

No.73

Review Spring 2022

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Chairman's Review

Roger Nash

Duplication seems unnecessary, so I will present two reports a year both in the Review (because it's a 'review'!). Taken together, they will serve as the Chairman's Report to the AGM. Please therefore read this in conjunction with, and as an update to, the report in the Autumn 2021 Review.

Your committee have not been meeting face to face as much as we hoped; it has been a trying few months. However, we live in hope as far as Covid is concerned, but not at all in hope for our Ukrainian brothers and



sisters. Like me, I am sure you have been thinking, there but for the grace of God go I. Imagine if you were a member of a society like ours in a Ukrainian village. Drop everything and run for your life. We are so fortunate in this country; we

must not ever forget it.

We look forward to our Tuesday walks starting in early May, but we have an ongoing problem that, as last year, some pubs are closed on Tuesday evenings. Do join us. We hear an ever increasing stress on fitness; short evening walks are just the ticket.

I reported on the Downs Link Project in the autumn. Well, Saxon Weald have repaired their footpath next to the medical centre, but sadly their generosity did not allow for its widening. It allows us some closure. However, WSCC are strangely silent on the subject of the A281 crossing. We are still looking to be involved with the Don't Lose Your Way project, but the good news here is that the government have relented (following Wales in this) on the deadline of 2026. Rushing is no longer an issue. We still have some routes in mind. Similarly, we hope to survey some more routes in the Slow Ways project this summer. Nationally this is going well, and the leaders continue to be inspirational.

On planning, the first thing to say is how grateful we all are for the work that Vanessa Lowndes has done over more years than I can remember as our Planning Secretary. Sensibly, she is hanging up her clipboard, leaving the committee, but becoming our President (elected by committee). Vanessa is a founding committee

member from the 1980s. Bear in mind this is a 38th AGM! A massive thank you to Vanessa. I am sure I speak for all of you in this.

There have been other applications for houses at both the Windacres Farm site in Cox Green (Surrey), and for Fairlee. We await news. As both Surrey and Sussex cannot currently prove they have a 5-year housing supply in the pipeline, we are vulnerable on both. However, we have marshalled other arguments. We also have a 'made' Neighbourhood Plan.

The Loxwood Clay Pits application will not now come to committee in Chichester until 26th April at the earliest. I have agreed (and coordinated) with Stoptheclaypits action group that I will personally speak for Rudgwick Preservation Society. I get a generous 5 minutes. I am sure we all hope the councillors see sense. Before our AGM, we should know what the officers recommend. We did not succeed in getting permission from WSCC Highways to plant Jubilee trees in Queen Elizabeth Road. Apparently there are too many services underground. So, with the parish council's help, we are looking at the corner of the playing fields just beyond the youth club. Of course, we missed the boat for planting this winter, so we are hoping to do it in the autumn.

We congratulate our committee member Paul Kornicky on becoming a parish councillor. Compared to a number of years ago, we have a solid hard working council, one that we can work amicably with. Paul has already done so much for our community; it is excellent that he is now Councillor Paul, and that he is at the same time One of Us (not forgetting we already have several councillors as members).

We are now involved with the parish council drainage working group. You will hear more about this very shortly. There will be an area person to report problems to, and to get assistance from, passing you on to the correct authority. It does not take a genius to work out why we need this group!

We were sorry to lose the oldest members of our society (as far as I know). Marion McKenzie was born in Chiswick in 1923. She lived in The Marts and was a delightful person to deal with regarding her close relations who had fought in the Great War, namely her father, an uncle and a great uncle. We had some spirited chats, poring over

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Chairman's Review (contd.) Roger Nash

photos, in which she also pointed out to me her long involvement in Rudgwick affairs. Although not a member, Rudgwick has also lost Tony Mariner, the last relative in Rudgwick of anyone on the church memorial: his great uncle, Luke Mariner, who died in France in November 1918 of influenza. Tony lived at Webbs Cottages in Church Street, and is survived by his wife, Dot, well known to many.

Our long-suffering treasurer has had to deal with the fallout of our bankers HSBC pulling the rug from under our feet, slapping charges on us without notice. He has had to find another banker, namely NatWest, but the changeover as well as tediously complex is also tediously long. When it is finally completed everyone will need to change their standing order to the society (if they have one). John Newell and I apologise to you for this, and you will be kept informed. For now, do nothing. Thank you, John, for all you have had to do.

Planning Matters-The national picture Vanessa Sanderson

Last time I wrote, in the Autumn Review, I reported that there had been a significant response to the Government's White Paper and it appears that the Government has listened to the many thousands of responses.

The new planning law that would have allowed uncontrolled building in parts of the Country has been scrapped by Michael Gove. The Levelling-Up Secretary told MPs at a private meeting that he had decided not to proceed with a major piece of planning legislation to put the reforms into law.

Instead, more limited changes to planning rules will be incorporated as part of the Levelling Up and Regeneration Bill which will be set out in the Queen's Speech later this Spring. The news is a significant victory for the MPs who had been fighting against the reforms since they were first mooted in the planning overhaul set out in 'Planning for the Future' white paper.

Under the 'once in a generation' reforms Councils in England would have been asked to classify land as either 'protected for renewal' or for 'growth', prompting fears of uncontrolled development. The growth zones were particularly controversial because once areas were designated, council planning committees and residents would have no right to say what is built on them. The reforms were paused and under review when Mr Gove took over the housing brief last October.

According to sources, Mr Gove told a meeting of back bench MPs that there is now no standalone Planning Bill. Instead, other planning reforms will be integrated into the new levelling up legislation and growth zones are now definitely not going to happen. Tory MPs said other reforms had to go, such as algorithms that calculate housing need which could impose large developments on small communities.

A Department for Levelling Up, Housing and Communities spokesman said "We continue to keep the planning system under review to ensure that it is best equipped to level up the country. Any changes will be announced in due course". Watch this space!

Planning Matters-The local picture Paul Kornicky

In the last Planning Matters, I reported that the delayed new Local Plan was expected to finally come before Horsham District Council (HDC) in November 2021. However, in September, Natural England published an unequivocal statement regarding the critical risk to legally protected habitats in the Arun Valley caused by over-extraction of water from boreholes by Southern Water in the 'Sussex North Water Resource Zone'. This zone covers all of Horsham district and significant parts of Crawley borough and Chichester district. As a consequence, planning authorities are unable to grant new development permissions in this area, unless 'water neutrality' can be demonstrated. For more info and a map of the zone see:

<https://www.horsham.gov.uk/planning/water-neutrality-in-horsham-district>

Achieving water neutrality with a development means 'proving' that the amount of mains water used after development is no more than that which was used before. As you can imagine that is quite a challenge for many development proposals, especially those involving new homes on greenfield sites. As a consequence the granting of planning permissions has dramatically fallen, albeit home extensions and the like, are still allowed, even if adding bathrooms.

Currently there are no schemes to offset the extra water usage, outside of the development site itself, and no offsetting payment scheme in lieu that is acceptable. Lots of development schemes have therefore ground to a halt, and some 6 months later, there is no news as to how this unique impasse is to be resolved. New water supplies avoiding the current abstraction issues are clearly very difficult to come by and certainly cannot be delivered overnight.

