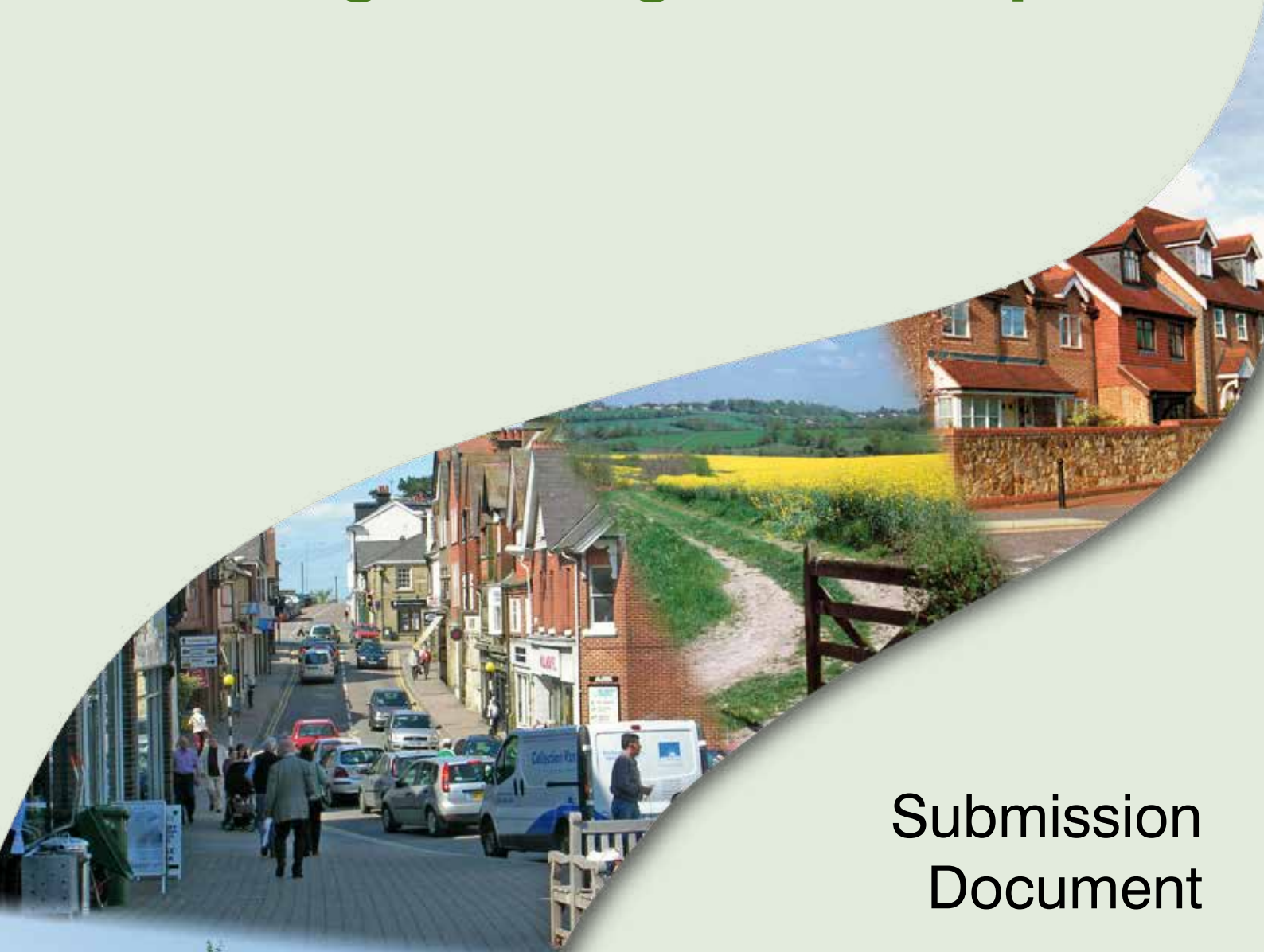
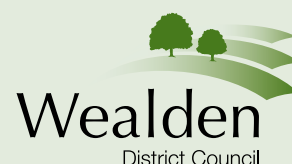


# Wealden Local Plan

## Heritage Background Paper



Submission  
Document



January 2019

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# Contents

## 1 Introduction

**1.1** This Heritage Background Paper forms part of the technical evidence base for the Wealden Local Plan 2013-2028. This paper reviews and updates the historic environment elements of the Design and Heritage Strategy Background Paper produced for the Local Plan Issues and Options 2015, taking into account responses to the Regulation 18 consultation in 2015; outlining the approach to the historic environment in the District within the Submission Wealden Local Plan; and addresses responses to the Regulation 19 consultation.

**1.2** This document should be read in conjunction with the Council's Sustainability Appraisal Report (SA) (2017 and 2018 updates), which assesses in detail the historic environment policies and other policies within the plan which refer to heritage requirements.

**1.3** The historic environment is defined as: *All aspects of the environment resulting from the interaction between people and places through time, including surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora<sup>(1)</sup>.*

**1.4** The Government's objective is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. Wealden has a very high quality environment due to its unspoilt natural landscape character and historic settlements.

**1.5** Wealden has a rich historic environment which is an important asset to be safeguarded and enhanced, and the built heritage should be reflected in new development through the consideration of local distinctiveness and the significance of the historic environment. New development should create a strong sense of place through drawing on the local context and local distinctiveness of an area by being well-designed functional, attractive and sustainable, whilst ensuring that historic significance is understood.

**1.6** Understanding historic significance within Wealden to create an appropriate Heritage Strategy relates not only to the allocation of major sites, but also to individual new houses or buildings and alterations and extensions to existing buildings. Development should respect the plan form, period, style, architectural characteristics and the type and standard of architectural detailing and finishes to ensure that the identified local distinctiveness is maintained.

**1.7** The evidence for the historic development of settlements throughout the landscapes within the District points to distinct types and periods of settlement. Many of the historic settlements within the District have a clear historic core which has retained the original plan forms and distinctive character— whether linear, along ridge lines within the High Weald; dispersed along route ways; or nucleated around cross roads and former market places.

1 National Planning Policy Framework (2012), Annex 2: Glossary



**1.8** The Local Plan will ensure that the principles of the National Planning Policy Framework (NPPF) <sup>(2)</sup> and National Planning Policy Guidance (NPPG) are implemented and that the local character and distinctiveness of different areas of the District are protected and reinforced. This will also contribute to place making as development proposals will need to respect the historic identity and significance of a settlement and its surroundings.

**1.9** Local Plan policies will also establish principles relating to 'Heritage Assets', both designated and non-designated, building on core objectives. These principles, where appropriate, will be supported by additional evidence base such as conservation area character appraisals, to help to understand the significance of assets and to assist in development proposals.

**1.10** Design policy for the District will also include the requirement to understand historic significance in order to help establish benchmarks by which proposals for new development will be assessed, to provide a starting point for, and provoke, informed discussion.

#### Snapshot of the Historic Environment within Wealden District

- The influence of human settlement and activity on the historic development of the District from Prehistoric through to Post Medieval Periods.
- Industrial, economic and agricultural uses and impacts
- Trading
- Transport
- Military History
- Influence of famous people and notable local figures throughout history.
- High Weald designated Area of Outstanding Natural Beauty (AONB) to the north
- Low Weald non-designated landscape area to the southeast
- Pevensey Levels Site of Special Scientific Interest (SSSI) to the south
- Large number of historic settlements
- Over 2000 Listed Buildings
- 20 Historic Parks and Gardens
- 104 Scheduled Monuments
- 33 designated Conservation Areas (not including the South Downs National Park Local Planning Authority area)
- Non-designated and locally designated heritage assets
- Areas of archaeological potential and interest, many identified as Archaeological Notification Areas (ANAs)

<sup>2</sup> This Background Paper references the National Planning Policy Framework, 2012. Appendix 6 provides a comparison between Chapter 12: 'Conserving and Enhancing the Historic Environment', of the 2012 NPPF and Chapter 16: 'Conserving and Enhancing the Historic Environment', of the 2018 NPPF. Although there are changes within the text between the two documents, the underlying message of a positive strategy to sustain and enhance the historic environment remains and the consideration of harm to heritage assets has been further clarified.



## 2 Structure and Content of the Background Paper

2.1 This Background Paper is split into three parts:

- Part 1 sets out the Historic Environment Evidence Base for the Local Plan, including a detailed time line of historic settlement and activity in Wealden; and the Legislation, Policy and Guidance; including the local context. Part 1 also includes a detailed examination of the exercise to formally designate the 33 Conservation Areas in Wealden (designated in March 2017) and the new information provided to the historic environment evidence base as a result of this process and on-going project work to complete conservation area character appraisals.
- Part 2 provides details on the Local Plan Issues and Options consultation in 2015 in relation to the historic environment in Wealden and considers the issues arising from the responses received.
- Part 3 introduces the overarching Heritage Policy within the Submission Local Plan, including identifying the underlying theme to recognise significance of heritage assets throughout wider policies within the plan; and identifies how issues raised in the Regulation 19 consultation responses have been addressed, specifically the consultation response from Historic England.

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## 2 Structure and Content of the Background Paper

### 3 Introduction

**3.0.1** The National Planning Policy Framework defines the historic environment as being all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.<sup>(3)</sup> It requires LPA's to set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other assets. In doing so, it should be recognised that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.

**3.0.2** The National Planning Policy Framework provides specific guidance on assessing the impact of proposed development on the significance of a heritage asset and sets out a clear framework for both plan-making and decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. The National Planning Policy Framework makes it clear that specific opportunities should be identified for the conservation and enhancement of heritage assets.

#### 3.1 Background

**3.1.1** There are around 2213 listed buildings, 20 registered Historic Parks and Gardens, and 104 Scheduled Monuments within Wealden District<sup>(4)(5)</sup>. In addition, there are currently 33 designated conservation areas, as well as other sites of local archaeological interest.

**3.1.2** The East Sussex Historic Environment Record (ESHER) presently records a total of around 11,500 designated and non-designated heritage assets within Wealden District. Of this total, some 2400 (@21%) are designated, but around 9100 (@79%) are non-designated<sup>(6)</sup>. It is likely that some of the non-designated heritage assets are of national or regional importance.

**3.1.3** The Government's objective is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. In order to understand the value of heritage within the District, the Local Plan needs to be based on up-to-date evidence about the wider historic environment, as it is necessary to understand its value to society (significance) and the contribution it makes to the local area.

**3.1.4** Wealden's historic environment has a distinct character influenced by the landscape; settlement patterns; locally available materials; and historic economic and agricultural uses such as the iron and hop industries.

**3.1.5** The landscape character is split into three distinct National Character Areas (NCAs): High Weald, Low Weald and Pevensey Levels. The landscape has influenced

3 National Planning Policy Framework (2012), Annex 2: Glossary

4 Including that part of Wealden falling within the South Downs National Park

5 National Heritage List for England (2015), Historic England

6 Note: These figures will continually change as additional assets are designated, and further non-designated heritage assets are identified

the pattern and settlement and those within the District are generally historic, with their roots dating to the medieval period, or before. The coming of the railways in the mid 19th century was also a significant influence and generated a development boom which is particularly noticeable in places such as, for example, Uckfield, Heathfield and Hailsham.

**3.1.6** The use of materials throughout the District was originally primarily influenced by the landscape character and geology and, therefore, there are distinct characters to the built historic environment around the District, which are further explored through the NCAs. The development of the railways in the mid 19th century, however, expanded the types of materials available, and was a big influence on the character of built development from this period forwards.

**3.1.7** The influence of agriculture and industry has also characterised the historic environment within the District, both built form and landscape. Wealden was a significant centre to the Iron Industry in the medieval period, and remnants of this is evident through the landscape and in the surviving large iron master's houses. Agriculture has also had a particular impact on the historic environment, not just through the use and division of land, but the fact that there is one of the highest concentrations of surviving early farmsteads anywhere in Europe within this part of the country. In the 18th and 19th century, the hop industry was also significant in this area, with the scattered distinctive oast buildings within the High and Low Weald areas a particular historic feature in the landscape of the District.

**3.1.8** The 33 conservation areas within Wealden District were all designated in March 2017 and also form part of the evidence base to help to identify significance, local distinctiveness and specific issues where a positive strategy towards conservation will help to sustain and enhance the historic environment in the District through locally specific policy. These 33 designations will be supported by conservation area character appraisals, a management plan and additional planning control where necessary, in the form of Article 4 Directions.

**3.1.9** The influence of historic settlement and associated activity Wealden and how this has shaped the District's historic environment is explored further in Part 1 of the Background Paper.

## 4 The Historic and Built Environment in Wealden

**4.0.1** A key challenge to ensuring policy reflects the needs of the built and historic environment within Wealden District is the understanding and appreciation of the context of the District as a whole area. Good design of the built environment interprets and builds upon historic character, natural environment and the aspirations of local communities.

**4.0.2** It is important that what is special about Wealden is identified in order that there is a positive strategy for the conservation and enjoyment of the historic environment and to ensure that good design of new development can be achieved and contributes positively to making places better for people.

### 4.1 Time line of historic settlement and activity in Wealden

#### 4.1.1 Introduction

**4.1.1.1** In order to properly consider a positive heritage strategy to sustain and enhance the historic environment, as required by the NPPF (2012), Chapter 12, <sup>(7)</sup> it is important to understand what is truly special and unique about the history of Wealden District and how human settlement and activity has shaped what we see today in the towns, villages and landscape.

**4.1.1.2** The following historical time line covers human settlement and activity from the prehistoric period to the 20<sup>th</sup> century, and also touches on the influence of social and cultural change, and individual people, on the historic environment in the District.

**4.1.1.3** The time line is split into specific sections to cover the following:

- The Weald
- Prehistoric activity and settlement
- Roman activity and settlement
- Saxon activity and settlement
- Medieval activity and settlement
- Post medieval activity and settlement
- Historic Farmsteads
- Major local industries
- Other trades and industries
- Transport
- Military history
- Famous and notable local figures

<sup>7</sup> This Background Paper references the National Planning Policy Framework, 2012. Appendix 6 provides a comparison between Chapter 12 of the 2012 NPPF and Chapter 16 of the 2018 NPPF. Although there are changes within the text between the two documents, the underlying message of a positive strategy to sustain and enhance the historic environment remains and the consideration of harm to heritage assets has been further clarified.

### 4.1.2 The Weald

**4.1.2.1** Wealden District lies within the 'Weald', and includes two landscape areas: the High Weald, and the Low Weald. The name 'Weald' is derived from the Old English weald, meaning "forest". In the Anglo-Saxon period, the area had the name 'Andredes weald', meaning "the forest of Andred", the latter derived from Anderida, the Roman name of present-day Pevensey. The area is also referred to in Anglo-Saxon texts as Andredesleage, where the second element, leage, is another Old English word for "woodland".

**4.1.2.2** Many important fossils have been found in the sandstones and clays of the Weald, including, for example, Baryonyx and Iguanodon teeth. The famous scientific hoax of Piltdown Man was claimed to have come from a gravel pit at Piltdown near Uckfield.

**4.1.2.3** Archaeological evidence from the Prehistoric periods suggests that, following after the Mesolithic Period which was dominated by hunter-gatherer communities, sections of the population had begun to settle and farm the landscape during the Neolithic Period. This resulted in clearance of sections of the forest, especially the less dense woodland on the South Downs, and this clearance and expansion of farmland continued in earnest into the Bronze Age, with large sections of the Low Weald probably cleared of trees.

**4.1.2.4** With the Iron Age Period came the first use of the Weald as an industrial area. Wealden sandstones contain ironstone, and with the additional presence of large amounts of timber for making charcoal for fuel, the area was the centre of the Wealden iron industry from then, through the Roman times, until the last forge was closed in 1813. The East Sussex Historic Environment Record (ESHER) records 87 positively identified Romano-British iron production sites in Wealden District, three of which are Scheduled Monuments.

**4.1.2.5** The entire Weald was originally heavily forested. According to the ninth century Anglo-Saxon Chronicle, the Weald measured 120 miles (193 km) or longer by 30 miles (48 km) in the Saxon era, stretching from Lympne, near Romney Marsh in Kent, to the Forest of Bere or even the New Forest in Hampshire. The area was sparsely inhabited and inhospitable, being used mainly as a resource by people living on its fringes. The Weald was used for centuries, possibly since the Iron Age, for transhumance<sup>(8)</sup> of animals along drove ways in the summer months from the Low Weald into the High Weald.

**4.1.2.6** While most of the Weald was used for transhumance by communities at the edge of the Weald, several parts of the forest on the higher ridges in the interior seem to have been used for hunting by the kings of Sussex. The pattern of drove ways which occurs across the rest of the Weald is absent from these areas, such as within Ashdown Forest, however, there is potential evidence that later high medieval use of the forest has

8 Transhumance is the action or practice of moving livestock from one grazing ground to another in a seasonal cycle, typically to lowlands in winter and highlands in summer.

obscured earlier use for transhumance, as recent LiDAR<sup>(9)</sup> survey shows large numbers of what could be animal tracks/transhumance routes.

**4.1.2.7** The forests of the Weald were often used as a place of refuge and sanctuary. The Anglo-Saxon Chronicle relates events during the Anglo-Saxon conquest of Sussex when the native Britons (whom the Anglo-Saxons called Welsh) were driven from the coastal towns into the recesses of the forest for sanctuary, viz; "A.D. 477. This year came Ælle to Britain, with his three sons, Cymen, and Wlencing, and Cissa, in three ships; landing at a place that is called Cymenshore. There they slew many of the Welsh; and some in flight they drove into the wood that is called Andred'sley." The same war band is then recorded capturing the Roman fortress at Pevensey and slaying all the inhabitants.

**4.1.2.8** Until the Late Middle Ages the forest was a notorious hiding place for bandits, highwaymen and outlaws.

**4.1.2.9** Settlements on the High Weald are widely scattered. Villages evolved from small settlements in the wood clearings know as 'felds' and 'leah', thus place names like Mayfield and Uckfield. These early settlements, which were often connected by manorial ownership to other settlements on the Downs and Low Weald, were typically four to five miles apart; close enough to be an easy walk but not so close as to encourage unnecessary intrusion. Few of these settlements are mentioned in the Domesday Book, probably because they were subordinate to the main manorial estate. However, indications of wealth and status appears after the Norman conquest at places like Wadhurst whose population was of a sufficient size by the mid thirteenth century to be granted a royal charter permitting a market to be held.

**4.1.2.10** During the early medieval period much of the Weald was used as summer grazing land, particularly for pannage by communities living in the surrounding areas. Many places within the Weald have retained names from this time, linking them either to owners, such as Chiddingly: "the woodland clearing of Citta's people", or the specific location in the landscape, such as those at Northeye, Rickney or Manxey denoting the former 'eyes' or 'islands' in the Pevensey marshes.

**4.1.2.11** Permanent settlements certainly existed from an early date in the medieval period, but significant settlement in much of the Weald developed much later than in other parts of lowland Britain. It is likely that there were fluctuations in settlement, such as with the influx of migrant workers during the height of the late medieval iron industry when there were as many as one hundred furnaces and forges operating by the later 16<sup>th</sup> century, employing large numbers of people; and associated with the hop industry in the 19<sup>th</sup> and early 20<sup>th</sup> century, when large numbers of people travelled to the area in late summer to pick the hops.

**4.1.2.12** The first major expansion of settlements in the Weald occurred with the arrival of the railways in the mid to late 19<sup>th</sup> century. This brought easily accessible transport to the population, increased the opportunities for trade, brought in cheaper building materials,

<sup>9</sup> LiDAR is a remote sensing technology that measures distance by illuminating a target with a laser and analysing the reflected light and is commonly used to map terrain. LiDAR has many applications in the field of archaeology including mapping features beneath forest canopy, and providing an overview of broad, continuous features that may be indistinguishable on the ground.



and also led to the arrival of the first tourists to the area, such as to the new Spa town in Crowborough, which became known as ‘Scotland in Sussex’.

**4.1.2.13** Further expansion of the settlements in the Weald has taken place in the mid and late 20<sup>th</sup> century and into the 21<sup>st</sup> century due to its easy access to London by road and rail, the attractiveness of the landscape, and its proximity to the sea.

**4.1.2.14** The following information relates specifically to the historical development of Wealden District from the prehistoric era, through to the 20<sup>th</sup> century.

### 4.1.3 Prehistoric Activity and Settlement

**4.1.3.1** Due to a low level of past archaeological excavation targeting prehistoric sites in the District, activity from this period is not fully understood. There is evidence from finds of flint tools of extensive early activity in the area, including with the Palaeolithic Period (c.500,000 to c.11,000 years ago) finds from the surviving glacial river terrace gravels.

**4.1.3.2** The main access to the landscape would have been by rivers such as the Ouse and Cuckmere. It is also likely that some of the historic ridgeway routes leading across the Weald were formed in the Prehistoric periods such as the Newenden to Wadhurst ridgeway (now the B2087) and the Oldham (Ightham) to Cross in Hand track way that partly follows the route of the current A267.

**4.1.3.3** After the ice ages, the warmer period that we are in now saw dramatic rising sea levels and significant changes to the environment, with the development of forests and marshes. In this fertile landscape, rich in wild resources, Mesolithic ‘hunters and gatherers’ thrived and there are numerous recorded Mesolithic sites from rock shelters in the High Weald near Eridge, to camp sites adjacent to rivers and marshes, for example south-east of Hailsham.

**4.1.3.4** Evidence of later prehistoric activity in the area is also mainly represented by spot finds, including Bronze Age pottery sherds, worked flints and stone tools. On the Pevensy Levels, there is both an early prehistoric land surface buried by alluvium as a result of rising sea levels after the end of the last ice age as well as potential for evidence on the original ‘island’ or ‘eye’s in the march, as well as evidence of an extensive buried Neolithic and Bronze Age land surface surviving as peat deposits. Within the alluvium, buried peat deposits, and on the former islands, there is the potential for important organic remains such as timber track ways, platforms, boats and even “bog bodies.

**4.1.3.5** The District also has sites which evidence the changes that took place around 4000BC during the transition from the Mesolithic way of life to the Neolithic, when monuments were constructed, farming developed and pottery and other technologies became more sophisticated. This is witnessed by the existence of long barrows (elongated earthwork burial mounds), for example those located just within the South Downs National

Park at Long Burgh Alfriston and flint mines such as those surviving by the Long Man at Windover Hill<sup>(10)</sup>.

**4.1.3.6** The transition to the Early Bronze Age, when metals first began to be used, is represented by nationally important sites such as the late Neolithic / early Bronze Age settlement at Belle Tout near Birling Gap<sup>(11)</sup> and the period as a whole by a range of burial sites (round barrows) and evidence for rural settlements and a farmed landscape across the parishes in the south of the district. The evidence for prehistoric farming is strongest on the Downs, but increasingly, evidence for prehistoric field systems, settlement and burials is being found in the Low Weald, and into the High Weald. Recent development around the towns of Maresfield, Uckfield and Hailsham, for example, has provided evidence for later prehistoric farming and settlement. On Ashdown Forest and in the north of the District there are recorded Bronze Age barrows and enclosures.

**4.1.3.7** The first evidence of the industrial use of the area comes from the Iron Age, when iron ore extraction began in the Weald. Iron Age iron working sites have been found, for example, at Sandyden (Mark Cross) and Frant, together with iron working evidence at Saxonbury hill fort, which dates to the Late Iron Age. Also discovered is a Late Iron Age pottery assemblage believed to represent an occupation site in Eridge Park.

**4.1.3.8** Two Iron Age hill forts are located within the wider High Weald landscape, at High Rocks to the north west of Frant, and Saxonbury to the south, as well as sites on Ashdown Forest. During this later Iron Age period, there is a noticeable shift in the location of hill fort construction from the South Downs to the High Weald (such as Garden Hill near Hartfield), probably representing a need to defend the rich iron ore deposits and processing sites, but also perhaps reflecting a new wealth and status being generated by these miners and smelters.

**4.1.3.9** Significantly, some modern settlements in the District have evidence for almost continuous occupation from the early prehistoric periods through to the present day. One particular example is Selmeston, where an early settlement site from the Mesolithic period is located to the east of Selmeston Church. Excavations have revealed Mesolithic storage pits and abundant quantities of flint tools and burnt flint nodules used for cooking. There was also evidence of Neolithic occupation, and later occupation evidence from the Bronze Age, Iron Age, Romano British, Saxon and medieval Periods. The Street, running north-south through the village, is likely to be an ancient Drove road linking the South Downs with the High Weald to the north and is evidence of the seasonal agricultural use of the landscape.

**4.1.3.10** This demonstrates the rich archaeological potential of the District, which is as yet relatively unexplored. Ongoing research is demonstrating that the District has a particularly important resource of Mesolithic sites, the understanding of which in the future will contribute to local, regional and national studies.

10 Within that part of Wealden covered by the South Downs National Park Authority.

11 Within that part of Wealden covered by the South Downs National Park Authority.

#### 4.1.4 Roman Activity and Settlement

**4.1.4.1** Roman occupation within the District commenced in A.D.43, although the influence of Rome was probably seeping into the lives and culture of the native Britons well before the invasion, with East Sussex probably forming part of a pro-Roman tribe known as the 'Atrebates'.

**4.1.4.2** Abundant evidence for Roman occupation in Wealden District ranges from spot finds of pottery and coins, through to excavated remains of settlements and roads, and to the impressive remains of the late Roman fortress at Pevensey. The Romans formalised and improved the existing road network, constructing links from Pevensey along the Greensand Way to a Roman town at Barcombe on the River Ouse in the west and through into the High Weald and onto London, providing an important link to iron working areas of the District, such as at Blacklands in Forest Row. Lesser roads have also been recorded, such as at Selmeston, running along the base of the South Downs, from Arlington through to the Ouse Valley. It is thought the Roman Road turned towards the South Downs and ran south along The Street and then returned west along the present day route of the A27.

**4.1.4.3** There have been numerous discoveries of Roman iron workings in the District, with a number around Wadhurst, Mayfield and Eridge Park in the High Weald. Further iron working sites and a tile kiln have been recorded near Hartfield around Garden Hill and close to the Lewes to London Roman Road. Many of the sites in the eastern section of the Weald were under the control of the Roman navy the Classis Britannia.

**4.1.4.4** There is some evidence for Roman Villas and estates in Low Weald landscape, the most probable being at Ripe and Chalvington. Here, the current field boundaries and roads form a grid pattern similar to the formal Roman estates found in Italy. Known as a 'centuriation', the fields in this area have produced significant quantities of Roman artefacts and evidence of at least two villa buildings. It is very likely more villas existed, many of which may now be buried under modern villages, especially those at the foot of the South Downs. The discovery of a Roman bath house building with the Iron Age hill fort at Garden Hill, near Hartfield, indicates that the production and export of iron was also an income to match the status of the rich agricultural landowners building the villas.

