the external walls are certainly the most obviously ancient features of the present church.

For several hundred years little change was made in the main structure of the church, but in 1846 a north aisle was added, which involved the removal of the north wall of the nave. At the same time the chancel was to a certain extent restored, some of the old features disappeared, and some new details were inserted.

Then in 1878-79 further and more disastrous reconstructions took place. A second north aisle was added - an unusual and somewhat incongruous feature in a village church. The result is that the proportions of the church as a whole are now somewhat awkward, the width of the nave and its three aisles being several feet greater than its length, while the east end of the church is invisible from

practically the whole of the second north aisle and much of the earlier north aisle.

At the same time, namely 1878, the remains of the ancient south wall of the nave (which had been pierced when the south aisle was added), were pulled down and replaced by modern work, thus completing the destruction of the original nave, and the upper portion of the south aisle east of the porch was rebuilt and two modern windows inserted.

To sum up, the chancel is about 700 years old, and the tower nearly as old. Much of the south aisle may be even older, but the nave and the north aisles are of the last century.

Considerable light is thrown on the history of the church during the past 200 years by three drawings. The first of these was made about 1780 for Sir William Burrell (Illus. 6). The original is now in the British Museum and the drawing is reproduced in Volume VII of the Victoria County History of Sussex. In 1805 another drawing was made by Sharpe, (Illus. 7) the original of which is held by the Sussex Archaeological Society at Barbican House, Lewes, where can also be seen drawings made in 1845 and 1859 by W.T. Quatremain, (Illus. 8/9). All four drawings are of the exterior.

There are also three photographs in the northern vestry taken before the 1878/9 alterations, one of the exterior and two of the interior. The latter are most useful as showing the original nave and south aisle. (Illus. 4/5).

Another source of information about the Church is the note made by Sir Stephen Glyne of Hawarden (1807-1874). Sir Stephen (brother-in-law of W.E. Gladstone) was an enthusiast of Church architecture and left copious notes in regard to churches in all parts of England. He visited Chailey Church on 9th July 1856, having been to Newick on the previous day.

Dealing first with the exterior, the ancient parts of the Church – the chancel, the south aisle, and the tower – are for the most part built of local sandstone. The stone used for the main walls was somewhat rough, and of the type usually known as sandstone rubble. For this reason it has been necessary to cover it with plaster, which now in its turn shows signs of decay, especially on the west wall of the tower. The coigis and other dressings and the solid buttresses, however, are built of worked stone of better quality, usually known as ashlar. This has weathered well, and these portions are now the most striking features of the church.

The tower is crowned by a shingled cap or spire of somewhat unusual pattern. (Illus. 1/2). The towers of many Sussex churches have low pyramidal caps such as may be seen in the adjoining parishes of East Chiltington and Wivelsfield. Other towers have tall tapering spires like those in two other adjoining parishes, Lindfield and Fletching. At Chailey, and also at Ditchling, we see a blend between the two more usual types.

The weather vane is dated 1772.

The windows of the chancel – three narrow lancets on the north and south and the large east window – probably present much the same external appearance now as when the chancel was built about 1350, although there may be some modification of the upper portion of the east window. But the windows at any rate on the south side have not always escaped change. A drawing of the church made about 1780



1, from the north. Chalvey's Parish Church of St. Peter as it is today, showing Chancel of 1250-60,
2, from the south. 1280 AD. Shingled spire.



3. South Aisle (c. 1350 or before)



4. Looking west

Interior of St. Peter's Church
before restoration of 1878



5. Looking east



6. St. Peter's Church, c. 1780 (Burrill collection)

(Illus.6) and now in the British Museum shows below the central lancet a priest's door, while the westernmost lancet is quite short and the lower portion is replaced by a window of later date. These features were removed during the restoration of 1846 and the original form of the windows substantially renewed although the restored windows are slightly longer than the original one. There are still some traces of the priest's door, and the sills of the central and western windows are new while that of the eastern window of the south side and those of all three windows on the north side are old.

The only other ancient windows are the eastern window of the south aisle and the south window of the tower. The tower window is not shown in the drawing of 1780, having been apparently blocked and re-opened, probably when the corresponding ancient window in the north wall of the tower was blocked by the north aisle.

The 1780 drawing does not show the small square window above the east window of the south aisle, which was probably inserted to give light to the gallery over the aisle. The small door between two heavy buttresses at the east end of the south aisle (which is shown in 1780) was probably made to give access to the same gallery.

The lower walls of the porch are ancient — and so is the south door. The arch over the west door of the tower is also original.

The roof covering the southern portion of the nave and the south aisle although rebuilt in 1878 retained its original pitch and its ancient covering of Horsham stone. A similar covering was given to the new roof of the north aisle. The renovation and repair of the Horsham stone slabs and the tiled roofs carried out in 1949-50 cost £1,715. In 1951 repair and repointing of the exterior stonework cost £135 and in 1953 reshingling of the spire and some incidental work cost £1,417. All this money was provided in the parish.

Some points of interest in the interior remain to be noted, although the restoration of 1846 followed by the practical re-building of the nave and south aisle in 1878/9 have left but few ancient features.

The two photographs of the interior (Illus. 4/5) which are in the vestry show that there was no chancel arch, that the south aisle was mainly taken up by a heavy gallery and that the old pews had survived the 1846 restoration.

The chancel fortunately retains the main outline of the original 13th century church, although much of the stonework has been renewed, and it is sometimes difficult to distinguish between old and new work. The chancel arch was inserted in 1878 and the string course in 1846. On the other hand the original shape and design of the windows remains unaltered. In fact certain alterations which had been made were done away with in 1846. Particular mention may be made of the finely carved capitals of the shafts on each side of the six lateral windows, especially that on the east side of the easternmost window on the north which takes the form of a curious reptile or dragon.

The nave and north aisles are entirely of 19th century date. The arches which separate the nave from the north aisle of 1846 and the somewhat similar arches between the two north aisles are plain in design and good copies of ancient work.

When the old arches between the nave and the south aisle and the gallery were

demolished in 1878 three new arches were built which are somewhat ornate and less pleasing than those of the north aisles. Moreover the high flattened shape of the easternmost arch and the absence of capitals is unusual and somewhat incongruous. The explanation is that the eastern end of the south aisle including this arch was entirely blocked by a large organ and the arch was so designed as to allow room for the upper part of the organ. Another unfortunate result was that the eastern window of the south aisle and the low door at the eastern end of the south wall were entirely blocked and could not be seen at all from the interior of the church.

In 1955, however, through the generous help of Major C.R. and Mrs. Peckitt, the organ was removed from the south aisle and re-built with many improvements and additions in the tower. This revealed what is a pleasing and interesting feature of the ancient church, the eastern window of the south aisle so that this aisle now again receives the light which its original plan provided. Moreover the window is the only one in the church which has not to some extent been restored. It consists of two plain trefoil headed lights and is contemporary with the probable date of the south aisle (C.1350). The northern light has been re-glazed but retains the original heavy leaded cames, and its opening is regulated by an antique catch. The southern light also has leaded panes, but the cames are lighter and of more modern construction.

Above the ancient window is a small roughly cut rectangular window which was probably made to give light to the gallery which until 1878 covered the south aisle, or perhaps to the stairs which gave access to the gallery from the narrow door at the east end of the south wall of the south aisle. This small window is not shown in the 1780 drawing of the church. Nor is it clearly shown in the 1805 drawing though there are some slight indications which may be intended to represent it. On the other hand it does appear quite clearly in the drawing made by Quartermain in 1845. It was probably opened in the early years of the 19th century. Its leaded panes resemble those of the southern light of the ancient window below it.

When the south aisle was rebuilt in 1878 some of the old rafters were re-used at the west end and can still be seen above the font.

The main structure of the tower remains unchanged. The original lancet windows can still be seen in the north and south walls although that in the north wall is blocked and that in the south wall is somewhat blocked by the organ.

When the seating accommodation was reduced in 1878 by the removal of the gallery and the erection of the organ in the south aisle, the screen between the nave and the tower was set back and some of the ancient pews were placed in the eastern portion of the tower to provide additional seats. When in 1955 the re-modelled organ was placed in the tower the screen was restored to its normal position under the tower arch. Two of the old pews, however, remain at the west end of the nave and another has been placed at the east end of the south aisle.

The old pews were of simpler design than those now in the main portion of the church which date from the 1878 restoration. However they are of good construction and of excellent material.

A recent change is the removal of the pews in the north east angle of the northernmost aisle in order to provide space for a table on which is kept a Book of Remembrance for the purpose of preserving the memory of residents buried or cremated who have no other memorial. The two fine oak benches in the south

porch were a recent gift of Mr. & Mrs. Ivor Grantham.

In the BELFRY there are now six bells. Five of these date from 1737 and one bears the inscription:-

RICHARD PORTER RECTOR JOHN CHILDREN
JOHN WELCH CHURCH WARDENS S K 1737.

As mentioned above, Richard Porter was Rector from 1733 to 1753; "S.K." are the initials of Samuel Knight the bellfounder. He was the last of a family which carried on the business of bell founding at Reading from 1579 to 1710 until Samuel Knight's death in 1739.

Of the other four bells, two are merely inscribed "S K 1737" and one has the rhyming inscription:-

"BY ADDING TO OUR NOTES WEEL RAISE
& SOU(N)D THE GOOD SUBSCRIBERS PRAISE
S K 1737"

The fifth bell records:-

"SAMUEL KNIGHT MADE US ALL 1737"

In 1810 a sixth bell was added and inscribed:-

SIR H. POOLE, RECTOR, ADMIRAL MARKHAM, COLONEL GRAHAM, JAS.
INGRAM, JAS. POWELL Esq. I KNAPP 1810 T. MEARS OF LONDON FECIT.

Sir Henry Poole was Rector from 1784 to 1821; Admiral Markham lived at Ades. James Ingram succeeded him at Ades and James Powell was probably the James Powell of Newick who had in 1809 purchased the Newick Park estate, including the Manor of WARNINGORE and was therefore interested in much land in the parish of Chailey. T. Mears was a member of a famous family of bell founders who carried on the Whitechapel Foundry in London from 1787 and were responsible for over 200 bells in Sussex churches. The Whitechapel Foundry can be traced back through various other families to 1750 and perhaps earlier. The monuments in the Church are dealt with in a later chapter.

ST. MARY'S CHURCH.

The church, or more strictly the chapel of ease of St. Mary the Virgin, was built on North Common in 1876. (Illus. 10/11). It consists of a nave, south aisle, central tower, and chancel, and is of sandstone throughout. A brass tablet at the north west angle of the tower records that "This Chapel is dedicated to St. Mary the Virgin and is built in memory of Robert Willis Blencowe and Charlotte Elizabeth his wife late of the Hooke in this parish".

The large east window is also in memory of Robert Willis Blencowe and Charlotte Elizabeth his wife. The dates of their deaths are not recorded at St. Mary's but we know from information at St. Peter's that she died in 1867 and he died in 1874 two years before the building of St. Mary's. Charlotte Elizabeth Blencowe was one of the two daughters of the Reverend Sir Henry Poole, Baronet, whose memorial in St. Peter's church has already been recorded.

The other memorials in St. Mary's are all of members of the Blencowe family namely:-

- i. On the north wall of the chancel, just within the communion rail, a marble tablet in memory of "John George Blencowe who caused this church of St. Mary the Virgin to be built and who departed this life the 28th day of April 1900, aged 83".
- ii. In a similar position on the south wall of the chancel another marble tablet in memory of "Frederick John Drummond who fell in the service of his country at Longido, East Africa, November 3rd A.D. 1914 in the 23rd year of his age." He was a grandson of John George Blencowe.
- iii. The small window in the south wall of the sanctuary in memory of "William Poole Blencowe who died xivth Dec. mdccc." He was a son of John George Blencowe.

CHAILEY PARISH AND ITS MANORS.

The feudal system was based on the Manors (or "estates") held by landowners. In some small parishes the area and name of the Manor was the same as that of the parish. But large parishes usually included land in several manors: and this was so in Chailey.

Another point to be borne in mind is that a Manor was not necessarily a compact parcel of land but more often than not comprised a number of farms and buildings not contiguous to one another. In Sussex north of the Downs most of the Saxon Manors originated from settlement on the fertile and well watered ridge of green sand which runs roughly parallel to, and a mile or so north of the Downs. The inhabitants of these settlements usually farmed arable land stretching south beyond the crest of the Downs, and also had pastures and clearings in the forest to the north. After the Norman Conquest these forest clearings were enlarged and improved and in some cases themselves became separate manors and separate parishes.

This pattern of development is well illustrated in Chailey which includes land in three Domesday Manors, Allington, Warmingore and Ditchling, all taking their names from Saxon settlements on the green sand ridge, with arable land on the Downs.

The Manor of Allington also included land in Newick. The Manors of Warmingore and Ditchling also extended northwards so as to include parts of what is now North Common and much farther north as they had detached holdings in the Hundred of East Grinstead. Subsequently these outlying farms ceased to be attached to the far distant Manors under the Downs.

Other manors which included lands in Chailey were Houndean, a settlement west of Lewes, and Balneath and Wapsbourne.

It seems likely that in Saxon times North Common and what was then the large adjoining common of Sinder were open tracts of forest land which were gradually annexed by the owners of farms near the Downs as pasture for their cattle and swine.