Horsham District Council were advised by Natural England as early as March 2020 that they should prepare their local plan to achieve water neutrality, specifically referencing that the quantum of housing should be considered. This 'warning' appears not to have been taken seriously enough and the ensuing draft local plan that was passed by Cabinet in July 2021 was set to achieve (at best) 45% neutrality, i.e. meaning that 55% of the extra water needed for the over 20,000 proposed new houses still remained as additional. It is therefore unsurprising that Natural England felt it necessary in September 2021 to call an abrupt stop to any (residential or commercial) development that needed to use any more water.

New homes can be designed to be much more stringent in their use of water than existing properties. The current average usage in the Southern Water area is 133 litres per person per day (l/p/d). The current local plan for Horsham, the HDPF, requires new properties to design for a usage of 110 l/p/d. The emerging (stalled) local plan will reduce this further to 100, or 80 l/p/d for a property on a large strategic site. However this is still additional water so can only be permitted if, for example, existing homes (perhaps already permitted on a large site) are retrofitted with water saving measures/devices.

This whole saga has shown the total nonsense that is the Government's much discredited 'standard formula' for the calculation of the minimum housing need in a local authority area. The formula does not take into account any environmental factors whatsoever including, as we

now see, water supply! No wonder that there are increasing calls for it to be scrapped.

Despite the Natural England original requirement, strategic planners at Horsham apparently just followed procedure, applying the formula to give over 20,000 new homes in the new plan. This was regardless of the fact that (at their own admission) over half of them would be unable to have a water supply without 'certain' damage to legally protected and highly sensitive habitats, unless 'another agency' managed to save the final 55%. Talk about passing the buck!

The latest Natural England intervention may well therefore be a blessing in disguise in that finally, with new leadership (both Chief Exec. and Council Leader) at Horsham District Council, there are clear statements that the current 800 homes per year target in the HDPF, instead of increasing to 1100 (as was proposed in the draft new plan) may not increase at all, or perhaps even reduce. Such a change would certainly remove the threat to possible strategic sites at Buck Barn and Adversane, as well as that of wider development pressure throughout the district.

But, unfortunately, it's not all good news. During 2021, at 3 separate planning appeals, Horsham was deemed not to be meeting the so called '5 year land supply' test as required by the National Planning Policy Framework, the NPPF.

When a planning authority is in this situation what is known as the 'tilted balance' comes into operation. This means that the scales are tipped in favour of planning applications for sustainable development, i.e. in order for such an application to be refused the harm incurred must be shown to significantly and demonstrably outweigh the benefit (not, on balance, simply outweigh the benefit).

In addition, the oft cited standard defence of '*we are already meeting our housing targets and your site has not been allocated in the development plan*' unfortunately falls away.

Developers are fully aware of this situation, and so are submitting speculative applications on sites throughout the district that have previously been refused, some even refused on appeal. Rudgwick Parish is no exception, and yet again we have such an application at Fairlee (DC/21/2482), this time for 43 homes. No doubt the developer is anticipating that the 'tilted balance' will give more opportunity to achieve permission. Hopefully, the many public objections and inherent unsuitability of this particular site will still thwart the scheme anyway.

But, I hear you ask, how could the latest Fairlee application achieve the necessary water neutrality, so wouldn't that stop it anyway? Well, at the moment, there appears absolutely no way that the site could achieve neutrality and in fact the applicant has not yet submitted any documents on this subject. They (along with many other developers) are playing a 'game' and will happily accept a refusal from HDC with the most substantive rejection reason being 'water neutrality unproven'. They will then bank that refusal, and time the submission of an appeal in the hope/expectation that it will be heard after the water neutrality issue has been resolved, thereby removing the main rejection reason.

It is hoped that Horsham planning officers will be wise to this trap, but historical 'lazy' use mainly (sometimes only) of just the aforementioned standard defence is of concern, as this is the first time that Horsham has not met the land supply test. It is important therefore for planners not to rely on the absence of water neutrality as the sole/main reason for refusal, if at all possible.

How can Horsham restore its '5 year land supply' as soon as possible after the water neutrality embargo is lifted? Firstly, it is hoped that this will occur concurrent with an agreement with the Housing Ministry as to a maximum housing figure for Horsham district. Let's assume this is 800 per year, i.e. no change from the current HDPF, in order to protect our scarce water supplies and the ensuing impact on protected habitats. Hopefully the planning inspectorate would then also be instructed to let HDC, in the interim, use that figure forthwith, i.e. in advance of the new local plan being adopted and also instead of the NPPF 'standard formula'. Jeremy Quin MP will need to assist with ensuring this concession is agreed.

This will reduce the current shortfall of deliverable sites (approximately 1000 houses) by around one half. The remaining shortfall will need to be addressed by rapidly approving detailed permissions for stalled sites that already have outline permission (e.g. Novartis site in Horsham for 250 homes), together with allocation of new small sites, that are currently stuck in the new local plan. In the previous Planning Matters article I explained the 2 sites in Bucks Green that are expected to be allocated therein totalling around 66 homes. There are many others in other parishes that, like Rudgwick, did not allocate sites in their Neighbourhood Plan..

I think it is fair to say that planning-wise, we are in for a very bumpy 6 months or so. Hopefully most of the many speculative and unwanted planning applications around the district will be successfully resisted, with the planning inspectorate feeling obliged to ensure 'fair play' in these most exceptional circumstances.

Footnote: There is of course another significant and speculative planning application just over the county boundary at Windacres Farm, Cox Green. You will recall that development there was refused on appeal in Autumn 2019. However the landowner has granted property developers, William Lacey Group, an option to purchase the land and so they are persisting with yet another application (WA/2021/02002), but this time for 37 dwellings. Waverley will determine this application in due course, but are understandably somewhat preoccupied at the moment with taking the planning inspectorate to court over recent appeal decisions that are dumping large numbers of houses at Alfold. Alfold was allocated 125 homes in Waverley's local plan, but the latest permitted appeal has raised that number to approx. a staggering 440. The planning inspectorate somehow concluded that 'perfectly adequate public transport' (bus service?!) contributed positively to sustainability considerations!

The Windacres site is outside the 'Sussex North Water Resource Zone' and so is not subject to the water neutrality embargo. Like Horsham, Waverley also has issues in meeting the 5 year land supply test, but it is important to remember that when this site was previously refused for development, Waverley did not have such a supply then. Meanwhile the Ewhurst and Ellens Green Neighbourhood Plan has concluded its Reg 16 consultation with the appointed Examiner raising initial questions that have since been replied to by Waverley BC on 28th February and by Ewhurst PC on 8th March. The full Examiner's report can therefore be expected imminently. The Examiner usually suggests modifications in order for the Neighbourhood Plan to be acceptable. The Windacres site is not allocated in the Neighbourhood Plan having consistently been ruled as unsuitable.