**4.1.4.5** The best known Roman site in the area is 'Anderida', the Roman name for Pevensey, and the associated Pevensey Castle. Pevensey is situated on a spur of sand and clay, about 10 metres (33 ft) above sea level and in Roman times this spur was a peninsula that projected into a tidal lagoon and marshes. A small river, the River Ashburnham, runs along the north side of the peninsula and would originally have discharged into the sea near Pevensey Bay, but is now largely silted up and replaced by a series of medieval water channels. The lagoon extended inland as far north as Hailsham and eastwards to Hooe. This large bay was gradually cut off from the sea by shingle, so that today's marshes are all that remain behind the shingle beach. By the 4th century the south and east of the province of Britannia was under frequent attack from marauding barbarian tribes: including the Jutes and Saxons. To counter these attacks the Romans built a total of eleven forts between Essex and the Isle of Wight, now known as the *Saxon Shore Forts*.

**4.1.4.6** The Roman fortress at Pevensey, built between AD250-280, was named Anderitum. The earliest stone remains on the site date from the Roman period, including the outer bailey wall of the medieval castle. Locally made Roman bricks were also used in the construction of the fort. The sea washed over what is now Pevensey Marshes, surrounding the fort on three sides, so that ships were able to sail right up to the walls. There is evidence that a port and settlement was located at Westham prior to the fortress being constructed.

#### 4.1.5 Saxon Activity and Settlement

**4.1.5.1** After the Roman army left Britain, the province was more vulnerable to raiding and later migration by Germanic tribes known as Saxons, Angles and Jutes. The traditional view was that in the early 5th century AD, Saxons, possibly led by a war lord called Ælle, began to colonise East Sussex, including taking control of the Roman fortress Anderitum (Pevensey), and by the 7th century the Kingdom of the South Saxons, later called 'Sussex' had formed.

**4.1.5.2** A number of very early Saxon cemeteries have been discovered in southern section of Wealden District, such as at Selmeston and Winton Street, Alfriston<sup>(12)</sup>, suggesting the focus for settlement was on the rich agricultural land of the South Downs. However, scientific analysis of human remains from Saxon cemetery sites such as St Anne's Road, Eastbourne<sup>(13)</sup> is indicating a more complex story of integration between small numbers of migrants into an indigenous population which quickly adopted the culture of the incoming Germanic people.

**4.1.5.3** The occupation of the Weald during this period is poorly understood, but hints of industrial activity and occupation have been found on Ashdown Forest and at Boreham Street. During the later Saxon period, many of the modern settlements in the District began to develop, some of whose populations began to construct the parish churches that survive today, such as the one at Arlington.

**4.1.5.4** The District also contains many hamlets and farms, a number of which originated during the late Saxon and early Norman period. These developed on the high ground along the ridge top routes and would have originally been small clearings in the forest of the Weald or small farms and settlements on the higher ground on the edge of the floodplain to the south of the District. Many were satellite settlements to larger manorial centres on the richer agricultural land of the South Downs, and resourced material such as wood and wild game from the Weald and grazed livestock there in the summer months. Thus, many of the medieval estates had land on various geological and topographic regions, each of which produced a different resource or opportunity. The large estates were owned by the ruling classes and the church, and an example is that of the Archbishop of Canterbury's extensive manor of South Malling, - around Lewes, Mayfield, Wadhurst and Malling in Kent.

12 Within that part of Wealden covered by the South Downs National Park Authority.

13 Within the adjacent Eastbourne Borough Council area.

**4.1.5.5** When William the Conqueror invaded Sussex in September 1066, he was able to land apparently unopposed at Pevensey and set up a base within the remains of the Roman fortress at Pevensey Castle; Harold Godwinson the new Saxon king having marched north to meet the Norwegian invaders.

**4.1.5.6** After the conquest of Southern England, Robert de Mortain (William's half-brother) was granted the Rape of Pevensey (an area of land roughly covering what is now Wealden District) and quickly used Anderida as the base for building his castle. It is likely that he also instigated the formation of a new town, called Pevensey, outside its eastern gate. St Mary's Church at Westham outside the western end of the castle is claimed to be the earliest Norman church in the country.

**4.1.5.7** Pevensey became an important port, known as one of the 'Cinque Ports' and quickly became one of the most important settlements in Wealden District. Land access to the town and castle continued to use the old Roman road network, with no apparent construction of major new routes happening until the post-medieval period.

#### 4.1.6 Medieval Activity and Settlement

##### Landscape

**4.1.6.1** The medieval landscape character of the High Weald (considered to be one of the best surviving coherent medieval landscapes in northern Europe) is distinctive through the dispersed historic settlement pattern of farmsteads, hamlets and late medieval villages, largely sited on ridges within the landscape, linked by ancient route ways (now often roads and rights of way) in the form of ridge top roads and a dense system of radiating drove ways, often narrow, deeply sunken and edged with trees and hedgerows and wild flower-rich verges and boundary banks.

**4.1.6.2** The relatively few nucleated villages and small towns are usually sited alongside the main routes through the Weald. Many of these types of settlements developed as trading centres, associated with non-rural industries, and in several examples it is clear that the market was the original feature, later accompanied by a church.

**4.1.6.3** Within the Low Weald, there is a strong sense of an anciently settled and farmed landscape, with farmsteads (often of medieval origin) set in landscapes originally enclosed in the medieval period and then successively reorganised. The historical pattern of field enclosure and assarting<sup>(14)</sup> from woodland remains mostly intact.

**4.1.6.4** The key characteristics of the historic built environment in the Low Weald, pertinent to Wealden, are isolated farmsteads often occupying ancient sites (some moated), and these, intermixed with villages, form the predominant settlement pattern. Many of the dispersed manorial farms and market settlements have developed into today's villages and hamlets.

**4.1.6.5** The current landscape of the Pevensey Levels was formed by the reclamation work started by local religious houses in the medieval period. The relative permanence

14 Assarting is the act of clearing forested lands for use in agriculture or other purposes.



of the ditches and the continued pastoral use makes parts of this landscape a remarkable survival of a medieval field system in a lowland context and some drainage channels and sea defences are relatively unchanged since medieval times.

**4.1.6.6** The key characteristics of the historic built environment of the Pevensey Levels are identified to be low density, dispersed settlements, comprising mainly a thin scattering of farmsteads on medieval sites, away from main centres of population, with settlement on the slightly higher ground surrounding the levels, such as around Hooe.

### **Churches, markets and fairs**

**4.1.6.7** Evidence of medieval settlements and trade in the District is represented by the many early churches, markets and fairs. The list of early churches in the District in the table below (13<sup>th</sup> century or earlier) represents settlement across the entire District. Other earlier churches also existed that have subsequently been rebuilt, such as the early chapel that is documented at Frant.

<b>Church</b>	<b>Date</b>	<b>Listing grade</b>
The Parish Church Of St Pancras, Arlington	Saxon	I
The Parish Church Of St Michael And All Angels, Little Horsted	Norman	II
The Parish Church Of St Andrew And St Mary, Fletching	Norman	I
The Parish Church Of St Peter And St Paul, Hellingly	Norman/Early English	I
The Parish Church Of St Bartholomew, Maresfield	11C (c.1080)	I
The Parish Church Of St Peter And St Paul, Wadhurst	12C	I
The Parish Church Of St Mary The Virgin, Willingdon	12C	I
The Parish Church Of All Saints, Church Road, Herstmonceux	12C	I
The Parish Church Of St Margaret, Isfield	12C	I
The Parish Church Of St Thomas A Becket, Framfield	13C	II
The Old Parish Church Of St Margaret, Buxted	13C	I
The Parish Church Of St Oswald, Hooe	13C	I
The Parish Church Of All Saints, Church Road, Laughton	13C	I
The Parish Church Of St Mary, Church Lane, Ninfield	13C	I

Church	Date	Listing grade
The Parish Church Of St Mary, Church Street, Hartfield	13C	I
The Parish Church Of St Dunstan, High Street, Mayfield	13C	I
The Parish Church Of St Denys, Rotherfield	13C	I
The Parish Church Of All Saints, Old Heathfield	13C	II*
The Parish Church Of All Saints, Waldron	13C	I
The Parish Church Of St Bartholomew, Chalvington With Ripe	13C	I
The Parish Church, Chiddingly Village, Chiddingly	13C	I
The Parish Church Of St Nicolas, Church Lane, Pevensey	13C	I
The Parish Church Of St Mary, Warbleton Village, Warbleton	13C	II
The Parish Church Of St Mary Magdalene, Wartling	13C	I
The Parish Church Of St Mary, High Street, Westham	c.1300	I

**4.1.6.8** Markets and fairs were important trading events or institutions that met at regular intervals. Many of them were held at towns, but they were also held at a range of other settlements. In terms of function, however, it is often difficult to distinguish a small town from a non-urban settlement with a market or fair.

**4.1.6.9** After the Norman Conquest, it is clear that the right to grant markets and fairs was considered to be a royal franchise, although this does not appear to have been comprehensively asserted until around 1200. In England royal grants of markets and fairs are known to have been made from soon after the Norman Conquest onwards. Generally, these grants from the king took the form of charters. Many markets and fairs certainly existed before the period of recorded grants: these were held by custom and are described as prescriptive.

**4.1.6.10** By 1200 there was a network of markets and fairs in England that was dense and highly developed and from this time anyone who wanted to set up a market or fair had to secure a royal grant, which gives us documentary evidence of these early markets and fairs. The number of markets and fairs granted rose sharply in the thirteenth century, declined after the mid fourteenth century and remained low in the fifteenth century.

**4.1.6.11** Usually a market was held once a week, on a set day. Before c.1200 many markets were held on Sunday. This was the day that people gathered together at churches to worship: Sunday markets appear to have developed out of these regular assemblies. Markets were held at a set place: obviously it was important that buyers and sellers knew



where to turn up. Older Sunday markets were often held in and around churchyards, conveniently near the church. During the early thirteenth century there was a movement against these Sunday markets and against trading in cemeteries. This may be part of the reason why many early marketplaces are located in front of the church, possibly gravitating here from the churchyard itself, and it is thought that the earliest site for a market in Wadhurst is in front of the church.

**4.1.6.12** Throughout the District from the medieval period onwards there are evidence of local markets and fairs. Many of the markets have endured for centuries, although they have all but died out now. A number of market and fair charters were granted in the District in the 13<sup>th</sup>-15<sup>th</sup> centuries, the earliest being Pevensey market and fair, which were granted in 1207 by King John. A summary of the fairs and markets granted is provided below:

Town/village	Market granted	Fair granted and annually held	Monarch
Alfriston <sup>(15)</sup>	1406	1406, 1 May	Henry IV
Framfield		1314, 7 July	Edward II
Frant	1297	1297, 1 Nov	Edward I
Hailsham	1252		Henry III
Heathfield	1234	1316, 3 Apr	Henry III, Edward II
Maresfield	1332	1301, 24 Aug	Edward I, Edward III
Mayfield	1261	1261, 19 May	Henry III
Pevensey	1207	1207, 29 Aug	King John
Rotherfield	1318	Recorded 1376, 9 Oct	Edward II
Uckfield	1220	1378, 3 May	Henry III, Richard II
Wadhurst	1253	1253, 29 June	Henry III
Willingdon	1301	1301, 15 Aug	Edward I

**4.1.6.13** Many of the market places can still be identified through place name evidence and wide spaces, often along the High Street and close to the church. Hailsham has held a market charter since 1252 when it was granted by Henry III and is now the only livestock sales in the county. This market continued until the 17th century when it ceased for a time until it was re-established in 1786. By the middle of the 19th century, Hailsham had become one of the largest markets in the country and drovers accompanied their cattle from as far afield as Wales. The market was held in the High Street and the focus of the town was

15 Within that part of Wealden covered by the South Downs National Park Authority.

Market Square. In 1862 the Hailsham Cattle Market Co. Ltd was formed to provide a new cattle and livestock area and in 1868 new facilities were constructed in Market Street, where the market continues today.

**4.1.6.14** A fair was held once a year and was almost always associated with a religious festival, generally a saint's day. The date of the fair was expressed in terms of that feast, although many fairs were held over several consecutive days. Like a market, a fair was normally held at a set place. Urban centres almost inevitably had at least one fair; many had several, held at intervals through the year. Fairs were sometimes held outside the physical limits of the town, where there was space for large gatherings of people and animals.

**4.1.6.15** Most of the local fairs took place on an annual basis and some of these were related to the agricultural industry, such as the sheep fair at Selmeston, and others were held by the Lord of the Manor, such as that at Withyham. The Heffle Cuckoo Fair was originally held in Cade Street and dates back to 1315 when the Bishop of Chichester obtained a grant from Edward II for an annual fair and a weekly market to commemorate St Richard, a former Bishop of Chichester. It was a livestock trading show and produce market with all the accompanying fun fair events. The last of these traditional Cuckoo Fairs was held in Cade Street in 1914, although it now forms part of an annual craft fair and procession in Heathfield. The former fairs and associated fair-fields are part of the social and cultural heritage of the District and are also likely to be rich in archaeological deposits.

### **Manors**

**4.1.6.16** After the Norman Conquest, the 387 manors in Sussex that had been in Saxon hands were replaced by just 16 heads of manors or 'tenants in chief' who were the representative of the King. Only two of these lords were English, the remaining manors being given to Norman Lords by William the Conqueror.

**4.1.6.17** Sussex was of great importance to the Normans, particularly due to the fact that Hastings and Pevensey were on the most direct route for Normandy. Because of this, the county was divided into five new baronies, called rapes, each with at least one town and a castle. This enabled the ruling group of Normans to control the manorial revenues and thus the greater part of the county's wealth. William, the Conqueror gave these rapes to five of his most trusted Barons. Wealden lies within the Rape of Pevensey which was given to Robert, Count of Mortain, half brother to the King. The Rape of Pevensey had 19 hundreds, which had the principal function of the administration of law and the keeping of the peace. The manors were tenanted out to supporters who maintained the land and kept the peace through manorial courts.

**4.1.6.18** Over the medieval period, manors changed hands or were amalgamated into larger land holdings. This is demonstrated clearly by Sir Thomas Sackville, made Lord Buckhurst by Elizabeth I, who acquired the Manor of Withyham c.1569 and by the end of the 16th century he held seventeen manors in total in north-east Sussex. The size of his holding led to the survey of his lands and compilation of the Buckhurst Terrier and accompanying maps.

**4.1.6.19** Later in the medieval period, many of the large manors were split into smaller areas and a good example is the Manor of South Malling, which contained Buxted. The great manor of South Malling, which was granted to the archbishops of Canterbury before the Norman conquest and remained in their possession, until the 16th century, stretched from Lewes Bridge up to the Kent border at Lamberhurst. In the 16th century, the manor was then broken up into three new Lordships – the manors of Ringmer, Framfield and Mayfield. Buxted formed part of the manor of Framfield. Two independent manorial islands existed within Buxted – a manor of Shodwell, controlling land in the region of High Hurstwood, and the manor of Buxted itself. This division of land would have had an impact on settlement growth and the way in which land was used along with associated human activity and will therefore, have impacted on the development and significance of the historic environment within the District.

**4.1.6.20** The major landowners within the District have had a substantial role in the evolution of settlements and activity in the landscape from the medieval period right through to the Victorian period.

### **Ashdown Forest**

**4.1.6.21** Ashdown Forest was part of the Andredswald, described by Saint Bede the Venerable (c.672-735) as *'thick and inaccessible; a place of retreat for large herds of deer and swine'*. The area was not necessarily heavily wooded, and would have consisted of a mixture of heath, woodland and other habitats, and seasonal grazing may have taken place from quite early times.

**4.1.6.22** Ashdown Forest as a distinct entity did not appear to exist before the Norman Conquest, nor is it mentioned in the Domesday Book of 1086, and the first recorded reference to it by name is in 1100-1130, when Henry I confirmed the right of monks to use a road across the forest.

**4.1.6.23** The Forest area was part of lands awarded to Robert, Count of Mortain (half-brother to William the Conqueror), but with two important provisos, that the King could keep the deer and hunt whenever he desired, and that the inhabitants, later known as 'Commoners', could continue to use it in their customary way. The land was subject to 'Forest Law', which protected the animals that the King would hunt and the vegetation that provided the animals with food and cover. The Forest area was delineated in medieval times by a Pale - a wooden fence built on top of a soil bank, with a ditch on the Forest side of the fence, to create an effective restraint for deer. The Pale was breached by a number of gates, such as those at Colemans Hatch Gate, Newbridge Gate, Chuck Hatch Gate, Fishers Gate and Friar's Gate. These names are still in use today and the line of the medieval pale can still be traced within the landscape and is an important archaeological feature.

**4.1.6.24** The Forest changed hands many times, and entered into the ownership of the Queens of England at the time of Eleanor. The Forest transferred ownership again in 1372 to John of Gaunt, 1st Duke of Lancaster and son of Edward III, and became known as the Great Park of Lancaster. On his death, the ownership of the Forest reverted to Henry IV, son of John of Gaunt.

**4.1.6.25** The Forest changed hands many times between this period and the later 17th century, when area was divided into common land in the vicinity of villages and farms, and areas for 'inclosure and improvement.' This would have affected the way in which local people would have been able to use large areas of the Forest.

**4.1.6.26** By the 19th century, the Forest land not subject to common land was owned by the De La Warr/Sackville family, and transferred to East Sussex County Council in the 1980s<sup>(16)</sup>.

#### **Moated sites**

**4.1.6.27** There are a number of early moated sites in the District, providing archaeological evidence for medieval occupation, including that at East Hoathly, which has been interpreted as a moated farmstead; and that at Waldron, which appears to have been the site of a late medieval hunting lodge.

#### **Early Buildings**

**4.1.6.28** Apart from the churches already mentioned and that were built of stone, the local medieval building material was almost exclusively timber, used in conjunction with lime, wattle and daub, and probably thatch as a roofing material, with later replacement by tiles. There were only few very high status late medieval brick buildings, such as Bolebroke Castle, near Hartfield.

**4.1.6.29** There are, therefore, a significant number of timber-framed buildings in the District, some of which date from as early as the 13<sup>th</sup> century, but with the majority appearing to be 15<sup>th</sup> or 16<sup>th</sup> century and later. The term 'Wealden House' is often used as a generic description. The plan form, timber frame techniques and architectural detailing of these building can be used for dating purposes, along with other techniques such as dendrochronology, in order to help understand their national and/or local significance when considering development proposals.

### **4.1.7 Post Medieval Activity and Settlement**

#### **Manors**

**4.1.7.1** Although there had been an initial country house movement after the dissolution of the monasteries, in Wealden, the 17th, 18th and 19th centuries saw a boom in the building of large country dwellings in planned parks. Associated with the large dwellings were normally lodge houses or gate houses, estate cottages, and planned farmsteads. There are several good examples in the District, including Sheffield Park, Hammerwood Park, Heathfield Park, Eridge Park, and Shernfold Park.

**4.1.7.2** In 1766, the land and house at what is known today as Heathfield Park was purchased by Lt-General George Augustus Eliot who in 1775 was sent to command the garrison of Gibraltar and on his return to England in 1787 was raised to the peerage as Lord Heathfield of Gibraltar. Eliot owned the house until his death in 1790 and it was

renamed Heathfield Park after him in 1791 by his successor Francis Newbery. Newbery hired the eminent landscape designer Humphrey Repton to landscape the park and as part of the design he had an ornamental tower of 3 storeys erected to commemorate the successful defence of Gibraltar by General Lord Heathfield (Eliot), now known as the Gibraltar Tower and which remains a local landmark today.

**4.1.7.3** Repton also designed landscapes in the District at Sheffield Park; Kidbrooke Park in Forest Row; Buckhurst Park in Withyham; and at Bayham Abbey which partly lies within Wealden, on the border of Sussex and Kent.

**4.1.7.4** The movement for large new houses brought eminent architects into the District. In the late 18th century, an example is the building of Sheffield Park House, which was designed by Architect James Wyatt for the first Lord Sheffield. He also designed the gate lodges. Both Capability Brown and Humphrey Repton had a hand in designing the parkland. An early 19th century model farm was constructed to serve the large house and associated land.

**4.1.7.5** In the late 19th century, the famous architect Edwin Lutyens, who often worked in tandem with the garden designer, Gertrude Jekyll, worked in the District, as evidenced by The Hooe in Willingdon, and Buckhurst Park at Withyham.

### **Philanthropic Movement**

**4.1.7.6** The influence of the large landowners often extended beyond their great houses and parkland and there are examples of the 19th century philanthropic movement in the District.

**4.1.7.7** Charles Richard Blunt owned Heathfield Park in 1819 and was an enlightened owner. The wall he built around the Park in 1833-1836 was undertaken in part to provide local jobs and he also loaned the parish money to pay poor relief and helped fund sixty people from Heathfield and twenty six from Waldron to emigrate to the United States during 1830 and 1831. Blunt's record as a reformer won him a seat in Parliament for Sussex, which he held until he died in 1840. He also took a keen interest in the National School which opened in Old Heathfield in 1819.

**4.1.7.8** In 1792, when the second Earl of Abergavenny (1755-1843) decided to make Eridge the family seat, a designed landscape park was laid out. He intended Eridge to be a model village and estate and rebuilt the cottages in a distinctive estate style, often with the letter 'A' incorporated prominently on the front elevation. His son and grandson continued this philanthropy, expanding the village in the distinctive style and providing a church for the settlement.

### **National schools**

**4.1.7.9** The dramatic social, political and economic transformation of the Industrial Revolution served to reveal the utter inadequacy of England's educational provision for the masses. A number of reports highlighted the deficiencies and called for more and better schools. One such report looked at 12,000 parishes in 1816, and found that 3,500

had no school, 3,000 had endowed schools of varying quality, and 5,500 had unendowed schools of even more variable quality.

**4.1.7.10** To fill the gaps, and to provide for England's newly-industrialised and (partly) enfranchised society, various types of school began to be established to offer some basic education to the masses.

**4.1.7.11** The type of school most commonly found in the District are those that began as National Schools, founded in the 19th century by the National Society for Promoting Religious Education. The aim of the National Society was to establish a National school in every parish of England and Wales. The schools were usually adjacent to the parish church, and named after it. These schools were founded in many hamlets, villages and towns in the District in this period and provided elementary education, in accordance with the teaching of the Church of England, to the children of the poor.

**4.1.7.12** In the early period of these schools, attendance was not compulsory and a fee had to be paid to attend. However, the Forster Elementary Education Act 1870 required partially state-funded board schools to be set up to provide primary (elementary) education in areas where existing provision was inadequate. The schools remained fee-charging, but poor parents could be exempted. The Act meant that compulsory attendance at school ceased to be a matter for local option, as children had to attend between the ages of 5 and 10, with exceptions such as illness, if children worked, or lived too far from a school.

**4.1.7.13** The National Society responded to the creation of the new board schools by raising £10 million and almost doubling the number of its schools to 12,000 in 15 years. The Elementary Education Act 1880 tightened up school attendance laws and made school compulsory between the aged of 5 and 10. The 1891 Elementary Education Act 1891 was the first to introduce law that elementary education was to be provided for free and in 1893 the school leaving age raised to 11.

**4.1.7.14** Many of the National Schools were closed or handed over to the school boards in the late 19<sup>th</sup>-early 20<sup>th</sup> century. During the 20th century the remaining National Schools became voluntary aided or voluntary controlled primary schools, funded by the state but still able to promote the teachings of the Church of England. These schools can still be seen in most villages, towns and even the smaller hamlets, although some of these school buildings have ceased to be used as schools and have been converted to houses or other uses. The schools are an important part of the social and cultural history of the District, and are often designed to exacting standards and in distinctive styles, making them prominent buildings in the street scene.

#### **4.1.8 Farmsteads**

**4.1.8.1** Along with the significance of the development and evolution of settlements within the District, another particularly defining feature is the survival of historic farmsteads within the High and Low Weald landscapes and, to a certain extent, on the Pevensey Levels.



**4.1.8.2** Historic England identifies that historic farmsteads and their buildings are a prominent contributor to regional distinctiveness and landscape. To promote better understanding of the character of farm buildings at a broad landscape and regional scale, a series of Regional Farmstead Character Statements have been written, outlining the development of farmsteads within each of the 159 National Character Areas (NCAs) in England. This information can be used to help identify designated and non-designated historic farmsteads in the District and better understand their historic development and significance, as well as any potential threats through change and redevelopment.

**4.1.8.3** The three NCAs within the Wealden District Council area are the High Weald, the Low Weald and the Pevensey Levels and the following information provides specific details on the development, plan form and significance of historic farmsteads in each of these particular landscape areas.

#### **4.1.8.4 High Weald**

##### Key Characteristics

- Very high densities of historic farmsteads.
- Many farmsteads retaining pre-1750 buildings set within a landscape predominantly of medieval origin, this close association being highly significant.
- Small farmsteads with loose courtyard plans or dispersed plans.
- Barns, often aisled to at least one side and with hipped roofs.
- Buildings for cattle including covered yards in the western High Weald.
- Oast houses, unconverted examples retaining internal fittings and farmsteads retaining a range of structures associated with the hop industry being rare and significant.

##### Farmstead Plan, Buildings and Dating

- A high density, by national standards, of pre-1750 and pre-1550 buildings.

##### Farmstead types

- The small farmsteads of the High Weald often only required a farmhouse and a combination barn which could house both cattle and the corn crop. These buildings could be set close to one another or the barn could stand in a nearby close.
- As with much of South East England, loose courtyard plans, typically with one or two detached working farm buildings standing around a yard area, are the most common plan form.
- Small L-plan steadings with a barn and a later cattle shed attached at right angles are also widespread.



- Dispersed plans are a major characteristic of High Weald farmsteads. Such plans include clusters of buildings with little or no evidence for planning in their arrangement and plans where buildings are ranged alongside a wide route-way leading into the farmstead.
- Many farmsteads have 'multi-yard plans' where there are a number of separate yards reflecting the careful management of stock. Such plans can be sub-divided into those where the yards are largely dispersed and detached from one another and those where the yards are mostly grouped together.
- Larger regular courtyard plan farmsteads are mainly found in the western part of the High Weald where estates developed farmsteads in the 19th century, creating full courtyard plans, some E-plans and steadings with covered yards.
- Linear plans and Attached L-plans with a barn attached to the farmhouse are rare but not entirely absent from the character area.