The Manors of Wapsbourne and Balneath are examples of the latent type of Manor which developed after the Norman Conquest as the forest was gradually cleared and brought under cultivation.

The parish boundaries although not coincident with those of any particular Manor follow, especially in the south and north, similar lines. Thus until 1933 Chailey parish included not only Black Cap on the ridge of the Downs but also a narrow strip of downland running southwards for nearly a mile from the ridge to an ancient tumulus known as Four Lords Burgh, where the parishes of Chailey, St. John's Without, Westmeston and Falmer all met. The four lords were the Lords of the Manors of Waringore, Allington, Westmeston and Falmer - all mentioned in Domesday.

This southern portion of Chailey had prior to 1933 become detached from the main parish by the insertion of an eastward projection of East Chiltington, but it remained for all local government and ecclesiastical purposes part of Chailey.

To the north the parish still extends as did the Manor of Wapsbourne, and perhaps in earliest times that of Waringore, to the river Ouse. The most northerly point is more than eight miles from Four Lords Burgh.

Several parishes to the west, such as Plumpton, Streat and Westmeston, and also Keymer and Clayton follow similar lines. Like Chailey their southern boundary is beyond the summit of the Downs: and they stretch for several miles northwards into the Weald. In all these parishes however the ancient churches are either immediately under the Downs or on the green sand ridge about a mile to the north.

Chailey was exceptional in that although its southern extremity was within sight of the sea its Church was several miles to the north of the Downs.

CHAILEY FARMS IN 1269.

In the previous chapter on St. Peter's Church reference was made to an Inquisition (or Inquiry) as to the value of the property of Richard de Plaiz taken on the eve of St. Peter ad Vincula in the 53rd year of the reign of Henry III (July 31st, 1269).

In addition to the advowson of Chailey and lands in Worth and Iford, Richard de Plaiz "had and held on the day he died at Warplesburn" (now Wapsbourne):

	£.	s.	d.	
One mesuage with a garden worth		5.	0.	a year
150 acres of poor quality arable worth at 3d. per acre				
23 acres of better land at 8d. per acre	1.	17.	6.	"
8 acres of meadow at 12d. per acre		8.	0.	"
4 acres of poorer meadow at 6d. per acre		2.	0.	"
	c/ī	3.	7.	10.

	£.	s.	d.	
b/f.	3.	7.	10.	
100 acres of woodland, pasture of which is worth 5s. and pannage 9s.		14.	0	a year
Annual rent of assize	4.	15.	0%	
Customary works	2.	17.	3%	
A water mill		13.	4	
"renders" of 42 chickens		3.	6	
"renders" of 75 eggs			2	
"carrying services" of 6 tenants		6.	0	
rent of stock put to farm		7.	4%	
TOTAL	7.	4.	5%	

He also held at Waningor' (Warningore, until 1933 a detached portion of Chailey):

	£.	s.	d.
184 acres of arable 8d. each	6.	2.	8
Rent of assize	1.	3.	2.
27 acres 3 roods of meadow 12d. per acre.	1.	7.	0.
30 acres of wood, of which pannage is worth 2s. 6d. and pasture 5s.		7.	6.
60 acres of other pasture		19.	2.
Sheep pasture on the hills		6.	8.
1 lb. pepper			7.
Works of 6 tenants	1.	18.	1.
4 chickens (4d) and 50 eggs (1½d)			5%
Pleas and perquisites of court		13.	4.
Rent of sheep put to farm		6.	8.
TOTAL	13.	5.	3%

From the rents there had to be deducted 12s. due to a chaplain for celebrating in the Chapel of Warningor'.

These details are of interest in themselves as showing contemporary values; and that property in the 13th century while capable of assessment in money consisted partly at any rate in services and payments in kind. The tenants of Warningore and Wapsbourne had to render services to the Lord of the Manor and in some instances to hand over to him chickens and eggs.

The return is also of interest as affording evidence of the make up of the Parish of Chailey; this is the subject of a later chapter.

CHAILEY IN 1296

In the year 1296 Edward I, with the consent of Parliament (established after the Battle of Lewes in 1264) imposed what amounted to a kind of capital levy of one-eleventh of the value of moveables. The records of this tax are in an unusually good state of preservation. The list of the names of the persons taxed affords valuable evidence as to places, because at that time surnames were almost unknown, and most men (and women) were described as of some particular place, and more rarely by their trade.

Chailey was not assessed as a separate parish but was included with Wivelsfield and the southern portion of Lindfield in a "villata" or "township" known as Luffeld or Lofeld. The name is still preserved in Chailey as Lovell's Barn, west of Bineham, which would have been fairly central in the township.

One of the assessors of the Hundred of Streat (which included Lofeld and other townships) was John of Holeford who was himself assessed at 2/6d. Other names still familiar to us which appear under Lofeld are Bynham, Pellyng, Hoke (Hooke) and Langeregg (Longridge). John at the Bure probably lived at Bower Farm (on the main road from North Common to Plumpton). "Byrche" and "Byrchenestye" are probably now represented, one by Birches Farm (adjoining Burchetts) and the other by Birch Green (and Hotel) formerly in Wivelsfield and now in Haywards Heath.

Similar taxes were levied of a twentieth in 1327 and a fifteenth in 1332 and most of the names already mentioned reappear, although the spelling varies (for instance Bynham appears as Bynhamme). Amongst those assessed in 1327 is the Rector of "Chaggelegh" who had to pay 1/7: another person is described simply as Thomas of Chaggelegh. Alice of "Lee" probably had her home where Leighwood Farm now stands and Hugo at "Chappell" may have lived either at Chapel Lands, Chailey or at Chapel Lands, Scaynes Hill. Two farms which adjoin North Common on the north but are now in Lindfield Parish retain the same names as in 1327. Vale Farm and Noven(e) Farm. The name of William Wodebrooke which occurs under Streat is probably connected with Woodbrooks Farm, Chailey, and that of Walter Brene of Barcombe with Breens Farm, Chailey.

In 1333 one of the assessors for the Hundred is William Copard, whose name still survives as that of local residents as well as in Coppard's Bridge.

MORE CHAILEY NAMES.

There are many other names, the origin of which can be traced back for several centuries. Of these perhaps the oldest and most important is that of WARNINGORE or WARRENGORE. The farm bearing that name is no longer technically in Chailey, having been transferred to East Chilmington in 1933. But the farm gave its name to a Manor which included much of what is still Chailey. Indeed, it was probably from WARNINGORE that the parish developed northward. The name occurs in Domesday as VENNINGORE.

Another early and important name is that of WAPSBOURNE, which first occurs in 1197, when RALPH DE PLAIZ granted a pond and watercourse at WEPLESBURN to Maude de Dive and her son Hugh. It has nothing to do with wasps, but means

"the footpath by the stream", i.e. the river Ouse which forms the northern boundary of the parish westward from Sheffield Park Station for about a mile.

Other names which occur prior to the 1296 Subsidy Roll, although not mentioned in it are SOUTHAM (SUTHAM 1279) and MIDDLETON. (1288).

The oldest names of places are frequently those of people and the tendency continues, though in a slightly different form, throughout the Middle Ages and indeed still sometimes operates. Thus many houses are named after their owners. Local instances are ADES, which probably belonged to the family of a RICHARD ADE, who is mentioned in 1308; HAMLYNS, which took its name from the family of RADULPHUS HAMLYN, who was living in 1345; TUTTS, which may have belonged to JOHN TUT of Barcombe, whose will was proved in 1624; and BATES LAND and NEAL'S FARM, which are probably connected with the families of BATES and NEAL, who were living in Wivelsfield in 1607 and 1704.

GODLEY'S GREEN derives its name from the GODLEY family, who held Bineham and other land in the western part of the parish for a long period. They are the first recorded in 1643.

The family of Shelley, owing to the fact that the poet was born near Horsham, is now usually associated with West Sussex, but it was, however, widely distributed over the county and one branch settled in Lewes. Members of the family were living in Wivelsfield in 1589, and amongst the names of Chailey Electors who voted in Parliamentary election for Sussex in 1705 is that of Richard Shelley. He is the only Chailey elector who was styled an esquire. The name of Shelley Farm no doubt originated from the family.

The name of the adjoining farm of MARKSTAKES has not a family origin. The farm is close to the boundary of the parish and MARK is the Anglo-Saxon "meari", which means a boundary (as in Mark Cross and Marklyc).

REEDENS occurs as RIDDENS in 1560, and the name is also found in Maresfield and Uckfield about the same time. In the 1296 Subsidy Roll two men in Hartfield and one in Maresfield are described as "atte Rededenn" (i.e., living in the cleared woodland pasture). Hence the name became a family name and members of the family probably migrated to Chailey and Cuckfield.

A curious name of which the explanation has not been discovered is PIGSEASTER. Unfortunately no early forms are available.

There is no doubt that the five bells hung in St. Peter's Church in 1737 were the origin of the sign of the Inn to the south of the Church known as the Five Bells. It was a not uncommon practice in Sussex for an Inn to take its sign from the number of the bells in the Parish Church. Thus we have the Eight Bells at Bolney and Salehurst, and the Six Bells at Chiddingfold, Northiam and Lyminster. There is also an Eight Bells at Jevington; but only two bells in the Church there.

The Five Bells probably adopted its sign soon after 1737 and certainly before 1810. The house is clearly considerably older than the sign, but there is no record of when it became an Inn. In coaching days it was a stage on the road from Lewes to London and some of the Brighton coaches also came through Lewes and Chailey on their way to London. Sir Elijah Impey who lived at Newick Park from 1794 until his death in 1809 is said by his son in his memoir of his father to have discouraged an unwelcome visitor to Newick Park by exaggerating the badness of the roads and particularly of Cinder Hill. This particular visitor had his own gig. But no doubt some visitors to Newick Park in



7. St. Peter's Church, c.1805 (Sharpe)



8. St. Peter's Church, c.1845 (W. T. Quartermain)



9. St. Peter's Church,
c.1859 (W. T. Quartermain)



10. Interior

St. Mary's Church,
North Common



11. Exterior



12. Challey Green and Village War Memorial

those days would have come as far as the Five Bells by coach and then driven up Cinder Hill.

Of the other Inns in Chailey one has the sign of the Kings Head which is common all over England and another, that of the Swan, which is also widely used. John of Gaunt who possessed great feudal rights in East Sussex and particularly in Ashdown Forest had a swan as his heraldic badge and this may have been the origin of the sign.

The only other Inn in Chailey is known as the Horn's Lodge, a name of which the origin is obscure.

CHAILEY IN 1827.

The earliest descriptive account of Chailey and its history is in Horsfield's "History of the Environs of Lewes" which was published in 1827. Two years earlier he had published a History of Lewes and in 1835 his History and Antiquities of Sussex appeared. This established his position as an authority on the county.

His article on Chailey is interesting both for the facts which he considered worthy of record and also for its old-fashioned language and quaint terms of expression.

"The village", he says, "is pleasantly situated near the centre of the parish, on the excellent turnpike road from London to Lewes....(It) contains about 20 houses: one of which is a handsome modern mansion, long inhabited by the late Admiral Rainer, and since occupied by his widow." The reference is to Brook House, now known as Chailey Place.

He continues "Ades, the property and residence of Admiral Markham, M.P. is..... a convenient edifice of modern architecture, embosomed in lofty trees and extensive shrubberies. On the north-western extremity of the common (that is South Common), on rather a low site stands The Hook, formerly the residence of Sir Henry Poole, Bart....."

The parsonage is a very ancient building which has recently undergone considerable repairs. It is surrounded by a moat, a singular appendage to a mansion of peace. The present much-respected rector, the Reverend Thomas Trebeck, has expended, in the improvement of this edifice, much time and money.

The church is small, consisting of a nave, chancel, and south aisle. It is built in the Sussex fashion, with a shingled spire.....

Near the church are convenient school rooms, which were built by subscription in 1813 and opened the following year. Each of the rooms is large enough to accommodate fifty children. The resident gentry of Chailey defray the expense of educating fifty children in the establishment."

The schools referred to are not the present schools, which were not built until a much later date, but the two small buildings on the green, one of which still serves useful parochial purposes, whilst the other is used as a garage. According to modern educational standards the thought of squeezing 50 children into either building would be something of an outrage!

However the contemplation of these, to us, somewhat primitive buildings moved Horsfield to become contentious and he concluded his account of Chailey with an exposition of his views on education in general, culminating in a poetical quotation. Two sentences from this pronouncement are typical of its high flown language: "The voice of

bigotry, which has long succeeded in raising false alarms, to check the spread of information, is now, in a great measure, disregarded. Experience has proved that ignorance is highly prejudicial to the happiness of man; that it is the curse of individuals, and the bane of society."

Horsfield, however, devotes most of his space not to the ordinary topics of such a description, but to an inhabitant of Chailey who had recently died. This was Mr. John Kember, "a man of very reserved habits and great eccentricity.... Though his unostentatious appearance united with his many peculiarities, gained him the character of miser, yet his taste for rare and expensive books prompted him to expend considerable sums of money on its gratification. Whilst some of his neighbours regarded him as a slave of avarice, others, not more justly, considered him as one of those whom much learning had rendered mad". Horsfield then recounts how on one occasion a friend of his on entering his bookseller's was surprised to hear "a plain and mealy dressed farmer" bargaining for a copy of Macklin's bible published at 80 guineas. The stipulated sum was duly paid and the old man put the six ponderous volumes in a sack which was hoisted on the back of an old cart horse "the stirrup leather fastened round it with cords, and the happy purchaser, balancing the load with his hand, trudged along by the side".