I know I have recounted in a previous article called 'Lucky Escapes' (*Spring 2020 Newsletter*) how I knew a family who lived in Lynwick Street very close to Rudgwick Brickworks, in a house called Three Gables. That bungalow stood on quite a large plot and even had its own separate studio complete with a "north light" window. I mentioned in my previous article that

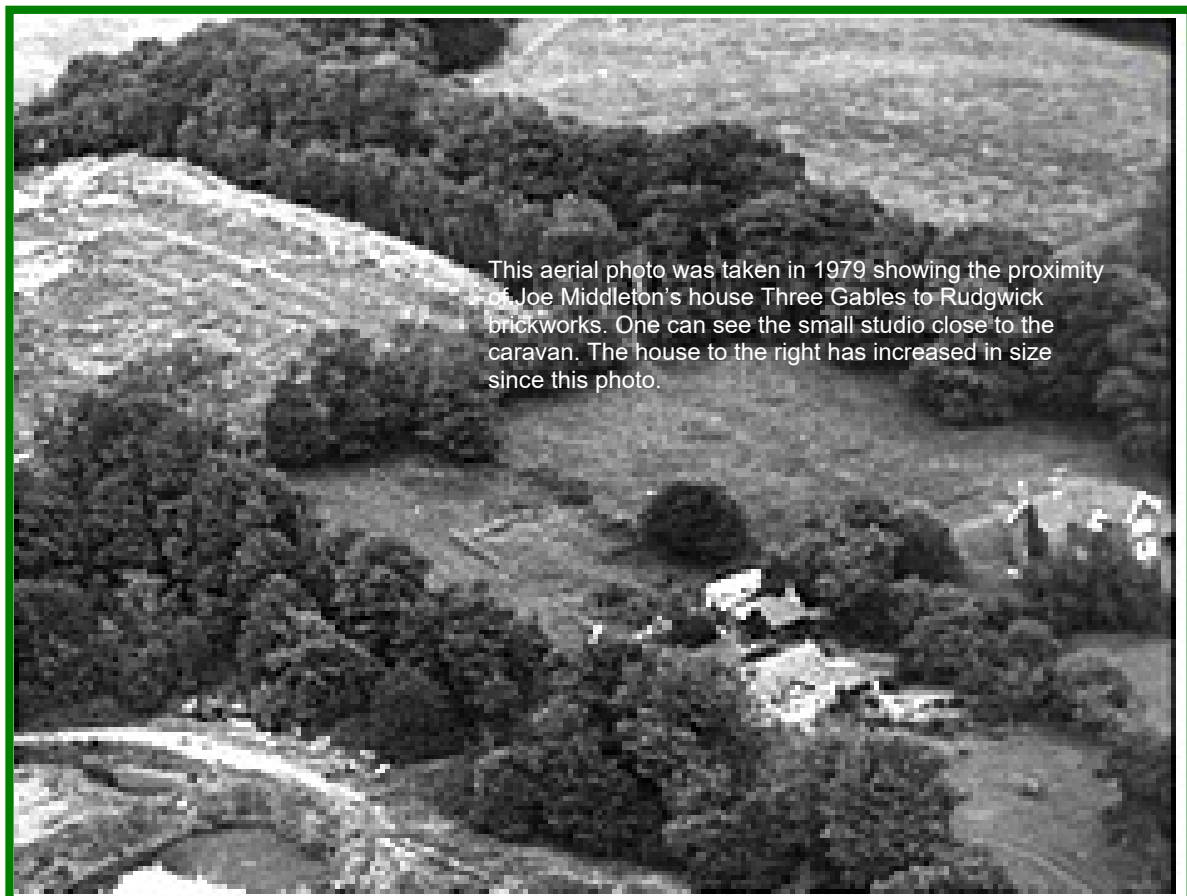


I knew the previous owners very well, a Mr Joe Middleton and his wife Flora. My parents, who lived opposite, were good neighbours to them. Joe was from a middle-class background but it seems that he dropped out from a normal career path. He came from Yorkshire and had a good education but did not take a commission in the army in the First World War. His father was a land agent on a large Yorkshire estate. I am unsure of what his WWI rank was but I know he had a love of horses. He came south and married Flora and had a small farm in the Wisborough Green area. The couple had two daughters, Mary and Evelyn, who married a Canadian Joseph Roy stationed here in the UK during the Second World War.

Joe Middleton was a fire warden here in Rudgwick and was, of course, I noticed, on a contact list with his telephone number. I recalled this list in an older article I wrote about Rudgwick's Air Raid defences during the Second World War. When Joe's parents died in Yorkshire Joe inherited a lot of antique

furniture and effects that were shoe-horned into their little bungalow, the furniture was all rather grand and much too large for the rooms. Joe and his wife were always very happy with their lot (he worked for years at Rudgwick Garage in Bucks Green). Sometimes he would do taxi work for the garage using a huge pre-war American car. The car was always followed by a great trail of oil smoke (rather like the Red Arrows). Time marched on and Flora died suddenly whilst mowing their very large lawns. My parents and I became concerned when Joe was living on his own, but my mother used to do grocery shopping for him and I would visit every evening to sit and watch television with him for a little while, we would put the world to rights. He did not have a telephone, (the war time fire warden's phone had been snatched back). I came up with an idea to keep Joe in contact with my parents. I produced a bell system working on some large batteries but then there was the problem of getting the vital wire right up to Joe's house. I picked up a "bad habit" from a colleague of mine who was a very keen amateur radio man. He used to build some very sophisticated equipment. The trick he taught me was, if you want to get a long wire "antenna" to deploy over a tree, put a heavy weight on the wire and throw it as hard as you can; an old electric kettle element is a good choice. The problem was that the wire had to go over the top of the electricity cables running alongside the road. I managed it with one good shot leaving a large gap between the insulated cable and the festoon of power cables. It worked for years and the electricity people never found it.

When Joe passed away his daughter who lived in Newbury came down to sort out the house and all the large furniture. The antique dealers came in and "had a field day". My mother watched in horror as a lot of the furniture was broken up to acquire some of the wood, but a major amount was burnt on the front lawn. We as a family bought a couple of items from Mary at a token price, as she was very grateful to the support we gave the Middletons over the years. One of those treasures is an old grandfather clock. Every evening when I visited Joe he always wanted me to adjust his clock (as his sight was failing). It never was telling the correct time when I arrived so presume he had tinkered with it every day. When we set up the grandfather clock in our own house it proceeded to strike at least one hundred chimes as a vital cog was worn out. We decided to do without its chiming.....



This aerial photo was taken in 1979 showing the proximity of Joe Middleton's house Three Gables to Rudgwick brickworks. One can see the small studio close to the caravan. The house to the right has increased in size since this photo.

The Dependant Brethren- Locally Known as The Cokelers

Roger Nash

It is ten years since I wrote a brief piece in Rudgwick Magazine about the Cokelers. I do not expect you to remember it! Some of you will have heard me mention them on Tuesday evening walks around Loxwood. On 25 April after the AGM, you can hear my talk which will concentrate on their origins, spread, activities, chapels, farms, and shops. Yes, shops!

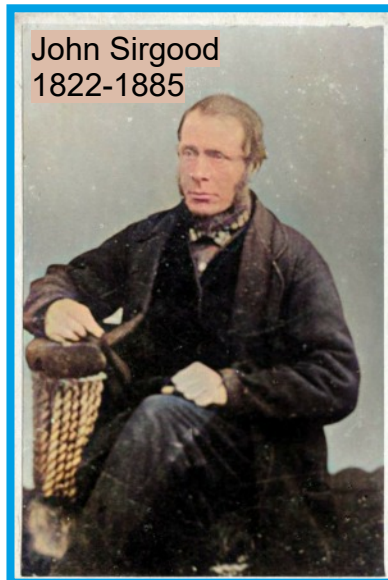
I thought I would return to the theme of that 2012 article to ask, what did the Cokelers ever do for Rudgwick? Not very much is an answer that does not do justice to the wide and various ways they influenced a wider sphere than the villages where they had local communities.