#### Building Types

- Medieval timber-framed houses, including Wealden houses, survive on a high proportion of farmsteads.
- Barns, typically of 3-5 bays, were often aisled to at least one side resulting in low eaves-lines, emphasising the mass of the roof over walling. The earlier barns of the area, dating from the 15th and 16th centuries tend to be unaisled. The majority of barns in the area are of 17th or 18th century date. Hipped roofs are characteristic. Many barns retain evidence – either in partitions or in evidence for lost partitions - for being combination buildings in that they housed both animals and crops.
- Granaries were rarely required on the smaller farms where grain could be stored in the farmhouse or in a loft in the barn. On larger farms the granary was often incorporated with the oast house or above a cart shed. Granaries pre-dating the 19th century are rare and significant.
- The importance of cattle on High Weald farms is reflected in shelter sheds and cow houses, although these are mostly of 19th century date. These may be found added to an earlier barn or detached and associated with individual yard areas. In the later 19th century some larger farms, particularly those in the western part of the area, provided large covered yards for cattle. Some yards would have been used for the working oxen that were widely used for ploughing.
- Stables are typically small buildings, usually brick-built, and mostly date from the 18th or 19th centuries.
- Oast houses are a highly characteristic building type, particularly on the northern side of the High Weald. There are very few oasts in the area west of Ashdown Forest. Most oast houses date from the late 18th and 19th century although there are some older examples built within earlier barns. Only a small number of unconverted oast houses survive. Farmsteads that retain unconverted oast houses, early to mid 20th century hop buildings and features such as hop-pickers huts are highly significant.
- Field barns were once a common feature, particularly in the southern part of the Weald east of Ashdown Forest. Over 2/3rds of these buildings have been lost from the landscape. The surviving field barns are an important remnant of a once

widespread building type. Most probably date from the 19th century but it is possible that some barns are earlier. Few are listed.

#### 4.1.8.5 Low Weald

##### Key Characteristics

- Very high densities of historic farmsteads.
- Many farmsteads retaining pre-1750 buildings set within a landscape largely of medieval origin.
- Many small farmsteads with loose courtyard plans.
- Regular courtyard plans concentrated in the area immediately west of the High Weald.
- Dispersed Multi-Yard and Regular Multi-Yard plan farmsteads.
- Barns, often aisled to at least one side and with hipped roofs.
- Buildings for cattle including covered yards in the western High Weald.
- Oast houses concentrated along the northern arm of the Character Area, unconverted examples retaining internal fittings and farmsteads retaining a range of structures associated with the hop industry being rare and significant.

##### Farmstead Plan, Buildings and Dating

- Much of the Low Weald, together with the High Weald is remarkable in a national context for the high numbers of farmsteads that retain early, pre- 1750 buildings.
- The north part of this character area in particular has a major concentration of pre-1550 barns.
- These farmsteads are set within a landscape of fields and woodland that largely took its present form in the medieval period.
- The close association of these early farmsteads and landscapes is highly significant.

##### Farmstead Types

- There is a mixture of farmstead plan types across the area.
- Small loose courtyard plans are the most common plan form encountered in the Low Weald.
- Small L-plan steadings with a barn and a later cattle shed attached at right angles are also widespread. Loose courtyards with an L-plan element are mostly concentrated in the west of the area.
- Regular U-plan courtyards, mostly of the mid-late 19th century, are a strong characteristic of the farmsteads of the western part of the character area where some

full regular courtyard, E- and F-plans and covered yards, are also often found. Beyond this part of the character area the larger regular plan types are rarely encountered.

- Dispersed plans are a characteristic of Low Weald farmsteads although not to the same extent as in the High Weald except for the in the northern part of the Character Area where there are similar densities to the adjacent part of the High Weald. Such plans include clusters of buildings with little or no evidence for planning in their arrangement and a limited number of plans where buildings are ranged alongside a route way leading to the farmstead. The density of dispersed plans falls markedly towards the western part of the character area.
- 'Multi-yard plans' where there are a number of separate yards reflecting the careful management of stock are a major characteristic of the Wealden landscape, including the Low Weald. Such plans can be sub-divided into those where the yards are largely dispersed and detached from one another and those where the yards are mostly grouped together (Regular Multi-yards). The distribution of Regular Multi-Yards is concentrated in the south-eastern and northern sections of the Low Weald.

#### Building Types

- Medieval timber-framed houses, including Wealden houses, survive on a considerable number of farmsteads.
- Barns, typically of 3-5 bays, were often aisled to at least one side resulting in low eaves-lines, emphasising the mass of the roof over walling. The earlier barns of the area tend to be unaisled. Hipped roofs are characteristic. Many barns retain evidence for being combination buildings in that they housed both animals and crops. The concentration of pre-1550 barns in the north of the character is a particularly significant feature. The majority of barns in the area date from the 17th and 18th centuries.
- Granaries, either free-standing buildings on staddle stones or forming part of combination buildings such as granary/cart sheds are relatively uncommon. It is probable that grain was stored within the farmhouse or in a loft in the barn. A small number of granaries date from before 1700 but most are of 18th and 19th century date.
- Oast houses are a building type highly characteristic of the Low Weald, particularly on the northern side of the Weald where some large oast houses are found. Most date from the late 18th and 19th century although there are some examples of older oast houses built within earlier barns. Only a small number of unconverted oast houses survive. Farmsteads that retain unconverted oast houses, early to mid-20th century hop buildings and features such as hop-pickers huts are highly significant.
- The importance of cattle on Low Weald farms is reflected in shelter sheds and cow houses. These may be found added to an earlier barn or detached and associated with individual yard areas.
- Whilst oxen were often used for ploughing stables for working oxen have rarely been identified. Any surviving examples of stabling for oxen would be highly significant.

- Pigs were a key feature of the farming economy and pigsties would have been common to most farmsteads. Small stone or brick-built pigsties, including 19th century examples, are becoming increasingly rare.
- Field barns were once a common feature but many have been lost from the landscape. The surviving field barns are an important remnant of a once widespread building type.

#### 4.1.8.6 Pevensey Levels

##### Key Characteristics

- Low density of farmsteads, mainly small loose courtyard or L- and U-plans.
- A number of farmsteads that originated as monastic grange farms.
- Farm buildings predominantly of 19th or 20th century date.
- A small number of farmsteads retaining buildings dating from pre-1800.

##### Farmstead Plan, Buildings and Dating

- This is an area with a low density of surviving farmsteads, very few of which retain buildings pre-dating 1800.
- Many of the sites of the lost farmsteads have been subsumed within the urban development of Eastbourne and Langney.

##### Farmstead Types

- As with much of South East England, loose courtyard plans, typically with one or two detached working farm buildings standing around a yard area are the most common plan form.
- Small L-plan and U-plan arrangements with a barn and a cattle shelter shed attached at right angles were found on some farmsteads and outfarms.
- There are few large regular courtyard plan farmsteads but there are a small number of regular 'multi-yard' plans which reflect the management of stock.
- A small number of dispersed plans with little or no evidence for planning in their arrangement are found in the area.

##### Building Types

- Barns are not a strong feature of the Pevensey Levels landscape given the predominance of cattle in the farming of the area.
- A few timber-framed and solid-walled barns are found in the area, especially on farmsteads at the fringes of the area.
- Cattle buildings consist of open fronted shelter sheds and enclosed single storey cow houses, typically of 19th century date.
- Outfarms and field barns were once a common feature but many have been lost from the landscape. Single buildings with an attached yard were typical but there were

also some small L- and U-plans. The surviving field barns are an important remnant of a once widespread building type.

- There are a small number of oast houses within the character area.

#### 4.1.9 Major Local Industries

##### Wealden Iron Industry

**4.1.9.1** There is a substantial archaeological, landscape and built legacy within the District relating to the Iron Industry within the Weald over the past 1000 years.

**4.1.9.2** Iron has been smelted in Wealden landscape for over 2000 years due to the fact that the Wealden geology of sands and clays yielded the iron ore, as well as the stone and brick to build the furnaces. In addition, there was plenty of woodland to provide fuel and streams and valley to ensure water power for the bellows and hammers of the forges and furnaces.

**4.1.9.3** There are two main periods of iron making in the Weald dating from the Roman, and later Tudor/Stuart times, but there is some evidence of Iron Age iron working sites.

**4.1.9.4** In the Roman period, iron making was conducted using small clay bloomer furnaces.

**4.1.9.5** The height of the iron industry in the area was predominantly in the 15th to 17th centuries when the Weald was the foundry of England. This influence dominates the present landscape in the form of hammer ponds, furnace sites and evidence of charcoal-burning. Charcoal was used to heat the iron ore to a high enough temperature to smelt the iron, as it burns at a higher and more constant temperature than wood. The hammer ponds were a series of water containment features, at a higher level than the furnace, and the water power was used to turn water wheels to work the bellows used to keep the burning charcoal at a high temperature and to power the tilt hammers.

**4.1.9.6** In the reign of Henry III, the iron industry in the County of Sussex was required to provide the king with 30,000 horse shoes and 60,000 nails. By 1496, continental ironmasters from Pays de Bray, northern France, were employed to operate a water powered blast furnace in the area, establishing the first English blast furnace at Newbridge in the Ashdown Forest.

**4.1.9.7** The local iron industry had a significant impact on the local Wealden economy and the local landscape, with demand for armaments generated from successive wars with European forces. At its peak there were 36 ironworks within 10km of Wadhurst alone, with local families owning and operating furnaces and forges predominantly in the late 16th and early 17th century.

**4.1.9.8** One other result of the iron industry was wealth and the many of the large iron master's houses constructed in this period remain within the District, along with iron grave slabs within the Parish Churches. The most notable is Wadhurst Church, which contains 31 iron grave slabs dating between 1617 and 1799.

**4.1.9.9** The Wealden social composition of small farms with multiple-occupation work-forces also involved in the iron industry, allowed for a seasonal cycle of skilled workers.

**4.1.9.10** The iron making industry within the Weald died out by the end of the 18th century with water shortages hindering production, increased foreign imports and increased national competition for more efficient coal powered ironworks

**4.1.9.11** There remains a rich local archaeology relating to the industry, including the hammer ponds, sites of furnaces, slag from the smelting process etc, the iron master's houses and the influence the industry had on settlements through the requirement to employ so substantial a workforce within this period.

### **Hop Industry**

**4.1.9.12** Another local historic industry of note is hop growing, which was introduced first by Flemish settlers in the 16th century, before becoming more prominent in the 18th and 19th centuries. Hops were brought back from Flanders in 1533, and had become a major industry by the nineteenth century. Previous to this England had been reliant on hops from Europe, but once they had the expertise, the small enclosed fields of Kent and Sussex provided the opportunity to try out this new crop and grow it alongside the main livestock farming. The local supply of wood for poles, milder southern climate and suitable sandy slopes ensured that this region became the dominant supplier of hops.

**4.1.9.13** Hops are the ingredient that adds bitterness to beer and hop growing became probably the biggest industry in East Sussex in Victorian times. Every September the plants were ready to be picked and casual workers from Kent, London, Sussex and East Anglia would come to the County to work in the hop gardens for 6 weeks. Once the hops were picked, they were dried out in oast houses and sold to the breweries.

**4.1.9.14** The most visible remains of the industry are the oast houses dotted around the High and Low Weald landscape within the District. These oast houses were often added to the more historic medieval farmsteads as the farming industry changed to embrace hop growing and drying. Hop growing reached its peak in the 19<sup>th</sup> century, with many farms having a 'hop garden' and building their own roundel to dry hops for the local or London market.

**4.1.9.15** Wealden has a significant number of oast houses surviving which comprise a barn building with at least one attached kiln. The remaining kilns are predominantly round, but there are also examples of square kilns in some locations. The pyramidal or conical kiln roofs with the white cowls on top are prominent in views across the landscape. Many of these buildings are now converted to residential use, but some few remain unconverted and are particularly important for recording the built form and associated ancillary fittings which may remain.



### **Brick and tile works**

**4.1.9.16** The local building vernacular provides evidence for the production of bricks and tiles in the local area. Many buildings from the post medieval period are brick with tile-hanging and tile roofs and there is a consistency in the materials used that suggests that were being sourced locally. In addition, many of the boundary treatments around the towns and villages such as Wadhurst, Frant and Hailsham, include brick walls, attesting to the local availability of the bricks, which would otherwise have been an expensive boundary treatment.

**4.1.9.17** The local clay geology provided the raw materials for brick and tile production, whilst the availability of wood and industrial heritage of the area in iron furnace works naturally lends the area to brick and tile manufacture. The variety of local products relates to the properties of the different clay and brick earth/loams available in the area; softer clays being used for plain roof tiles, decorative tiles and terracotta mouldings, as well as pottery in some areas; and harder loams used to make bricks. Red bricks are characteristic of the area due to the iron oxide in the clays and loams, which also produces the black flecks on some of the local bricks where the iron oxide burns in small concentrations during firing, but paler and buff bricks are also made from local clays and loams with a higher chalk content, such as Gault clay bricks and where chalk has been added to lighten the bricks and/or fired in a reducing atmosphere.

**4.1.9.18** The Romans were the first to produce brick and tile in the area, with bricks being locally produced for the construction of Anderida/Pevensy Fort. A Roman tile kiln has also been excavated near Hartfield and some of the early churches in the District also incorporate reused Roman brick and tile, for example Arlington Church.

**4.1.9.19** The Saxons did not build in brick, using wood instead and the use of tiles was revived following the Norman Conquest when tile works were create by the monastic houses for their own use. These are documented at Battle Abbey, which also had a tile kiln at Snape near Wadhurst in the 14<sup>th</sup> century; at Michelham Priory, which was also producing bricks, as attested by small 14<sup>th</sup> century bricks in the walls of the building; and also at the Archbishops Palace at Mayfield, which was selling a small amount of excess tiles.

**4.1.9.20** The first building to be built entirely of brick in the area is Herstmonceux Castle, built in the 1440s by Sir Roger Fiennes using his own kilns. Following this, New Place (now Whitefriars) was built in the 1470s and Old Buckurst was built by the Sackvilles at Withyham in the 1480s, incorporating brickwork. The surviving 15<sup>th</sup> century gatehouse at Bolebrook Castle is also brick built, as is the Dacre Chapel, added to Herstmonceux Church in the 15<sup>th</sup> century.

**4.1.9.21** Bricks continued to be expensive and the preserve of the rich and were often used sparingly on otherwise timber-framed buildings. For example, a brick tower was built at Laughton Place in the 16<sup>th</sup> century adjacent to the timber-framed house. During the 17<sup>th</sup> century the wealthy Wealden ironmasters began lining their blast furnaces with bricks to withstand the intense heat and early maps often show brick related field names adjacent to iron working site. The prosperity of the ironmasters was largely responsible for the



building of high-status large houses in the District from the later 16<sup>th</sup> century, often incorporating brick. Halland House in East Hoathly and the new house of the Sackville family in Hartfield were built at this time.

**4.1.9.22** Permanent brickyards began to be set up to supply bricks and tiles for house building rather than just the temporary kiln set up next to specific building projects. The popularity of bricks gradually increased throughout the 17<sup>th</sup>, 18<sup>th</sup> and early 19<sup>th</sup> century when many houses were rebuilt or substantially altered. The brick kiln and clay pits were often set up on the edge of Commons and the greatest concentration is on the Weald Clay belt from Hailsham in the south to Horsham in the north.

**4.1.9.23** Population growth, resulting in a demand for housing and cheap labour for growing industries, saw increased production and use of bricks in the 19<sup>th</sup> century, further increased by the arrival of the railway to the area in the mid-19<sup>th</sup> century and abolition of the brick tax in 1850. This is especially evident in the towns and larger villages, such as Hailsham, Uckfield and Mayfield, where the familiar rows of Victorian brick terraces and villas grew up around the earlier core. Brick buildings and walls dating to the later 18<sup>th</sup> and 19<sup>th</sup> century are also evident in the smaller villages around the District.

**4.1.9.24** The railways allowed the movement of bricks from the area to supply the markets in London to the north and Eastbourne, Brighton and Worthing to the south and further brickworks grew up along the railway lines to take advantage of these markets, for example Hailsham. The railways themselves also required vast quantities of bricks for tunnels, cuttings, viaducts, stations and other buildings.

**4.1.9.25** By the late 19<sup>th</sup> century, brick making had been mechanised and production was on a much larger scale, making machine made bricks at large brickworks. However handmade bricks were still being made in the smaller brickworks. Production of bricks declined in the area in the earlier 20<sup>th</sup> century with increased competition and price drops from over-production. Many of the smaller works closed, exacerbated by the opening of the large and mechanically efficient Sussex Brick and Estates Company, which produced 20 million bricks annually. However, many of the larger brickworks survived or reopened after the first world war (WWI) and enjoyed success from the demand for housing and shortage of building material after WWI and WWII. This continued until the increased use of breeze blocks and concrete in the 1950s.

**4.1.9.26** There are no remaining working brick or tile works within Wealden District, but there is a rich archaeological resource, with many locations shown on the earlier Ordnance Survey maps. Some associated ancillary buildings, such as worker's cottages, remain in areas in the District.

### **Rope making**

**4.1.9.27** Rope making was a local industry in Hailsham from the beginning of the 19<sup>th</sup> century and gave Hailsham the title of 'String Town'. It was started by Thomas Burfield in 1807 as a cottage industry and there were several Rope Walks around the town where rope was manufactured and then brought to Burfield's premises in the High Street. As the industry grew, a bespoke factory was constructed on South Road, of which there are

still some buildings remaining today. A former employee of Burfield started a rival rope maker, Green Bros, in Summerheath Road, and for many years the two businesses provided the main employment in the town.

**4.1.9.28** The hangman's rope was reputedly made in Hailsham and during the two world wars, tents, camp beds and even canvas decoy hurricane planes were manufactured for the war effort at the rope works. Today, although the original Burfield rope making site is no longer in use for that purpose, rope making continues in the town at Marlow Ropes.

#### **Salt making**

**4.1.9.29** There is evidence to suggest that salt making was an important occupation on the Pevensey Levels at the initial stages of the economic exploitation of the marsh in the Saxon period. The Domesday Book (1086) records that the edges of Pevensey Marsh reputedly supported 100 salt works at that time. It is highly likely that evidence remains on the edges of the Pevensey Levels for this important early industry.

#### **4.1.10 Other Trades and Industries**

##### **Windmills**

**4.1.10.1** There appears to be evidence for the erection of around 50 windmills in the District from the 18th century to late 19th century, although some of these windmills are likely to be replacements of earlier mills on the same site that collapsed or burnt down. Only 6 windmills survive in their original locations and in an unconverted state, 3 of which are in working order. The remaining structures have either been lost completely or have been converted to domestic use in the past with significant change to their structures and appearance, resulting in significant loss of historic fabric, including sails and mill machinery. Of the 6 windmills that survive unconverted, 4 are earlier post mills and 2 are later tower mills.

**4.1.10.2** The Post Mill was probably the first type of windmill to be built. The main body or 'buck' of the mill is built around a centre post on which it pivots so that the mill can turn into the wind and respond to the wind direction. The post is supported by cross trees, originally resting on a wooden trestle (Nutley is an example) and later the trestle was protected by a brick roundhouse under the buck (Windmill Hill being an example). This type of mill was common until the 19th century when the more powerful tower and smock mills replaced them, of which there are examples of both types in the District.

**4.1.10.3** The masonry tower mill was introduced to provide large and more stable sources of power and in contrast to the post mill, only the cap is rotated rather than the whole body of the mill. These types of mills could be constructed taller with large sails and could be operated at lower wind speeds. The smock mill is a later development of the tower mill, where the tower is replaced by a wooden framework, called the "smock." The smock is commonly of octagonal plan, though examples with more, or fewer, sides exist. The lighter construction in comparison to tower mills made smock mills practical as drainage mills as these often had to be built in areas with unstable subsoil. One further

mill survives that was previously located at Westham, but has been moved to the Weald and Downland Open Air Museum in West Sussex. This was an example of a hollow post mill.

**4.1.10.4** Wind power was obviously a significant asset in the District due to the topography and the proximity to the sea and prevailing south westerly winds. Their significance in relation to the industrial heritage and social history within the District is clearly substantial and the preservation and maintenance of the remaining un-converted mill buildings of particular importance. There is also a rich record of lost or converted mills which can provide additional evidence for the historic environment record in the District and offer opportunity for archaeological investigation through development<sup>(17)</sup>.

### **Watermills**

**4.1.10.5** There is evidence for at least 33 watermills in the District, but only 13 mill buildings appear to survive relatively intact, of which two are in working order. The other 10 surviving watermills are either in an empty or derelict state, some with or without their machinery, or have been converted to dwellings.

**4.1.10.6** The majority of the watermills appear to have been for flour production, but some were sawmills or later mills for producing animal feeds. It appears that the majority of parishes within the District had at least one watermill, and these were a mixture of sizes, with some having undershot wheels and some overshot. Where mill buildings no longer survive, there is potential for significant archaeology, relating not just to the remains of the building, but the water infrastructure, including the mill ponds and the leats with associated sluices for directing the water over or under the waterwheel. Where mill buildings survive, and have relatively intact machinery, there is the potential for a positive heritage strategy within the District to support their retention, and potential restoration<sup>(18)</sup>.

### **Gas works**

**4.1.10.7** There are a number of gas works shown on the early Ordnance Survey maps of the District, but unfortunately, very few structures associated with this late 19th century industry remain and those that do are therefore particularly significant.

**4.1.10.8** One local example of a former gasworks is at Heathfield, where natural gas was discovered by accident at the end of the 19th century. In its heyday, the Heathfield gasworks produced some 15 million cubic feet a day and provided the railway station with lighting until the 1930s. Unfortunately, the operation never proved commercially viable and no evidence remains for the industry today. It is interesting to note that a medallion was struck to commemorate the coronation of Edward VII and Queen Alexandra - one side portrayed the Royal heads, and the other side was the inscription 'Heathfield, Sussex, 1902. Natural gas first used for light and power'.

**4.1.10.9** Another example was at Eridge, a gasometer was built in the Estate Yard in 1869, and gas manufactured there provided Eridge Castle with lighting until the coming

17 <http://www.sussexmillsgroup.org.uk/index.html> and [https://en.wikipedia.org/wiki/List\\_of\\_windmills\\_in\\_East\\_Sussex](https://en.wikipedia.org/wiki/List_of_windmills_in_East_Sussex)

18 <http://www.sussexmillsgroup.org.uk/index.html>

of electricity in 1921. The yard is located to the north of Eridge Green on the road adjacent to the entrance to Eridge Park and is now used as small industrial units, but a chimney and possible buildings associated with the gas works still remain on the site.

### **Cottage industries**

**4.1.10.10** Within each settlement and Parish, cottage and service industries sprang up to serve the local population.

**4.1.10.11** Some of the earliest local industries would have been blacksmiths and tanyards. Each village would have had a blacksmith for providing and repairing basic domestic and agricultural implements; for shoeing horses and repairing carts etc. The actual smithy building is often lost, but the accompanying blacksmiths accommodation adjacent often survives. In the late 19th century and early 20th century, the site of the blacksmiths often became the car repair garage and petrol station, as at Selmeston. Tanning was also important in the District throughout the middle ages and into the 19th century. This industry was normally confined to the outskirts of settlements (due to smell) and adjacent to water courses. Tanyard Farm in Underhill, Maresfield, is an example.

**4.1.10.12** The leather products from the tanning industry were then used within other cottages industries in the District, from glove-making, to tack and saddle making. Wadhurst was one of the leather industry's Wealden centres in the mid-16th century. The area was well suited to this process as the market and surrounding farms ensured a supply of hides and the oaks that were abundant in the Weald had a particularly high tannin content. Water was also available for the process, which required soft water for the tanning stages.

**4.1.10.13** Another particularly important and specific local industry to Wealden for at least the last 200 years is trug making. Herstmonceux was an important local centre and trugs are still made in the vicinity today. The word 'trug' is derived from 'trog', an Anglo Saxon word meaning wooden vessel or boat shaped article. Trugs were originally used for measures or scoops for grain or liquid but are more generally used as a type of basket for containing articles, particularly useful for gardening. Trugs are made from sweet chestnut, which is used for their frame, and thin boards of cricket bat willow.

**4.1.10.14** By the 19th century, the census' can provide an idea of the variety of small cottage industries and services within settlements in the District. For example, the Kellys Directory entry of 1882 notes that Boreham Street had its own Post Office, a Public House, The Misses Ladies School, tailors, saddlers, miller, bootmaker, butcher, grocer and draper and a hair dresser (reference: Kelly's Directory of Sussex, by E. R. Kelly, M.A., F.S.S., published by Kelly & Co, 51 Great Queen Street, London WC in 1882). At Withyham, the 1882 Kelly's Directory of Sussex shows that within the wider Parish there were a variety of commercial tradespeople, including: blacksmiths; wheelwrights; shoe and boot makers; shop keepers and drapers; wine and spirit merchants; millers; a coal merchant, farms, surgeon and saddler. Within the village itself the 1881 census lists the most common occupation was farm labourer. The other occupations listed were: smith; draper, grocer and post master; Rector; coachman; gardener; innkeeper; and school teacher.

**4.1.10.15** This demonstrates a snapshot of the significance of the rich social history relating to service industries within settlements, the remains of which may survive within buildings, particularly shop fronts and plan forms, or within ancillary buildings within the curtilages of domestic buildings.,

**4.1.10.16** Worthy of note as a local industry are the Harmer plaques found throughout the District. Jonathan Harmer was the son of a Heathfield stonemason, who used his skills as a potter to enhance his father's gravestones. Jonathan created a method of attaching terracotta plaques to gravestones or tombs, which has enabled some of them to last for 200 years. The method he devised was to cut the outline of the terracotta into the stone, then cut about 3/4 inch deeper into the stone creating a cavity. The terracotta plaque of the same or slightly thicker depth was made, then the plaque was glued into the cavity using a mortar. He took over the family firm in 1799, and from then until around 1840 he added these unusual terracotta bas-reliefs to a large number of local grave stones. The plaques came in seven main varieties including baskets of fruit and flowers, urns with horn handles, cherubs and figure groups representing Faith, Hope and Charity. They were made in various colours, too, the red versions originating from a local clay pit at Heathfield Park and the paler creams and buffs from further afield.

**4.1.10.17** There are many many examples of his work in the Wealden area, including: Cade Street (6), Chiddingly (1), East Hoathly (2), Old Heathfield (1), Hailsham (1), Hellingly (3), Herstmonceux (8), Mayfield (5), Wadhurst (1), Waldron (2), Warbleton (2). His work can also be found in other parts of East Sussex, and into Kent.

#### **4.1.11 Transport**

##### **Drove roads and ridgeways**

**4.1.11.1** The earliest routes were the drove roads for animals from the Downs into the Weald and the ridgeway routes, and more details are provided earlier in this document. Evidence for these routes remain within the District landscape and in some cases are still in use for modern transport.

##### **Navigable rivers**

**4.1.11.2** There were originally several navigable routes along rivers in the District. These included the River Cuck, up to Arlington and various navigable streams and rivers within the Pevensey Levels area. There is evidence for a Romano-British port on the River Cuckmere to the west of Arlington; and at Boreham Street, just to the south of the village, along Boreham Lane is an area known as Puddledock. This denotes the area of a wharf on the river going out to sea two miles south of the confluence of the Nunningham Stream and the Ash Bourne. This part of the river was navigable by large, seagoing vessels, permitting the movement and trade of iron, corn, timber and ironwork. (reference: Wartling Past & Present, Wartling Parish Local History Group 2009) Ships could dock here until 1645 and the wharf was still visible until as recently as 1930.

**4.1.11.3** It is likely that further evidence may be discovered for navigable water routes in the District, particularly due to the proximity of areas of the District to the coast.