Kember kept all his books "neatly packed in boxes which, piled one upon the other, formed no inconsiderable part of the furniture of his bedroom". Apparently what he valued most was the illustrations rather than the letterpress, and "seated in his chimney corner he again and again turned over the leaves of his costly volumes, exulting in the embellishments for which they were valued".

"He was equally the patron of science. Costly maps decorated the boxes in which they were enclosed; magnificent globes were safely packed in cases...." Theodolites and telescopes, protractors and quadrants, planetariums, lunariums and portable orreries were sheltered in boxes from the dust of the chamber maid, and ever ready for use.

After his death "his books and philosophical apparatus were disposed of by auction in Lewes, and the competition was such as to turn to good account the taste of the worthy bibliomaniac".

Horsfield does not tell us whereabouts in Chailey this remarkable man lived, but the records show that in the early years of the nineteenth century Messrs. Kembers were responsible for the tithes on Townings, and there is little doubt that it was at Townings that this strange collection of books and scientific instruments was accumulated.

In conclusion, Horsfield writes; "That he was ambitious, cannot for a moment be doubted; not only was he anxious to surpass his neighbours in the possession of choice books, his devotion to excellence extended even to his horses. They were of the best breed. Having numbered the days of the years of man' he was conveyed to the place appointed for all living in his well apparisined waggon which, at East Grinstead, consigned to apparent dust the remains of this honest but eccentric man".

CHAILEY IN 1838.

Some interesting facts in regard to Chailey and particularly the state of agriculture in the parish more than one hundred years ago, can be gleaned from the Tithe Apportionment of 1838. Prior to that date, although tithe had long ceased to be paid in kind,

the amount of payment made by individual land-owners was more or less a matter of agreement between them and the Rector for the time being. The apportionment under the Tithe Act, 1836 settled the amount payable on a general basis for the whole parish, and enabled these amounts to be recovered by legal process.

The apportionment was the outcome of two meetings of landowners and the Rector (the Reverend Thomas Trebeck) held on 6th. October, 1837 and 9th January, 1838. It was then agreed that the total amount which the Rector should receive should be £684. per annum which would vary as the price of corn rose or fell. The actual proportion payable in respect of each piece of land in the parish, with certain exceptions, was determined by a valuation made by James Hodson of Falmer.

The prices of corn on which the figure of £684. was based were as follows:-

Wheat, per bushel	...	...	...	...	7s. 0½d.
Barley	"	"	...	...	3s. 11½d.
Oats	"	"	...	...	2s. 9d.

The acreage of the parish was taken at 5,610 acres, but of these 220 acres were exempt as formerly the property of the Priory of Lewes, and so enjoyed by the Priors at the Dissolution of Monasteries by Henry VIII. These exempted lands were "Holmwood adjoining Honey Pot Lane, belonging to Sir Charles Foster Goring" (120 acres) and "Bineham or the Chapel Lands belonging to James Ingram on eastern side of Turnpike Road from Chailey to London" (70 acres). The mansion known as Bineham on the western side of the main road was not built until after 1838.

In addition, Woodbrooks, (65 acres) belonging to James, Lord Abinger, was exempt from one moiety of tithe on the ground that it had belonged to Lewes Priory.

After deducting the land totally exempt there remained 5,390 acres, which were divided thus:-

Arable	...	...	...	...	1,920 acres
Hop Grounds	...	...	...	...	20 "
Meadow or Pasture	...	...	...	...	1,350 "
Woodland	...	...	...	...	1,100 "
Common Waste Land	...	...	...	...	1,000 "
					5,390 acres.

It would be interesting to have similar particulars for the present day. The enclosure of the South Common has considerably reduced the last item. Hop Grounds have disappeared. As between arable and pasture it is probable that there is more pasture and less arable, though under modern methods of agriculture the distinction may be of less importance than in 1838. Woodland probably remains much the same.

No tithe was actually levied on the common or waste land: and it was part of the Chailey agreement - though a different basis may have been adopted in other parishes - that woodlands so long as they were used as such should not be charged with tithe.

It was agreed that Hop Grounds should pay an additional 12/- per acre. Although the additional levy was only payable in respect of 20 acres of "Hop Grounds" a number of

other fields were called "Hop Garden Field" or by some similar name so that it would seem that at one time the cultivation of hops in the parish had been on a much larger scale. Moreover, these "Hop-Grounds" and "Hop Garden Fields" were distributed all over the parish, the largest being on land belonging to James Ingram of Ades and the Earl of Sheffield.

The Reverend Arthur Young, the well known writer on agriculture, had in his survey of Sussex (1815) condemned hops as "the gambling of farmers;" and quoted figures to show how unprofitable the growing of hops frequently was. It is to be noted that the hop gardens in Chailey in 1838 were for the most part small, the largest being only six acres. This and the fact that so many farms had a small hop garden of between one and two acres suggests that while the growing of hops on a large scale had ceased farmers continued to grow a small quantity for their own consumption. Most old farmhouses have their own small beerhouse, and it may well have been convenient to have a small supply of hops available to provide beer for the farmer and his men.

In 1886 when the extraordinary tithe on hops was put on a different basis the only farms in Chailey where hops were still grown were Wapsbourne and Warrs, and there were until recently still a few old people who can remember seeing hops growing on their farms.

The main hop fields of Sussex were in the eastern part of the county and near the Kent border. Chailey was probably on the westernmost edge of the hop growing country. There were in proportion to their size more hop gardens in the adjoining parishes of Newick and Fletching, and in the latter parish the growing of hops only ceased within recent memory.

It may also be of interest to record the large estates existing in Chailey in 1838 as shown by the Tithe Apportionment. The largest landowners were:- Lord Abinger (afterwards Shiffner Estate), 351 acres; Hooke Estate 615 acres; Sir George Goring (Balneath), 201 acres; Sir George Shiffner, Baronet 442 acres; The Hon. Frederick St. John (Rocheath) 167 acres. The Shiffner land included 156 acres of pasture on the Downs.

There have of course been many changes in detail, but on the whole the general pattern of land ownership has remained remarkably stable.

COMMONS

Much of the Parish of Chailey and particularly the northern portion of it was throughout the middle ages open uncultivated common land. The ownership of the soil of these commons was vested in the Lords of the Manors and they sometimes granted rights, such as that of digging marl or clay. There were also numerous small enclosures, usually of copyhold tenure, and the owners of these had rights of pasture for their beasts on the common and in some cases of cutting turf, underwood and litter.

The earliest enclosure of which we have a record is that of the large common known as the Sinder, which appears to have comprised much of the land from Cinder Hill northwards to what is now the main road from Cuckfield to Uckfield and beyond. The soil of the common belonged to the Nevills as Lords of the Manor of Houndean and at Courts of the Manor held on 24th April 1622, and 20th September 1623, it was agreed by the united consent of the Lords and the tenants that the Lords should have one

third of the waste or common and that the tenants should have the remainder as copyhold in proportion to their existing holdings.

Even after the enclosure of the Sinder, North Common and South Common covered more than 1,000 acres, or about one-fifth of the Parish. In 1809, when the Manor of Warningore was offered for sale by public auction, Richard Norman was paying £7. per annum for "the Liberty of digging Brick Earth" on Chailey Common and Thomas Alchorne £2. 2s. per annum "for the like liberty". The Common referred to was, of course, South Common, where there are still brickworks.

Arthur Young, the well-known agricultural writer, in 1786 ascribed to the prevalence of common land in Chailey the highly pauperised condition of the parish, where very high rates were imposed for the relief of the poor. Partly as a result of Young's views much common land was enclosed in England between 1800 and 1850, and in Sussex one of the latest private Acts for the enclosure of land dealt with the common waste of the Manor of Warningore. The Act was passed in 1841 and the area covered 320 acres. The actual award was made under the authority of the Act on 24th July 1842, by Thomas D'Oyly, described as of Hailey Street, Middlesex and Rottingdean, Sussex, Sergeant at Law. The land to be enclosed was on both sides of the main road from Pigs Easter Bridge northwards to the Five Bells and along the road to Coppard's Bridge. "Rowheath" was allotted to the Church-wardens and Overseers, and to this we owe the existence of Rocheath as an open space available for cricket and stoolball and other public purposes. Curiously enough a narrow strip of land on the east side of the main road just north of Pigs Easter Bridge was not included, and this is all that now remains of South Common. It is open land with scattered trees and undergrowth and on a small scale illustrates the conditions at one time prevailing over wide areas of common land.

The Award of 1842 also regulated the boundaries of the Manors of Warningore and Houndean on North Common, but it did not authorize the enclosure of any large area on North Common, most of which, happily, remains open and unenclosed to this day. The land which is the site of the well-known clump of firs was moreover allotted to the Earl of Sheffield and subsequently became part of the Heritage property.

In 1915 the Chailey Rural District Council made a Scheme under the Commons Act, 1899 (which was approved by the Board of Agriculture) for the Regulation of Common Waste Lands in Barcombe, Chailey and Newick which specifically referred to North Common, Lane End Common, Godley Green and the Village Green, and in 1923 the Council made Bye-laws which were confirmed by the Minister of Health with regard to the Commons included in the Scheme. These, amongst other things, provided that none should light fires, use vehicles, set traps or take birds eggs on the Commons.

During recent years there has been a striking development of public interest in the control of North Common and its maintenance as a public open space. This is of all the more importance because the exercise by commoners of their rights of grazing and so on has to a large extent lapsed and there was a danger of the Common becoming overgrown with scrub and littered with parking spaces. Fortunately, the Chailey Commons Society was formed in 1964 largely owing to the influence of the late Mr. Garth Christian, himself a resident close to the Common, and the Society has over 300 members and devotes itself enthusiastically to its task of protecting the Common, and preserving the natural life of its rare birds, insects and vegetation. It works in close co-operation with the owners

of the soil, Mr. Ivor Grantham, O.B.E., as Lord of the Manor of Balneath, and the Chailey Parish Council which has acquired from the Marquis of Abergavenny his rights as Lord of the Manor of Ditchling. In 1966 it secured the recognition of the Common as a Local Nature Reserve by the East Sussex County Council, and the Common is now under the control of a Committee consisting of representatives of the County Council, the Rural District Council, the Parish Council, the Chailey Commons Society and the Sussex Naturalists' Trust. The sphere of the activities of this Committee and of the Chailey Commons Society extends to the two adjacent Commons usually known as Lane End Common and Godley's Green.

Steps have been taken by the Parish Council to secure the registration under the Commons Registration Act, 1965, of all the remaining common land in the Parish including Roeheath and Chailey Green (which is the subject of a separate note) and also numerous strips of roadside waste.

CHAILEY GREEN.

The Green, though technically a common, differs from the Commons to the north and south of the Parish. It probably owes its origin to the proximity of the Church though why this site was chosen for the latter is not clear. Perhaps the fact that it is on ground well above the stream and with sloping ground to the south may have influenced the builders of the original Church. Nearly all the Churches in the neighbourhood have wide views to the south.

Houses must have grown up near the Church, and though these were never numerous they became the central point in the parish. In modern times, however, all development has taken place some distance away to the north and south.

As a result conditions around the Green have changed. (Illus. 12). Within living memory there were within a stones throw of the Church a general village shop, a butcher's, a tailor's, a post-office, a Smithy and builder's yard. All these have now disappeared and there is no sign of business activity round the Green.

In the old days one would have expected to find a public house on the Green, but so far as is known, there never was one nearer than the Five Bells, a quarter of a mile to the South.

STREAMS IN CHAILEY.

Sussex is not as a whole a well watered county; and Chailey is no exception to the general rule. Its river and its streams are, under modern conditions, of little importance; and their existence may be hardly realised. Historically, however, they are not without interest; and in more primitive times they played a not inconsiderable part in the development of the parish.

The extreme northern boundary of Chailey is a winding stretch of the River Ouse which here flows from north-west to south-east. It first touches the parish at a point about a mile north-west of Sheffield Park Railway Station, and continues as the parish boundary to Sheffield Bridge which carries the main London Road over the river. This piece of river has so many twists and curves in it, that in the not so far off days when barges were still navigating the Ouse as far as Cuckfield, it was found necessary to

construct a separate channel or canal just south of the old river. This can still be seen at Freshfield Bridge (just outside the parish) and it continues eastwards to a point in Chailey known as Bacon Wish Lock, where the flow of water was controlled, and barges coming from Newhaven or Lewes could enter the canal. The spot is now deserted; but less than a hundred years ago must have been the scene of much activity. It is said that it was the opening of the railway line from Lewes to East Grinstead that finally ruined transport by river barges. In other words the coal and bricks and other merchandise, which at one time might have been unloaded at Bacon Wish Lock higher up, came to the railway station close by until, in its turn, it ceased to be used for commercial purposes. I have known more than one local man who in his boyhood remembers helping to unload the barges at the similar lock at Gold Bridge, Newick.

Between Sheffield Park Station and Sheffield Bridge a small stream The Black Brook, joins the main river. This rises several miles to the west in Wivelsfield and first touches Chailey half a mile west of Pelling Bridge at the point where it is joined by a smaller stream which has come down from Broadstone Farm passing on its way northwards along the western edge of the Common the significantly named Holeford Farm. The Black Brook for a short distance forms the parish boundary as it does again to the east of the bridge. It then passes into Lindfield, but re-enters Chailey at Black Brook Bridge on the road from the Girls Heritage to Freshfield Crossways, and continues on past Wapsbourne and so into the River Ouse. This stream drains all the northern slope of North Common.