Either side of Rudgwick, in Loxwood and Warnham, were chapels of a religious group known correctly as Dependants (Dependant on Christ) and nicknamed Cokelers by most other local people. This dissenting sect dates back to about 1850, and the conversion of an initially small number of individuals in the villages on the Surrey-Sussex border by John Sirgood who came down from London with a mission to work among the labouring poor.

However, he seems to have had relatively little impact on the good folk of Rudgwick and its hamlets, and it not known if he ever visited. It seems odd that he might not have, sandwiched between two very lively Cokeler communities for many decades. It has been said, on flimsy evidence, he might have visited Tismans Common and Ellens Green. As he walked most of his journeys he must have passed through. Billingshurst and Slinfold were also little influenced, but strong communities sprang up in Shamley Green, Northchapel, Plaistow, South Norwood, Chichester, Hove, and elsewhere. None is active today.

Yet, for many years, their 'Combination Stores' were a source of income and occupation (especially for women who thereby avoided work in service), a major retail feature in our neighbouring villages. Even in Rudgwick they were very active delivering bread, provisions, etc. 'Rounds' stretched far and wide, in competition with our village shops, at a time of pre-eminence for local shops. Warnham Stores was the first to be opened in 1876. Loxwood's Combination Stores followed in the early 1880s. In a little biographical booklet, Ivy Port of Cox Green told of walking with her father to Loxwood where he bought her a bicycle.

Nevertheless, there were movements of brethren in and out of Rudgwick. At the inception of the Dependants, in 1851, Tom Overington, who became the first elder of Loxwood chapel, lived at Moorland Cottages (Gravel Pits) in Tismans Common. Soon after this, he married Ann Reeves. Their first child was baptised in Rudgwick. However, they must have heard Sirgood preach soon



is



Warnham Stores

after, perhaps in Tismans Common or Loxwood, as a letter survives from Sirgood to Tom and Ann in 1858, by which time they were in Spy Lane, Loxwood, living next door to John Sirgood. Moreover, Tom's brother John, also an elder of the Loxwood chapel, was working at Exfold Farm in 1861, living with Rudgwick farmer John Franks, whose Rudgwick-born sons George, William and John became Dependants. Obed, the third Overington brother, was at Trenchmore, close to Rudgwick in Drungewick Lane.



Loxwood Chapel 1938, by Harry Sopp

By 1880, a Dependant community developed at Plaistow Place, Plaistow, under the leadership of Richard Nightingale, originally from Stones Farm, Warnham, who gathered around him a group of like-minded men and women – Walter Nash, my great uncle from Ridge Farm, Rudgwick being one, George Franks from Exfold another, and Henry Killner a third. Henry was much younger, son of Michael and Elizah Killner (both Dependants) who had lived at Oldlands (near Hermongers) for a while around 1870-75. My great uncle Walter Nash, related to the Nightingales, Franks and Killners, went on to become the elder of the Loxwood chapel in the 1930s, and chairman of Aylward, Smith & Co, the business arm of Dependant activities from 1939 to 1960 – running both Loxwood Stores and sundry Loxwood farms. Stephen Franks, George's brother, worked at Gibbons Mill in 1861 alongside another future Cokeler, George Baverstock.

Stephen was later the miller at Wonersh Park Mill, where he was able to grind corn for the bakery at nearby Lordshill Stores, where he was a chapel elder, and director of Earle, Franks & Co.

Of particular interest is that in the late 1880s, Dependants moved into Rowhook to create a branch of Warnham Stores. James Goodchild had a shop and 7 acres of land at Little Millfields. Though he remained there, George Reeves, who is described in 1891 as "managing a co-operative stores", took over the business of grocer & draper. Assisting in the shop were Emma Killner, whose parents (also Dependants) then lived in The Haven at Yew Tree Cottage, with Martha Firman, a Dependant, keeping house. Ten years on, George, Emma and her mother Sarah had all joined the large Dependant community at Lordshill Common, near Shamley Green.

The small Rowhook community is named in Kelly's Directory, 1890, as Joseph Lindfield & Co and in 1895 and 1899 as Lindfield, Luff & Co, the trading name of Warnham Stores. Joseph Lindfield was among the elders at Warnham chapel (in Byfleets Lane). What is more, back in 1871, Joseph Lindfield was residing at Oldlands with the Killners, before he moved to Warnham Stores. Another Dependant family nearby, Amos Garman at Snells, was still there in 1901. However, sometime around 1900 the Dependants withdrew from the Rowhook shop after 20 or more years serving our local community.



Little Millfields, the Rowhook shop

It seems that the Dependants made small inroads in the social fabric of both Tismans Common and Rowhook, but not as far one can tell in Rudgwick or Bucks Green, where perhaps the parish church and the vicar (and the then Congregational chapel) had greater influence and loyalty even among the workers. It is possible the building of Anglican mission halls before the Great War in Tismans Common, Rowhook and Ellens Green was, in part, a response to rival sects such as the Cokelers.

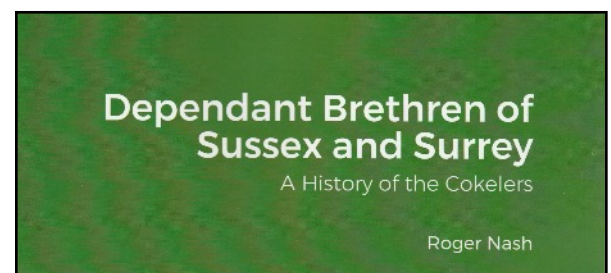
Much more recently, Bernard Hempstead was the coal merchant and carrier for Rudgwick from the 1930s to 1950s. He was a brother of Bessie Hempstead, the Company Secretary of Aylward, Smith & Co in Loxwood. He lived at The Laurels in Bucks Green, then at The Beeches in Church Street, and died at Oak Lodge in 1965. Also, in the 1950s, Fred Killner, proprietor of Sunbeam Coaches, based in Loxwood, lived at Springside in Tismans Common. Fred was distantly related to the other Killners mentioned above, and was married to Mary

Hempstead, Bernard and Bessie's sister. Later they lived in Loxwood Road until the early 1980s.



Fred Killner, Sunbeam Coaches

Rudgwick's connections go deep, but relatively hidden from people's perceptions of the Cokelers, as they did not have a proper community in the parish, as they did elsewhere. Yet two leaders emerged in Rudgwick, Walter Nash and Stephen Franks (and other leaders passed through – the Overingtons and Joseph Lindfield). There was a shop, the only named branch shop I have come across, but it had little discernible influence in a religious sense. Rudgwick's connections go back before some became Cokelers, and lasted to the 1960s in the case of Fred Killner and Bernard Hempstead, by which time Loxwood and other communities were showing signs of decline, ending for good in the 1970s. The author's connections also go deep, as the Nightingales, Killners and Franks are found on distant twigs of his family tree. *Note, some of the photos in this article have been colourised.* To find out about all the communities and the history of their rise and fall, please come to the Spring Meeting, where my book, published last year, will be on sale, priced at £15.