### **Railways and their influence on settlements and activity in the District**

**4.1.11.4** The railways arrived in the District from the mid-19<sup>th</sup> century, with the earliest line being that between Polegate and Hailsham, opened in 1849, particularly to serve the livestock market in the town, as well as passengers. The line was later extended through to Eridge in 1880 and was called the 'Cuckoo Line'. There were also lines between Tunbridge Wells and East Grinstead, and between Lewes and Eridge.

**4.1.11.5** The remaining operational railway line is from Uckfield north, through Buxted, Crowborough and Eridge and on to London (opened in 1868), but the link between Uckfield and Lewes no longer exists. The other railway lines in the District fell under Dr Beechings axe in the 1960s, and the Cuckoo Line is now a national cycle trail and footpath called the 'Cuckoo Trail, and the line between Tunbridge Wells and East Grinstead is similarly used and named the 'Forest Way'.

**4.1.11.6** However, infrastructure from these disused lines still remains including in most areas the line of the track bed, which in two instances are now national cycle ways. Other infrastructure including railway bridges, some signal boxes, and railways stations survive and their architecture is often specific to location and the particular railway line, and therefore can be particularly locally distinctive. A good example is the railway station at Mayfield which has particularly decorative architectural detailing.

**4.1.11.7** With the advent of the railways and easier travel, alternative industries sprang up in the late Victorian period in the District. One example was widespread industry in chicken-fattening. Trains would bring in chickens for fattening from all over and take them away when they were ready. The chickens were fattened in their gardens, and would be put on a cramming machine to fatten them up with a mixture of sour milk, ground oats and rendered down fat. Men would do the plucking and the women did the stubbing (pinching out the beginnings of new feathers). As this activity expanded, it spawned a range of related activities such as corn and seed merchants, carriers and suppliers of equipment and machinery, as well as the increase in the production of cereals and hops. This industry started in the 1860s and finished around 1960 when broilers were introduced. (Reference: Heathfield.net) There remains evidence around the District for the built infrastructure serving the associated industries.

**4.1.11.8** The railways also transformed settlements in the District, leading to a building boom. Particular examples are Heathfield, which was transformed from a tiny settlement called 'Tower Street' to a large village; the construction of New Town in Uckfield; the building of large Victorian and Edwardian villas in Mayfield; and a significant expansion of Hailsham. The domestic building industry of this period benefited from the new money arriving in the towns from the arrival of the railways, the easier access to building materials, and even tourism in the north of the District, with visitors bringing money into the economy of the emerging spa town of Crowborough. There are significant areas of built form remaining from this period within the settlements particularly affected by the railways that demonstrate important architectural detailing. These buildings are particularly at risk from complete loss through redevelopment, or erosion of detail through loss of architectural features, which, through cumulative change, will erode the character and appearance of these parts of the settlements and lead to a loss of interpretation of their evolution.

## **Roads**

**4.1.11.9** The Wealden roads were notoriously bad, no doubt exacerbated by the movement of heavy materials associated with industry, and the roads throughout the District began to be improved and some became turnpikes from the mid-18<sup>th</sup> century. These were roads owned by land owners and a toll had to be paid to pass through individual sections of road, towards maintenance and upkeep. A number of toll houses, now private houses, still survive along the former toll roads in the towns and villages around the District, although there is evidence from the Tithe Maps and early Ordnance Survey maps that many of these buildings have now been lost through later road widening schemes. There is likely to be archaeological evidence remaining for these lost buildings. Also associated with the turnpikes were the 18<sup>th</sup> and 19<sup>th</sup> century coaching inns, of which a number survive in the District, including: The Chequers at Maresfield; the former Shelley Arms, Nutley; and The Maiden's Head, Uckfield.

## **4.1.12 Military History**

### **Roman fort of Anderida and the Norman fortification of Pevensey Castle**

**4.1.12.1** The earliest military history in the District relates to Pevensey and the influence of the Romans and Normans, as discussed earlier. Interestingly, the military importance of the castle was also acknowledged in the 20<sup>th</sup> century when in 1942 small additions were made to Pevensey Castle for the defence of Britain, when it became a lookout over the channel for German aircraft during World War II.

### **Canons and Gunpowder**

**4.1.12.2** In the medieval period, the Iron Industry in the Weald provided cannon and ammunition for wars, and later also gunpowder, as evidenced by the powder mill at Maresfield.

### **Napoleonic War**

**4.1.12.3** There is evidence of the influence of the Napoleonic War in the early 19<sup>th</sup> century in the District, including the Martello Towers, Barracks and Army Camps.

**4.1.12.4** The Martello Towers are small defensive forts first built in the South East of England during the Napoleonic War between 1805 and 1808. The round structures followed a standard plan, though varied in size. A typical South East Martello would be about 45 ft\* (13.7m) in diameter at base and up to 40ft\* (12m) tall. The masonry walls were built of brick and rendered with lime mortar externally, and were up to 13ft thick. Inside there were two main floors, the lower floor housing supplies and a powder store, and the first floor the men's quarters and officer's quarters. A single Martello housed between 15 and 25 men; a garrison of up to 24 men and 1 officer. The internal floor area of both floors was 1300 sq ft. Towers 60-63 were constructed in the Pevensey Bay area and three remain, now converted to dwellings.



**4.1.12.5** There is evidence for an army barracks from this period in Hailsham. Constructed in 1803, the barracks were built to quarter troops intended to man the Martello towers which defended the Pevensey area from the French. The Barracks were closed after the defeat of Napoleon at Waterloo in 1815. The officer's houses remain as evidence, along with the Grenadier Inn.

**4.1.12.6** During the Napoleonic Wars an army camp was established at Waterdown near Frant village, extending to the crossroads of the Eridge-Tunbridge Wells and Frant-Groombridge roads. In 1793, 18 soldiers from the camp were buried in Frant Churchyard after contracting smallpox.

**4.1.12.7** In addition to the militia, which was compulsory service, various East Sussex landowners raised volunteer regiments during the Napoleonic Wars, paid for out of their own pockets. The North Pevensey Legion was raised by the Earl of Sheffield of Sheffield Park, which had a company based in Frant led by Sir John Macpherson and another at Eridge led by George Nevill.

### **World War I and II**

**4.1.12.8** The influence of the First and Second World Wars on the historic environment in the District is substantial and includes locations of military camps; airfields; pill boxes and tank traps; a radar station; as well as the evidence for bomb craters in the landscape and the impact of bombs on the built environment, leading to substantial rebuilding in settlements. Due to its location on the south coast, the District was also important in the World War II defences of the country. Part of the GHQ Stop line network passes through the District and the stop lines were intended to halt the German advance should the invasion of Britain have taken place. The stop lines comprised pill boxes and continuous anti-tank obstacles, both of which are still evident throughout the Wealden landscape.

**4.1.12.9** The Pevensey Levels were the location for one of the large radar defence stations in World War 2. In the mid-1930s, the Air Ministry established a programme of building radar stations around the British coast to provide warning of air attack on Great Britain and this network of radar stations was called Chain Home. Pevensey faced south for attack across France from Germany and was in the right position for the Battle of Britain.

**4.1.12.10** As first built, RAF Pevensey covered a considerable area of the Pevensey Levels, now Pylon Farm, but the transmitters and receivers were housed in sandbagged wooden huts with 90' guyed wooden masts and a mobile generator. Later, the operations blocks were given a much higher level of protection against attack and were constructed of brick, built on the surface but surrounded with a traverse and topped with a six foot thick shingle filled concrete sandwich roof. Shortly after completion the blast from a German bomb dislodged several tons of shingle, some of it falling into the receiver building. RAF Pevensey was one of the original 20 Air Ministry Experimental Stations.

**4.1.12.11** As originally planned there should have been four 360 foot steel transmitter towers spaced 180ft apart and four 240ft wooden receiver towers in a rhombic pattern set at a distance from the transmitters. RAF Pevensey was short lived and by December

1945 the station was described as 'caretaking'. As the station was not required for the post war rotor radar programme RAF Pevensey was offered for sale by public auction in Battle (Sussex) in November 1958. The inventory of buildings and equipment offered for sale included: brick sectional timber and handcraft buildings, 350 foot steel towers and water towers. The contents of the buildings included diesel engines, electrical equipment and all fittings, steel and timber doors and windows, air ventilation systems, fuel and water tanks, sewage pumps, electric motors, tubular wall heaters, RSJ's, baths, sinks and power cables.

**4.1.12.12** Today, very little above ground evidence remains for RAF Pevensey and the area will be a rich future archaeological source for the activity during World War 2.

### **Military camps**

**4.1.12.13** Maresfield Park became a military camp for the duration of the Great War and it became a training camp for Kitchener's new armies and a riding school for yeomanry units and housed 10,000 men in 1914. It was used by Canadian forces in 1917/1918 and in 1921, the Royal Corps of Signals was formed here.

**4.1.12.14** Maresfield continued its connection with the military after the end of the Great War, and in World War II a large army camp was established in the vicinity of the current Ashdown Business Park to the west of the village. King George VI inspected troops at Maresfield on the eve of D-Day. The association with the military finished in c.1985 when the army camp was closed, but housing developed as married quarters for soldiers remains at Queen's Drive and in the southern part of Parklands.

**4.1.12.15** Heathfield Park was requisitioned and turned over to the Army, with the Gibraltar Tower being used as a look-out post and had a firing range close by. From the summer of 1941 Canadian troops took over the responsibility for the defence of the area. From early in 1944 Sussex was one of the areas where troops were concentrated for the launch of the invasion to re-conquer the continent. At the end of April the Heathfield Park became the HQ for the Guards Armoured Division and 5,000 men of the Worcesters were also billeted there.

**4.1.12.16** During World War II the house and garden at Sheffield Park became the headquarters for a Canadian armoured division, and Nissen huts were sited in the garden and woods.

### **Military and Auxiliary Hospitals during World War I**

**4.1.12.17** Home hospitals were formed under the Joint War Committee of the British Red Cross Society and the Order of St. John of Jerusalem to care for troops injured during WWI. Before the conflict even began, suitable properties were identified that could be used as temporary hospitals if war broke out. On the outbreak of war both the Joint War Committee and the War Office were inundated with offers of accommodation. It was the Committee's job to sort through these 5,000 offers to find suitable buildings. They included anything from town halls and elementary schools to large and small private houses. Large numbers of public and private buildings (often large houses) were turned over for use as

small hospitals, most of which operated as annexes to nearby larger hospitals (the majority of the larger military hospitals in the county were in Brighton). They were staffed by members of the local Voluntary Aid Detachment (VAD), who were trained in first aid and home nursing and local volunteers, and local examples in the District included: Shernfold Park, Frant; Hill House, Wadhurst; Claytons, Mayfield; and the Red Cross Hospital, Hailsham and Beech Green Hospital, Withyham<sup>(19)</sup>.

### **War memorials**

**4.1.12.18** There are a large number of war memorials in the District relating to different conflicts predominantly within the 19<sup>th</sup> and 20<sup>th</sup> centuries. The memorials do not just take the form of the large monuments erected in settlements to commemorate those lost in the first and second world wars, but to smaller church monuments, village halls, village greens, and personal memorials such as gates and plaques on other types of buildings and structures. The memorials relate to people with strong historical association to the places in which they lived and are therefore, a significant cultural and social historical record.

### **Air Fields**

**4.1.12.19** There are several older air fields in the District, which are significant to the early history of aviation and that of the Second World War, and are therefore of particular historic importance locally.

**4.1.12.20** An early airfield is that at Bellhurst in the Parish of Wartling. In the grounds of the house was the landing strip for the Eastbourne Aviation Company. Founded by Bernard Fowler in 1909, the company had a flying school and built planes at St Anthony's Mount, Eastbourne with the seaplane factory at The Crumbles, Eastbourne.

**4.1.12.21** The Deanland airfield was planned as an Advanced Landing Ground in order to provide support for the D-Day Landings on 6th June 1944. Construction was started in the Spring of 1943, and the first aircraft to take to the air on D-Day flew from Deanland, providing top-cover over the Omaha and Gold beach-heads.

### **4.1.13 Famous People and Notable Local Figures**

#### **Introduction**

**4.1.13.1** There are a number of notable people and historical figures of both national and local importance, that are linked with the District and whom have had an impact on the significance of the historic environment, and social and cultural history. The following is intended as a snapshot to demonstrate the influence on the historic environment and social history of different types of individuals from Royalty, landowners, craftsmen, artists, writers and designers, and is by no means considered to be a definitive list.

19 <http://www.redcross.org.uk/~media/BritishRedCross/Documents/Who%20we%20are/History%20and%20archives/List%20of%20auxiliary%20hospitals%20in%20the%20UK%20during%20the%20First%20World%20War.pdf>

## **Historical Figures**

**4.1.13.2** Both Henry VIII and Elizabeth I were visitors to the District. Henry VIII is purported to have visited Bolebroke Castle outside of Hartfield with Anne Boleyn, and Elizabeth I visited Eridge Castle and the Archbishop's Old Palace at Mayfield.

**4.1.13.3** The persecution of the Protestants in the reign of Mary I touched upon people living in the District. Six people from Mayfield were martyred, four of whom were burned at the stake in the village, the other two died in Lewes; and one person from Warbleton, who was also executed at Lewes. Memorials to the martyrs in the two villages form part of the local historical significance of the area.

**4.1.13.4** In the 15<sup>th</sup> century, Jack Cade, the leader of the 15th century rebellion that bears his name, died in a garden at Cade Street, being shot with an arrow by the Sheriff of Kent. Jack's body was taken to London and his head fixed to a pike on London Bridge. A pillar at Cade Street commemorates the event.

**4.1.13.5** There are also connections in the District to the first permanent English colony in North America. Robert Hunt, vicar of Heathfield from 1602 to 1606, sailed as chaplain with the 1607 expedition to settle the colony of Jamestown, Virginia, 13 years before the Pilgrim Fathers set sail in the Mayflower, and so became the first Christian minister to preach in America.

**4.1.13.6** Another notable former resident is Lieutenant-Colonel John By of Shernfold Park, in Frant. In August 1802 John By went to Canada, where he was involved in repairs to the Cascades bateaux canal on the St Lawrence and superintended the construction of four Martello towers for the defence of Quebec. In 1826 he designed and constructed a military canal between the Ottawa River and Lake Ontario, safe from attack by the Americans. The town which grew up around his headquarters, originally named Bytown, was renamed Ottawa after the union of Upper and Lower Canada. The Rideau Canal is now a UNESCO World Heritage Site.

**4.1.13.7** An important local figure in the late 18<sup>th</sup> century was Thomas Turner who lived at East Hoathly. Turner wrote a diary which is a unique chronicle of the village life of a shop keeper in that period.

## **Landowners**

**4.1.13.8** Due to the large manorial estates within the District, many notable families have had an influence over the historic environment throughout the centuries, including the Sackvilles of Buckhurst, related to the Tudor/Elizabethan Royal Family; the Earls and Marquesses of Abergavenny of Eridge and Kidbrooke Park; The Pelham Family of Laughton; the Dacre-Fiennes of Herstmonceux; the Gage Family of Firle; and the Duke of Devonshire and Lord Burlington; who owned large tracts of land in the south of the District.

**Crafts people**

**4.1.13.9** The iron industry has had a substantial impact on the historic environment in the District and the ironmasters were local prominent figures of the late and post medieval period and owned large properties. In Wadhurst Parish, for example, the ironmasters included John Barham, Nicholas Fowle and John Legas, along with their families and descendants. The Barhams and Fowles were already established landowners in the Wadhurst area before the iron boom, whereas John Legas moved to the area from the North and started out as a clerk at a furnace he later owned. John Barham and his descendants owned local forges and furnaces from 1561 until the mid-17th century; Nicholas Fowles operated a local furnace and forge in the mid-16th century; and John Legas and his partner William Harrison operated forges and furnaces in the early-mid 18th century.

**4.1.13.10** Many of these local prominent figures involved in the iron industry have left their mark on the settlements in the District and outlying area through the houses that survive and the worker's houses built to support the industry. In many of the local churches, there are memorials to the Ironmasters by way of unusual iron grave slabs.

**4.1.13.11** Listed among notable residents in the District is the cartographer Richard Budgen. In 1723 Richard Budgen published 24 maps as loose sheets that had been engraved by John Senex of Shropshire entitled "*An Actual Survey of the County of Sussex divided into Rapes Hundreds and Deanries. In which the exact longitude and altitude of all the remarkable places are determined from observation. Also an accurate delineation by and measurement of the sea-coast, roads and the rivers so far as navigable*".

**4.1.13.12** In the 19<sup>th</sup> century, George Smart, a local tailor in Frant, was popular with those visiting from Tunbridge Wells spa town. He exhibited cloth decorated with animals, birds and grotesque figures, and some of his fabric pictures still survive and show local scenes in the background, such as the houses surrounding Frant Common and the church.

**Writers**

**4.1.13.13** The District has been associated with writers, particularly in the 19th and early 20th centuries, including: Sir Arthur Conan Doyle who lived in Crowborough, and A.A. Milne.

**4.1.13.14** In 1925, A.A. Milne purchased Cotchford Farm, Hartfield, which was to become his home and that of Christopher Robin Milne. Milne is most famous for his two Pooh books about a boy named Christopher Robin, named after his son, and various characters inspired by his son's stuffed animals, most notably the bear named Winnie-the-Pooh. The fictional Hundred Acre Wood of the Pooh stories derives from Five Hundred Acre Wood in Ashdown Forest where the Pooh stories were set. Popular tourist locations at Ashdown Forest include: Galleon's Lap, The Enchanted Place, the Heffalump Trap and Lone Pine, Eeyore's Sad and Gloomy Place, and the wooden Pooh Bridge where Pooh and Piglet invented Poohsticks.



## **Artists and photographers**

**4.1.13.15** Two particularly famous artists are linked to the District. Joseph Mallord William Turner is known to have painted in Sussex, and produced paintings of the Vale of Heathfield and Wadhurst. Pablo Picasso was also a visitor to Farley Farm in Muddles Green, Chiddingly in the early 20<sup>th</sup> century and examples of his work are within the house today. The house and gardens are full of surrealist paintings and sculptures.

**4.1.13.16** There are also two photographers of note who lived and worked in the District.

**4.1.13.17** Edwin Isaac Baker, who lived in Hailsham in the second half of the 19<sup>th</sup> century, set up a photographic studio at his book store premises in the High Street and was a prolific photographer, who took a large amount of photographs of Hailsham and the local area. His photographic record is a valuable resource in understanding the significance of the historic environment in this area.

**4.1.13.18** Lee Miller was born in 1907, in the USA and lived at Farley Farm from 1949 until her death in 1977. She is perhaps best known for her photographs during the end of the Second World War. In 1944 Miller joined up with Time Life photographer David E. Scherman, following the US forces to Europe twenty days after the D Day landings. As a photojournalist and official war correspondent with the US Army, Miller documented key moments of the war such as the Liberation of Paris and the meeting of US and Russian troops on the river Elbe. Miller's photographs of the Buchenwald concentration camp brought the horrors of the holocaust to the American public when they were published in US Vogue in June 1945. While in Germany Miller was billeted in Hitler's secret apartment in Munich and famously took a bath in his bathtub. She also photographed his house Wachenfeld at Berchtesgaden ablaze on the eve of Germany's surrender<sup>(20)</sup>.

## **4.2 National Character Areas**

### **4.2.1 Introduction**

**4.2.1.1** Wealden has a very high quality environment reflected in its designated High Weald Area of Outstanding Natural Beauty (AONB) landscape and historical settlements, as well as forming part of the backdrop to the South Downs National Park. The distinctive character of the District also includes the non-designated Low Weald landscape area. Therefore, it is appropriate to understand the defining characteristics of the landscapes of Wealden District and how this has influenced the historic and built environment.

**4.2.1.2** As part of Natural England's responsibilities as set out in the Natural Environment White Paper<sup>(21)</sup>, Biodiversity 2020<sup>(22)</sup> and the European Landscape Convention<sup>(23)</sup>, Natural England is revising profiles for England's 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries.

20 <http://www.farleyfarmhouse.co.uk/Default.aspx>

21 The Natural Choice: Securing the Value of Nature, Defra (2011); URL: [www.official-documents.gov.uk/document/cm80/8082/8082.pdf](http://www.official-documents.gov.uk/document/cm80/8082/8082.pdf)

22 Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services, Defra (2011); URL: [www.defra.gov.uk](http://www.defra.gov.uk)

23 European Landscape Convention, Council of Europe (2000); URL: <http://conventions.coe.int/Treaty/en/Treaties/Html/176.htm>



**4.2.1.3** There are three NCAs within the National Character Area Framework<sup>(24)</sup> that are located within the Wealden District Council area. These are the High Weald, the Low Weald and the Pevensey Levels. Each of the NCAs have separate profiles, which include a description of the historic development and typical built environment for each identified area. The NCA profiles are working documents, which are being refreshed and updated periodically.

**4.2.1.4** A synopsis of the historic and built environment for each of the three NCAs within Wealden District, along with identified pressure for change and opportunities, is provided in Appendix 1 and is a good basis to start understanding what is special about Wealden District. The historic and built environment of each NCA is briefly summarised in the bullet points below.

#### 4.2.2 High Weald

##### Summary of High Weald NCA (122)

- Ridged and faulted sandstone core of the Kent and Sussex Weald.
- One of the best surviving medieval landscapes in northern Europe.
- AONB covers entire High Weald element within the north of Wealden District.
- Occupied since at least the Mesolithic period, with archaeological evidence for continuous occupation thereafter.
- Norman development represented by castles, churches and medieval buildings.
- Medieval landscape survives in remains of ancient routes, field patterns, evidence of Wealden iron industry, historic parks and gardens, historic buildings including hamlets, villages and farmsteads, maritime history such as shipbuilding and, woodland clearance and “assarting”.
- One of the highest concentrations of surviving early farmsteads anywhere in Europe.
- Large Estates, grand houses and parklands generated by wealth from Wealden iron industry and London merchants.
- Oast houses provide evidence of past associations with the hop industry.
- Strong local vernacular using local materials of red tile, decorative tile hanging, brick, local sandstone and timber, including many traditional timber-framed buildings.

### 4.2.3 Low Weald

#### Summary of Low Weald NCA (121)

- Within Wealden, this is the landscape area located to the west of the Pevensey Levels, south of the High Weald and north of the South Downs.
- Evidence of Mesolithic settlements, as well as Late Neolithic and Bronze Age woodland clearance and a number of Roman roads.
- Strong sense of an anciently settled and farmed landscape, with medieval farmsteads set in landscapes originally enclosed in the medieval period.
- Historic pattern of field enclosure, woodland clearance and "assarting" remains mostly intact.
- Evidence of industrial history of charcoal burning for iron and glass production, evidence of Wealden iron industry, and ponds from past industrial processes.
- Archaeological sites and heritage assets often lie under woodland.
- Isolated farmsteads often occupying ancient sites (some moated), and market settlements that have developed into villages and hamlets.
- Oast houses provide evidence of past associations with the hop industry.
- Strong local vernacular using local materials of red tile, decorative tile hanging, brick, timber and weatherboarding, including many traditional timber-framed buildings and prevalence of agricultural buildings. Also use of flint towards the South Downs and sandstone locally.

### 4.2.4 Pevensey Levels

#### Summary of Pevensey Levels NCA (124)

- Low lying area located between Eastbourne and Bexhill, within the south-east corner of Wealden District.
- Area was a shallow bay in the Roman period with small islands within the bay where the earliest settlements were located.
- Area of high potential for buried prehistoric land surfaces and wetland archaeology.
- Occupation and land reclamation continued in the Saxon period.
- Current landscape formed by reclamation work started by local religious houses in the Middle Ages.
- Remarkable survival of a medieval field system with ditches and continued pastoral use in a lowland context, as well as historic flood defences.
- Some drainage channels and sea defences relatively unchanged since medieval times.
- Important historic defensive structures, such as the Roman "Saxon Shore Fort" of Pevensey Castle and the Martello Towers on the coastline.

- Salt-making was an important industry from at least the Saxon period and remnants of this industry are found on low mounds within the Levels.
- Low density dispersed settlements, comprising mainly a thin scattering of farmsteads on medieval sites.
- Settlement on the slightly higher ground surrounding the levels, above the flat marsh area.
- Area frequently inundated by the sea causing extensive flooding and leading to deserted villages and moated farmsteads.
- Local vernacular with a prevalence of local flint, brick, tile hanging and weatherboarding.

### 4.3 The High Weald Area of Outstanding Natural Beauty (AONB) Management Plan 2014-2019

**4.3.1** The AONB Management Plan complements but does not duplicate the development plans of constituent local planning authorities. It does not itself propose policy to address development issues. Instead it sets out a 'criteria-based' framework (the objectives and indicators of success for conserving and enhancing natural beauty) against which the impact of development on the purpose of designation can be assessed.

**4.3.2** The Management Plan contains several objectives relevant to the built and historic environment that can be used to inform the development of planning policy for the Local Plan. These are set out below. Further information is contained in Appendix 2.

#### **AONB Management Plan: built and historic environment objectives**

##### **S2 Objective: To protect the historic pattern of settlement.**

*Rationale: To protect the distinctive character of towns, villages, hamlets and farmsteads and to maintain the hinterlands and other relationships (including separation) between such settlements that contribute to local identity.*

##### **S3 Objective: To enhance the architectural quality of the High Weald.**

*Rationale: Materials as a means of protecting the environment and adding to this distinctiveness.*

##### **FH4 Objective: To protect the archaeology and historic assets of field and heath.**

*Rationale: To protect the historic environment of the AONB other than the pattern of fields: i.e. the individual archaeological features.*

## 4.4 Heritage Assets within Wealden

### 4.4.1 Introduction

**4.4.1.1** There are over 2200 listed buildings in Wealden, 20 registered Historic Parks and Gardens, and 104 Scheduled Monuments within Wealden District<sup>(25)(26)</sup>. In addition, there are 33 designated conservation areas, as well as other sites of local archaeological interest.

### 4.4.2 Listed Buildings

**4.4.2.1** Listing recognises a building's special architectural and historic interest, and is a material consideration of the planning system. All buildings constructed before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840. Very few buildings have been listed from the period after 1945 and a building has normally to be over 30 years old to be eligible for listing.

### 4.4.3 Conservation Areas

#### 4.4.3.1 Introduction

**4.4.3.1.1** Conservation Areas are those places within villages, towns and cities which are especially valued for their historic character and associations. What makes them special is the combination of buildings, streets, spaces and archaeology.

**4.4.3.1.2** There are 33 conservation areas designated in the part of Wealden District for which the Council is the Local Planning Authority. These are listed in Appendix 3.

#### 4.4.3.2 Conservation Area Designation 2017

**4.4.3.2.1** The concept of conservation areas was first introduced in 1967 by the Civic Amenities Act as part of a wider recognition of the contribution made by areas of distinctive historic character. The Planning (Listed Buildings and Conservation Areas) Act 1990 (The Act) places a duty on every Local Planning Authority to determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and to designate those areas as conservation areas. Where conservation areas are already designated, the Act places a duty on every Local Planning Authority from time to time to review the past exercise of functions under Section 69 and to determine whether any parts or any further parts of their area should be designated as conservation areas.