The southern portion of the parish (as it now exists after the loss of the Downland area in 1933) is drained by two tributaries of the Ouse.

The most northerly of these usually known, at any rate in its lower reaches, as Longford Stream rises in the parish of Streat, near Gallops Farm. It enters Chailey to the south of Godley's Green, and it may be worth while to put on record that the comparatively flat fields through which it flows at this point were, during the 1939-45 war, converted at considerable expense into a small aerodrome. This was used for a short period only, just before and after "D" Day, 1944, when it was occupied by a Polish unit. The stream flows to the north of the Hooke, where it has been used to form two large ponds, and thence towards the Church, providing the water for the moat at the old Rectory. Thence it runs under the main Lewes-East Grinstead Road, just north of Chailey Green. It was no doubt the bridge and the clappers at this point which are recorded by John Rowe, the Elizabethan lawyer, as repairable by the inhabitants of the "burrows of Chayley."

The stream continues in an easterly direction and receives from the north a brook which rises near the old Railway Station and flows first west and then south.

At the foot of Cinder Hill Longford Stream reaches Coppard's Bridge. Just to the east of the bridge the stream was dammed to form the large hammer pond below Ades. It is here that the iron works must have been which gave Cinder Hill its name. After flowing under the old railway the stream runs on to Cockfield Bridge on the old "puck pony" lane. Here it touches Newick and forms the boundary between the two parishes as far as a point just west of Ridgeland Bridge, where the Chailey boundary leaves the stream. This flows on through Newick and Barcombe to join the Ouse about a mile south of Isfield Church.

The second stream is not given a name on the map, and only touches Chailey at the southern extremity of the parish, on either side of Bevern Bridge. It does, however, by various small tributaries receive much water from Chailey. Its source is as far west as Ditchling and it first touches Chailey about half a mile to the west of Bevern Bridge.

For a few hundred yards it separates Chailey from East Chilmington and then for a short stretch both its banks are in Chailey. Before reaching Bevern Bridge it becomes the boundary between Chailey and St. John's Without, Lewes; and on the eastern side of the bridge it divides Chailey from Hamsey. Very soon, however, its northern bank becomes Barcombe land and after leaving Hamsey at Holman's Bridge it flows on through Barcombe until it reaches the Ouse just above Barcombe Mills.

Bevern Bridge, it may be remembered, occurs in the earliest mention of Chailey (1091) and it has always been a point of some importance as the meeting point of two hundreds and four parishes. The liability for the repair of a bridge which lay between two jurisdictions was in mediaeval times often a subject of controversy, but John Rowe records that Bevern Bridge was repairable by the inhabitants of St. John's Without and Cockfield Bridge (which also lies on a parish and hundred boundary) by the adjoining tenants.

It may seem strange that the responsibility for Bevern Bridge should be thrown on a parish like St. John's which only just touches the bridge. But St. John's parish corresponds to a large extent with the Manor of Allington, which had much outlying land in Chailey and Newick. Probably the origin of the bridge was to provide a passage over the stream for the men of Allington. This again illustrates the fact that the main development of this part of Sussex was from the south northwards.

ROADS IN CHAILEY.

Ever since Roman times the principal roads in Sussex have been from south to north. The Romans, and later the Normans, wanted to get from the coast to London and the Midlands; the Saxons colonised the coast and the land under the Downs and then pushed steadily forward into the weald; and in modern times the direction has been reversed and the swollen population of London has pressed southwards to the seaside towns.

Chailey, at any rate until modern times, was no exception to the rule. The oldest roads all run from south to north, from the Saxon Manorhouses under the Downs to the swine pastures in the forest, or from Lewes to London.

The main road to London as we know it to-day enters the parish at Bevern Bridge and runs through Chailey for five miles before leaving it at the bridge over the Ouse close to Sheffield Park Station. It may originally have been a manorial road but must quite early have developed into a public thoroughfare. The fact that it is in parts a parish boundary shows that it was recognised as of importance in early days. In 1752 it became a Turnpike Road and the tolls were used to make various improvements. In particular a new piece of road which was left as a green track (the northern part of which has recently been metalled and still forms the boundary between Chailey and Barcombe) ran to the east of Chailey Potteries and onwards to Pound House. The new road was no doubt made to avoid the brow of the hill and the level was further improved by the cutting of the embankment just north of St. John's Church where the land to the east is considerably higher than the road. Another improvement was made north of the Green where the level of the road was raised above the land on the east, and further work at this spot was carried out recently. The road continues northwards till it reaches the main East-West road (A.272) where it was slightly diverted with a view to avoiding the

numerous accidents which had occurred at the crossing.

After passing Lane End Common the road again becomes a parish boundary between Chailey and Newick for a while before it reaches the Ouse and passes into Fletching.

Another and perhaps older road from Lewes to the north leaves the present main road at the Rainbow Inn, Cooksbridge. This enters Chailey at Town Littleworth, just north of Markstake Lane. After crossing the stream it becomes the parish boundary between Chailey and Newick and is known as Pack Pony Lane or Cockfield Lane. After crossing at an angle the east-west road at Cornwells Bank, it continues as a narrow metalled lane (once much wider and unmetalled) and parish boundary to Oxbottom, where the boundary turns north-eastward up another ancient track. The north road, still metalled, runs on, with Chailey land on both sides and after crossing the main east-west road, again at an angle, at Reedens, it continues still narrow but metalled to Cox's Farm. From that point it once again becomes a wide, green lane and parish boundary down Red Gill and up to the Fletching Road. This it crosses, having again been deflected by the railway, and goes past Rotherfield Farm, down the eastern edge of Lane End Common, until it joins what is now the main road at the bottom of the common.

This road represents the shortest route from Lewes to the crossing of the Ouse at Sheffield Park. In these days its existence is obscured by the fact that only portions of it have been metalled: and also by the fact that its direct course is deflected twice by the railway and twice by modern roads. In connection with the kinks at Cornwells Bank and Reedens, it must be remembered that old roads were often much wider than modern ones and only narrow portions of this road were metalled. The gradients on the old road are steeper than those on the main road, but in the days before wheeled traffic this was a secondary consideration.

There are two other ancient roads from south to north which were at one time of considerable importance for agricultural purposes though now but little used.

It will be remembered that in Saxon times Warningore was the settlement from which Chailey developed and that until 1933 the boundaries of the parish extended southwards over the brow of the Downs to a point within sight of the sea known as Four Lords Burgh. The Saxon system of agriculture was based on a combination of downland farming and the use for grazing of the forest land to the north, and these roads were of importance in providing a means of access for cattle and sheep from the Downs to the home farm and northwards to the grazing land; and also for bringing to the farms under the Downs the hogs which ranged in the woods and commons to the north.

A rough track still leads northwards from Four Lords Burgh to the summit of the Downs, and formed the old boundary between the parish of Chailey and what was a detached portion of Westmeston but is now East Chiltoning. After it reaches the escarpment and crosses the old hill track from east to west it divides into two branches both of which curve steeply down the hill at first in opposite directions but then on lines which nearly converge.

The left hand fork which was still the parish boundary reaches the Lewes to Ditchling underhill road at the Dutch barn; and the right hand fork, known as Warningore Bostall, after making a hair-pin bend below Black Cap, reaches the underhill road at a point only about 150 yards to the east of the Dutch Barn.

After crossing the underhill road the two tracks run almost parallel to Warningore which lies between them. The left hand or western track is now a narrow metalled lane, but the right hand one is still only a farm road.

North of Warningore both tracks run across East Chiltington until they re-enter Chailey at Triangle Farm and Hurst Barns respectively.

From Triangle Farm the green lane (and parish boundary) runs to Lumberpits where it again becomes a modern metalled road and continues with Chailey land on both sides past Bower Farm until it reaches what was really its objective at North Common.

The eastern track forms the parish boundary from Hurst Barns to Yokehurst and thence as a metalled road to Pouchlands where it would until the enclosure have reached South Common.

It seems to have crossed the western edge of the Common and continued past Southam and the Hooke until it ultimately gained North Common.

Neither of these old roads is of much importance to-day, and their very existence tends to be obscured by the fact that when in the eighteenth or early nineteenth century roads were adopted for wheel traffic it was not thought necessary to metal them throughout, but only to use certain stretches. They are however of considerable interest as illustrating the ancient agricultural developments of Chailey and several adjoining parishes.

Although since Roman times, as mentioned above, most of the important roads in Sussex have run from south to north, there was in pre-historic times an even more ancient track which ran from east to west along the summit of the Downs. This track, which still exists, crossed the downland portion of the parish of Chailey just south of Black Cap.

There was another old road along the foot of the Downs, and this underhill road also passed through Chailey. It is now represented by the main road from Lewes to Ditchling.

Both these roads were in existence long before Chailey was heard of: and both extend all along the Downs into Hampshire. Neither of them therefore had any particular relation to Chailey or its history.

The only other continuous and important east to west road is the comparatively modern main road which was constructed under the authority of an Act of Parliament passed in 1771. It is the turnpike road from Hodges (a farm in Mayfield) to Cuckfield with a branch from Beadles Hill (now Bedales) to Lindfield. It reaches Chailey just after passing the Baptist Chapel at Newick and runs right across the widest part of the parish to Pelling Bridge. On its way it passes the King's Head crossroads, the North Common Windmill and the Boy's Heritage, the three points in Chailey which are best known to the outside world.

The long nearly straight stretch from the Point at Newick to the curve beyond Plum Tree Farm was probably in the main a new piece of road laid out by the turnpike trustees, although it may to some extent have followed a track marking part of the boundary of the old Sinder Common. The two short stretches from the Baptist Chapel to the Point at Newick and from Teagues Farm to Pelling Bridge, neither of which run due east and west, are both parish boundaries. They probably represent older manorial roads of which the trustees availed themselves.

There were five toll gates between Hodges and Cuckfield but there is no record of any of these being in Chailey parish. There is still a Paygate Cottage at the east end of Newick Green: and there was probably another gate at Scaynes Hill. The absence of any gate in Chailey may have been partly due to the fact that much of the road lay over common land so that it would have been easy to avoid any toll gate.

This road now forms part of one of the most important east to west routes in south-east England, officially numbered A.272.

With the exception of the coast road it is the only continuous east to west road in

Sussex, and, except at week-ends during the summer, when traffic to the coast is heavy, it probably carries more traffic than any other road in Chailey. During the war many military convoys passed along it on their way from the Aldershot district to the Kent coast.

There are also as might be expected in a large rural parish many public footpaths. These are too numerous to note in detail, but the following may be briefly mentioned:-

1. Paths leading to the Church from various places to the west, e.g., North Common, the Hooke and Mill Lane, Lumberpits (2).
2. Others leading to the Church from the east, e.g., from Tutts, and from Shelleys to Ades and then to the north of Brook House.
3. Paths from Pelling Bridge to North Common and from Teagues Farm to Awbrook and (via Holeford) to Wivelsden.
4. A network of paths over North Common.
5. Several paths leading south and west from Wapsbourne.
6. A path from the top of Cinder Hill to the King's Head Crossroads.
7. A path from Coppards Bridge to the old Railway Station.
8. Several paths leading south and west from Mill Lane.

Moreover some of these paths continue beyond the parish boundaries. (For instance, the path from the Church to Tutts can be traced eastwards across Newick Park and beyond) which shows that in days when walking was still a necessity these footpaths were a useful means of communication between farms and villages.

A Definitive Map showing all rights of way established under the National Parks and Access to the Countryside Act, 1949, may be seen at the offices in Lewes of the East Sussex County Council and the Chailey Rural District Council.

THE RAILWAYS

The Lewes and East Grinstead Railway Act, 1877, which was promoted by the Earl of Sheffield and other local landowners authorised the construction of a railway between the towns mentioned, and the 1878 Act provided for the acquisition, completion and running of the new line by the London Brighton and South Coast Railway Company.

A curious fact about the new line was that of the sites chosen for the six stations; only one, that at Barcombe, was close to an existing village. Of the other five, all of which were in thinly populated areas, two were in the parish of Chailey. One of these was in the extreme north-east corner, close to the bridge over the Ouse leading to Sheffield Park from which its name was taken. The other about two miles further south, was not far from the eastern boundary and was known as "Newick and Chailey". The explanation

of this lies in the fact that it was not unusual at that time for a Rural Line promoted by a private company to have its stations placed near the residences of the promoters! Sheffield Park served the Earl of Sheffield and Newick and Challey the residences of Newick Park and Reedens, homes of two of the other promoters.

The Schedule of the 1877 and 1878 Acts included a clause that "Four passenger trains each way daily to run on this line with through connections at East Grinstead to London, and stop at Sheffield Bridges, Newick and West Hoathly". It is important to notice this since it meant that the railways could only be released from this statutory obligation by another Act of Parliament repealing it.

The line was opened in 1882 amidst much festivity. It was built as a double track and there were double lines in most of the stations. For many years it carried many passengers and a considerable amount of goods (including milk, farm produce, coal, and timber to and from the works of Albert Turner and Son). Sheffield Park perhaps had fewer passengers using it, except on the occasions when Lord Sheffield was entertaining the Australian Cricket Team and there was a match between them and an eleven collected by him.