This, the final instalment of the story, will bring us full circle back to the point at which I started in the Autumn 2018 Newsletter, at the birth of Frank Jenkins in 1735. This issue will concentrate chiefly on Richard Jenkins, Frank's father, but first a brief look at the two other children of Jesse Jenkins (2) and Frances Symonds not covered in the Autumn 2020 Newsletter and Spring 2021 Review, where we met Ann, Jesse (3) and Thomas and their families.

Frances Jenkins, born in 1712 in Alfold, married **William Steer** (or Steere) in Rudgwick on 18 February 1736/37 (old calendar). William (b.1714), came from a local family; his father John was probably born in Worth, Sussex, but married Anne Chesemore in Rudgwick and their children were baptised in Rudgwick church, although Anne was from Ewhurst (probably Cox Green). William Steer and Frances Jenkins had 11 known children between 1737 and 1751, plus one who appears to have been born before their marriage as he was baptised shortly before the birth of their first daughter. They were all baptised in Rudgwick church, but the record makes clear that the family were from Ewhurst, presumably Cox Green, and one baptism actually says 'from Cox Green'. Four of their children died in infancy and the one apparently born ahead of the marriage (William) must also have died as he was later 'replaced' by another William. The surviving children do not appear to have married or been buried in Rudgwick. William died in 1784, aged 69. Frances (Jenkins) Steer died in 1789, both buried in Rudgwick. **George Jenkins** was the last known child of Jesse (2) and Frances, born in Alfold and baptised at St Nicholas church on 26 September 1718. He does not appear on the Rudgwick parish register, nor is he mentioned in connection with any of the land holdings and leaseings of the Jenkins family. The only two references to George that I have been able to find appear in the Wisborough Green and Alfold registers. He was married to Elizabeth and they had a daughter Elizabeth, baptised on 22 December 1745. His wife Elizabeth died at the time of or just after the baby was born, buried in Alfold on 30 December 1745 ("wife of George Jenkins"). Hereafter the record is blank both for George and his daughter. It is probable that the baby died,

Richard Jenkins

Richard, the third of Jesse and Frances Jenkins's known children, is an important name in the history of Rudgwick, though born in Alfold in 1705, and an important name in the development of the Jenkins family. He married **Jane Stenning** on 6 February 1726/27 in Holy Trinity church, Rudgwick. Jane came from Ewhurst, daughter of Richard and Sarah, where she was born in 1710 (baptised 24 May). She was, therefore, very young when she married Richard, not yet 17. Her family appear to have lived in Ewhurst proper, not Cox Green, as she and her siblings were baptised in St Peter & St Paul church there, not Rudgwick church. Richard and Jane were to have seven known children between 1729 and 1742, all born in Rudgwick. Richard became a prominent figure in the community and was elected by the vestry as a churchwarden in Holy Trinity Church for seven years. He seems to have been a man of many parts. An important text in the history of Rudgwick is that of a lease dated 29 December 1733 (no longer surviving but copied in a mortgage document of 10 November 1738) which gives

some clues as to Richard's occupation(s) and his part in creating what was to become the King's Head.

“Whereby Sir Charles Matthew Goring did demise lease and to farm let unto the said Richard Jenkins ALL THAT piece or parcel of waste ground within the said Manor (of Hope in the parish of Rudgwick) on part of which a Hovell was formerly erected and built and other part of which the said Richard Jenkins hath erected and built a Messuage or Tenement then and now called the Fair Hovell situate in Rudgwick aforesaid containing in length from North to South thirty-two feet or thereabouts and in bredth from East to West Twenty and Six feet or thereabouts then and now in the occupation of the said Richard Jenkins or his Under-tenants or Assigned and bounds and adjoins as follows to the Churchyard of Rudgwick aforesaid on the East to the King's Highway on the West to the House then and now of John Groombridge on the North and to the Garth or Close then and now in the Occupation of James Larmes [*i.e. Harmes*] on the South Together with the Liberty and Privilege at the time of the Fair to be holden at Rudgwick aforesaid in setting up the Stanings [*i.e. standings*] as usual so as the said Sir Charles Matthew Goring his heirs and Assignes Lords of the said Mannor and other the tenants of the said Mannor be not at any time hereafter debarred from his or their rights and privileges and all usual ways and passages to and from the same.”

So, to interpret and develop this a little, in 1733 Richard acquired a strip of road-side waste in front of the church and bordering the churchyard (the northern part of the land on which the King's Head pub now stands); this was on a 1000-year (i.e. effectively perpetual) lease at the yearly rent of one shilling (1/-). Richard was occupying this land in 1733 and appears to have replaced or added to the original 'Hovel' with a dwelling house, the strangely named 'Fair Hovel' (likely to be known more as its base for the annual fair than for its quality), before 1738 when he took out the mortgage on the property. It is not clear why the mortgage was taken out, possibly to pay for the improvement in the house for his growing family, but there is no evidence at this time that the house was to become an inn. In 1738 the building (or buildings) contained the standings, boards and all the things connected with the Rudgwick fair since Richard had acquired the "liberty and privilege of setting up the standings as usual". The charter to hold a fair was granted in 1260 by King Henry III, to be held at the manor of Pulborough, which had outliers in Rudgwick, later known as the manor of Hope. It is known that the fair was being held in 1279, clearly still in 1733, and that the profits from the fair appear in the land tax

under the manor of Hope between 1780 and 1832, while the 1841 census included 73 visitors attending the fair; it seems that the fair continued throughout all this time, annually in early June depending on the date of Easter/Holy Trinity, ceasing to function around the end of the 19th century. The fair would almost certainly have been set up along the 'waste' land bordering the 'highway' (later Rudgwick Street and then Church Street) and close to the church, being the then heart of the village. At the time that Richard Jenkins was running the fair it probably consisted mainly of agricultural produce, including livestock, and other products, agricultural and otherwise, for sale. Part of the house included a cattle byre and Richard also held other farmland in the parish, including land that now includes the pub car park. Interestingly he was, like his father Jesse, known as a 'mercier' in a 1739 document, which suggests that he, too, was a dealer in textiles. Perhaps this, also, was part of the fair business. The house may have contained a shop at some point, perhaps for the sale of farm produce, but there is no internal evidence for it. Internal evidence does indicate that the house was extended some 20 or 30 years after the original building. The dimensions (*in the lease above*) of the piece of land are insufficient to accommodate the present dimensions of the King's Head (e.g. length 86' 10") so he must have leased more land to add to the building. Part of the present building was originally detached with the under floor being the twelve-stall cow byre.

This extension could have been the point at which the house also became an inn, although there is no written evidence for it. An indenture (legal contract) dated 1769 once hung on the wall of The King's Head but has disappeared sometime in the past 20 years. It referred back to the earlier deeds and also to Richard Jenkins being a shopkeeper in 1733. 1769 may also be a critical year, possibly when the house was extended, possibly when it became an inn; but also the year in which Richard's son Frank married – Frank and his wife Mary had, I have argued, an important part to play in the history of The King's Head (*Autumn 2018 Newsletter*)

As noted, he was also a churchwarden for the Holy Trinity church (as his brother Jesse 3 had been) in the years from 1749 to 1752/53 and again in 1760 to 1762. He also acted as a witness in four weddings, including that of his deceased wife's niece, Ann Stenning, to John Butcher, in 1755, in which he is described as a 'bailiff' (*see below*). He was, as a landowner and tax payer, an ex-officio member of the vestry which administered affairs in the village before the advent of parish councils (a service to be continued by his son, grandson and great grandsons). In 1769 I understand he is described as a 'sheriff's officer', although I have not seen the written evidence for this, but this is the same role as that of bailiff, in 1755 (*above*). I am unclear about the role of sheriffs appointed to the shire counties in the 18th century, as their original tax collecting and legal and other roles had diminished over time, but a sheriff's officer could have been called upon to serve writs and summonses, make arrests and ensure that the sentences of the court were carried out, so assisting the sheriff for your locality would have indicated a man of considerable standing in the community.