**4.4.3.2.2** As part of the Local Plan Issues and Options Review Process in 2015 it was identified that the existing 26 conservation areas had been variously designated and appraised between 1969 and 2003 and that in some instances, the original designation and appraisal had not been updated for over forty years. This resulted in a significant contrast in the quality of the character appraisals with the more modern appraisals being

25 Including that part of Wealden falling within the South Downs National Park  
26 National Heritage List for England (2018) Historic England

more detailed. In addition, changes in legislation and guidance also led to more comprehensive consideration of what should comprise a conservation area.

**4.4.3.2.3** Following guidance produced by Historic England (previously English Heritage) and Central Government, a methodology and criteria<sup>(27)</sup> was agreed<sup>(28)</sup> for the character appraisal of existing and potential new conservation areas within the District.

**4.4.3.2.4** The recommendations for the new designations and options for alteration to existing boundaries for proposed new conservation areas were consulted upon as part of the 2015 Issues and Options Consultation on the Wealden District Local Plan<sup>(29)</sup>.

**4.4.3.2.5** Responses to the Issues and Options consultation, along with additional research, have been used to inform the final boundaries for each existing and new conservation area which are shown on the Proposals Map for the Wealden Local Plan.

**4.4.3.2.6** Consultation with Parish/Town Councils and Local History Amenity Societies took place in 2014. Officers visited Parish/Town Councils as part of initial consultation which related to the next stage of the Local Plan process, which was then named the Delivery and Sites Allocation Local Plan (DSALP). The DSALP has now been incorporated into the wider Local Plan Review. At the Parish/Town Council meetings a presentation was given in relation to the Conservation Area project.

**4.4.3.2.7** In the summer of 2014, a written consultation was sent to Parish and Town Councils, and all Local History Amenity Societies in relation to the Conservation Area project. This comprised a letter of introduction and a form to be completed and returned. Not all Parish/Town Councils or Amenity Societies that were consulted responded to the consultation.

**4.4.3.2.8** All areas put forward in the consultation responses were considered through a desk top exercise and site visits took place to determine whether they met the Criteria for Selection of Areas and/or Criteria for Selection of Boundaries<sup>(30)</sup> and were used to help inform the selection of potential new conservation areas and consideration of boundary changes to existing conservation areas. This work culminated in the Recommendations and Options for Testing within the Conservation Areas - Wealden Local Plan Issues Options and Recommendations Report, dated October 2015.

**4.4.3.2.9** In addition, all historic settlements within the District were considered through a desk top exercise and site visits were undertaken to determine whether they met the

27 Conservation Area Appraisal Background Paper and Methodology, February 2014, Appendix 1, Conservation Areas - Wealden Local Plan Issues Options and Recommendations Report, dated October 2015, and available on the Councils website [http://www.wealden.gov.uk/Wealden/Residents/Planning\\_and\\_Building\\_Control/Planning\\_Policy/Wealden\\_Local\\_Plan/PPolicy\\_WLP\\_IsseusOptionsRecommendations.aspx](http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Wealden_Local_Plan/PPolicy_WLP_IsseusOptionsRecommendations.aspx)

28 Agreed with Historic England (then English Heritage), February 2014

29 Conservation Areas - Wealden Local Plan Issues Options and Recommendations Report, dated October 2015, and available on the Councils website [http://www.wealden.gov.uk/Wealden/Residents/Planning\\_and\\_Building\\_Control/Planning\\_Policy/Wealden\\_Local\\_Plan/PPolicy\\_WLP\\_IsseusOptionsRecommendations.aspx](http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Wealden_Local_Plan/PPolicy_WLP_IsseusOptionsRecommendations.aspx)

30 Conservation Area Appraisal Background Paper and Methodology, February 2014, Appendix 1, Conservation Areas - Wealden Local Plan Issues Options and Recommendations Report, dated October 2015, and available on the Councils website [http://www.wealden.gov.uk/Wealden/Residents/Planning\\_and\\_Building\\_Control/Planning\\_Policy/Wealden\\_Local\\_Plan/PPolicy\\_WLP\\_IsseusOptionsRecommendations.aspx](http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Wealden_Local_Plan/PPolicy_WLP_IsseusOptionsRecommendations.aspx)

Criteria for Selection of Areas and/or Criteria for Selection of Boundaries for new conservation areas.

**4.4.3.2.10** Within the Issues Options and Recommendations consultation, the Council consulted on the Recommendation and Preferred Options for the boundary of each existing and new area, as well as upon whether any further areas within the District that met the criteria agreed with Historic England, and not identified within the Report document, should be considered for designation as a conservation area.

**4.4.3.2.11** The consultation period ran for 8 weeks from Monday 19 October 2015 to 5pm Monday 14 December 2015. All residents in the District received a flyer through the post about the Local Plan consultation that also referred them to the information on the website. A number of public exhibitions about the Local Plan consultation were held and all documents were made available through the Council's website and at deposit points throughout the District.

**4.4.3.2.12** A total of 148 responses were received to the five questions about the proposed Conservation Areas during the consultation period. Further detail is available in the Conservation Areas Background Paper 2017.

**4.4.3.2.13** It is interesting to note that there is no legal requirement under The Act 1990 to consult the public before designation of a Conservation Area; however, Councils are encouraged by central government to do so. It is demonstrated above that the Council took a robust approach through the Local Plan process to consult on the proposed Conservation Areas prior to designation, providing an opportunity for the public to view and comment on the boundaries of the existing and new Conservation Areas within the District so that this could be used to inform the boundaries for designation.

**4.4.3.2.14** The final conservation area boundaries have now been designated and are shown on the Proposals Map of the Wealden Local Plan.

**4.4.3.2.15** Upon designation, in accordance with statutory requirements, the Council also placed notices in the London Gazette and local newspapers; and informed the Secretary of State and Historic England of the designations. The designations are also registered as a land charge. There is no formal duty to notify current owners or occupiers individually.

#### **4.4.3.3 Conservation Area Character Appraisal and Management**

**4.4.3.3.1** Detailed conservation area character appraisals are under preparation for each conservation area in conjunction with policies concerning the historic environment within the Wealden Local Plan. The character appraisals will be used to identify significance and inform development within conservation areas and their setting. Each character appraisal document will be subject of public consultation prior to finalisation.

**4.4.3.3.2** An overarching Conservation Area Management Plan will also be compiled, based on the evidence from within the individual character appraisals, and in combination, this evidence will be used to inform future change and development within the conservation



areas and identify whether additional management tools, such as Article 4 Directions, should be used to conserve and enhance the historic environment.

#### 4.4.4 Scheduled Monuments

**4.4.4.1** A scheduled monument is an archaeological site considered to be of national importance by the government and protected by the Ancient Monuments and Archaeological Areas Act 1979.

**4.4.4.2** There are 104 Scheduled Ancient Monuments within Wealden District<sup>(31)</sup> and these range from remains of the Iron Industry within the landscape (furnaces and bloomeries); to medieval settlements; earthworks; Roman roads; and standing remains, such as Herstmonceux Castle and Brambletye House.

#### 4.4.5 Parks and Gardens

**4.4.5.1** The government maintains a register of parks and gardens designated as being of national importance that are included in the Register of Historic Parks and Gardens and considered to be of special historic interest in England. These designed landscapes cover many types and make a special contribution to the landscape of our countryside and towns.

**4.4.5.2** Within Wealden District, there are 20 Registered Parks and Gardens, of which one is listed Grade I (Sheffield Park); eleven are listed Grade II\*; and 8 listed Grade II. See Appendix 4.

#### 4.4.6 Areas of Archaeological Potential

**4.4.6.1** A large number of areas of archaeological potential have already been identified by East Sussex County Council throughout the District based on data held within the East Sussex Historic Environment Record (ESHER). These areas have been mapped as Archaeological Notification Areas (ANAs), which identify archaeologically sensitive areas where planning applications are likely to affect archaeology either within or outside these areas. ANAs are defined on the basis of recorded sites and monuments (or heritage assets) with historical and archaeological interest, but areas outside the ANAs which have not been subject to specific research may also have historical and archaeological interest, and may be identified in future as ANAs.

**4.4.6.2** Any proposed development within an ANA will trigger consultation with the East Sussex County Council Archaeology Section to allow consideration of potential harm to known recorded heritage assets. This helps to meet the aims of the National Planning Policy Framework (2012), paragraph 128.

**4.4.6.3** However, the NPPF also requires the Local Planning Authorities to use up to date evidence to predict the likelihood that currently unidentified heritage sites of historic and archaeological interest will be discovered in future. Paragraph 128 of the NPPF (2012) states that:

31 Including that part falling within the South Downs National Park

**NPPF (2012), paragraph 128:**

As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

**4.4.6.4** The East Sussex HER presently records a total of around 11,500 designated and non-designated heritage assets within Wealden District. Of this total, some 2400 (21%) are designated, but around 9100 (79%) are non-designated. It is likely that some of the non-designated heritage assets of archaeological significance are likely to be of national or regional importance.

**4.4.7 Non Designated or Locally Designated Heritage Assets**

**4.4.7.1** The NPPF, NPPG and Historic England support the identification of local heritage assets to help recognise local distinctiveness and character to ensure these values are taken into account when changes affecting the historic environment are proposed. Local heritage assets can range from buildings, designed landscapes, archaeology and elements of the natural environment, which are identified in conjunction with local communities as being of specific importance.

**4.4.7.2** There are currently two locally listed buildings within Wealden District: the Roebuck at Laughton; and the Gatehouse at Maresfield Park, Maresfield.

**4.4.8 Historic Environment Record**

**4.4.8.1** The East Sussex Historic Environment Record (ESHER) plays a crucial role in ensuring access to information relating to designated and non-designated heritage assets, allowing the significance of a designated or non-designated heritage asset to be understood. They are unique repositories of information relating to landscapes, building, sites and artefacts relating to the historic environment. Despite the fact that they are non-statutory, the NPPF at paragraph 128 emphasises the importance of Historic Environment Records in providing the core of information needed for plan-making and individual planning decisions.

**4.5 Historic Farmsteads**

**4.5.1** Historic England identifies that historic farmsteads and their buildings are a prominent contributor to regional distinctiveness and landscape. A series of Regional Farmstead Character Statements have been written, outlining the development of farmsteads within each of the 159 National Character Areas (NCAs) in England and promoting better and more accessible understanding of the character of farm buildings at a broad landscape and regional scale.

**4.5.2** This information can be used to help identify designated and non-designated historic farmsteads in the District and better understand their historic development and significance, as well as any potential threats.

**4.5.3** The three NCAs within the Wealden District Council area are the High Weald, the Low Weald and the Pevensey Levels. A summary of the key farmstead characteristics for each of these areas is provided in Appendix 5.

## 5 Other Available Evidence

### 5.1 SHELAA

#### 5.1.1 Introduction

**5.1.1.1** The SHELAA is an evidence base document used to support the development of planning policy documents including the Wealden Local Plan and to help inform emerging Neighbourhood Development Plans. The aim of the SHELAA is to provide an assessment of potential housing and economic land to enable the Council to identify a sufficient supply of deliverable sites or broad locations in accordance with Government policy and guidance.

**5.1.1.2** The study provides a technical assessment to enable the Council to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the needs for housing and economic development over the plan period. In addition to potential residential development, the study will assess the suitability of sites identified for other land uses including retail, leisure and business development. This comprehensive approach to land availability provides evidence to support the development of options for the spatial strategy in the new Wealden Local Plan, it does not allocated sites to be developed.

**5.1.1.3** The SHELAA was undertaken in line with the December 2014 Methodology<sup>(32)</sup>

**5.1.1.4** It is important to note, however, that this is an initial high level assessment providing an indicative development capacity for sites, taking into account the initial constraints identified. The identification of potential suitable sites within the SHELAA does not imply that planning permission would be granted if an application were to be submitted. All planning applications will continue to be considered against the appropriate policies within the adopted Local Plan, having regard to any other material considerations.

#### 5.1.2 Heritage considerations

**5.1.2.1** All SHELAA sites were assessed initially against national policies and designations to establish which sites have a reasonable potential for development and should be included in the site survey exercise. Where sites were not taken forward to site survey stage, specific reasons were recorded in a unique database entry and these reasons were clearly set out in the final assessment report.

**5.1.2.2** The assessment of individual sites comprised of two elements: a desktop survey and the site survey itself. The desktop study was completed primarily using GIS software and identified particular constraints such as flood risk, landscape designations, the location of heritage assets and the accessibility to local services or public transport connections. The site survey recorded essential site characteristics on the ground such as boundaries, land use and physical constraints. For some parts of the assessment, such as identifying

32 [http://www.wealden.gov.uk/WealdenResidents/Planning\\_and\\_Building\\_Control/Planning\\_Policy/Strategic\\_Housing\\_Economic\\_Land\\_AssessPPolicy\\_SHELAA.aspx](http://www.wealden.gov.uk/WealdenResidents/Planning_and_Building_Control/Planning_Policy/Strategic_Housing_Economic_Land_AssessPPolicy_SHELAA.aspx)

the character of the locality, both approaches were used to ensure that the results of the assessment are accurate and comprehensive.

**5.1.2.3** For assessment of potential impact on Heritage significance, the following questions were posed for each site surveyed:

- Are there listed buildings on the site or could development of the site affect the setting of listed buildings nearby?
- Is the site within a Conservation Area or could development of the site affect the setting of a Conservation Area?
- Is the site located within an Archaeological Notification Area?

**5.1.2.4** Where conservation area, listed building or other heritage constraints were identified, including development within the setting of a heritage asset, due consideration was given to how these might be overcome. This included liaising with the East Sussex County Council (ESCC) Archaeological team to establish the level of impact of development of a site and whether further studies are required to assess the impact. This investigation comprised a basic search within the HER to identify the potential for impact on archaeological risk/potential of sites. Each site was provided with a red, amber or green tag to clearly delineate risk and potential.

**5.1.2.5** Red was used for sites considered to be undevelopable due to either their current heritage significance, for example the designated Heathfield Park, or the high risk of encountering nationally significant archaeological remains, in particular waterlogged prehistoric remains. Where sites were tagged as Amber-borderline Red, this mainly related to sites that contain areas of wetland with high risk for waterlogged remains, the advice was to remove these areas from any allocation area, with a second option of assessing their potential through intrusive archaeological evaluation.

**5.1.2.6** The majority of sites were tagged Amber due to the fact that they are located in areas that had attracted very little, if any past archaeological research, and hence their archaeological potential and the risk of them containing nationally significant archaeological remains is undefined. It was confirmed that all sites with an amber tag would need archaeological fieldwork assessment to clarify this risk.

**5.1.2.7** A number of sites were tagged Green, which had already been subject to archaeological fieldwork assessment, and carry current archaeological planning conditions.

**5.1.2.8** Finally, a number of sites were tagged Black, where the archaeology has already been fully excavated / mitigated in advance of current building developments, or the site has clearly been so heavily impacted in the past that archaeological remains are unlikely to have survived.

**5.1.2.9** The evidence base compiled on the ancient and historic landscapes and presence of heritage assets provided within the Wealden Landscape and Settlement Character Assessment 2014, and supplementary reports in 2016 and 2017, was also utilised to assess sites and to consider heritage constraints. Further information on this assessment is in Section 3.3 below.

## 5.2 Landscape Assessment

### 5.2.1 Introduction

**5.2.1.1** The Wealden Landscape & Settlement Character Assessment was completed by Chris Blandford Associates for the Council in 2014. The main purpose of the study was to contribute to the evidence base underpinning decisions on how best development should be accommodated within the District and to assist in identifying broad locations for accommodating development and to provide a tool for defining areas in which to allocate development assigned to settlements as well as the development of policies for landscape management.

#### Key objectives of the study

- 1) Assess the character, sensitivity and value of the District's landscapes outside of the High Weald Area of Outstanding Natural Beauty (AONB) and the South Downs National Park.
- 2) Evaluate the capacity of the District's landscapes outside of the High Weald AONB and the South Downs National Park to accommodate renewable energy development (solar farms and wind turbines).
- 3) Assess the character, sensitivity and value of landscapes around selected settlements within the District.
- 4) Evaluate the capacity of landscapes around the settlements identified in Policy WCS6 of the Wealden Core Strategy to accommodate residential and commercial development.
- 5) Evaluate the contribution of landscape settings around settlements with existing or potential Conservation Areas to the historic character of the settlements (as listed in Appendix 1).

**5.2.1.2** The methodology applied and the heritage issues considered are outlined below.

### 5.2.2 Heritage considerations

**5.2.2.1** Before embarking on field survey work, preparatory desk-based studies were undertaken for each settlement to bring together and analyse available information about the landscape within the study areas. For each settlement, the desk-based studies included an analysis of the historic landscape character <sup>(33)</sup> to provide an overview of different types /ages of historic fields, field boundaries and woodland, and other historic uses such as coppicing and the iron industry, which survive and are still visible as remnant historic features within the current landscape. Conservation designations were also identified.



**5.2.2.2** As part of the assessment for evaluating a landscapes strength of place, 'Continuity/time depth' matrix was compiled to analyse the historic dimension of the landscape and how old the landscape is in terms of its surviving features.

**5.2.2.3** Three definitions were applied:

- **Recent:** Landscapes predominantly dating from 1800 to present day; <sup>(34)</sup>
- **Historic:** Remnant Historic Landscapes predominantly dating from 1600 to 1800; <sup>(35)</sup>
- **Ancient:** Remnant Historic Landscapes predominantly pre-dating 1600, as indicated by presence of Ancient Woodland, and Historic Landscape Character 'interpretation of character' listed below: <sup>(36)</sup>

Aggregate assart <sup>(37)</sup>	Regular piecemeal enclosure
Cohesive assart	Assart wood
Consolidated strips	Medieval deer park
Co axial fields	Medieval enclosure
Brooks innings	Ancient hill fort
Strip fields	Ancient fort
Irregular piecemeal enclosure	Prehistoric Earthworks

**5.2.2.4** Landscape value was assessed using various criteria, including conservation values: the presence of features of particular wildlife, geological, archaeological, historic/cultural conservation interest and value (as recognised by established designation systems) that add to the value of the landscape as well as having value in their own right.

**5.2.2.5** The indicative capacity of a landscape to accommodate development was evaluated based on combining judgements about its landscape sensitivity with judgements about its landscape value and potential for mitigation.

**5.2.2.6** The potential to mitigate adverse effects of change in a particular landscape was dependent on the factors that determine its landscape and visual sensitivity. For the purposes of the assessment, landscapes evaluated as having some capacity to accommodate a particular type of development were considered to have potential for mitigation based on the following siting, design and landscaping mitigation principles:

34 (Source: Sussex Historic Landscape Characterisation, August 2010)

35 (Source: Sussex Historic Landscape Characterisation, August 2010)

36 (Source: Natural England, May 2014; Sussex Historic Landscape Characterisation, August 2010)

37 Assart - an area of land that has had trees and undergrowth removed and the ground broken up in preparation for cultivation (<http://www.collinsdictionary.com/dictionary/english/assart>)

- New development siting, design and landscaping responds to the landscape features, characteristics and special qualities that give the landscape its unique sense of place and local distinctiveness.
- New development avoids adverse impacts on the setting of culturally important landmarks, remnant historic landscapes and significant views.
- The use of appropriate building and hard/soft landscaping materials that are complementary to local vernacular design.
- Use of materials with appropriate finishes and colours that help to blend new buildings and structures into the surrounding landscape.
- New planting of woodland and tree belts (using native species to reinforce local distinctiveness) designed to create a strong sense of enclosure (where appropriate), frame views, provide screening and soften impact of built development, that links with existing vegetation to create a cohesive landscape framework to help integrate new development into the landscape.
- Existing structure planting, including shelter belts, woodland and hedgerows, is retained and augmented by new structure planting to provide screening for new development (including reinforcement of landscape buffers along sensitive urban edges and to soften hard urban edges where appropriate), and appropriately managed to provide a strong and enduring backdrop to frame views.
- Multi-functional green networks are created as planting, open space and recreational corridors.
- Where opportunities exist, the improvement and restoration of degraded landscape at a local scale.

**5.2.2.7** The overall detailed assessment, including all settlements considered as potential for designation as conservation areas, and various other settlements with proposed allocations, provided an in-depth evidence base on historic landscape characteristics and the presence of heritage assets within the landscape. This was subsequently used for the consideration of settings issues and impact upon heritage significance through future development.

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## 5 Other Available Evidence

## 6 Historic Environment - Legislation, Policy and Guidance

### 6.1 Designation of Heritage Assets

6.1.1 The key pieces of legislation, under which heritage assets are designated, are outlined below:

#### Key Historic Environment Legislation

##### Historic Buildings and Ancient Monuments Act 1953

Registered Historic Parks and Gardens are designated by Historic England for their special historic interest under this Act.

##### The Civic Amenities Act 1967

The Act introduced the concept of conservation areas for the first time and their definition as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'<sup>(38)</sup>. This has since been superseded by the Planning (Listed Buildings and Conservation Areas) Act 1990.

##### Ancient Monuments and Archaeological Areas Act 1979

The Secretary of State designates scheduled monuments under this Act. Designation is made in recognition of the national importance of scheduled monuments.

##### The Town and Country Planning Act 1990

This Act recognised for the first time the individual importance of conservation areas, which became subject of a separate Act, to also include Listed Buildings.

##### Planning (Listed Buildings and Conservation Areas) Act 1990

The Secretary of State designates listed buildings for their special architectural or historic interest under this Act.

There are three levels of listing:

- Grade I - buildings which are of exceptional interest, sometimes considered to be internationally important; only 2.5% of listed buildings are Grade I
- Grade II\* - buildings which are particularly important buildings of more than special interest; 5.5% of listed buildings are Grade II\*

- Grade II – buildings which are nationally important and of special interest; 92% of all listed buildings are in this class and it is the most likely grade of listing for a home owner.

Conservation areas are also designated, primarily by local authorities, under this Act.

In addition to the primary Act, the Planning (Listed Buildings and Conservation Areas) Regulations 1990 were introduced to provide for the detailed implementation of the Act.

### **Enterprise and Regulatory Reform Act 2013**

The heritage measures in the Act implement commitments to legislation made in the Government's response to the Penfold Review of Non-Planning Consents in November 2011. The measures introduced by the Act included:

- Making it clearer when a building is listed specifically what is and is not protected;
- Making it easier to apply for a certificate of immunity from listing;
- Enabling owners and local planning authorities to enter into voluntary partnership agreements to help them manage listed buildings more effectively;
- Removal of the requirement for Conservation Area Consent, while retaining the offence of demolishing an unlisted building in a conservation area without permission; and
- Introduction of automatic granting of listed building consent for certain categories of work or buildings through a system of national and local class consents.

## **6.2 Statutory Duties and Consent Regimes**

### **6.2.1 Introduction**

**6.2.1.1** The legislation outlined above also requires specific statutory duties to be exercised or specific statutory tests to be applied in assessing the impact of a development upon certain heritage assets. Under this legislation, assets may also be subject to a separate specific heritage-related consent regime.

### **6.2.2 Scheduled Monuments**

**6.2.2.1** In addition to any planning approval that may be required, scheduled monument consent is required under the Ancient Monuments and Archaeological Areas Act 1979 for most works and other activities that physically affect a scheduled monument either above or below ground level. This consent must be obtained from the Secretary of State for Culture, Media and Sport through Historic England.

**6.2.2.2** There are 104 Scheduled Monuments within Wealden District, including those located within the South Downs National Park.

### 6.2.3 Listed Buildings

**6.2.3.1** The Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers to have ‘special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’<sup>(39)</sup>.

**6.2.3.2** Proposed works to listed buildings can require both planning approval and a separate specific listed building consent. This consent is usually obtained from the local planning authority.

### 6.2.4 Conservation Areas

**6.2.4.1** Section 69 of the Act imposes a duty on Local Planning Authorities (LPAs) to designate as conservation areas any ‘areas of special architectural or historic interest, the character of appearance of which it is desirable to preserve or enhance’. This designation gives LPAs the opportunity to adopt specific conservation policies for the preservation and enhancement of particular historic areas and to have some control over demolition of non-listed buildings and structures that help to define the conservation area's special interest.

**6.2.4.2** Section 69 of the Act also states: ‘It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts of any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly’. (s.69(2)).

**6.2.4.3** Section 71 of the Act further requires the ‘formulation and publication of proposals for preservation and enhancement of conservation areas’. (s.71). This normally takes the form of an initial appraisal document that summarises the special historic character of the area and contains a map delineating the boundary of the area and marking any special historic features it is desirable to retain, such as walls and open spaces. This document is often followed by a management plan, outlining future proposals for the continuing preservation and enhancement of elements within the conservation area. The appraisals and management plans are usually incorporated into the local planning process.

**6.2.4.4** Section 72 of the Act requires that ‘special attention be paid to the desirability of preserving or enhancing the character or appearance of that area; in the exercise of planning functions.’ Therefore, a LPA must consider this when determining any planning application on a building or land within a conservation area.

**6.2.4.5** There are currently 33 designated conservation areas in Wealden District, excluding those located within the South Downs National Park.

**6.2.4.6** Within conservation areas, tighter planning controls exist over certain works and activities that often requiring planning consent, such as:

- the demolition of buildings;



- the felling of or works to trees; and
- certain minor works or developments.

**6.2.4.7** However, a number of permitted development rights to alter and extend buildings remain. Article 4 Directions are issued by a Council in circumstances where specific control over development is required, primarily where the defined character of an area would be threatened by permitted development rights to extend and alter buildings. Article 4 Directions are commonly, but not solely, applied to conservation areas to control the incremental change that occurs through small scale development which does not normally require planning permission by removing these permitted development rights. The powers to serve a Direction are within Article 4 of the Town and Country Planning (General Permitted Development) Order, 1995 (GPDO) and their application would require small scale changes to identified individual buildings within conservation areas to be the subject of planning consent and consideration under Section 72 of the Act.

### 6.2.5 Historic Parks and Gardens

**6.2.5.1** Historic parks and gardens are designated under the Historic Buildings and Ancient Monuments Act 1953 as designed landscapes of national interest. These sites are listed on a national register established under the National Heritage Act (1983).

**6.2.5.2** Although no additional statutory protection is given to a site on the register of historic parks and gardens, they are protected under national policy as a designated heritage asset.

**6.2.5.3** There are 20 Registered Historic Parks and Gardens in the District. These are listed in Appendix 4.

### 6.2.6 Non Designated Heritage Assets

**6.2.6.1** Heritage assets that are not designated under statute receive no statutory protection. However, they may receive a degree of protection under national or local policy as 'non-designated heritage assets', as set out in Section 4.3 below.

**6.2.6.2** Non Designated Heritage Assets are identified by the LPA, often through a Local Heritage List, and have a degree of significance due to their heritage interest and can include:

- Buildings and monuments;
- Sites, monuments and buildings with archaeological interest;
- Parks and Gardens and landscapes;
- Areas of local value and character, including open spaces.