The increase between the two wars of all forms of road transport gradually reduced the traffic on the railway and in 1954 the British Railways submitted a proposal to close the line on the ground that a big saving would be effected. This was hotly contested by many local residents. At a Hearing in November 1954 by the South Eastern Area Transport Users Consultative Committee of the Objectors to the proposed closure, great dissatisfaction was caused when British Railways failed to convince the Users of the line that it was unrenumerative.

In February 1955 the closure was approved by the Central Transport Consultative Committee whose members included Railway Officials. The Users of the line were not allowed to attend or send their own representatives to the meeting when the Area Committee's report was considered. The closure became effective from May 28th 1955. Then ensued a battle between British Railways and the Users who felt that the line had been starved and no attempt had been made to make it pay. Trains were too slow, connections bad, trains stopping for long periods at stations etc. The 'Bluebell Line' (as it had become known) then became famous, not because of its value for transport purposes, but as a result of the four years bitter fight which the Users waged against the Transport Authorities to protect the rights of the individual. Sir Tufton Beamish, the Conservative M.P. for Lewes was highly critical in Parliament of the procedures used at the Inquiry and especially of the refusal to disclose the facts and figures on which the case for closure was said to rest. He urged on numerous occasions that a new Inquiry should be held.

Shortly after the closure of the line, a local resident, Miss Bessemer, discovered in the 1877 and 1878 Acts the clause relating to the 'Statutory Line' and immediately requested British Railways to honour their obligation and pressed the matter until they were finally forced to re-open the line on the 7th August 1956. A skeleton service of four trains each way daily stopping at the specified stations only, was then provided to cover the statutory requirements, but run at times when passengers did not want to use them. The trains were not allowed to stop at other stations on the line. Great indignation was aroused, not only of the Users of the line, but of hundreds of other people. Local Societies, Clubs, Parish, District and County Councils, Railway Enthusiasts, Societies outside the area, Press, Radio, Television, all took part in the local effort to see that justice was not only done, but was seen to be done.

The case was taken to the House of Commons and subsequently a Public Inquiry was held in October 1957. British Railways case for the closure of the line was severely criticised and almost 50% of their estimated savings disallowed. The Inquiry however considered that a reasonable saving might be effected by the proposed closure and reported their findings.

The Transport Commission then persuaded Parliament to repeal the special section of the Act and the line was finally closed on March 17th 1958. A year after the final closure, part of the Bluebell Line (the section from Horsted Keynes to Sheffield Park) was taken over by the Bluebell Railway Preservation Society to preserve the old steam engines. (Illus. 13/14). At Sheffield Park and throughout the line, everything has been restored to the style of the early days and a journey along the line gives much pleasure to many people, and is now probably used by more passengers than ever it was in the past.

From Sheffield Park southwards to Culver Junction, the single track line has been taken up, some bridges have been demolished, and the house and other buildings at Newick and Chailey Station have been pulled down. Sections of the line have been sold to adjoining landowners.

HOUSES IN CHAILEY.

There are in Chailey, as in most Sussex parishes, a number of houses of considerable antiquity and interest. Two of the most interesting of these are about quarter of a mile from the main road and in secluded situations, so that they are little known to and never seen by passers-by.

The first House is CHAILEY MOAT (Illus. 15), better known perhaps to the older inhabitants as the Rectory and to the still older as the Parsonage. It is of great interest not only in itself, but also by reason of its position. Small moats are not uncommon in the Weald of Sussex, but the area enclosed by the moat is often unoccupied. Here we have a small moated area, the whole of which is covered by a dwelling house several centuries old. The moat is fed by a stream which rises some three miles to the south-west at the northern end of Streat parish, and after passing the house flows under the road at Chailey Green and thence to Coppard's Bridge. Subsequently it runs through Newick Park to Longford and under the name of Longford Stream joins the Ouse at Isfield.

Exactly why the moat was formed it is impossible to say. There is a rumour that it was dug by a parson in the reign of Queen Anne, but this is in itself most unlikely, and in all probability the moat is much older, although it may well have been reconstructed and bricked in connection with improvements to the house which, as we shall see later, were probably made about the time of Queen Anne.

The house surrounded by the moat dates for the most part from an earlier period and has many 16th century features. The fireplace in what is now the dining room and a moulded beam in the same room are probably of about 1540, and the fine oak panelling in the two principal rooms is of the Elizabethan period. It can be said definitely that the main portion of the house is at least 400 years old.

The chief external feature of the house is the beautiful east front which must have been added to the original house early in the 18th century. The staircase is of approximately the same date.

As is usual with ecclesiastical property, there are no early deeds and no documentary history, so that it is not known when the house became the Rectory. It seems probable, however, that the east front and the other 18th century features were added by Richard Porter, who became Rector in 1713. The advowson had been acquired by Thomas Porter of Wadhurst, so that the family had an interest in the living, and being ironmasters they were probably wealthy and could afford to improve the incumbent's house.

When in 1938 the Reverend G.W. Taverner accepted the living he stipulated that the Rectory should be sold as he and his wife were not prepared to undertake the responsibility for so large a house, which in the following year was bought by the present owners, Major C.R. and Mrs. Peckitt. They carried out various works of repair and improvement but were most careful to preserve all the ancient features of the house. It should be mentioned, however, that what is described in the Victoria County History as the drawing room is now the dining room and what was then the dining room is now the drawing room.

Near the house is a tithe barn dating from about 1600.

The other house is WAPSBOURNE (illus. 16) in the extreme north of the parish. This is a very remarkable building of a most unusual type. It is planned on much more ambitious lines than the usual Sussex farmhouse, being "L" shaped and having three storeys, as well as cellars under one wing. Except on the south side the house is for the most part timber framed with panels of wattle and daub. But the most prominent external feature is the extravagant number of chimneys, eleven in all. The two great brick stacks on the south side each carrying three shafts are almost unique in Sussex. It seems probable that the gigantic stacks and the brickwork of the south wall which united them were added to the original timber framed house, possibly to avoid the trouble involved in the more usual Sussex plan of erecting a central brick chimney in the hall of a mediaeval house.

A pendant on the north gable is said to bear the date 1606 and we know from documentary evidence that the Manor of Wapsbourne was acquired in 1605 by David Middleton. It may well be that he remodelled and enlarged an older house.

Internally the two wings of the "L" are on different levels, but the main staircase is ingeniously set in the angle so that it serves each wing in turn. There are several good mullioned windows and fine fireplaces, as well as old plank doors and chamfered beams. The construction of the house is well seen in the fine attics, which are much more readily accessible than the upper portions of the usual low Sussex farmhouses of two storeys.

For many years both the house and the Manor of the same name were the property of the Earls of Sheffield and after the death of the third Earl became the property of Mr. A.G. Soames. In 1956 the house, but not the Manor, came into the hands of Major Patrick Lancaster by whom it was carefully and sympathetically restored and brought up to modern requirements.

According to the Victoria County History of Sussex the following houses date from the sixteenth century, say from the time of Henry VIII or Elizabeth -

CINDER FARM - The oldest part of the house is the north west portion which has good timber framing. The chimney and the fireplace in the hall are also ancient features. A wing projecting south was added late in the seventeenth century (say in the time of

Charles II) which has good panelling. There is also a paved floor of Sussex marble, which is not often found in East Sussex. Further additions were made in the nineteenth and early twentieth centuries and again in 1923.

FURZE GROVE – This house is also a good example of timber framing and internally has many early features. It was at one time divided into tenements but has been restored to something of its original form.

LONGRIDGE FARM – Near the south western corner of North Common is dated by a fine external chimney stack on the north. The original stair remains. The house was at one time in a somewhat ruinous condition, but has now been carefully restored.

OVENDEAN – A small T-shaped house on South Common has two original windows on the first floor, and a central chimney stack with good fireplaces.

Somewhat later in date but probably of the early seventeenth century are:-

SHELLEY'S FARM at the south eastern corner of the parish which still retains its original doors and wide fireplaces.

ROEHEATH COTTAGES – A brick and tile hung house at one time divided into two tenements. The beams and central chimney stack are of the seventeenth century style.

HICKWELLS COTTAGE (or Tompsett's Charity) This until recently retained its thatched roof but it has now been much restored.

THE HOOKE is a large house of different type and probably dates from the end of the seventeenth century, but it was considerably altered in the eighteenth century so that its early features have been obscured. A drawing made by Grimm about 1780 and now in the British Museum shows some of the older house and some of the alterations. The staircase dates from about 1700 and there is some glass in one of the windows of about the same date which is said to have come from the Inner Temple.

ADES is another house of which Grimm made a drawing (Illus.17) (then known as Eades) a substantial Georgian house which must have been fairly new when the drawing was made.

All these houses are mentioned in the Victoria County History of Sussex and their special architectural features are shortly described; but even these do not exhaust the list of houses of interest. For instance, there is the Five Bells, the southern portion of which is probably Elizabethan. The northern portion may have been built when the house was converted into an inn, probably about the same time (1737) as the five bells were hung in the Church Tower, as detailed above.

Other houses worthy of mention – and of fuller investigation – are Markstakes Farm, the old houses on the east and west sides of Chailey Green, the house at Coppard's Bridge now divided into two, Tutt's Farm and the Swan Inn, a house of rather an unusual type probably dating from early in the eighteenth century. Chailey Place – better known as Brook House – and the older part of Roeheath are good examples of the Regency Period although at Roeheath extensive additions in 1884 obscured its earlier origin, and it has

now been divided into several separate dwellinghouses.

SOME CHAILEY MEN AND WOMEN.

The monuments of an English Parish Church usually throw a good deal of light on the history of the parish and of its inhabitants and occasionally afford glimpses of a much wider scene: and Chailey Church is no exception in this respect. All the monuments in St. Peter's Church are referred to in this Chapter: and particulars are also given of some Chailey residents who are not so commemorated.

The oldest monument in the Church is a stone slab on the south wall of the chancel within the communion rails. It commemorates "Tho. Myddleton some and heire of William Myddleton of Vallance in ye Parish of Westram in ye County of Kent Esquire who died on 11 June 1616, 22."

The connection of Thomas Myddleton with Chailey is not recorded, but another stone on the north wall also within the communion rails is in memory of Francis Middleton of Hurstbarns in this Parish (son of Arthur Middleton of Horsham in this County, Gent.) who departed this life May 23rd 1673. Aged 53 years. The same tablet also commemorates "Ann wife of ye above mentioned Arthur Middleton" who died A.D. 1665 in the 71st year of her Age and "John Middleton late of Hurstbarns son of the above said Francis Middleton" who departed this life February 2nd 1750 Aged 84 years.

Hurstbarns is now regarded as in East Chilmington, but the parish boundary runs right through the buildings: and the two parishes have always been closely connected and not always so clearly distinguished as at present.

Yet another member of the Middleton family is commemorated by a stone tablet under a canopy on the north wall of the chancel namely "Mrs. Frances Day, Relict of Robert Day" who died 31st July 1769. She was the only daughter of John Middleton of Hurstbarns, already mentioned. He had married Frances Moor of Moor House, Wivelsfield, and Mrs. Day is described as "the last of the Middleton and Moor Family."

In an article on the history of Wivelsfield written many years ago it is said that Robert Day was the bailiff of John Middleton and though of a respectable family could not be supposed to be an eligible match for Frances, the heiress of the Moor and Middleton families. However, Frances and Robert were married without her father's consent, and when she came later to make her confession and receive forgiveness, the old gentleman's only remark was "Well you must go and live at Hurstbarns."

There were three children of the marriage, all of whom were baptized and buried at Wivelsfield. Frances Day survived her husband and her three children and left the Moor House estate to John Fuller and Hurstbarns to her servant Edward Payne.

It has not been possible to ascertain whether David Middleton who purchased Wapsbourne in 1606 was any connection of the above.

There are many monuments in the church in memory of members of various families who have lived at Ades. The earliest is a stone tablet on the south wall of the Chancel recording the deaths of "George Goring of Eades Esq." on 31st January 1728, and of his wife Elizabeth (daughter of Garill Egles of Copwood) on 17th July 1737, and also of their one son and five daughters all of whom died unmarried.

George Goring was a member of the well known Sussex family of that name. He was



13. Sheffield Park Station (1988)



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14. ... and Station master



17. Aides

baptized at Chailey on 16 December 1676 and was one of the Chailey Voters in the Parliamentary Election of 1705. He held many offices in the parish including that of Churchwarden in 1726/7 and he is no doubt the George Goring whose name still appears on a panel in the Vestry which is referred to later.

The Goring family were Lords of the Manor of Balneath until it was purchased towards the end of the last century by Sir William Grantham, the grandfather of the present Lord, Mr. Ivor Grantham.

After the Goring family the next owner of Ades seems to have been Dr. William Russell of Malling Deanery Lewes, wellknown as the founder of Brighton as a seaside resort though whether he ever lived at Ades or not is uncertain. Dr. Russell had married the only daughter and heiress of William Kempe of Malling Deanery and their son who became the owner of Ades took the name of Kempe and was always known as Serjeant Kempe.