Richard owned or leased other properties. A much later document of 1803 (a marriage settlement, not of his family) lists, among other properties: "a messuage, blacksmith's shop, part of a barn & buildings, garden, orchard and

lands, meadow & pasture belonging, called Wanford Land and Eastland in Rudgwick, **formerly in the several tenures or occupation of Rowland Buck, blacksmith and Richard Jenkins**, and now of Henry Butcher, wheelwright". (*This blacksmith's shop became known as the 'lower smithy', in Bucks Green, with the 'upper smithy' being located on the land occupied by Thomas Jenkins (Spring Review 2021, p.10).*)

Richard Jenkins was, variously, a shopkeeper, mercer, farmer, organiser of the annual Rudgwick fair, bailiff or sheriff's officer, but there is no evidence that he was also an **innkeeper**. For that we need to look to the next generation (*Autumn 2018 Newsletter*). On the other hand I am certain of the Jenkins family occupation of the house, both before and after its creation as an inn, from the 1730s until 1850.

Richard Jenkins's young wife Jane died young, just 33 years old, in 1743, buried in Rudgwick on 14 May 1743. Richard did not remarry for the remaining 30 years of his life. He died in 1772, buried in Rudgwick churchyard on 24 June 1772. Few of their 7 children were long-lived.

The first **John Jenkins** was born in Rudgwick in 1729. He died at the age of 5. Daughter **Ann**, born 1731, did not marry. One may speculate perhaps that she was engaged in family duties after the death of her mother in 1743. She died young, just 28 years old, in 1759. **Richard** (junior), born March 1732/33, then disappears from the record and may have died very young. Similarly there is no further record of **Jane**, after her baptism in 1737, nor of her brother **Ned** after his baptism in February 1739/40.

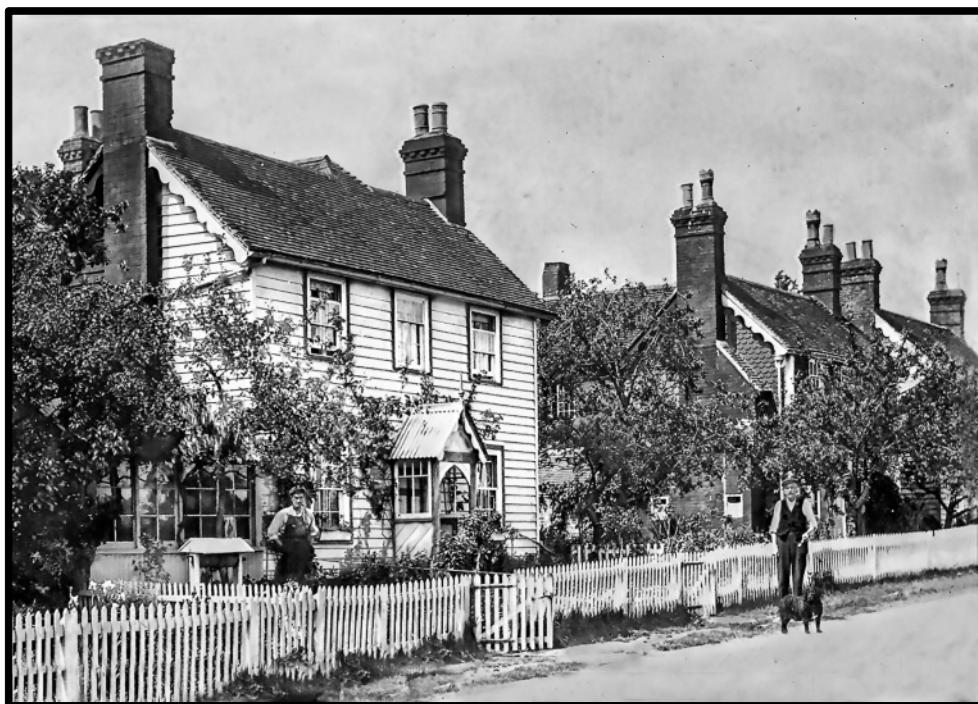
A little more is known of a second **John** who was born on 10 September 1742, and baptised in Rudgwick church on 26 September. This John was also to have a short life. He married **Jane Butcher** in 1773 in Rudgwick. Jane was born in February 1745/46 in Rudgwick; her father's name Richard. The family name 'Butcher' has been a familiar one throughout the centuries in Rudgwick. John became a miller in Chobham, Surrey, where he died in January 1777 at the age of 34. He and Jane had three children.

Elizabeth was baptised in St Lawrence church, Chobham, on 14 August 1774. I have written about Elizabeth and her marriage to her cousin Daniel Haler in Rudgwick in 1795 (*Spring Review 2021*). A son **John** (another!) born Chobham in 1795 appears to have died young.

When John Jenkins the miller died in January 1777, Jane was pregnant with a third child, yet another **John Jenkins**. This John was baptised not in Chobham but back in Rudgwick, on 29 June 1777. The baptismal register states: "father John, deceased; from Chobham". John's death may have been the signal for Jane to return to Rudgwick with her baby and young daughter Elizabeth. (*Note: there are no fewer than 15 John Jenkins in the Rudgwick Jenkins family tree – one can be forgiven for getting them confused! The important Johns to remember are John son of Frank and Mary, born 1771, The King's Head publican, and his son John, farmer, born 1813-see parts 2 and 3 of the 'Jenkins Family in Rudgwick'*)

Richard and Jane's other son, **Frank**, born 1735, lived a little longer, until 1780. I feel certain that Frank and his wife Mary were the first publicans of The King's Head (and she certainly was later, as the 'Widow Mitchenor' (*Autumn Newsletter 2018*). And it is here that we leave the Jenkins story, this influential family in the history of Rudgwick. (*Six earlier articles can be found in the Newsletters/Reviews on the RPS website*).

In Church Street the row of early 19th weather-boarded cottages was often referred to as Tate's cottages as most of them were owned by various members of the Tate family.



This is a photograph of Clarkes cottage in 1909. William Tate junior and senior can be seen looking towards the camera. They ran the family shoe-making business that was located in the small building whose windows are in view on the far left by the small well. The next house to the right was known for years as Elmfield cottage (mostly tile hung). It was owned by John Tate, who actually in the '50s turned two very small cottages into one house as a retirement project.