**6.2.6.3** Where buildings are identified through a Local Heritage List, there are no automatic additional controls relating to permitted development for alteration and change. Therefore, similarly to Conservation Areas (see part 4.2.4), it is possible to consider the

use of an Article 4 Direction to restrict permitted development rights and manage incremental change to buildings in order to reduce harm to their identified heritage significance. The application of an Article 4 Direction would require planning consent for alterations and change that would normally be considered to be permitted development.

**6.2.6.4** Article 4 Direction can also be used to control permitted development on identified sites of human burials that are not designated to ensure that any ground-works are appropriate and monitored as necessary.

## 6.3 National and Planning Policy and Guidance

### 6.3.1 National Planning Policy Framework (NPPF)

**6.3.1.1** National policy in relation to the historic environment is contained within the National Planning Policy Framework (NPPF), 2012 <sup>(40)</sup>.

#### The Environmental Role of Planning

**6.3.1.2** Paragraph 7 of the NPPF (2012) states that ‘there are three dimensions to sustainable development: economic, social and environmental’ and part of the environmental role is seen as ‘contributing to protecting and enhancing our natural, built and historic environment’. <sup>(41)</sup>

#### Core Planning Principles

**6.3.1.3** The NPPF (2012) makes it clear that protecting and enhancing the historic environment is a core principle:

#### **Paragraph 17, bullet point 10:**

[Planning should] conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

#### Conserving and Enhancing the Historic Environment

**6.3.1.4** Chapter 12 of the NPPF, 2012, relates to “conserving and enhancing the historic environment” and the initial aim is for LPAs to set out a positive strategy in relation to the historic environment:

40 This Background Paper references the National Planning Policy Framework, 2012. Appendix 6 provides a comparison between Chapter 12: ‘Conserving and Enhancing the Historic Environment’, of the 2012 NPPF and Chapter 16: ‘Conserving and Enhancing the Historic Environment’, of the 2018 NPPF. Although there are changes within the text between the two documents, the underlying message of a positive strategy to sustain and enhance the historic environment remains and the consideration of harm to heritage assets has been further clarified

41 Paragraph 8, NPPF 2018

**Paragraph 126**

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

**6.3.1.5** The NPPF uses the all-embracing term ‘Heritage Asset’ to describe a significant building, monument, place, area or landscape having a degree of significance meriting consideration in planning decisions, because of its heritage interest. ‘Heritage Asset’ includes designated heritage assets and non designated assets identified by the LPA (including local listing).

**6.3.1.6** Chapter 12 of the NPPF also sets out the national policy framework for determining planning applications that may affect both designated and non-designated heritage assets. The national policy approach seeks to conserve heritage assets in a manner appropriate to their significance and sets out how decisions should be made in paragraphs 131 through 138:

- Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset;
- Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset; and
- Where a development proposal will affect the significance of a non-designated heritage asset.

**6.3.1.7** In reaching such decisions, councils are required to weigh public benefits against harm and Chapter 12 of the NPPF provides more detail on how the significance of heritage

assets should be assessed; and how the positive, neutral or negative impacts of a proposal should be considered. It also contains further guidance on how councils should develop their positive strategy for the conservation and enjoyment of the historic environment.

**6.3.1.8** Further, the NPPF requires within the Plan Making chapter, that the Local Plan should include strategic policies to deliver the conservation and enhancement of the historic environment<sup>(42)</sup>. In addition, it also requires that LPAs should have up-to-date evidence about the historic environment in their area. They should either maintain or have access to a historic environment record<sup>(43)</sup>.

**6.3.1.9** The NPPF requires that LPAs, when considering designation of Conservation Areas, ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest<sup>(44)</sup>. In addition, it also makes it clear that LPAs should also look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance<sup>(45)</sup>.

**6.3.1.10** The NPPF identifies two categories of non-designated sites of archaeological interest (in addition to designated sites); those that are demonstrably of equivalent significance to scheduled monuments and so considered subject to the same policies as those for designated heritage assets; and other non-designated heritage assets (NPPF paragraph 139).

**6.3.1.11** In relation to heritage assets and climate change, the NPPF core principles contain two principles relating directly to heritage conservation and environmental sustainability.<sup>(46)</sup> The heritage principle states that any development should '...conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.'; whilst the energy conservation principle states that any development should '...support the transition to a low carbon future... (and) encourage the reuse of existing resources, including conversion of existing buildings and encourage the use of renewable resources.' The NPPF does not give supremacy to either of these two principles, but instead provides a framework for assessing heritage significance and weighing the degree of harm to it against the public benefit of reducing energy consumption. Every effort should be made to minimise harm or conflict through careful design as recommended in the NPPF (paragraph 129). This means that the scale, type and location of work to improve energy efficiency should be appropriate to the heritage significance of the heritage asset and/or setting of a heritage asset in question.

### 6.3.2 National Planning Policy Guidance

**6.3.2.1** The NPPG is the guidance that runs alongside the NPPF and has a section on Conserving and Enhancing the Historic Environment.

42 NPPF, paragraph 156

43 NPPF, paragraph 169

44 NPPF, paragraph 127

45 NPPF, paragraph 137

46 NPPF paragraph 17

**6.3.2.2** The NPPG confirms that protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development and that the appropriate conservation of heritage assets forms one of the 'Core Planning Principles' that underpin the planning system<sup>(47)</sup>.

**6.3.2.3** The NPPG confirms what is meant by the conservation and enhancement of the historic environment and clarifies that:

#### Paragraph 18a-003

- Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits;
- Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use, to as yet undiscovered, undesignated buried remains of archaeological interest;
- In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary;
- Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development;
- Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So, where the complete or partial loss of a heritage asset is justified, the aim then is to capture and record the evidence of the asset's significance which is to be lost, interpret its contribution to the understanding of our past, and make that publicly available.

**6.3.2.4** The NPPG also clarifies what is meant by a positive strategy for conservation and enjoyment of the historic environment as required by paragraph 126 of the NPPF and that it should recognise that:

#### Paragraph 18a-004

- conservation is not a passive exercise;

- LPAs should identify specific opportunities within their area for the conservation and enhancement of heritage assets;
- this could include, where appropriate, the delivery of development within their settings that will make a positive contribution to, or better reveal the significance of, the heritage asset.

**6.3.2.5** The NPPG confirms that the delivery of a positive strategy may require the development of specific policies, for example, in relation to use of buildings and design of new development and infrastructure and that LPAs should consider the relationship and impact of other policies on the delivery of the strategy for conservation<sup>(48)</sup> This is a good example of where design policy and infrastructure policy can also have a positive impact on heritage strategy in the District.

**6.3.2.6** With regard to conservation areas, the NPPG confirms that:

#### **Paragraph 18a-025**

Local planning authorities must review their conservation areas from time to time (Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990). A conservation area appraisal can be used to help local planning authorities develop a management plan and appropriate policies for the Local Plan. A good appraisal will consider what features make a positive or negative contribution to the significance of the conservation area, thereby identifying opportunities for beneficial change or the need for planning protection.

**6.3.2.7** There are 33 existing conservation areas in Wealden District (excluding those which now fall within the South Downs National Park) as a result of the reappraisal process that has run in parallel with the Local Plan development. The updated appraisal documents will contain a thorough character appraisal, identifying character areas, common building materials, landscape features, negative impacts, and provide a basis on which to properly consider the impact of future development within designated areas or their setting, and aid in the preparation of appropriate policy and future management options.

**6.3.2.8** With regard to non-designated heritage assets, the NPPG acknowledges that, whilst there is no requirement to identify such assets, LPAs are encouraged to consider making clear and up to date information on their identified non-designated heritage assets, both in terms of the criteria used to identify assets and information about the location of existing assets, accessible to the public. In this context, the inclusion of information about non-designated assets in Local Plans can be helpful, as can the identification of areas of potential for the discovery of non-designated heritage assets with archaeological interest<sup>(49)</sup>.

48 Paragraph 00041  
49 Paragraph 18a-041



**6.3.2.9** The NPPG also notes that it is helpful if Local Plans note areas of potential for the discovery of non-designated heritage assets with archaeological interest. The historic environment record will be a useful indicator of archaeological potential in the area. In judging if non-designated sites of archaeological interest are demonstrably of equivalent significance to scheduled monuments, and therefore considered subject to the same policies as those for designated heritage assets, local planning authorities should refer to Department for Culture, Media and Sports criteria for scheduling monuments<sup>(50)</sup>.

#### Paragraph 18a - 040

The National Planning Policy Framework identifies two categories of non-designated site of archaeological interest:

(1) Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets (National Planning Policy Framework Paragraph 139)...

(2) Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first. Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding. Decision-taking regarding such assets requires a proportionate response by local planning authorities. Where an initial assessment indicates that the site on which development is proposed includes or has potential to include heritage assets with archaeological interest, applicants should be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. However, it is estimated following an initial assessment of archaeological interest only a small proportion – around 3 per cent – of all planning applications justify a requirement for detailed assessment.

**6.3.2.10** The mapping of the ANAs to help identify areas of archaeological potential is an initial step towards the fulfilment of the requirements of the NPPF and NPPG, but Local Plan policy to reinforce the national requirements, taking into account local significance and the types of archaeological potential within the District is also part of a positive heritage strategy.

**6.3.2.11** Turning to the impact of renewable energy and climate change, the NPPG, states that:

**Paragraph 5-007**

.. great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting.

**Paragraph 5-013**

...great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting. As the significance of a heritage asset derives not only from its physical presence, but also from its setting, careful consideration should be given to the impact of large scale solar farms on such assets. Depending on their scale, design and prominence, a large scale solar farm within the setting of a heritage asset may cause substantial harm to the significance of the asset.

**Paragraph 5-019**

As the significance of a heritage asset derives not only from its physical presence, but also from its setting, careful consideration should be given to the impact of wind turbines on such assets. Depending on their scale, design and prominence a wind turbine within the setting of a heritage asset may cause substantial harm to the significance of the asset.

**6.3.2.12** Therefore, as part of a positive heritage strategy, it would be appropriate therefore to consider a policy relating to such impact on designated and non designated heritage assets, to consider both the impacts of small scale residential micro generation and larger scale renewable energy developments, in relation to harm to the significance of heritage assets and their wider setting.

**6.4 Historic England****6.4.1 Introduction**

**6.4.1.1** Historic England<sup>(51)</sup> is the Government's lead advisory body for the historic environment and has a statutory role in the planning system. Central to their role is the advice they give to LPAs, government departments, developers and owners on development proposals affecting the historic environment. This may be in the form of written advice or as a consultee in relation to both the formulation of Local Plan Policy or in relation to the consideration of applications affecting heritage assets.

51 Formerly known as English Heritage. In 2015, English Heritage was split into two. The charitable body that is the custodian of historic properties retained the name English Heritage, and the body that advises on the historic environment in the planning system became Historic England

### 6.4.2 The National Heritage Protection Plan 2011-2015

**6.4.2.1** The National Heritage Protection Plan (NHPP) set out how Historic England<sup>(52)</sup>, together with partners in the heritage sector, was to prioritise and deliver heritage protection from 2011 to 2015. Although a replacement NHPP has not been drafted to cover the period beyond 2015, it is considered relevant to refer to this document as the Wealden Local Plan period is from 2013 to 2028.

**6.4.2.2** The objective of the NHPP is to make the best use of resources so that England's vulnerable historic environment is safeguarded in the most cost-effective way at a time of massive social, environmental, economic and technological change.

**6.4.2.3** The NHPP seeks to ensure that England's historic environment:

- is not needlessly at risk of damage, erosion or loss;
- is experienced, understood and enjoyed by local communities;
- contributes to sustainable and distinctive places to live and work; and
- helps deliver positive and sustainable economic growth.

**6.4.2.4** Throughout the NHPP, the word 'protection' is used in a broad sense to include the wider conservation and management of the historic environment to protect its significance. This includes the repair, maintenance, adaptation, reuse and interpretation of heritage assets; identification, assessment and recording of the historic environment; decision making through the planning system or other mechanism; and statutory protection and grant aid.

**6.4.2.5** The plan identifies that the constructive conservation of the historic environment makes an important contribution to growth and achieving it with the involvement and support of local communities is an essential step in delivering sustainable places of quality and character.

**6.4.2.6** Amongst the measures and activities identified are:

- Establishing threats to the historic environment, and developing responses to those threats;
- Recognition and identification of heritage assets in areas of the country where this is poor, especially in relation to underground archaeology.

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52 formerly called English Heritage

- Assessing character and significance of heritage, including historic settlements; and rural historic buildings and their settings;
- Protection and understanding of significance, including upgrading and modernisation of the designation base, a restricted and responsive designation programme, and supporting local communities in protecting significant heritage assets, all of which will help successful conservation in both plan making and decision making.

**6.4.2.7** Local Plan Policy can help to deliver constructive conservation of the historic environment through acknowledging the measures and activities identified above and promoting a positive strategy for the conservation and enjoyment of the built environment.

### 6.4.3 Historic England Advice

**6.4.3.1** Historic England has published a large number of guidance/advice notes relating to the historic environment, of which a number are relevant within the plan making process. A number of these were published under the name 'English Heritage' but are still relevant and many early guidance/advice notes have been updated to accord with the requirements of the NPPF.

#### Historic Environment Good Practice Advice in Planning Notes

**6.4.3.2** Historic England have recently produced a series of three good practice advice notes on Historic Environment Good Practice Advice in Planning, specifically to help LPAs in implementing historic environment policy in the NPPF and the related guidance given in the NPPG through the Local Plan process.

**6.4.3.3** Advice Note 1: 'The Historic Environment in Local Plans'<sup>(53)</sup> (GPA1) provides guidance on implementing a strategic approach to the requirements for a positive strategy in the terms of NPPF (2012) paragraphs 9 and 12 by recognising and reinforcing the historic significance of places. The advice also makes it clear that historic environment policy should not be a stand-alone part of a policy approach, repeating NPPF objectives, but that a sound conservation strategy should be more strategic, involving policies for local housing, retail and transport, for example, which may need to be tailored to achieve the positive improvements in the historic environment that the NPPF (2012) expects<sup>(54)</sup>.

**6.4.3.4** Consequently, the advice suggests that the Local Plan might need to consider the inter-relationship of the objectives for the historic environment with the following:

- **Building a strong, competitive economy** – How might the plan conserve and enhance the quality of the historic environment in order to encourage tourism, help create successful places for businesses to locate and attract inward investment? What opportunities are there for heritage-led regeneration?

53 Historic Environment Good Practice Advice in Planning: 1, March 2015  
54 (Paragraph 8)

- **Ensuring the vitality of town centres** – What role can the historic environment play in increasing the vitality and attractiveness of town and village centres?
- **Supporting a prosperous rural economy** – What opportunities does the reuse or adaptation of traditional buildings provide for supporting the rural economy or providing homes for local people? What potential is there for new heritage-led tourism initiatives?
- **Promoting sustainable transport** – How might new roads and other transport infrastructure be delivered in a manner which also conserves the historic environment of the area? Could the introduction of sustainable transport initiatives offer related opportunities for heritage through improving street/ traffic management or public realm enhancement at the same time?
- **Delivering a wide choice of high quality homes** – How might the plan encourage adaptive reuse of historic buildings? How might new residential developments best be integrated into historic areas?
- **Requiring good design** – How might the defining characteristics of each part of the plan area be reinforced in the approach to design
- **Meeting the challenge of climate change, flooding and coastal change** – How might flood prevention measures be provided which also safeguard the heritage assets in the area? How might the strategy for renewable energy developments and associated infrastructure reduce the potential harm to the historic environment?
- **Conserving and enhancing the natural environment** – How might the plan best identify, protect and enhance important historic landscapes? What contribution might the strategy for improving the Green Infrastructure network also make to the enhancement of the area's heritage assets?

Historic Environment Good Practice Advice in Planning: 1, March 2015

In formulating the positive strategy for the Local Plan, GPA1 also sets out that it is often necessary to consider the following factors:

- How the historic environment can assist the delivery of the positive strategy and the economic, social and environmental objectives for the plan area (NPPF, Paragraphs 126 and 132 and Sections 66 and 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990)
- How the plan will address particular issues identified during the development of the evidence base, including heritage at risk and the reuse of buildings.

- The location, design and use of future development and how it can contribute to local identity and distinctiveness.
- The interrelationship between conservation of heritage assets and green infrastructure, landscape, regeneration, economic development, transport works, infrastructure planning, tourism, social and cultural assets, town centres and climate change mitigation/adaptation (NPPF, Paragraph 126).
- The means by which new development in and around World Heritage Sites and other designated heritage assets might enhance or better reveal their Outstanding Universal Value and significance (NPPF, Paragraph 137).
- The means by which new development in Conservation Areas and within the setting of heritage assets might enhance or better reveal their significance (NPPF, Paragraph 137).
- How Article 4 Directions may be employed to provide an additional conservation mechanism.
- How HERs and local lists might assist in identifying and managing the conservation of non-designated heritage assets.
- How the archaeology of the plan area might be managed.
- The possible role for CIL and/or s106 in delivery of required infrastructure.
- Whether master plans or design briefs need to be prepared for significant sites where major change is proposed.
- What implementation partners need to be identified in order to deliver the positive strategy.
- What indicators should be used to monitor the heritage strategy's effectiveness; and
- In order to deliver an effective strategy for the conservation of the historic environment, is there a need for the plan to include Development Management Policies and where appropriate specific policies for specific assets or specific areas within the plan area?

Historic Environment Good Practice Advice in Planning: 1, March 2015

(NPPF, 2012, referenced - see Appendix 6 for paragraph comparison with NPPF 2018)



**6.4.3.5** GPA1 should be read in conjunction with the Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans. This advice note provides additional support in respect of the site allocation process when implementing historic environment legislation and policy. A positive strategy for the historic environment in Local Plans can ensure that site allocations avoid harming the significance of both designated and non-designated heritage assets, including effects on their setting. At the same time, the allocation of sites for development may present opportunities for the historic environment and may better reveal the significance of heritage assets or may provide an opportunity to tackle heritage at risk through the sensitive development of specific sites. It outlines three key stages relating to the normal course of plan preparation, and do not entail any additional tasks, maximising the effectiveness of the work being undertaken, and the likelihood of the Local Plan being found sound:

#### Historic England Advice Note 3

Provides advice for each of the key stages in the site allocation process consisting of:

- 1) evidence gathering;
- 2) site selection; and
- 3) site allocation policies.

**6.4.3.6** The other two Good Practice Advice notes relate to decision taking and consideration of setting of heritage assets:

- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking <sup>(55)</sup> (GPA2), provides advice on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, and marketing and design and distinctiveness.
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets <sup>(56)</sup> GPA3, provides advice on the relationship of setting to curtilage, character and context; the extent of setting; views and setting; setting and the significance of heritage assets; and a staged approach to proportionate decision taking.

## Conservation Areas

**6.4.3.7** With regard to Conservation Areas, the following Historic England<sup>(57)</sup> guidance is relevant in relation to understanding and identifying the character of a place; assessment of character, and best practice:

- Understanding Place: Historic Area Assessment (2017)
- Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1 (2016)
- Valuing Places: Good Practice in Conservation Areas (2011)
- Measuring and Assessing Change in Conservation Areas (2005)
- Conservation bulletin, Issue 62: Autumn 2009, Conservation Areas

**6.4.3.8** Historic Area Assessment is a way of defining the character of a place, explaining how it has acquired its present form and evaluating its significance. It is therefore a valuable aid to decision-making in the fields of planning and conservation, focusing attention on what matters and why if distinctive local character is to be maintained and enhanced. It is particularly useful for assessing existing or potential conservation areas, or local areas of character for the purposes of a Local Heritage List.

## Local Heritage Listing

**6.4.3.9** Historic England has also published a good practice guide to local heritage listing. The Guide is the first comprehensive guide to local heritage listing in England. It draws on good practice from across the country in developing a new local heritage list, or making improvements to an existing one and includes a number of case studies illustrating key aspects of the process. Importantly, the Guide is a starting point, in order to respond to local needs. However, English Heritage confirms that decisions on the way assets are identified and the system used for managing the local heritage list are matters for LPAs and their communities.

## Extensive Urban Surveys

**6.4.3.10** The Extensive Urban Surveys (EUS) project is part of a national programme of surveys of the archaeology, topography and historic buildings of England's historic towns and cities, supported by English Heritage. The programme was launched in 1992.

**6.4.3.11** The initial purpose of the programme was to help local authorities in England to implement Planning Policy Guidance Note 16, Archaeology and Planning in historic towns and cities. Now, the programme is also contributing to wider aims, such as the planning of regeneration and conservation initiatives. The extensive surveys cover all the smaller historic towns of England on a county-by-county basis. A number of the historic

57 Documents prior to 2015 published under the name English Heritage

settlements within Wealden have now been surveyed and this information is useful within the plan making process and for the re-appraisal of conservation areas.

**6.4.3.12** Areas surveyed to date are:

- Crowborough
- Hailsham
- Heathfield
- Mayfield
- Pevensey
- Rotherfield
- Uckfield
- Wadhurst

#### **6.4.4 Heritage At Risk Register**

**6.4.4.1** The Heritage at Risk (HAR) Register is maintained by Historic England as a way of understanding the overall state of England's historic sites and identifies those sites that are most at risk of being lost as a result of neglect, decay or inappropriate development.

**6.4.4.2** The HAR Register includes:

- Grade I and II\* listed buildings (Grade II in London only);
- places of worship,
- archaeological sites;
- conservation areas;
- registered parks and gardens;
- registered battlefields; and
- protected shipwrecks.

**6.4.4.3** The number of buildings or structures country wide on the HAR Register has decreased by over two thirds since the publication of the original register in 1998, which is extremely positive. However, new sites are added to the Register every year, although there has been a reduction overall from 5,254 in 2017, to 5,160 in 2018.

**6.4.4.4** A recent pilot project has been undertaken to survey Grade II listed buildings in certain areas of the country. Of over 4500 grade II listed buildings surveyed, around 4.2% were assessed as at risk. The key problem areas were doors, windows, walls, gutters, and other rainwater goods. However nearly 5% of buildings surveyed were stable and not expected to deteriorate in the near future.

**6.4.4.5** Historic England have identified that one of the greatest threats to historic landscapes, such as Registered Parks and Gardens<sup>(58)</sup> and Registered Battlefields<sup>(59)</sup> are proposals for development, however, these sites do not have any additional statutory controls to protect them. However, under the NPPF their historic and architectural significance has to be taken into consideration as part of the planning process and therefore these heritage assets now carry the same weight as listed buildings. This should mean that substantial harm or loss can only be justified in exceptional cases. Historic England notes that they are nevertheless fragile and without proper care, they can easily be damaged beyond repair or lost forever.

**6.4.4.6** Within Wealden District, the HAR Register for 2018 identifies four heritage sites at risk, of which one falls within the South Downs National Park boundary. The remaining three within Wealden are:

- Parish Church of All Saints, Waldron: (Grade I) Although some urgent works have been completed, the church is still in poor condition.
- Kidbrooke Park, Forest Row: (Registered Park and Garden, Grade II, and two listed buildings) Condition is generally satisfactory but with significant localised problems leading to a declining condition. A parkland plan between Natural England and the school has unlocked funding for significant restoration works.
- High Rocks Camp, Frant: (Scheduled Monument) – degradation through ploughing.

**6.4.4.7** There has been no increase in the number of assets at risk within Wealden between 2017 and 2018, with the same assets remaining on the list.

**6.4.4.8** The HAR Register can form part of a positive strategy for the conservation of heritage assets in the District through a rolling process of identification of the most important buildings and sites at risk. The Council can work with Historic England to try and make sure funding and advice is directed to those most at risk.

### 6.4.5 Historic Landscape Characterisation

**6.4.5.1** In May 2003 West Sussex County Council in partnership with East Sussex County Council, and English Heritage<sup>(60)</sup>, (supported by Brighton and Hove Unitary Authority, the then South Downs Conservation Board and the High Weald AONB Unit)

58 There are 20 Registered Historic Parks and Gardens in the District: See Appendix 4

59 No Registered Battlefields are located within Wealden District

60 now Historic England

commissioned a Historic Landscape Characterisation (HLC) of the historic county of Sussex.

**6.4.5.2** Historic landscape characterisation is based on an observational approach to looking at the surface of the present landscape and characterising the predominant historic character within that.

**6.4.5.3** The Sussex HLC<sup>(61)</sup> provides an understanding of the historical and cultural origins of today's landscape and the processes of land use change which have shaped it and identifies the mapped remains of land use at the landscape scale [e.g. field boundary scale, field shapes, boundary types but not earthwork types], that demonstrate the many human activities that have formed the current landscape. It provides an interpretation of the historic landscape of Sussex in the early part of the 21st century based on map sources and selected archive data covering the previous two and half centuries. Typically, the HLC is consulted and considered early on in deliberations over change, and will normally act as stimulus, context and framework for the consideration of other material that is usually confined to particular assets or places, such as the sites and buildings recorded and interpreted within HERs.<sup>(62)</sup>

61 Commissioned by West Sussex County Council in partnership with East Sussex County Council, and English Heritage, (supported by Brighton and Hove Unitary Authority, the then South Downs Conservation Board and the High Weald AONB Unit)

62 [https://www.westsussex.gov.uk/media/1774/sussex\\_hlc\\_volume\\_2.pdf](https://www.westsussex.gov.uk/media/1774/sussex_hlc_volume_2.pdf)

## 7 Regulation 18 (Issues and Options) Consultation 2015

**7.0.1** The consultation on the Issues, Options and Recommendations Document as part of the Local Plan preparation took place in October 2015. This document explored the issues for the District and provided information on options that had been considered and identified, where possible, recommendations for future testing. For a detailed background to this process, including all issues, options, and recommendations for future testing, and questions asked, please see the document published in October 2015.

**7.0.2** This document was accompanied by an evidence base which included a Design and Heritage Strategy Background Paper and this background paper identified issues, options and preferred options for testing for both design policy and historic environment policy which were taken through into the main document. However, the evidence base for heritage matters also identified areas of further issues and options where policy may impact on the historic environment, such as conversion of rural buildings; the potential impact of development sites on the significance of heritage assets and the wider historic landscape; the regeneration of town centres; etc.

**7.0.3** A series of questions were asked relating to the preferred options for testing to determine what evidence would be necessary beyond that already collected and planned. Responses to questions on preferred options within the Issues, Options and Recommendations Document which commented on heritage and historic environment issues are summarised below.

### 7.1 Responses to Questions Asked

#### Question 3: Strategic Economic Strategy

**7.1.1** This question attracted a reasonably high (82) number of responses in comparison to other questions. A high proportion of respondents, 30.49% made no specific comment. Of those who did respond, 18.29% agreed with the preferred options for testing and 51.22% disagreed.