A monument – the most elaborate in the Church – now on the south wall of the south vestry commemorates “Richard BOURCHIER Esq., who resided above forty years in the East Indies, eight of which he presided over the Company’s affairs as Governor of Bombay, and in the year 1760 returned to England. He ended his days at Ades in this Parish on the 2nd of December 1770 in the 79th year of his Age”. The tomb also records the death of “Jane, Relict of the said Richard Bouchier Esq., who departed this life the 10th day of August 1771 in the 33rd Year of her Age.”

Ades subsequently came into the ownership of Admiral Markham, M.P. At some time during the early years of the nineteenth century it was occupied by General the Hon. Frederick St. John; the second son of the second Viscount Bolingbroke who had had a distinguished career in the Army. It was at Ades in 1809 that his fifth son Charles St. John was born. He attained considerable eminence as a writer on natural history amongst his books being “A Tour in Sutherlandshire” (1849) and “Wild Sports and Natural History of the Highlands” (1864) which is still regarded as a minor classic. General Frederick St. John built at Rotheath for his own occupation what Horsfield describes as “a particularly neat cottage residence.”

After the death of Admiral Markham, Ades and the estate which went with it was offered for auction on 25 November 1837. The particulars afford interesting details of Chailey at that date. In addition to the “Capital Mansion House” the sale included Rowheath, Furze Grove, Cinder Farm, Birches, the Frick and land at Markstakes, so that it extended from Markstakes to the main road (A.272). The total area was 393 acres. It included copyholds of the Manors of Allington, Balneath and Warmingore which shows how interlocked these Manors were. The estate passed into the hands of the Ingrams, and, except for the land on the main road, remained more or less intact until it was broken up by Mr. Wright nearly one hundred years later.

The first connection of the Ingram family with Chailey seems to have been by marriage. The Chailey Parish Register records the marriage on 5th April 1733, of the Reverend Mr. James Ingram and Mrs. Ann Heasman, both of Cuckfield. The Reverend James Ingram was the son of the Rector of Chipstead, Surrey, who after taking his degree at Jesus College, Cambridge, became master of the Grammar School at Cuckfield and Curate of that parish. In 1722 he had married Mary Warden, the great niece of Charles Sergison, (who succeeded Pepys at the Admiralty and lived at Cuckfield Park). She died in 1726

leaving three sons all of whom died unmarried. It is possible that Ann Heasman came of a Chailey family as the name was a fairly common one in the parish. Otherwise it is difficult to account for the wedding being at Chailey, although it may be noted that Anne Warden, the eldest sister of James Ingram's first wife, had married Francis Langford of the Hooke.

The Reverend James Ingram, after his second marriage at Chailey in 1733, continued to be master of the Grammar School at Cuckfield and Curate of that parish until 1742, when he became Rector of Sedlescombe and Vicar of Westfield. He does not appear to have lived at any time at Chailey, but by his second marriage he had two sons, one of whom, John Ingram, is commemorated by a tablet now on the north wall of the south Vestry. He died on 18th December 1803. He left no issue and was succeeded by his nephew James Ingram.

A brass plate on the sill of the westernmost window on the south side of the chancel records that the window is in memory of "James Ingram who died August 18th 1839 and of Mary Harrison his wife who died February 3rd. 1870". The glass in the window is of no special merit but contrary to the usual English practice the name of the maker appears in the left hand corner "J.B. Copronnier Bruxellensis Fecit 1871". He acted as High Sheriff of Sussex in 1815 and is the first of the family to be decribed as of Ades. His son, also James, was born 31st August 1816 and died on Christmas Day, 1897, as recorded on a brass to his memory, and that of his wife, who died on 28 February 1901, on the south wall of the south aisle, just to the east of the south door. They had a large family of four sons and seven daughters. Their eldest son was James Crofts Ingram, and the glass in the west window of the north wall of the chancel was erected by James Crofts Ingram and Lucy Ingram in memory of their son James Walter Ingram who died on 8 July 1879 aged 4 years. One of James Ingram's daughters, Mabel Frances, married John Ingham Blencowe and thus a link was formed between the two principal Chailey families of the late XIX century. After the death of James Ingram's widow Ades and the estate held with it was purchased by Henry Harrison Pownall.

A brass cross on the south wall of the south aisle but to the west of the door commemorates Henry Harrison POWNALL of Ades, born 28th. August 1853 and died 26th June 1913. The centre window in the north wall of the Northernmost aisle, as recorded in a brass below, is in memory of "Lionel Henry York Pownall Lieutenant Royal West Kent Regiment killed in action near Ypres 21st March 1915 aged 19, youngest son of Henry Harrison Pownall of Ades."

Although we have a list of the Rectors of Chailey beginning as early as 1310 it is a list of names and little or nothing is known of the actual men who held the living. It is not until we reach the eighteenth century that it is possible to piece together a few details as to the incumbents, many of whom have memorials in the Church which are of some interest as showing how conditions have changed even in the comparatively short time which has elapsed.

Richard Porter became in 1713 Rector on the presentation of Thomas Porter of Wadhurst. The Porters were a very old Sussex family and as ironmasters had accumulated considerable wealth some of which they had invested in land and some in advowsons or church patronage. Richard Porter was Rector for more than 40 years, but we know little

of his life and work here. It is highly probable, however, that he was responsible for the fine east front of the old Rectory and some of the other features of that interesting house (now Chailey Moat). He died on 14th August 1753, and the tablet in his memory on the north wall of the chancel also commemorates his brother, Thomas Porter, and the latter's wife, Elizabeth, and Mrs. Catherine Porter (probably the wife of Richard Porter). It is really from his will that we learn something of him. We know, for instance, that he had a fairly large household staff for he gave £20 to his servants Thomas Tompsett and Elizabeth Tompsett, £5. to his servant Mary Jenner, and an annuity of £10. to his servant Mary Thomas. "£5. to be paid on St. Michael's Day and on what we commonly call Lady Day". He also gave £8. to the Poor of the Parish of Chailey to be disposed of by his executor and the Churchwarden in the month of November next after his death. To his nephew and executor Richard he gave land at Great Thurlow, in Suffolk, his interest in a farm at Mayfield and copyholds in the Manors of "Lords Abergary and Mansel". These last were no doubt at Chailey in the Manors of Houndean and Warningore. He had inherited the advowson of Chailey and this he gave to his sister-in-law Elizabeth, widow of his brother, Thomas Porter, on the special condition that she should present to the living as Rector his nephew Richard Porter, or failing him, his nephew Thomas Colepepper Porter. His sister-in-law Elizabeth Porter, is no doubt the same as the Elizabeth Porter whose name appears on the tablet already mentioned, and Richard and Thomas were probably her two sons.

Richard Porter, the nephew, duly became Rector. He had been educated at Jesus College, Cambridge, and in 1741, at the early age of 25, had become the Rector of East Hoathly, another living under the control of the Porter family. In 1751 he resigned East Hoathly and became Vicar of Mayfield, a third living in which the Porter family or its connections were interested. From 1753 until his death in 1751 at the age of 46 he held the livings both of Chailey and Mayfield. There is an iron slab on the floor of the tower of the Church which records his death. This is in some ways the most interesting monument in the Church as although iron grave-stones are not uncommon in some parts of Sussex there are very few in this part of the County. They are, of course, a relic of the Sussex iron works and there is little doubt that this slab was cast in the Porter foundry at Wadhurst.

At East Hoathly Richard Porter (the nephew) was succeeded by Thomas Porter, who is almost certainly the nephew of that name mentioned in the Will of his uncle Richard Porter. He was Rector of East Hoathly from 1751 until nearly the end of the century and his name figures somewhat prominently as a preacher of long but excellent sermons and also as a convivial but not always sober companion in the diary of Thomas Turner which throws such an interesting light on Sussex village life in the second half of the eighteenth century. Turner, it should be noted, had before going to East Hoathly, lived in Chailey for a time and it may well have been here that he first met his future boon companion.

The successor at Chailey of Richard Porter, the nephew, was one Roger Challice, of Pembroke College, Cambridge. He had, in 1760, become Vicar of Alcliston, and in one week of March, 1762 was on the presentation of Thomas Porter of East Hoathly instituted to the livings of Chailey and Mayfield. He held all these livings in plurality until his death in 1780, but we have no record of his activity (or inactivity) in any of these parishes. Bearing in mind the difficulties of communication in those days he cannot

personally have carried out the duties in all his parishes and probably he appointed curates in at least two of them.

In the chapter on St. Peter's Church mention was made of seven names carved on wooden labels fixed above panels on the north wall of the north vestry. (Illus. 18). A search through various documents in the church safe revealed the following particulars;

CHARLES LANGFORD. The family of Langford lived at the Hooke prior to its purchase by William Poole. One Charles Langford – who may be the man whose name can still be seen in the Church – married Sarah Warden of Cuckfield, whose aunt Mary Warden had married the Reverend James Ingrant, Curate of Cuckfield, and afterwards Rector of Sedlescombe, the ancestor of the Ingrams of Ades.

PHILIP JENNER. He was an overseer of the poor for the years 1714/15 and was the owner of Warr's Farm.

NICHOLAS EARLE. He was also an overseer for 1714/15 and again for 1723/24. He died in 1748.

GEORGE GORING. He has already been dealt with as he was the owner of Ades.

N. VINALL. Nicholas Vinall was one of the Overseers for the year 1726/27 and on Dec. 1726 he was one of those who signed an agreement made by the Parish with John Balcomb of West Hoathly providing that the latter should keep Pricilla Pentecost till she was 17 years of age and receive 20/- every Christmas until he had received £6. Pricilla Pentecost was no doubt a child without parents and therefore a responsibility of the Parish. The two other names in the vestry are those of G. Beard and H. Smith, but their surnames are so common in Chailey records that it has not been possible to identify them.

From these details we can infer that the woodwork in question dates from the first quarter of the eighteenth century, say about 1710 to 1720. The panels are numbered and no doubt formed the doors of pews in the old nave, the occupiers of which had their names carved on the wooden labels.

Close to the monument of Richard Porter, the elder, on the north wall of the Chancel, is that of Revd. Sir Henry POOLE, Bart. of Poole Hall in the county of Chester and of the Hooke in this County. He died on the 25 May 1821 in the 77th year of his age." The memorial adds "Having been more than 50 years Rector of this Parish." This is not accurate as Sir Henry Poole was instituted as Rector on December 1st 1784 and died on 25 May 1821, so that he was only Rector for between 36 and 37 years. His family, however have played such an important part in the history of Chailey for more than two hundred years that some further details may not be out of place here.

The Pooles were an old Cheshire family whose seat was at Poole Hall in the Wirral. Their connection with Sussex stems from the fact that in 1722 Sir Francis Poole the second Baronet married Frances, the third daughter of Henry Pelham of Stammer and his cousin William Poole married Grace Pelham, the second daughter of the same Henry Pelham. This was at a time when the Pelhams were at the height of their power in Sussex and in Parliament. They virtually controlled Parliamentary Elections in Lewes and in 1743 Sir Francis Poole was returned as a member at a by-election. He was elected at three subsequent elections and remained a member until his death in 1763. Like all the many members and connections of the Pelham family who represented Lewes he was a staunch Whig and in due course when his wife's cousin, the Duke of Newcastle, became Prime Minister he received the sinecure office of Assistant Paymaster General of the Forces in Minorca.

In the meantime his cousin William Poole (Receiver General of the Stamp Office) had purchased the Hooke and become probably the largest landowner in Chailey. His first wife had died without leaving any issue.

Sir Francis Poole left two sons Henry and Ferdinando who in turn succeeded him as Baronets but, as neither of them left any issue, the Baronetcy passed on the death of Sir Ferdinando in 1804 by virtue of a special clause in the patent to his second cousin, Henry, the son of William Poole of the Hooke by his second marriage. He had taken Holy Orders and in 1784 became Rector of Chailey on the presentation of Sir Ferdinando.

On Sir Henry's death in 1821 the baronetcy lapsed as his only son had died at the age of 11 when a scholar at Westminster "choking on an orange pip." Sir Henry Poole, however had two daughters. The elder, Henrietta, married Major General Francis Hepburn and after Sir Henry Poole's death they occupied the Hooke. Mrs. Hepburn died in 1862 and is commemorated in the easternmost window in the south wall of the Chancel.

They had one son and one daughter. The son, the Reverend Francis Robert Hepburn, was Rector of Chailey for 43 years (1851 - 1894). He and his sister, Charlotte, neither of whom ever married, lived together at the Rectory, and there are memorial tablets recording their deaths on the south wall of the Chancel.

Sir Henry Poole's second daughter, Charlotte Elizabeth, married in 1815 Robert Willis Blencowe a member of a very old family originally settled in Cumberland and afterwards, for more than 500 years, in Northamptonshire. Robert Willis Blencowe and his wife did not, however, at once settle in Chailey but lived for 25 years at Tunbridge Wells. It was not until 1840 (after the death of Major General Hepburn) that they came to live at the Hooke, where they remained for the rest of their lives. For about 25 years Robert Willis Blencowe devoted himself to public work in the parish and in Lewes. It was during this period that the first, and least drastic, restoration and enlargement of St. Peter's Church was carried out, and the present schools erected. In both these enterprises he took a leading part. He also became Chairman of the Lewes Magistrates and held many other offices in that town. He was one of the founders of the Sussex Archaeological Society in 1846 and contributed many valuable and interesting articles to its Collections. His colleague in this sphere was his friend and neighbour, William Henry Blaauw of Beechlands, Newick, the first Secretary of the Society. When Blaauw retired from this office in 1858, Blencowe, although a slightly older man, succeeded him, and continued to act as Secretary until 1865. In the meantime he had, on his retirement from the Lewes Bench in 1863, been presented with a portrait of himself by Sir William Gordon, R.S.A. The presentation was made by the Lord Lieutenant on behalf of 700 subscribers, "embracing persons of all political parties, shades of opinion and of every grade of social rank and position." This portrait now hangs in Pelham House at Lewes (where, prior to its purchase by the County Council, his grandson J. J. Blencowe lived).