This photo shows Willow cottage on the left, Clarkes cottage on the right, (now renamed Autumn cottage) with the old shoe-making shop situated in the garden. I notice by this time it had a galvanised iron roof. This picture was taken in the 1960s many years after the shoe business had closed

A comment was made by one of the owners of those cottages in more recent times, that they have the insulation qualities of a shed! They have lath and plaster construction underneath the weather boarding. When one sees any weather boarded houses here in the south of England one forgets how little insulation was built into such houses and in fact all houses built right up until relatively modern times. My parents' bungalow was built in 1936 and it did not even have roof felt fitted under the tiles. I can remember as a teenager putting rolls of fibre glass in the roof space to help with its insulation. I found it fascinating, and amazing that everything that was stored in the roof space was covered in a fine layer of coal dust, through the years of coal being the only fuel, and with no roofing felt present to filter out even that dust. It was a regular winter occurrence to see that "Jack Frost" had visited overnight and ice was formed inside my bedroom window. My wife Nicola, growing up at Clarkes (the house rebuilt in 1956 after its fire), again had very little insulation other than felt under the tiles, and again recalled that Jack Frost had visited on many winter nights.... Central heating was of course present in the large houses within the village but they all relied on some form of coal product until the advent of oil-fired boilers. My memories of Rudgwick primary school were the very hot radiators on a cold winters morning as one arrived with soaking wet gloves if there had been a snowball fight on the way to school. One never thought at that age that there must have been a coal-fired boiler hidden out of the way of us youngsters. My father worked as a plumber in the early post-war years and commented that even though the more upmarket houses in the village had some form of central heating, if that failed there was often much damage caused by frozen pipes bursting. Winters were much more severe in those times; 1947 was one of the worst. I understand that winter there was a breakdown of coal





Example of a lath and plaster wall

supplies caused by the extreme weather compounded by the transport policies that had been introduced by the government of the time. I know we are suffering now from climate change, with the lack of any appreciable snowfall in the South of England. Here is one final memory of those colder winters as a school boy. A Mr Davidson supplied the milk to the majority of the village, as some of the local farms ceased their local milk delivery. Mr Davidson used to deliver the “school milk”; crates of one third of a pint milk bottles. The crates were left on an adjoining wall next to the Fox pub at the edge of the playground. Pupils who were “milk monitors” were tasked with piercing each little cardboard top on the bottle, using an old meat skewer. and inserting a drinking straw. I can remember those little bottles would have often been frozen so hard that the cream had expanded and lifted the tops off; they really were hard frosts.....

In the ‘50s Rudgwick still relied on a mixture of fuels to keep warm. A lot has been written about the importance of Rudgwick’s station and goods yard in earlier years, when a lot of coal would have arrived by rail. In those twilight years of the rail system Mr Hempstead was Rudgwick’s coal merchant. He had a little office sited at the entrance to the goods yard. I have vivid memories of walking down to the goods yard and smelling the aroma of coal mixed with the distinctive smell of the plane trees that used to grow alongside Station road.

There was another coal supplier to the village who was based in Cranleigh, a Mr Freemantle. Paraffin oil was delivered around the village by Howletts, again based in Cranleigh. The lorry had a very distinctive logo incorporating an owl within the company name: hOWLetts. The tanker lorry had its dispensing jugs dangling on the back, with lots of oil dripping off on to the road when the gallons were dispensed. Flemings shop

also sold paraffin and it was the normal in those days for general village stores to supply such a vital fuel. The paraffin storage tank languished for many years in Clarkes garden after the closure of Flemings shop. My parents’ bungalow had a solid fuelled Rayburn range for cooking and heating but also relied on a series of primus stoves for instant heat. Yes there was electricity in the house but in earlier times it was only for lighting. My father often used the expression “electric light” which makes one think that originally there was an upper limit on how much electrical power was available to each dwelling. It was not until the mid-‘50s that mains electricity supply reached the lower half of Lynwick Street and parts of Tismans Common!

I remember that when a primus stove was being lit the first chore was to charge the burner with a small amount of methylated spirit, then light the “meths” with a match to heat up a vaporiser. The stove had a little hand pump to pressurise the paraffin and force the fuel into the vaporiser turning it into a very volatile mist, once the meths had done its job. This was the instant when the main combustion started with a roar; often the ignition sequence produced huge yellow flames, very frightening to a little lad. I can remember my mother lighting a double primus burner to heat the copper boiler used for washing clothes on laundry day (always a Monday). I still have that double burner primus as a keepsake; one never knows when it might come in useful!

Paraffin heaters were common in those times but had been the cause of many disastrous house fires and accidents. Later designs of heater did have anti tilt devices that attempted to make them less of a risk if they were knocked over. Paraffin heaters did have a nasty habit of sometimes producing a sooty flame instead of the normal blue flame. The following story is true but happened many miles from our village. A family were going away for Christmas and had a neighbour who had guests staying. The neighbours were short of accommodation and the people who were going away offered their house as extra accommodation. The central heating had been turned off, so it was decided that a quick way of putting some heat into the empty house before their guests slept there would be to put a paraffin heater in the house much earlier in the day. When the Christmas party was over they found to their horror that the heater had been producing sooty cobwebs throughout the house for many hours. The damage was so bad that the whole house had to be re decorated including new carpets.

Two final anecdotes; Rudgwick and all the Sussex parishes have a wealth of timber-framed houses. These days such houses command very high prices even though their standards of insulation leave a lot to be desired. I can remember back in the ‘60s working for a local television servicing company (when television sets were not very reliable, and of course only black and white). One of my calls was to a tiny timber-framed cottage called “Frog Hole cottage” (there is a clue in the name). I presume that it was a tied cottage to the adjoining farming estate. The house struck one as very cold as one entered the living room where the small rental television was situated. That television was very unreliable because of the incessant damp in the cottage. If one looked in the back of the set one would always see high voltage arcing from its high voltage

transformers. It gave one an insight into just how cold and damp such cottages were for previous generations unless they had a roaring wood fire running continuously.

A few years ago my wife and I visited a friend who owned a 14th century thatched cottage in Norfolk; it had the classic yellow painted walls and looked beautiful. It was November and when we arrived we found out that the central heating had failed! Our friend, who had some depression issues, had also run out of logs for the open fire. I think it was the coldest house that we had ever stayed in....

RPS Publishing bonanza!

Roger Nash

The lock-downs and lack of other activities over the last two years, have given plenty of opportunity to knuckle down to some serious research.

Pubs

To start with, and in one sense, out of sympathy for their dilemma and potential permanent closure, our pubs are now fully researched, much more than you will have read last year in Rudgwick Magazine. Did you know there have been nine pubs in Rudgwick? Today, three have been closed for a long time; only one has closed in recent living memory – The Queen's Head. Before that there was the closure of The Martlet Hotel, and The Plough, both in Church Street. Every main settlement in Rudgwick still has its pub: Rudgwick, Bucks Green, Tisman's Common, The Haven, and Rowhook. I am struck by how this compares with only one each in neighbouring Ewhurst and Slinfold. This book will be available later in the year, when all Ts are crossed and Is dotted. The provisional title is **Rudgwick Pubs, Life and Times 18th to 20th Centuries**, about 140pp, colour printing.

Wanford Mill

Wanford Mill is the third and last Rudgwick mill to be researched. The others are Gibbons Mill and Snell Windmill. It is the first, however, to be published. With help from the current owners of both the mill and the Millhouse, from the Allberry family in Australia, and the late Alan Siney's writing on the subject, plus numerous other sources, both local and academic, it has been possible to push back the origins of the mill to an even earlier date than we thought, 1308, to understand the role of the Naldrett family, and to work out a definitive sequence of ownership and of millers from the 18th century: Naldrett, Strudwick, Allberry, Botting, Crouch, Brewhurst Milling Co. The last named closed the mill in c1923, although it remained in working order through to the 1930s.