**7.1.2** One comment highlighted concerns that the attractiveness of the natural and historic assets throughout the District was being watered down, particularly those in the north of the District with accessibility to London, and that all assets should be recognised for their current and potential future contributions of jobs and growth to the economy. Other comments suggested that the rich history of parts of Wealden was being ignored and that the tourism opportunity of historic assets was being undervalued.

#### Question 6: Gypsy and Traveller Housing Provision

**7.1.3** A significant number of responses were received in relation to this question although below the average. 50% of those responding were in favour of the option with 33% disagreeing and 17% with no comment.

**7.1.4** The criteria used to assess potential Gypsy and Traveller sites should be amended to state that nationally designated areas of landscape and historical or nature conservation



protection should be avoided as potential locations and shouldn't simply state "not compromise the essential features of " these areas, as this is too weak.

#### Question 7: Vision

**7.1.5** This question related the proposed vision for the Wealden Local Plan, created from the strategic preferred options for testing. The strategic and local polices will ensure the delivery of the vision. The majority of responses disagreed with the preferred option (63.28%). 13.92% agreed with the proposals and 22.58% did not express a response to the preferred option. There was a large number of responses to this question (89) compared to other questions.

**7.1.6** One comment queried whether the vision really celebrated what is special about Wealden as a District with outstanding natural beauty and a wealth of heritage?

#### Question 8: Brownfield Land

**7.1.7** The question did not attract a significant number of responses (23) however the majority of responses agreed with the Preferred Option for Testing (42.59%). 31.48% of the responses disagreed with the approach and 25.93% made no specific comment.

**7.1.8** One response received agreed with the preferred option subject to the consideration of environmental constraints including consultation with the Historic Environment Record (HER) to check for known or potential heritage assets and in particular the potential for below-ground archaeological remains.

#### Question 9 - Development Boundaries

**7.1.9** Overall there was a relatively high response rate to this question. Of those who responded 26% agreed with the preferred option and 41% disagreed. 33% neither agreed nor disagreed.

**7.1.10** One response noted that the history of the development of each settlement should be considered on a case by case basis using the data such as Historic Landscape Characterisation and Extensive Urban Surveys from the Historic Environment Record (HER). Such data could for example show that settlements were formerly larger and have contracted, allowing consideration of development boundaries to include presently un-developed land.

#### Question 10: settlements without development boundaries and the preferred option to identify Core Areas at a number of Neighbourhood and Local Settlements as defined by the settlement hierarchy.

**7.1.11** The majority of responses (41%) disagreed with the preferred option for testing with 36% agreeing with the option. 23% of those who responded did not express whether they agreed or disagreed. Responses were made in relation to the Core area principle, housing scale, size and type and the protection of the countryside. Alternative methods to the core area principle were also suggested alongside policy wording suggestions. A number of responses also referred to specific village locations.

**7.1.12** Similar to the response to Question 9, one response asked that the history of the development of each settlement should be considered on a case by case basis using the data such as Historic Landscape Characterisation and Extensive Urban Surveys from the Historic Environment Record (HER). Such data could for example show that settlements were formerly larger and have contracted, allowing consideration of development boundaries to include presently un-developed land.

**7.1.13** Other comments received included the need for the base mapping for the core areas to indicate important features such as Conservation Areas, Listed Buildings etc., which should be safeguarded and would more readily demonstrate the implications of the core area to the high level of development being promoted; and that locating new dwellings without detracting from the designated conservation areas will be challenging and conversion or replacement of redundant agricultural buildings should be considered.

#### Question 12: Uckfield Town Centre

**7.1.14** This question attracted a relatively low (13) number of responses in comparison to other questions. Slightly more respondents agreed with the preferred option for testing, than disagreed. Of those responses 46.15% agreed, whilst 20.77% disagreed and 23.08% did not offer any comment.

**7.1.15** One comment noted that properties along Belmont Lane be protected from development bearing in mind that there are some historical buildings here, and Belmont Lane itself, to be included in the new boundaries of the Conservation area. Another comment noted that historic details should not be lost from the High Street.

#### Question 13 – Hailsham Town Centre

**7.1.16** This question attracted a reasonable (37) number of responses in comparison to other questions. There was overwhelming opposition to the preferred option for testing. Only 21.62% agreed with the preferred option for testing and 59.46% disagreed. However, 18.92% made no specific comment.

**7.1.17** One comment noted the historic nature of Hailsham as a market town and that new development should not ruin its character.

#### Question 22 – Hailsham Town Centre Retail Allocation and Expansion of Town Centre

There were a significant and above average number of responses to this question. 19% of those responding were in favour of the option with 69% in disagreement and the remainder not stating any preference.

**7.1.18** One comment raised concerns that development and expansion of the town centre could completely eliminate the character of the historic centre of the town on High St and George St and that considerations should be made to keep the character of the Town Centre by allowing it to develop a more niche, and pedestrian-friendly offering.

Question 23 - Hailsham, Hellingly, Polegate and Arlington

**7.1.19** Some 90 representations were received regarding this section 7% of the representations agreed, whilst 66% disagreed. The remainder did not express a preference.

**7.1.20** Comments included: Hailsham is an ancient market town with history dating back to Norman times and should be respected as such for future generations; historically, settlements, both towns and villages, have grown organically, ebbing and flowing as local requirements change; unclear how character of historic town centre of Hailsham can be maintained; development in the West of Polegate area, or near or along the A27 west of Polegate would affect the setting of heritage assets including Wootton Manor, a Grade II\* listed house which lies within a Registered Park and Garden; along with other Grade II buildings around it; a new road would be harmful to the setting of heritage assets.

Question 25: Polegate and Willingdon

**7.1.21** Nearly half of responses disagreed with the preferred option (48.51%) and 38.57% did not express a response to the preferred option. 12.86% agreed with the preferred approach.

**7.1.22** Some comments raised concerns that any major new urban extension or new settlement in the West of Polegate area, or near or along the A27 west of Polegate would affect the setting of heritage assets.

Question 29: Westham

**7.1.23** This question attracted a relatively low (35) number of responses in comparison to other questions. There was overwhelming opposition to the preferred option. Of those responses only 8.57% agreed with the preferred option for testing and 54.29% disagreed. 37.14% made no specific comment.

**7.1.24** Some comments raised concerns that there could be adverse impacts on the historic character of Westham, including landscape.

Question 30: Herstmonceux

**7.1.25** This question attracted a relatively low (26) number of responses in comparison to other questions. Of those responses 15.38% agreed with the preferred option for testing and 26.92% disagreed. 57.69% made no specific comment.

**7.1.26** One comment raised concern that new development in the settlement would not comply with sustainability, including the historic environment and that there would be in inadequate protection to Herstmonceux's uniquely rich historic environment

Question 34: Mayfield

**7.1.27** There was an even split between those who disagreed and those who agreed with the approach (26.67%) The majority of respondents (46.67%) did not express a

response to the preferred option. The question only had a low response rate (15 responses) in comparison to many of the other settlements.

**7.1.28** One comment noted that Mayfield has a very defined historic Conservation Area around its medieval hilltop village. |

#### Question 35: Wadhurst

**7.1.29** The majority of responses were against the level of growth identified (27% disagreed and 15% agreed). Over half of the responses (57.58%) did not express a response.

**7.1.30** Comments raised concerns that housing development on the scale envisaged would of necessity degrade the historical tracing of the village and would leave us without that footprint of our heritage; and that views into and out of the village are currently uninterrupted by modern settlement, particularly those across the landscape to the spire of the church.

#### Question 35b: Landscape

**7.1.31** This question attracted 48 responses and of those 37.5% agreed with the preferred option and 29.17% disagreed. The remainder made no specific comment.

**7.1.32** One response in particular from the County Council agreed with the preferred option for testing and noted the reference to published landscape character assessments which was considered to be a positive approach to the appreciation of the landscape of the district. They stated that reference should also be made to the role of the Historic Environment Record (HER) in understanding cultural landscapes and use of tools such as Historic Landscape Characterisation and forthcoming work in the High Weald on fields. The protection of non-designated landscapes as well as designated ones was welcomed.

#### Question 36: Development in the Countryside

**7.1.33** Considering the scope of the topic area, this question attracted a relatively low number of responses at 35. Of those who responded, 45.7% agreed; 22.8% disagreed and 31.4% did not state a preference.

**7.1.34** Comments included the fact that this is an opportunity to incorporate the positive work undertaken by English Heritage and the High Weald AONB Unit in considering the adaptation and reuse of historic farmsteads without damaging their special qualities or the contribution they make to the character of the High Weald. This should include regard for buildings no longer extant but which may inform settlement pattern and farmstead form. |

#### Question 37 – Design and Location of Development

**7.1.35** A significant number of responses were received in relation to this question (44 in total). Just over 47% of those responding were in favour of the option with just over 22% disagreeing and just over 29% with no comment.

**7.1.36** Comments included the following requests to consider impact of development on heritage assets; the need to encourage good design and support a comprehensive design policy setting out need for development to respond to local character and history – use of good architecture and landscaping to create attractive, safe and accessible development; and the need to relate design to natural and historic environment.

#### Question 38 – Historic Environment

**7.1.37** A significant number of responses were received in relation to this question (36 in total). Just over 52% of those responding were in favour of the option with just over 19% disagreeing and just over 27% with no comment.

**7.1.38** Comments included:

- Consider that the public should have more opportunity to contribute to understanding the historic environment in Wealden which needs special attention so that it is protected for future generations.
- It is important to ensure sympathetic maintenance, repair, restoration and re-use of heritage assets, and this should include protection, maintenance and enhancement of historic parks and gardens, including diversification where appropriate.
- Support the identification of non-designated and locally designated heritage assets within a future Local List, but note that appropriate expertise to identify assets will be required.
- Support use of Article 4 Directions in Conservation Areas to protect their character, but will need strong justification.
- Agree with need to protect the setting of heritage assets (designated and non-designated) and this should also be included in the consideration of the provision of renewables.
- Policies and proposals throughout all sections of the plan should be tested against the potential effects they will have on the historic environment and the significance of heritage assets.
- Suggest that the policy should reflect the objectives of the High Weald AONB Management Plan.
- Welcome consideration of the value and use of the East Sussex HER.
- Concern that understanding heritage implications is an extra burden on developers.
- Need to consider the cumulative impact of development to landscape character and historic character of landscape patterns in Wealden.
- There should be the ability for suitable development within conservation areas.
- Concern over management of traffic impact in historic areas.

## 7.2 Historic England response

**7.2.1** Historic England provided a response to the Regulation 18, Issues, Options and Recommendations Consultation. Within this response, there was no specific comments on individual questions asked on the preferred options, including those relating to heritage matters and the historic environment.

**7.2.2** The response was limited to general matters, and in particular guidance on the process of preparing appropriate policies for the historic environment, including the objective of the NPPF to set out a positive and clear strategy for conservation, enjoyment and enhancement of the historic environment and to contain strategic policies to deliver the conservation and enhancement of the historic environment.

**7.2.3** It was suggested that the Local Plan might need to consider the inter-relationship of the objectives for the historic environment with the following issues of local importance:

- Building a strong and competitive economy;
- Ensuring the vitality of town centres and villages;
- Supporting a prosperous rural economy
- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design;

**7.2.4** A number of factors for consideration were suggested, including:

- How the historic environment can assist the delivery of the positive strategy and the economic, social and environmental objectives for the plan area;
- How the plan addresses particular issues identified through the development of the evidence base;
- Location, design and use of future development and contribution to local identity and distinctiveness;
- The interrelationship between conservation of heritage assets and infrastructure/landscape/regeneration/economic development/tourism/town centres etc.
- The means by which new development in and around designated heritage assets, including in Conservation Areas and within their setting, might enhance or better reveal their character and significance;
- The use of Article 4 Directions as an additional conservation mechanism;
- The use of the HER and management of archaeology in the area;
- The role of S106/CIL;
- Whether master plans or design briefs are required for significant sites where major change is proposed;
- Identification of partners for implementation;
- Indicators for monitoring the effectiveness of the strategy;
- The need for development management policies for the conservation of the historic environment if necessary to amplify a general, overarching, strategic policy for the historic environment, including: the determination of applications where archaeological remains of less than national importance may be affected; archaeology, views and vistas;
- Consideration of views and the potential impact of development on the historic environment;
- Site allocations to be informed by an evidence base and an analysis of potential effects on heritage assets.



**7.2.5** In summary, Historic England welcomed the inclusion of policies for the historic environment as a starting point for the preparation of a positive strategy as required by the NPPF, but note that stand alone policies will not be sufficient. The policies and proposals through all sections of the plan should be tested against the potential effects they will have on the historic environment and significance of heritage assets. This could be achieved through implementation in other policy areas of the draft plan.

### 7.3 Summary and Implications for Local Plan

**7.3.1** A broad cross section of responses on heritage matters was received on questions throughout the Issues, Options and Recommendations process, and not just in relation to those posed specifically on the historic environment in question 38.

**7.3.2** The implications of the responses received is that heritage should be a strategic objective that influences multiple issues to be considered when formulating policy within the Local Plan, but that there is also support for heritage specific development management policies to underpin and address impact on significance when determining applications.

**7.3.3** It should also be noted that since the consultation on the Issues, Options and Recommendations Document in October 2015, the Council has formally designated 33 conservation areas in March 2017, as set out in Part 1, Chapter 2, Section 2.4. This is a key additional piece of work to reinforce the heritage evidence base for the District, particularly as all settlements were screened with a view to understanding historic significance and to creating new conservation areas where certain criteria were met <sup>(63)</sup> This exercise to designate areas of special historic and architectural interest in the District was undertaken in parallel to the 2015 Issues and Options on the Wealden District Local Plan Review and full consultation was undertaken to ensure that the public had the opportunity to comment on the proposed changes to the as existing conservation areas and the designation of proposed new conservation areas.

## 8 Policy Considerations

### 8.1 Introduction

**8.1** The NPPF outlines that Local Plans should set out a positive strategy for the conservation and enjoyment of the historic environment. This recognises that heritage assets are an irreplaceable resource and that they should be conserved in a manner appropriate to their significance (NPPF 2012, para 126).

**8.2** Local authorities are required to take into account the impact of proposals on heritage assets, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal (paragraph 129). When considering the impact of a proposed development on the significance of a designated heritage asset, the NPPF confirms that great weight should be given to an asset's conservation, and that the more important the asset is, the greater this weight should be (NPPF 2012, paragraph 132). This reflects the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**8.3** Throughout the submission document, a number of implications for the Local Plan have been identified as a result of national and local planning policies, evidence related to the historic environment and responses to previous consultations.

**8.4** The Local Plan addresses all of these issues through the collection of the evidence base and through the proposed policies within the plan, in addition to the policies contained within Chapter 40, Historic Environment.

**8.5** The requirement to undertake a Sustainability Appraisal (SA) was introduced through the SEA Directive, including the provision to assess the likely significant effects on cultural heritage including architectural and archaeological heritage. This was transposed into the Planning and Compulsory Purchase Act 2004, whereby local authorities are required to undertake SA of Local Development Framework documents. The NPPF states that a sustainability appraisal which meets the requirement of the European SEA Directive should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors (NPPF 2012, paragraph 165).

**8.6** The Sustainability Appraisal also contained an objective, SA Objective 2, in respect of consideration of heritage matters against which all issues, options, recommendations and preferred policy as within the Proposed Submission Local Plan have been tested:

**SA Objective 2**

Conserve and enhance the District's countryside, landscape, historic environments and cultural assets.

Will the plan and/or policies:

- Protect local landscape quality, distinctiveness and character from unsympathetic development and changes in land management?
- Ensure the remoteness and tranquillity of landscapes maintained?
- Protect the character and appearance of world heritage sites, designated archaeological sites, historic parks and gardens, battlefields and their settings?
- Protect areas of high archaeological and historic landscape sensitivity?
- Sustain and extend tree cover, hedgerows, woodlands and sustainable forestry?

**8.7** How heritage implications have been addressed are set out in Table 1 below and this information should be considered in conjunction with the Sustainability Appraisal Report for the Wealden Local Plan.

## 9 Heritage implications and how they have been addressed

Table 1 Heritage implications and how they have been addressed

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
Spatial Objective 8	Built Environment	Need to address the requirements of paragraphs 156 and 126 of the NPPF 2012 (paragraphs 20d and 185 of the NPPF 2018)	Clear strategic policy direction that confirms that heritage assets are an irreplaceable resource and will be conserved in a manner appropriate to their significance.
WLP5	Core Areas	Delivery of new housing whilst mitigating the impact of new development within and in the setting of historic settlements/conservation areas/listed buildings	<p>Reference to other policies in the Plan which would include the detailed requirements within the development management policies contained in Chapter 40, Historic Environment.</p> <p>Conservation Area Character Appraisals are being prepared for the 33 settlements with designations and will be accompanied by an overarching Management Plan. The character appraisals will help to ensure that new development within conservation areas or within their setting better reveals the significance of the heritage asset(s).</p> <p>As a result, this policy can be viewed as a positive approach to the historic environment.</p>

# 9 Heritage implications and how they have been addressed

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
WLP6	Neighbourhood Development Plans	Fulfilment of requirements of Spatial Objective 8.	<p>Spatial Objective 8 provides a clear strategic policy direction that confirms that heritage assets are an irreplaceable resource and will be conserved in a manner appropriate to their significance.</p> <p>Conservation Area Character Appraisals are being prepared for the 33 settlements with designations and will be accompanied by an overarching Management Plan. The character appraisals will help to ensure that new development within conservation areas or within their setting better reveals the significance of the heritage asset(s).</p> <p>As a result, this policy can be viewed as a positive approach to the historic environment.</p>
WLP7	Distribution of homes	<p>Consideration of impact on historic environment when setting out distribution of homes.</p> <p>Consideration of impact on historic environment through provision of a windfall</p>	<p>The rigorous SHELAA process has identified where sites would not be suitable due to harm to the significance of heritage assets. This included the use of the detailed Landscape Assessment of the District, which included historic landscape characterisation and identification of heritage assets, and also close liason with ESCC Archaeologists to identify</p>

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
		<p>allowance and identifying broad locations.</p> <p>Fulfilment of requirements of Spatial Objective 8.</p>	<p>potential for presence of archaeological remains.</p> <p>The suitability of future windfall sites will be assessed through the application of wider development management policies within the Local Plan, including the detailed requirements within Policies HE1-HE6 in Chapter 40.</p> <p>Conservation Area Character Appraisals are being prepared for the 33 settlements with designations and will be accompanied by an overarching Management Plan. The character appraisals will help to ensure that new development within conservation areas or within their setting better reveals the significance of the heritage asset(s).</p> <p>As a result, this policy can be viewed as a positive approach to the historic environment.</p>
WLP8, EC2	Employment Land New Employment Land	Consideration of impact on historic environment when setting out distribution of employment land.	The rigorous SHELAA process has identified where sites would not be suitable due to harm to the significance of heritage assets. This included the use of the detailed Landscape



Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
		Fulfilment of requirements of Spatial Objective 8.	<p>Assessment of the District, which included historic landscape characterisation and identification of heritage assets, and also close liaison with ESCC Archaeologists to identify potential for presence of archaeological remains.</p> <p>Conservation Area Character Appraisals are being prepared for the 33 settlements with designations and will be accompanied by an overarching Management Plan. The character appraisals will help to ensure that new development within conservation areas or within their setting better reveals the significance of the heritage asset(s).</p> <p>As a result, these policies can be viewed as a positive approach to the historic environment.</p>
WLP9	Provision of Jobs	<p>Consideration of impact on historic environment through future provision of jobs through future planning applications in the broad the locations identified.</p> <p>Fulfilment of requirements of Spatial Objective 8.</p>	<p>The suitability of future application sites will be assessed through the application of wider development management policies within the Local Plan, including the detailed requirements within Policies HE1-HE6 in Chapter 40.</p> <p>Conservation Area Character Appraisals are being prepared for the 33 settlements with</p>

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
WLP10	Brownfield Land	<p>Consideration of impact on historic environment through development of brownfield land within the District.</p> <p>Fulfilment of requirements of Spatial Objective 8.</p>	<p>designations and will be accompanied by an overarching Management Plan. The character appraisals will help to ensure that new development within conservation areas or within their setting better reveals the significance of the heritage asset(s).</p> <p>As a result, this policy can be viewed as a positive approach to the historic environment.</p>
			<p>The suitability of future application sites will be assessed through the application of wider development management policies within the Local Plan, including the detailed requirements within Policies HE1-HE6 in Chapter 40.</p> <p>Conservation Area Character Appraisals are being prepared for the 33 settlements with designations and will be accompanied by an overarching Management Plan. The character appraisals will help to ensure that new development within conservation areas or within their setting better reveals the significance of the heritage asset(s).</p>

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
INF2, INF3	Infrastructure Development, Transport Infrastructure	Consideration of impact on historic environment through infrastructure development within the District. Fulfilment of requirements of Spatial Objective 8.	As a result, this policy can be viewed as a positive approach to the historic environment.
EA3	Green Infrastructure		<p>The suitability of future infrastructure development will be assessed through the application of wider development management policies within the Local Plan, including the detailed requirements within Policies HE1-HE6 in Chapter 40.</p> <p>Conservation Area Character Appraisals are being prepared for the 33 settlements with designations and will be accompanied by an overarching Management Plan. The character appraisals will help to ensure that new development within conservation areas or within their setting better reveals the significance of the heritage asset(s).</p> <p>As a result, these policies can be viewed as a positive approach to the historic environment.</p>
			<p>This policy sets out clear criteria where proposals for development will be supported, taking into account the expectation of protecting, improving and enhancing existing</p>

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
		Fulfilment of requirements of Spatial Objective 8.	green infrastructure, including historic assets within the landscape.  As a result, this policy can be viewed as a positive approach to the historic environment.
EA4, EA5, EA6	Wealden's Landscape Character, High Weald AONB, Setting of the South Downs National Park	Impact of development on the established historic character and local distinctiveness of the District's Landscape.  Fulfilment of requirements of Spatial Objective 8.	These policies set out clear criteria to ensure that the cultural and heritage quality and value of the unique landscape character throughout the District is protected, maintained, enhanced, reinforced or complimented by new development. Specific reference is made to the Landscape Assessment and Historic Landscape Assessments to help inform consideration of the impact of new development.  As a result, these policies can be viewed as a positive approach to the historic environment.
TC1, TC2, TC3	Hierarchy of Retail Centres Distribution of Retail Floorspace	Impact of development on the established historic character and local distinctiveness of the historic settlements within the District.	The suitability of future application sites sites will be assessed through the application of wider development management policies within the Local Plan, including the detailed requirements within Policies HE1-HE6 in Chapter 40.

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
	Town Centre Uses		<p>Conservation Area Character Appraisals are being prepared for the 33 settlements with designations and will be accompanied by an overarching Management Plan. The character appraisals will help to ensure that new development within conservation areas or within their setting better reveals the significance of the heritage asset(s).</p> <p>As a result, these policies can be viewed as a positive approach to the historic environment.</p>
SWG A9 and 11-15 (inc)	Development and Allocation in Sector Hailsham North 1 (incorporating sites A-E)	<p>Impact of development on the historic character, local distinctiveness of this part of Hailsham/Hellingly, and significance of heritage assets, in particular:</p> <ul style="list-style-type: none"> <li>• Hellingly Conservation Area - setting</li> <li>• Listed Buildings at Park Farm - setting</li> <li>• Potential for Archaeology</li> </ul>	<p>Hellingly Conservation Area - Conservation Area Character Appraisals are being prepared for the 33 settlements with designations and will be accompanied by an overarching Management Plan. The character appraisals will help to ensure that new development within conservation areas or within their setting better reveals the significance of the heritage asset(s).</p> <p>Listed Building Setting - The application of development management Policy HE1 will ensure that an appropriate settings exercise utilising Historic England GPA Note No.3 is conducted to inform the design and layout of</p>

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
SWGA16, SWGA18-19 (inc)	Development and Allocation in Sector Hailsham East 2	<p>Impact of development on the historic character, local distinctiveness of this part of Hailsham on the edge of the Pevensey Levels, and significance of heritage assets, in particular:</p> <ul style="list-style-type: none"> <li>• Hailsham Conservation Area - setting</li> </ul>	<p>development on this allocated site and to ensure that the significance of the heritage assets is not harmed through development within their setting, and if possible, better revealed.</p> <p>Archaeology - The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be harmed and that appropriate evaluation, fieldwork, preservation, investigation and recording takes place.</p> <p>As a result, these policies can be viewed as a positive approach to the historic environment.</p>
			<p>Hailsham Conservation Area - Conservation Area Character Appraisals are being prepared for the 33 settlements with designations and will be accompanied by an overarching Management Plan. The character appraisals will help to ensure that new development within conservation areas or within their setting better reveals the significance of the heritage asset(s).</p> <p>Listed Building Setting - The application of development management Policy HE1 will</p>



# 9 Heritage implications and how they have been addressed

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
		<ul style="list-style-type: none"> <li>• Grade II Listed Buildings Harebeating Farmhouse, Harebeating Windmill and Longleys Farm - setting</li> <li>• Potential for Archaeology</li> </ul>	<p>ensure that an appropriate settings exercise utilising Historic England GPA Note No.3 is conducted to inform the design and layout of development on this allocated site and to ensure that the significance of the heritage assets is not harmed through development within their setting, and if possible, better revealed.</p> <p>It should also be noted that the allocated site area for HE2A has been substantially reduced from that previously proposed in the Draft Proposed Submission Local Plan of 14th March 2017 (shown as HE2B in this draft) on the basis of consideration of setting of the two listed buildings located to the east of the site.</p> <p>Archaeology - The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be harmed and that appropriate evaluation, fieldwork, preservation, investigation and recording takes place.</p> <p>As a result, these policies can be viewed as a positive approach to the historic environment.</p>

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
SWG A20, SWG A22-24	Development and Allocation in Sector Hailsham South East	<p>Impact of development on the historic character, local distinctiveness of this part of Hailsham on the edge of the Pevensey Levels, and significance of heritage assets, in particular:</p> <ul style="list-style-type: none"> <li>• Potential for Archaeology</li> </ul>	<p>Archaeology - The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be harmed and that appropriate evaluation, fieldwork, preservation, investigation and recording takes place.</p> <p>As a result, these policies can be viewed as a positive approach to the historic environment.</p>
SWG A25	Development in Sector Hailsham South 4	<p>Impact of development on the historic character, local distinctiveness of this part of Hailsham on the edge of the Pevensey Levels, and significance of heritage assets, in particular:</p> <ul style="list-style-type: none"> <li>• Scheduled Monument at Saltmarsh Farm (Medieval Farmstead) - setting, preservation and archaeological interest</li> <li>• Potential for Archaeology</li> </ul>	<p>Archaeology - The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be harmed and that appropriate evaluation, fieldwork, preservation, investigation and recording takes place.</p> <p>Saltmarsh Farm, a medieval farmstead and scheduled monument, lies to the south of the Sector. There will be a presumption in favour of the preservation of this site under Policy HE3. The setting of the scheduled monument will also have to be properly considered to inform the layout and design of development within the Sector, as required by Policy HE1.</p> <p>As a result, this policy can be viewed as a positive approach to the historic environment.</p>