Mrs. Blencowe died in 1867 and is commemorated in the central window on the South side of the Chancel. Her husband lived on in retirement until 1874, dying at the age of 82. A long memoir of him appeared in the Sussex Archaeological Society's Collections, from which many of the foregoing facts have been taken. It included the following tribute, which is quoted in full because it sums up, in old-fashioned but apt language, the qualities which have endeared not only Robert Willis Blencowe, but his descendants to the people amongst whom they have lived and worked: "Those who were happy enough to enjoy his intimate friendship found in Robert Willis Blencowe an example of an earnest,

simple-minded, genial and true-hearted gentleman, and none who ever knew him, however slightly, were insensible to the charm which his kindly smile, playful earnestness, quick sympathy and timely seriousness diffused around him."

John George Blencowe, the only son of Robert Willis Blencowe, was born in 1817 and spent his early life at Tunbridge Wells. In 1857 he married Frances Campion, the second daughter of William John Campion, of Danny. The house in Chailey known as Bineham was built for them and was their home throughout the rest of their lives. Like his father, John George Blencowe took a leading part in public affairs in Chailey and in Lewes. Father and son sat together on the Lewes Bench, and in the course of time John George Blencowe also became its chairman. His portrait hangs in the Magistrates' Room at the County Hall. In 1860 a vacancy occurred in the Parliamentary representation of Lewes, which then sent two members to the House of Commons. At the ensuing by-election John George Blencowe was elected as a Liberal. His colleague was the Hon. H.B.W. Brand, afterwards Speaker of the House of Commons and first Lord Hampden, one of whose daughters subsequently married Blencowe's brother-in-law, William Henry Campion of Danny. At the General Election of 1865 John George Blencowe did not seek re-election, the successful Liberal candidates being the Hon. H.W.B. Brand and Lord Pelham.

John George Blencowe after the death of his father built in 1876 the chapel of ease of St. Mary the Virgin on North Common in memory of his parents. He died in 1900 at the age of 83 and his wife died in 1913. They had three sons and five daughters. The eldest son, Robert Campion Blencowe, after the death of his first wife, returned to live at Bineham with his mother. After her death he and Miss Frances Blencowe remained there for a considerable period. Subsequently he married as his second wife, Miss Wright of Ades, and then sold Bineham and moved to the old family mansion at the Hooke, where he died in 1936 leaving no issue. He took an active interest in parish matters, both civil and ecclesiastical and was always ready to help in any local effort. He was also for some years Chairman of the Southdown Hunt Committee.

The second son, John Ingham Blencowe, married a daughter of James Ingram of Ades, whose family had been settled in Chailey for an even longer period than the Blencowes. He and his wife lived for some years at Cinder Farm, then part of the Ades Estate. After service in the 1914-18 war, John Ingham Blencowe did not return at once to Chailey but lived for many years in the adjoining parish of East Chilmington, and so kept in touch with Chailey affairs. Also he followed the example of his father and grandfather and was for many years Chairman of the Lewes Bench. He also served for a long period as a member of the Chailey Rural District Council. During the last war he and his wife came to live at Church House, Chailey, where he died in 1946 at the age of 86. He left one daughter, Mrs. M.P. Tillard.

William Poole Blencowe, the third son of John George Blencowe, died in 1900 at a comparatively early age. He is commemorated by a small window in the south wall of the sanctuary of St. Mary's Church. He left one daughter.

Of the five daughters of John George Blencowe four married and went to live elsewhere than in Chailey, but one, Miss Frances, was unmarried and lived on in Chailey until her death in 1952, a much loved figure and the last member of the Chailey family to bear the name of Blencowe.

In the absence of any male heir the Blencowe property in Chailey passed on the death of Robert Campion Blencowe to the only daughter of John Ingham Blencowe who had married Brigadier J.A.S. Tillard, O.B.E., M.C. On Mrs. Tillard's death in 1966 after a very long illness the estate passed to her eldest son, Brigadier Philip Tillard, O.B.E. Brigadier and Mrs. Tillard did not occupy the Hooke for long but enlarged an improved the older farmhouse of Southam. The tradition of public service which had characterized the older members of the Blencowe family was carried on by Mrs. Tillard and her husband who was Chairman of the Lewes Bench from 1956 until 1964.

After the death of Miss Frances Blencowe, her niece Mrs. Tillard had the arms and the motto of the Blencowe family inserted in coloured glass in the large east window of the 1846 northern aisle "In loving memory of the last of the Blencowes of the Hooke, Robert Campion died 1936, John Ingham died 1946 and Mabel his wife died 1946, Frances Blencowe died 1952."

The Reverend Sir Henry Poole was succeeded as Rector by the Reverend Thomas Trebeck who is commemorated by a marble tablet on the South wall of the Chancel. He was Rector for 29 years and died on 8th July 1851 in the 87th year of his age. His successor was the Reverend F.R. Hepburn, the grandson of his predecessor.

On the South wall of the Chancel there is a tablet of Portland stone recording that an altar frontal and gospel lights had been given for the adornment of the Church in memory of Geoffrey Winder Taverner, Rector of Chailey 1938-1948 and his wife Constance May.

The large east window in the Chancel is in memory of Lewis Philip Allen and was given by his widow who resided for many years at Church House.

The easternmost window in the north wall of the Chancel is "in memory of John Colson B.A. Priest for some time Curate of Chailey, Born January 4th 1867 Died September 4 1894." Actually he was only Curate for a period of two months.

Other residents in Chailey in more recent times who are worthy of mention were the Reverend T.H.L. Jellicoe (a cousin of Admiral Lord Jellicoe) who was Rector of Chailey from 1894 to 1925, his son the Reverend Basil Jellicoe who did so much to improve housing conditions in the St. Pancras district of London, the Reverend H.H. Maffravers who was Curate under successive Rectors from 1897 to 1946 (probably the longest curacy on record in the Church of England), Katherine Mansfield the writer of short stories who lived for a short time at Broomies, a cottage on the western edge of the Common, Mrs. Kirminns, the founder of the Heritage, to whom reference is made in a later chapter, Sir Horace Wilson, the head of the Civil Service who just before the outbreak of war in 1939 was sent by Neville Chamberlain on a fruitless mission to Hitler, and Garth Christian, the writer on nature in whose books and other writings may be traced many references to his observations in Chailey.

INDUSTRIES IN CHAILEY.

AGRICULTURE.

Obviously in a rural parish like Chailey farming has been, and still is, the principal industry and there have been many references in previous chapters to the subject. The conditions under which it is now carried on are very different indeed from those

prevailing in Anglo Saxon Times or even at the beginning of the present century, but these changes are a subject for national rather than parochial history.

It is, however, worthy of note that horticulture and in particular the growing of fruit for market has in recent times tended to encroach on agriculture. As an illustration it may be noted that in several editions of the *Bulletins on Fruit Production* published by the Ministry of Agriculture and Fisheries the following paragraph appears:

"Special Dessert Gooseberries. This is the most specialized branch of gooseberry production. The industry is localized and is almost entirely confined to the parishes of Chailey, Newick and Dane Hill in East Sussex.....The system of cultivation is intensive and is almost entirely in the hands of growers working small farms of less than 20 acres."

MILLS

As an adjunct of agriculture mills were essential to the farmer and windmills were a feature in the landscape of Chailey. First and foremost there was the wellknown North Common Wind Mill (Illus. 19/20) which luckily still stands though no longer working. It is reputed to be the central point in the county of Sussex and as it now forms part of Chailey Heritage there is every reason to hope that it may be preserved as a notable landmark.

There was also a windmill on South Common, the memory of which is preserved by the name "Mill Lane" and also by the remains of the actual building.

A lesser known site for a windmill was at the top of Cinder Hill on what was originally Sinder Common.

Probably there were other windmills on high points in the parish.

It is somewhat curious that there is no record of any water corn mill in Chailey although the Ouse which forms its northern boundary and Longford stream would have provided ample power; and it was, as we shall see, at one time proposed to use the Ouse for a Saw-mill.

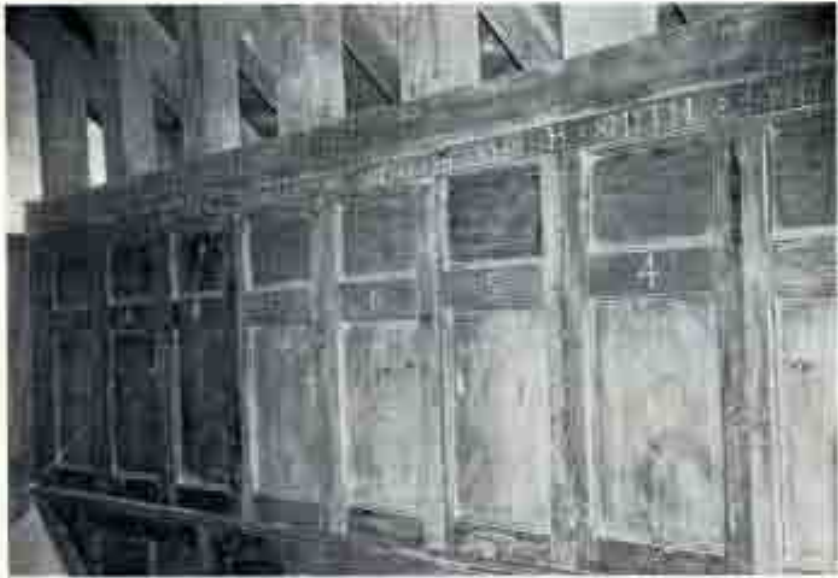
CHAILEY MARKET

Another facility essential to certain types of farming is a readily accessible Cattle market. During the early years of the present century a fortnightly market was held at the King's Head, Chailey. Its cessation was probably due to the fact that when farmers no longer used horses and took to cars the larger markets at Haywards Heath and Lewes became more easily accessible.

IRON WORKS

As is well-known Sussex and particularly East Sussex, was in mediaeval times celebrated for its many iron furnaces. These were usually in valleys beside streams, which were dammed to provide water power for the hammers used to beat out the iron. The waste material was piled up near the furnace in heaps of slag or "sinder".

The last furnace in Sussex to be closed down was at Ashburnham, which was worked



18. Panels in St. Peter's vestry



23. The "Hugo"

until about 1825. Most of the furnaces ceased much earlier, and the heaps of slag were used as road material. To-day the only relics of the furnaces are usually the ponds, often known as Hammer ponds, and certain place names, such as Furnace Wood and Cinder Hill.

In Chailey we have Cinder Hill and Cinder Farm, and at the bottom of Cinder Hill, a little east of the road, is a large pond with an embankment at the eastern end, now crowned by yews, which dams Longford Stream. This was almost certainly a Hammer pond. The name Cinder occurs in several other parishes in East Sussex such as Mayfield, Ticehurst, Horsted Keynes, Herstmonceux, Dallington and Slaugham.

The old, and more correct form is Sinder, an Anglo-Saxon word meaning slag, but owing to confusion with the Latin "cineres" this has become Cinder.

The Chailey slag heap also gave its name to the large common which stretched northwards from the furnace and extended as far as the large wood known as Great Rough, part of which was cut down to clear a site for the Railway Station.

POTTERIES.

The belt of heavy clay which runs across Sussex between the green sand ridge on the south and the wealden sandstone on the north is admirably suited for the manufacture of bricks and similar useful things. This clay belt crossed Chailey parish on South Common and as early as 1740 a member of the Norman family established a business here which remained in the hands of his descendants for 200 years. The site was on the west side of the old road from Lewes and when a few years later the new road was laid out, the site of the Chailey Potteries occupied much of the land between the two roads, particularly after another brickworks known as Alicorns had been acquired and added to the original land. Large kilns were erected and used for the baking of the clay. The bricks and tiles, drain pipes, flower pots and various terracotta articles made at Chailey Potteries became well-known and were much in demand.

SAW MILL.

Mr. Albert Turner had, in succession to other members of his family, for many years carried on business as a timber merchant in Nutley and for this purpose used a portable saw mill. About 1898 he conceived the idea of using water power for a saw mill on the Ouse. Probably in selecting the particular spot he was influenced by the proximity of the railway, then comparatively new, as affording a ready means of transport for the timber.

He took a lease of the land on the south bank of the Ouse from the Earl of Sheffield, and repaired the lock and weir in Wapshourne Wood, known as Bacon Wish Lock. He must also have formed one long narrow Mill Pond shown on the 1899 Ordnance Map (but not on earlier editions) and the water channel leading from it to the saw mill which he built just to the west of Sheffield Park Station. The Building is at the northern end of the Timber Yard and is now used as a store.

By the aid of the water drawn from the Mill Pond along this channel the saw mill was started up and all the saws revolved, but unfortunately there was not sufficient power to run all the saws when actually sawing timber. This was due to the fall from the turbine

being insufficient to carry away the water into the river, so that there was backwash which obstructed the machinery.