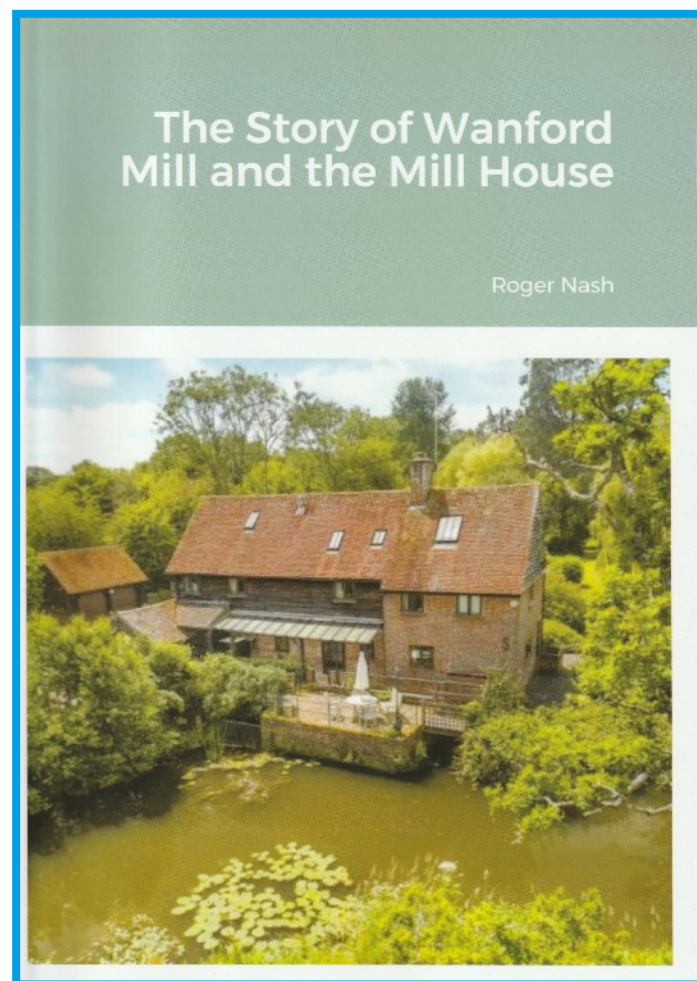
The mill was converted to a dwelling in the late 1940s by Sqn Leader Royston Egerton-Green. Earlier, in 1930, The Millhouse was sold separately, and remains a private property today.

A surprisingly large number of houses in Bucks Green owe their origins to successive mill owners, the Allberrys and the Bottings; they are all in the book.

Unlike, Gibbons Mill, accessible on a public footpath, Wanford is more private and tucked away. You will need to buy the book to see a lot of images, and to uncover its past.

"The Story of Wanford Mill and the Mill House" is AVAILABLE NOW, AND AT THE AGM, BY ADVANCE ORDER ONLY. The book (101 pp) is provisionally priced £6.00 plus shipping. Shipping for a single copy is £3.74, but I am sure it will be less for bulk orders. Lulu are about to put up their printing costs, so it may be a little more than £6.

Please let me have your firm order by email now or by the end of April, or at the book sales table in Rudgwick Hall on 25th April. A bulk order can then be placed. Until the order is placed we will not know how much to add for shipping, so please, no payment in advance is required. *Later orders may cost more.*



Lynwick

Lynwick Through Time, A Rudgwick Farm, House, and Estate is the provisional title for the third book to be published later in the year. Of similar format, colour and length to Wanford, this will cover the Butcher centuries, Victorian gentrification, John Aungier, his lifestory and Rudgwick estate, and, since 1922, the gradual breakdown into smaller units of both the wider estate and the core properties. Research is ongoing. In particular, I am still hoping for more property deeds to be discovered for any house, new or old, which is built on the far-reaching estate. Please let me know.

You will notice that this year is, appropriately, the centenary of the 8 November 1922 auction following John Aungier's death.

Rudgwick Preservation Society Walks Programme Summer 2022

Geoff Ayres

For 2022, we can offer the full Tuesday* programme. Last year, we were just emerging from lockdown, so we were unable to offer the first walk, and had to worry about the number of walkers for several weeks after that. Let us hope this summer can pass as 'normal'. Not entirely so, as several pubs have restricted opening times. Where at all possible, we encourage you to use our pubs after the walks. They need our trade. For walks starting at a layby, we will suggest a pub on the night.

Dogs are welcome, but on leads.

Please check our Facebook page each week, in case of unexpected change. The walks programme is on our website, on Facebook, on our Downs Link notice board.

*Please note one walk this year is on a Thursday, 30th June. As usual the last two start at 6.30 to catch the daylight.

Tuesday	Leader(s)	Starting at	Location
10th May	David Buckley	The Fox Inn	Bucks Green
17th May	Roger Nash	The Mucky Duck	Tisman's Common
24th May	Geoff & Jean Ayres	Rudgwick Village Hall	Bucks Green
31st May	Clive & Nicky Bush	The Red Lion	Slinfold
7th June	Steve Kenward	The King's Head	Rudgwick
14th June	Cliff Walton	The Scarlett Arms	Walliswood
21st June	Malcolm Francis	The King's Head	Rudgwick
30th June Thurs	John Connold	The Sussex Oak	Warnham
5th July	Alan Miles	The Inn on the Green	Ockley
12th July	Roger Nash	The Bat & Ball	Newpound
19th July	Geoff & Jean Ayres	The Blue Ship	The Haven
26th July	John Connold	Whitehall Layby	Cranleigh
2nd Aug	Geoff & Jean Ayres	Pephurst Layby	Loxwood
9th Aug 6.30	Cliff Walton	The Punchbowl	Okewood Hill
16th Aug 6.30	Roger Nash	The Onslow Arms	Loxwood

Please park considerately. At The Blue Ship and The Mucky Duck, park in the lane beyond the pub. At The King's Head, use the far end of the car park. The Whitehall Layby is at the bottom of the dip before Cranleigh, on the east side of the B2128. Pephurst Layby is on Loxwood Road, on the north side in the woods. At The Onslow Arms, use the WACT car park accessed through pub's car park. At The Scarlett Arms, the car park is opposite the pub. At The Red Lion and The Punchbowl, the car park is behind the pub, or use street parking. At the Inn on the Green (on A29) use the large car park to one side. At the Bat & Ball, the car park is in the field in front of the pub (off the B2133 south from Loxwood).

Rudgwick Preservation Society www.rudgwick-rps.org.uk

Chairman & Membership Secretary: Roger Nash Tel: 01403 822 581

Secretary: Doug Betts Tel: 01403 822 649

Treasurer: John Newell Tel: 01403 822 130

Subscriptions: Please pay by Standing Order, subscriptions due 1st January.

Cash accepted in advance at Autumn Meeting, or at the latest Spring Meeting. Membership automatically lapses after 2 years. Family £5, Individual £3, Over 60s £2. By Post: Membership Secretary, Weyhurst Copse, Tisman's Common RH12 3BJ.

New members: please enquire via website.

RPS Review: Contributions welcome.