After a few weeks' trial the experiment was pronounced a failure: and, notwithstanding the heavy expense which must have been incurred, the idea of utilising water power for the saw mill was abandoned. A steam engine was installed, and steam has been used ever since. The original building close to the water channel was damaged by fire in 1934, and the engine and saws were then moved to the large building in the middle of the yard, which is still in use.

This, then, is the explanation of the Mill Pond and Saw Mill which, as already mentioned, first appeared on the Ordnance Map of Chailey in 1899. The saw mills and timber yard are probably still the largest employers of labour in Chailey notwithstanding the fact that neither the river nor the railway are now available for use.

Adjoining are the large premises of the Woodgate Farm dairy which also no doubt were erected because of the proximity of Sheffield Park Station. It may be noted here that it was probably the expectation that the population of this somewhat remote corner of the parish would rapidly increase which led the Reverend T.H.L. Jellicoe to establish here the Mission Church of St. Agnes, but after a few years Services ceased to be held.

CHAILEY INSTITUTIONS.

FRIENDLY SOCIETY:

The Chailey Friendly Society was formed in 1783 and was the oldest Society in Sussex which subsequently registered its rules under the Friendly Societies Act, 1793.

Its objects were to raise "a fund by subscription of the Members to be applied to their relief and maintenance in Sickness, Old Age and Infirmity also to the relief of their widows."

Meetings were held at the Five Bells: and on the 4th June in every year there was an Annual Meeting and Feast Day which seems to have been celebrated as a general holiday in the whole parish. Amongst the members in 1818 were many with names still well-known in the parish, e.g., Beard, Coppard, Holeman, Markwick, Funnell, Newnham and Peckham.

Many other details and extracts from the rules will be found in an article printed in Volume 105 of the Sussex Archaeological Collection (1967) but unfortunately no records of the later history of the Society have been traced.

PRIMARY SCHOOL:

The establishment of a school in Chailey is thus recorded in the somewhat stilted language of Horsfield:-

"Near the Church are convenient school rooms which were built by subscription in 1813 and opened in the following year. Each of the rooms is large enough for the accommodation of 50 children. Mr. W. Morenig the present headmaster has filled the office about nine years during which time he has given the rudiments of useful knowledge to nearly three hundred children of both sexes. The resident gentry of Chailey defray the expense of educating fifty children in this establishment."

The rooms on the Green were only used for about forty years, and in 1853 the present school (Illus.21) was built to the north of the bridge over the stream. Many

additions and improvements have been made in the school building and the master's house. Generally speaking the drastic changes in administration and management in such matters as the abolition of fees and the shift from local control under Church of England auspices to control by the County Education Committee have followed the general pattern.

SECONDARY MODERN SCHOOL:

Following the re-organisation of education under the Education Act of 1944 which reduced the age limit of pupils in primary schools from 14 to 11 plus and raised the school leaving age to 15 the Local Education Authority acquired a large site at South Common and erected large and up to date buildings. The Chailey Secondary Modern School (illus. 22) was opened in 1950 and serves not only Chailey, but the adjoining parishes at Barcombe, East Chillington, Plumpton, Newick and Fletching. There are representatives from each of these parishes on the Board of Governors. The school has from its inception achieved considerable success and has made a notable impact on the life of the parish.

OLD WORKHOUSE:

Prior to the Poor Law Act of 1833 every parish had its own village workhouse and that for Chailey was established in a commanding position on North Common. When the Chailey Poor Law Union was established under the Act it became the workhouse for the whole Union with branches for the aged at Ringmer and children at Ditchling. After Fife Union was added to Chailey this arrangement was inadequate and large buildings were erected at South Common which since the abolition of Poor Law Unions in 1933 have been known as Pouchlands and are still in use as a hospital for the aged and similar purposes. On an adjacent site there is also a County Council Home for the elderly known as Martlets.

When the workhouse on North Common was no longer required as such it was leased to the Brighton School Board and used as what was then termed an Industrial School, but would now be known as an Approved School for about sixty boys. This institution under its able Headmaster, Mr. Glover, played a considerable part in the life of Chailey during the closing years of the nineteenth century, but early in the present century the Brighton School Board in conjunction with the London School Board established an Industrial School at Portslade to which the Chailey boys were transferred. The subsequent history of the old Chailey Workhouse is dealt with in the next paragraph.

CHAILEY HERITAGE:

Soon after the beginning of the present century Mrs. Kimmins and Miss Rennie, who were social workers together at a Settlement in Bermondsey under the well-known Methodist, the Reverend J. Scott Lidgett, founded what was known as The Guild of Brave Poor Things. Its object was to provide relief and training for the many boys suffering from tuberculosis in the main streets of Bermondsey. In order to give the boys the benefit of country air Mrs. Kimmins and Miss Rennie rented a house in Lower Station Road, Chailey, where they set up a small nursing home. Shortly afterwards when they heard that the old Chailey Parish Workhouse had been vacated by the Brighton School Board they secured a tenancy of that building which, of course, provided much

larger and more suitable accommodation. Thus the Heritage was established at first for boys alone and a carpentry school for the patients was set up under Mr. Sykes.

Miss Rennie died not very long after but Mrs. Kimmins carried on the work until her death. She was a woman of high ideals and clear vision and it was due to her exceptional energy and determination and her outstanding success in appeals to the public for funds that she was able to build up the network of schools and hospitals as it exists to-day.

The old workhouse remains and Mrs. Kimmins herself occupied part of it for many years. There were various improvements and enlargements and the beautiful chapel designed by the eminent architect Comper added a new feature to the landscape of Chailey Common. (Illus. 23) On the opposite side of the main road and on a commanding site on the highest point of the Common the St. George's block was built round the old Windmill. To the north west ample new buildings provided accommodation for girls: and an infant block was being erected near Chailey Clump when war broke out in 1939. The whole of this large institution remained under the control of Mrs. Kimmins, aided by an influential Committee, until under the terms of the National Insurance Act 1948 it was taken over by the Ministry of Education and the Ministry of Health. It has continued however, to receive voluntary help from the Friends of Chailey Heritage and additions and improvements have been made, notably a large assembly hall adjoining the original building. In many ways the most important change in recent years has been in the treatment provided. Tuberculosis has been to a large extent overcome both here and elsewhere, and to-day the Heritage patients are for the most part spastic or other defective children.





Lewes District Council

Chailey Neighbourhood Development Plan

Strategic Environmental Assessment Screening Opinion

June 2017
Final Version

Introduction

1. Neighbourhood Development Plans are a relatively new tier of planning policy produced by local communities. When adopted, such plans will be used by local planning authorities to determine planning applications for the Neighbourhood Areas that they cover.
2. Chailey Parish Council has had its entire Parish designed as a Neighbourhood Area which allows it to produce a Neighbourhood Development Plan.
3. The Strategic Environmental Assessment (SEA) Regulations¹ transpose the European Union SEA Directive² into law. It requires those making plans that could impact on the environment to consider whether they are likely to have a significant effect or not.

Screening Opinion

4. As part of the process of making the Neighbourhood Development Plan, the Parish Council has requested a screening opinion to see whether a SEA is required as part of the plan-making process. Such a requirement can be screened out if it is felt, based on the information available, that the Neighbourhood Development Plan would not have a likely significant environmental affect.
5. In order to assess the likely significance of the plan on the environment, the purpose of the plan has been appraised against the criteria detailed in the regulations and Directive. This analysis has been made in Table 1.
6. The District Council has based its screening opinion on the understanding that the Chailey Parish Council will prepare a Neighbourhood Development Plan that:
 - will have policies consistent with national policy;
 - will have policies consistent with existing and emerging local policies;
 - will not allocate sites for development;
 - will base policies on the evidence it has gained from documents such as the State of the Parish Report.
7. If it is presented with additional information that changes its understanding as to what the Chailey Neighbourhood Plan will cover, the District Council reserves the right to undertake another Screening Assessment which may have different conclusions.

¹ Known fully as The Environmental Assessment of Plans and Programmes Regulations 2004

² Known fully as Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment

Table 1: Screening Assessment

Criteria	Notes	Likely Significant Effect?
1. The characteristics of plans and programmes, having regard, in particular, to—		
(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	Neighbourhood Development Plans are the lowest-level statutory planning documents in the UK. As such, the Chailey Neighbourhood Development Plan does not set a framework for other projects or plans outside of the Parish but will be used for guiding development in the Parish until 2030.	No
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	Neighbourhood Development Plans are influenced by other plans, such as the adopted Lewes District Core Strategy, as well as national planning policy and guidance. The plan is at the base of the hierarchy of national policy and is not intended to influence other plans and programmes.	No
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	The Neighbourhood Development Plan, as directed by the National Planning Policy Framework, will help promote sustainable development and will consider the environment of the Parish.	No
(d) environmental problems relevant to the plan or programme; and	The state of the environment has been considered by those making the plan to help with such consideration. Based on the information received to date, it is likely that the plan will attempt to reduce environmental problems and thus no significant negative impact is envisaged through the provisions in the Neighbourhood Development Plan.	No
(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	Not applicable for the Neighbourhood Development Plan	No
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to—		
(a) the probability, duration, frequency and reversibility of the effects;	The Neighbourhood Development Plan will guide development in the parish until 2030, with the aim of having a positive impact on the parish and by promoting sustainable development.	No
(b) the cumulative nature of the effects;	Development in the Neighbourhood Plan is likely to be consistent with the	No

Criteria	Notes	Likely Significant Effect?
(c) the trans-boundary nature of the effects;	<p>amount of development proposed in the Joint Core Strategy.</p> <p>The Sustainability Appraisal (SA) (incorporating a SEA) of the Joint Core Strategy considered the impact of development in the Parish alongside development in other settlements and parishes, including neighbouring districts. Neighbouring authorities have not objected to these findings.</p> <p>The Habitats Regulations Assessment (HRA) of the Joint Core Strategy considered the effects of development on protected sites. Additional work is currently being carried out to consider the combined traffic impacts on protected sites (i.e. Ashdown Forest SAC/SPA).</p> <p>It is not anticipated that the Chailey Neighbourhood Plan will have direct negative trans-boundary impacts as it will only contain policies to guide development within the Parish up to 2030 and will not be allocating sites for development.</p>	No
(d) the risks to human health or the environment (for example, due to accidents);	It is not thought that anything in the Neighbourhood Development Plan will increase risks to human health.	No
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	The Neighbourhood Development Plan, unlike most plans, is to be written for a small area and modest population. Its impacts are unlikely to be extensive.	No
(f) the value and vulnerability of the area likely to be affected due to— (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use; and	<p>In collecting information for the Neighbourhood Development Plan, information has been gained on the characteristics of the area – including information on land use, listed buildings, TPOs and SSSIs. This information gathering will inform the contents of the Neighbourhood Development Plan.</p> <p>There are no known environmental quality standards being exceeded. The plan is not likely to lead to a significant intensification of land use nor is it felt that its provisions are likely to harm natural and cultural characteristics.</p>	

Criteria	Notes	Likely Significant Effect?
<p>(g) the effects on areas or landscapes which have a recognised national, European Community or international protection status.</p>	<p>The Neighbourhood Area does include nationally designated landscape including Chailey Common Site of Special Scientific Interest (SSSI). It is not envisaged that the SSSI will be significantly affected by the provisions of the Neighbourhood Development Plan as the Chailey neighbourhood Plan will not allocate sites for development.</p> <p>The northernmost portion of the Neighbourhood Area is within the 7 km zone of influence around the Ashdown Forest SAC/SPA and so could be of concern for recreation impacts. It is not anticipated that that Chailey Neighbourhood Plan will have direct negative effects on air quality and in particular nitrogen deposition on the SAC. This is because the Chailey Neighbourhood Plan will not allocate sites but only seek to provide additional policies to inform the planning application process within the Neighbourhood Area. Therefore it is thought that this issue should be considered at a strategic level.</p> <p>Additional work is currently being carried out on the HRA for the Joint Core Strategy to consider the combined traffic impacts resulting from new developments on protected European sites (i.e. Ashdown Forest SAC/SPA).</p> <p>Air quality monitoring on the Ashdown Forest SAC is ongoing and if any future results change our understanding of the associated impacts that information will be fed into the SEA of the Chailey Neighbourhood Plan at a later stage.</p>	<p>No</p>

8. The above analysis was undertaken by Lewes District Council on behalf of the Parish Council. In light of the analysis, it is not thought that the Neighbourhood Development Plan would have significant environmental effects.
9. This Screening Opinion was made available to the three statutory environmental bodies (Natural England, Environment Agency and English Heritage) for their views.
10. Comments were welcomed between Tuesday, 25th April and Tuesday, 6th June 2017. The following comments were made from Natural England: "Natural England agrees that the Neighbourhood Plan is unlikely to have significant environmental effects. This is for the

reasons set out in Table 1, principally because the Plan is not intending to allocate sites.”

11. After considering these comments, we have concluded that the Parish Council does not need to undertake a Strategic Environmental Assessment as part of the Neighbourhood Plan Development process. This decision has been based on the assumption set out in paragraph (6) and for the following Statement on Reasons:
 - The Chailey Neighbourhood Plan will not allocated sites for development
 - The Chailey Neighbourhood Plan is not expected to have any significant environmental effects that had not already been considered through the Lewes District Core Strategy Sustainability Appraisal (incorporating a Strategic Environmental Assessment) which was an important consideration of the screening assessment