## 9 Heritage implications and how they have been addressed

## 9 Heritage implications and how they have been addressed

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
SWG A27	Development and Allocation in Sector Hailsham South 5	<p>Impact of development on the historic character, local distinctiveness of this part of Hailsham on the edge of the Pevensey Levels, and significance of heritage assets, in particular:</p> <ul style="list-style-type: none"> <li>• Potential for Archaeology</li> </ul>	<p>Archaeology - The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be harmed and that appropriate evaluation, fieldwork, preservation, investigation and recording takes place.</p> <p>As a result, this policy can be viewed as a positive approach to the historic environment.</p>
SWG A29	Development and Allocation in A22 Employment Sector	<p>Impact of development on the historic character, local distinctiveness of this part of the Low Weald countryside, and significance of heritage assets, in particular:</p> <ul style="list-style-type: none"> <li>• Potential for Archaeology</li> </ul>	<p>Archaeology - The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be harmed and that appropriate evaluation, fieldwork, preservation, investigation and recording takes place.</p> <p>As a result, this policy can be viewed as a positive approach to the historic environment.</p>
SWG A31, SWGA 32, SWGA33	Hailsham Town Centre	Impact of development on the historic character of the town centre and significance of heritage assets, in particular:	Hailsham Conservation Area - Conservation Area Character Appraisals are being prepared for the 33 settlements with designations and will be accompanied by an overarching

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
		<ul style="list-style-type: none"> <li>● Grade I, II* and II Listed Buildings - setting and alterations</li> <li>● Hailsham Conservation Area - character and appearance, and setting</li> <li>● Potential for Archaeology</li> </ul>	<p>Management Plan. The character appraisals will help to ensure that new development within a conservation area, or within its setting, including alterations to existing buildings, better reveals the significance of the heritage asset(s).</p> <p>Listed Building Alterations and Setting - The application of development management Policy HE1 will ensure that an appropriate settings exercise utilising Historic England Good Practice Advice Note No.3 (GPA3) is conducted to inform the design and layout of development within this identified primary shopping area and to ensure that the significance of the heritage assets is not harmed through development within their setting. Policy HE1 will also ensure that significance is not harmed through inappropriate alterations, and that significance of heritage assets, where possible, is better revealed.</p> <p>Archaeology - The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be harmed and that appropriate evaluation, fieldwork, preservation, investigation and recording takes place.</p>

# 9 Heritage implications and how they have been addressed

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
SWG34	Land to the East of North Street, Lower Horsebridge	Impact of development on the historic character, local distinctiveness of this part of the Low Weald countryside, and significance of heritage assets, in particular: <ul style="list-style-type: none"> <li>● Potential for Archaeology</li> </ul>	<p>Policy SWGA31 also requires a Supplementary Planning Document to be prepared to guide the development within the Town Centre boundary. As part of this SPD, there will be a comprehensive assessment of the significance of the historic environment in the Town Centre, in conjunction with the Conservation Area Character Appraisal, to ensure and direct that change is informed by an understanding of significance to avoid harm to heritage assets.</p> <p>As a result, these policies can be viewed as a positive approach to the historic environment.</p>
			<p>A major application for 32 dwellings has been approved on the land which the allocation site surrounds, this application was subject to liaison with ESCC Archaeology and appropriate conditions for site investigation and recording were applied. There is now a resolution to approve an outline application for the allocation site area covered by SWG34, which incorporates appropriate condition requirements for archaeological matters.</p>

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
SWGA36	Allocation and development of Polegate North 1	<p>Impact of development on the historic character, local distinctiveness of this part of the Low Weald countryside, and significance of heritage assets, in particular:</p> <ul style="list-style-type: none"> <li>• Potential for Archaeology</li> </ul>	<p>As a result, this policy can be viewed as a positive approach to the historic environment.</p> <p>Archaeology - The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be harmed and that appropriate evaluation, fieldwork, preservation, investigation and recording takes place.</p> <p>As a result, this policy can be viewed as a positive approach to the historic environment.</p>
SWGA38	Allocation and development of Polegate and Willingdon 1	<p>Impact of development on the historic character, local distinctiveness of this part of the Low Weald countryside, and significance of heritage assets, in particular:</p> <ul style="list-style-type: none"> <li>• Grade II Listed Building Polegate Windmill to the south west of the site - setting</li> <li>• Potential for Archaeology</li> </ul>	<p>Listed Building Setting - The application of development management Policy HE1 will ensure that an appropriate settings exercise utilising Historic England GPA3 is conducted to inform the design and layout of development on this allocated site and to ensure that the significance of the heritage assets is not harmed through development within their setting, and if possible, better revealed.</p> <p>Archaeology - The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be</p>



Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
			<p>harm and that appropriate evaluation, fieldwork, preservation, investigation and recording takes place.</p> <p>As a result, this policy can be viewed as a positive approach to the historic environment.</p>
SWG40	SHELAA Sites within Polegate and Willingdon Development Boundary	<p>Impact of development on the historic character, local distinctiveness of this part of the Low Weald countryside, and significance of heritage assets, in particular:</p> <ul style="list-style-type: none"> <li>• Potential for Archaeology</li> </ul>	<p>Archaeology - The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be harmed and that appropriate evaluation, fieldwork, preservation, investigation and recording takes place.</p> <p>As a result, this policy can be viewed as a positive approach to the historic environment.</p>
SWG42, SWGA44-48 (inc)	Development in Stone Cross, including 1A, 1B, 1C, 2A and 2B	<p>Impact of development on the historic character, local distinctiveness of this part of the Low Weald countryside, and significance of heritage assets, in particular:</p> <ul style="list-style-type: none"> <li>• Potential for Archaeology</li> </ul>	<p>Archaeology - The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be harmed and that appropriate evaluation, fieldwork, preservation, investigation and recording takes place.</p> <p>As a result, these policies can be viewed as a positive approach to the historic environment.</p>

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
RUGA1	Land South of Burwash Road	<p>Impact of development on the historic character and local distinctiveness of this part of the High Weald Area of Outstanding Beauty, and significance of heritage assets, in particular:</p> <ul style="list-style-type: none"> <li>• Grade II Listed Old Half Moon - setting</li> <li>• Grade II Registered Park &amp; Garden at Heathfield Park - setting</li> <li>• Grade II* Listed Buildings (Heathfield Park and associated boundary wall, and Gibraltar Tower) - setting</li> <li>• Potential for archaeology</li> </ul>	<p>Listed Building Setting - The application of development management Policy HE1 will ensure that an appropriate settings exercise utilising Historic England GPA3 is conducted to inform the design and layout of development on this allocated site and to ensure that the significance of the heritage assets is not harmed through development within their setting, and if possible, better revealed.</p> <p>The allocation site area and allocations numbers have been reduced from that shown within the Draft Proposed Submission Wealden Local Plan in March 2017. This is a result of further assessment of the setting of the Old Half Moon and Heathfield Park to the south and potential for harm to the significance of the heritage assets from development of a wider area.</p> <p>Archaeology - The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be harmed and that appropriate evaluation, fieldwork, preservation, investigation and recording takes place.</p>

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Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
RUGA2	Land South West of Ghyll Road	Impact of development on the historic character and local distinctiveness of this part of the High Weald Area of Outstanding Natural Beauty, and significance of heritage assets, in particular: <ul style="list-style-type: none"> <li>● Potential for Archaeology</li> </ul>	<p>A former route ran along the northern boundary of Heathfield Park, likely to pre-date Burwash Road to the north and retention of any archaeology will need to inform design and layout of future development of the allocation site.</p> <p>As a result, this policy can be viewed as a positive approach to the historic environment.</p>
RUGA6 & RUGA9	Allocation Land at High Street &	Impact of development on the historic character of the village centre and significance of heritage assets, in particular:	<p>Archaeology - The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be harmed and that appropriate evaluation, fieldwork, preservation, investigation and recording takes place.</p> <p>As a result, this policy can be viewed as a positive approach to the historic environment.</p> <p>Wadhurst Conservation Area - Conservation Area Character Appraisals are being prepared for the 33 settlements with designations and will be accompanied by an overarching Management Plan. The character appraisals</p>

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
	Wadhurst Primary Shopping Area	<ul style="list-style-type: none"> <li>• Grade I, II* and II Listed Buildings - setting and alterations</li> <li>• Wadhurst Conservation Area - character and appearance, and setting</li> <li>• Potential for Archaeology</li> </ul>	<p>will help to ensure that new development within a conservation area, or within its setting, including alterations to existing buildings, better reveals the significance of the heritage asset(s).</p> <p>Listed Building Alterations and Setting - The application of development management Policy HE1 will ensure that an appropriate settings exercise utilising Historic England GPA3 is conducted to inform the design and layout of development within this identified primary shopping area and to ensure that the significance of the heritage assets is not harmed through development within their setting. Policy HE1 will also ensure that significance is not harmed through inappropriate alterations, and that significance of heritage assets, where possible, is better revealed.</p> <p>Archaeology - The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be harmed and that appropriate evaluation, fieldwork, preservation, investigation and recording takes place.</p>

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Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
RUGA8	Allocation Land at Foxhole Farm	<p>Impact of development on the historic character of the edge of the village of Wadhurst, and significance of heritage assets, in particular:</p> <ul style="list-style-type: none"> <li>● Grade II Listed Moseham hill Cottages</li> <li>● The wider setting of listed buildings within the settlement of Wadhurst to the north-west.</li> <li>● Potential for Archaeology</li> </ul>	<p>This Policy is supported by the Vision for Wadhurst which confirms that the historic characteristics of the settlement will be protected and enhanced. As a result, Policies RUGA6 and RUGA9 can be viewed as a positive approach to the historic environment.</p> <p>Wadhurst Conservation Area - Conservation Area Character Appraisals are being prepared for the 33 settlements with designations and will be accompanied by an overarching Management Plan. The character appraisals will help to ensure that new development within conservation areas or within their setting better reveals the significance of the heritage asset(s).</p> <p>Listed Building Setting - The application of development management Policy HE1 will ensure that an appropriate settings exercise utilising Historic England GPA3 is conducted to inform the design and layout of development on this allocated site and to ensure that the significance of the heritage assets is not harmed through development within their setting, and if possible, better revealed.</p>

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
RUGA14	Land at Manchester Road	<p>Impact of development on the historic character and local distinctiveness of this part of the Low Weald, and significance of heritage assets, in particular:</p> <ul style="list-style-type: none"> <li>• Setting of Grade II Listed Buildings - Church Farm Oast and Church Farm Barn</li> <li>• Potential for Archaeology</li> </ul>	<p>Archaeology - The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be harmed and that appropriate evaluation, fieldwork, preservation, investigation and recording takes place.</p> <p>This Policy is supported by the Vision for Wadhurst which confirms that the historic characteristics of the settlement will be protected and enhanced. As a result, Policy RUGA8 can be viewed as a positive approach to the historic environment.</p>
			<p>Listed Building Setting - The application of development management Policy HE1 will ensure that an appropriate settings exercise utilising Historic England GPA3 is conducted to inform the design and layout of development on this allocated site and to ensure that the significance of the heritage assets is not harmed through development within their setting, and if possible, better revealed.</p> <p>Archaeology - The application of development management Policy HE3 will ensure that the</p>



# 9 Heritage implications and how they have been addressed

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
			<p>archaeological interest of a site will not be harmed and that appropriate evaluation, fieldwork, preservation, investigation and recording takes place.</p> <p>As a result, this policy can be viewed as a positive approach to the historic environment.</p>
RUGA15, RUGA16	Retail and Town Centre Use Allocations & Uckfield Primary Shopping Area	<p>Impact of development on the historic character of Uckfield town centre and significance of heritage assets, in particular:</p> <ul style="list-style-type: none"> <li>• Grade I, II* and II Listed Buildings - setting and alterations</li> <li>• Uckfield Conservation Area - character and appearance, and setting</li> <li>• Potential for Archaeology</li> </ul>	<p>Uckfield Conservation Area - Conservation Area Character Appraisals are being prepared for the 33 settlements with designations and will be accompanied by an overarching Management Plan. The character appraisals will help to ensure that new development within a conservation area, or within its setting, including alterations to existing buildings, better reveals the significance of the heritage asset(s).</p> <p>Listed Building Alterations and Setting - The application of development management Policy HE1 will ensure that an appropriate settings exercise utilising Historic England GPA3 is conducted to inform the design and layout of development within this identified primary shopping area and to ensure that the significance of the heritage assets is not harmed</p>

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
RUGA18	Mayfield Primary Shopping Area	<p>Impact of development on the historic character of Mayfield village centre and significance of heritage assets, in particular:</p> <ul style="list-style-type: none"> <li>• Grade I, II* and II Listed Buildings - setting and alterations</li> <li>• Mayfield Conservation Area - character and appearance, and setting</li> <li>• Potential for Archaeology</li> </ul>	<p>through development within their setting. Policy HE1 will also ensure that significance is not harmed through inappropriate alterations, and that significance of heritage assets, where possible, is better revealed.</p> <p>Archaeology - The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be harmed and that appropriate evaluation, fieldwork, preservation, investigation and recording takes place.</p> <p>As a result, these policies can be viewed as a positive approach to the historic environment.</p>
			<p>Mayfield Conservation Area - Conservation Area Character Appraisals are being prepared for the 33 settlements with designations and will be accompanied by an overarching Management Plan. The character appraisals will help to ensure that new development within a conservation area, or within its setting, including alterations to existing buildings, better reveals the significance of the heritage asset(s).</p> <p>Listed Building Alterations and Setting - The application of development management Policy</p>

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Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
			<p>HE1 will ensure that an appropriate settings exercise utilising Historic England GPA3 is conducted to inform the design and layout of development within this identified primary shopping area and to ensure that the significance of the heritage assets is not harmed through development within their setting. Policy HE1 will also ensure that significance is not harmed through inappropriate alterations, and that significance of heritage assets, where possible, is better revealed.</p> <p>Archaeology - The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be harmed and that appropriate evaluation, fieldwork, preservation, investigation and recording takes place.</p> <p>As a result, this policy can be viewed as a positive approach to the historic environment.</p>
VTGA1, VTGA2	Crowborough Town Centre &	Impact of development on the historic character of Crowborough town centre and significance of heritage assets, in particular:	Crowborough Conservation Area - Conservation Area Character Appraisals are being prepared for the 33 settlements with designations and will be accompanied by an

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
	Crowborough Primary Shopping Area	<ul style="list-style-type: none"> <li>● Grade II Listed Building: The Crowborough Cross - setting</li> <li>● Crowborough Conservation Area - character and appearance, and setting</li> <li>● Potential for Archaeology</li> </ul>	<p>overarching Management Plan. The character appraisals will help to ensure that new development within a conservation area, or within its setting, including alterations to existing buildings, better reveals the significance of the heritage asset(s).</p> <p>Listed Building Alterations and Setting - The application of development management Policy HE1 will ensure that an appropriate settings exercise utilising Historic England GPA3 is conducted to inform the design and layout of development within this identified primary shopping area and to ensure that the significance of the heritage assets is not harmed through development within their setting. Policy HE1 will also ensure that significance is not harmed through inappropriate alterations, and that significance of heritage assets, where possible, is better revealed.</p> <p>Archaeology - The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be harmed and that appropriate evaluation, fieldwork, preservation, investigation and recording takes place.</p>

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Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
VTGA3	Forest Row Primary Shopping Area	<p>Impact of development on the historic character of Forest Row village centre and significance of heritage assets, in particular:</p> <ul style="list-style-type: none"> <li>• Grade II Listed Buildings: setting and alterations</li> <li>• Forest Row Conservation Area - character and appearance, and setting</li> <li>• Potential for Archaeology</li> </ul>	<p>As a result, these policies can be viewed as a positive approach to the historic environment.</p> <p>Forest Row Conservation Area - Conservation Area Character Appraisals are being prepared for the 33 settlements with designations and will be accompanied by an overarching Management Plan. The character appraisals will help to ensure that new development within a conservation area, or within its setting, including alterations to existing buildings, better reveals the significance of the heritage asset(s).</p> <p>Listed Building Alterations and Setting - The application of development management Policy HE1 will ensure that an appropriate settings exercise utilising Historic England GPA3 is conducted to inform the design and layout of development within this identified primary shopping area and to ensure that the significance of the heritage assets is not harmed through development within their setting. Policy HE1 will also ensure that significance is not harmed through inappropriate alterations, and that significance of heritage assets, where possible, is better revealed.</p>

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
VTGA4	Herstmonceux Primary Shopping Area	<p>Impact of development on the historic character of Herstmonceux village centre and significance of heritage assets, in particular:</p> <ul style="list-style-type: none"> <li>• Grade II Listed Buildings: setting and alterations</li> <li>• Potential for Archaeology</li> </ul>	<p>Archaeology - The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be harmed and that appropriate evaluation, fieldwork, preservation, investigation and recording takes place. As a result, this policy can be viewed as a positive approach to the historic environment.</p> <p>Listed Building Alterations and Setting - The application of development management Policy HE1 will ensure that an appropriate settings exercise utilising Historic England GPA3 is conducted to inform the design and layout of development within this identified primary shopping area and to ensure that the significance of the heritage assets is not harmed through development within their setting. Policy HE1 will also ensure that significance is not harmed through inappropriate alterations, and that significance of heritage assets, where possible, is better revealed.</p> <p>Archaeology - The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be harmed and that appropriate evaluation,</p>



## 9 Heritage implications and how they have been addressed

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
VGTA5	Rotherfield Primary Shopping Area	<p>Impact of development on the historic character of Rotherfield village centre and significance of heritage assets, in particular:</p> <ul style="list-style-type: none"> <li>● Grade I and II Listed Buildings: setting and alterations</li> <li>● Rotherfield Conservation Area - character and appearance, and setting</li> <li>● Potential for Archaeology</li> </ul>	<p>fieldwork, preservation, investigation and recording takes place. As a result, this policy can be viewed as a positive approach to the historic environment.</p> <p>Rotherfield Conservation Area - Conservation Area Character Appraisals are being prepared for the 33 settlements with designations and will be accompanied by an overarching Management Plan. The character appraisals will help to ensure that new development within a conservation area, or within its setting, including alterations to existing buildings, better reveals the significance of the heritage asset(s).</p> <p>Listed Building Alterations and Setting - The application of development management Policy HE1 will ensure that an appropriate settings exercise utilising Historic England GPA3 is conducted to inform the design and layout of development within this identified primary shopping area and to ensure that the significance of the heritage assets is not harmed through development within their setting. Policy HE1 will also ensure that significance is not harmed through inappropriate alterations, and</p>

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
RAS1	Core Areas	Impact of the delivery of new housing on the historic environment, including the need to mitigate the impact of new development within and in the setting of historic settlements/conservation areas/listed buildings.	<p>that significance of heritage assets, where possible, is better revealed.</p> <p>Archaeology - The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be harmed and that appropriate evaluation, fieldwork, preservation, investigation and recording takes place.</p> <p>As a result, this policy can be viewed as a positive approach to the historic environment.</p>
			<p>Reference to other policies in the Plan which would include the detailed requirements within the development management policies contained in Chapter 40, Historic Environment.</p> <p>Conservation Area Character Appraisals are being prepared for the 33 settlements with designations and will be accompanied by an overarching Management Plan. The character appraisals will help to ensure that new development within conservation areas or within their setting better reveals the significance of the heritage asset(s).</p>

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Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
RAS2	New Dwellings in the Countryside	Impact on the historic environment through delivery of new housing, including the	<p>Listed Building Alterations and Setting - The application of development management Policy HE1 will ensure that an appropriate settings exercise utilising Historic England GPA3 is conducted to inform the design and layout of development within and adjacent to identified Core Areas and to ensure that the significance of heritage assets are not harmed through development within their setting. Policy HE1 will also ensure that significance is not harmed through inappropriate alterations, and that the significance of heritage assets, where possible, is better revealed.</p> <p>Archaeology - The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be harmed and that appropriate evaluation, fieldwork, preservation, investigation and recording takes place.</p> <p>As a result, this policy can be viewed as a positive approach to the historic environment.</p> <p>Policy RAS2 sets out strict criteria for proposals for new dwellings in the countryside to ensure that the historic environment forms a core part</p>

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
		<p>need to mitigate the impact of new development on existing designated and non-designated heritage assets, including resisting their loss; resisting harm to significance through inappropriate alteration or through development within their setting; and enhancement and better revealing the setting of heritage assets.</p>	<p>of development management considerations, including, where applicable:</p> <ul style="list-style-type: none"> <li>• Enabling development criteria as identified in Policy HE2 is met;</li> <li>• The requirement to meet the criteria of other policies in the plan, which would include the detailed requirements within the development management policies contained in Chapter 40, Historic Environment;</li> <li>• Design: High standards of architecture are reflected and significant enhancement of immediate setting is made;</li> <li>• Replacement agricultural buildings: must be of an appropriate scale for residential conversion without significant extension; be capable of conversion; resist the loss of buildings of traditional vernacular design or those considered to be a heritage asset or have historic significance to a wider historic farmstead; enhancement of setting of heritage assets, including requirement for a settings exercise under GPA3; reflection of local traditional vernacular materials, with regard to traditional layout of any historic farmstead within which the</li> </ul>

# 9 Heritage implications and how they have been addressed

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
			<p>development is associated; appropriate landscaping of development; requirement to better reveal the significance of a heritage asset through development within its setting.</p> <ul style="list-style-type: none"> <li>• Replacement dwellings: should not result in the loss of a heritage asset, including a building capable of being regarded as a non-designated heritage asset; avoid unacceptable environmental and visual impacts to the rural environment.</li> </ul> <p>Conservation Area Character Appraisals are being prepared for the 33 settlements with designations and will be accompanied by an overarching Management Plan. The character appraisals will help to ensure that new development within conservation areas or within their setting better reveals the significance of the heritage asset(s).</p> <p>Archaeology - The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be harmed and that appropriate evaluation, fieldwork, preservation, investigation and recording takes place.</p>

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
RAS3	Conversion of Rural Buildings	Impact on the historic environment through facilitating the conversion of rural buildings, including the need to mitigate the impact of change on existing designated and non-designated heritage assets, including resisting their loss; resisting harm to significance through inappropriate alteration or through development within their setting; and enhancement and better revealing the setting of heritage assets.	<p>As a result, this policy can be viewed as a positive approach to the historic environment.</p> <p>Policy RAS3 sets out strict criteria for proposals for conversion of rural buildings in the countryside to ensure that the historic environment forms a core part of development management considerations, including, where applicable:</p> <ul style="list-style-type: none"> <li>Proposals for conversion of rural buildings must consider the optimal viable use of a heritage asset; there must be an enhancement to setting; must respect the character and appearance, significance and setting of heritage assets; and respect the local distinctiveness of the rural environment.</li> <li>Proposals for conversion must also be of a structurally sound, permanent and substantially constructed building capable of conversion without significant new build, extension or alteration - a requirement that will also ensure that significance and setting of heritage assets is fully considered.</li> </ul>

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# 9 Heritage implications and how they have been addressed

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
			<p>Conservation Area Character Appraisals are being prepared for the 33 settlements with designations and will be accompanied by an overarching Management Plan. The character appraisals will help to ensure that new development within conservation areas or within their setting better reveals the significance of the heritage asset(s).</p> <p>Listed Building Alterations and Setting - The application of development management Policy HE1 will ensure that an appropriate settings exercise utilising Historic England GPA3 is conducted to inform the design and layout of development within and adjacent to identified Core Areas and to ensure that the significance of heritage assets are not harmed through development within their setting. Policy HE1 will also ensure that significance is not harmed through inappropriate alterations, and that the significance of heritage assets, where possible, is better revealed.</p> <p>Archaeology - The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be harmed and that appropriate evaluation,</p>

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
RAS4	Extensions to Rural Buildings	Need to mitigate the impact on the historic environment through facilitating small scale extensions to meet the needs of the use concerned, including ensuring special consideration of impact upon the surrounding landscape and rural character of the area.	<p>fieldwork, preservation, investigation and recording takes place.</p> <p>As a result, this policy can be viewed as a positive approach to the historic environment.</p>
			<p>Policy RAS4 requires proposals for extensions to rural buildings in the countryside, be small in scale, appropriate in appearance, bulk and massing and to take into account the significance of any heritage assets and their setting to ensure that the historic environment forms a core part of development management considerations.</p> <p>Conservation Area Character Appraisals are being prepared for the 33 settlements with designations and will be accompanied by an overarching Management Plan. The character appraisals will help to ensure that new development within conservation areas or within their setting better reveals the significance of the heritage asset(s).</p> <p>Listed Building Alterations and Setting - The application of development management Policy HE1 will ensure that an appropriate settings</p>

## 9 Heritage implications and how they have been addressed

# 9 Heritage implications and how they have been addressed

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
RAS5, RAS6, RAS8, RAS9, RAS10	Rural Commercial Activities,	Impact on the historic environment through the need	<p>exercise utilising Historic England GPA3 is conducted to inform the design and layout of development within and adjacent to identified Core Areas and to ensure that the significance of heritage assets are not harmed through development within their setting. Policy HE1 will also ensure that significance is not harmed through inappropriate alterations, and that the significance of heritage assets, where possible, is better revealed.</p> <p>Archaeology - The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be harmed and that appropriate evaluation, fieldwork, preservation, investigation and recording takes place.</p> <p>As a result, this policy can be viewed as a positive approach to the historic environment.</p>
RAS5, RAS6, RAS8, RAS9, RAS10	Rural Commercial Activities,	Impact on the historic environment through the need	<p>These policies seek to protect rural character, context and landscape setting, whilst facilitating, where strict criteria are met, sustainable rural commercial activities.</p>

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
	& Tourism in the Countryside & Agriculture & Equestrian Development & Farm Shops and Garden Centres	to facilitate sustainable rural commercial activities, including agriculture, tourism, equestrian development and farm shops/garden centres to generate local employment opportunities and economic, social and environmental benefits for local communities.	<p>The requirement to protect rural character and landscape setting and to understand context through the development of new buildings or conversion of existing buildings, will ensure that local distinctiveness and the significance of any heritage assets and their setting forms a core part of development management considerations.</p> <p>Conservation Area Character Appraisals are being prepared for the 33 settlements with designations and will be accompanied by an overarching Management Plan. The character appraisals will help to ensure that new development within conservation areas or within their setting better reveals the significance of the heritage asset(s).</p> <p>As a result, these policies can be viewed as a positive approach to the historic environment.</p>
HG4	Extra Care Housing	Impact on the historic environment through the provision of extra care housing in the District.	Reference to other policies in the Plan including the detailed requirements within the development management policies contained in Chapter 40, Historic Environment.

# 9 Heritage implications and how they have been addressed

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
			<p>Conservation Area Character Appraisals are being prepared for the 33 settlements with designations and will be accompanied by an overarching Management Plan. The character appraisals will help to ensure that new development within conservation areas or within their setting better reveals the significance of the heritage asset(s).</p> <p>Listed Building Alterations and Setting - The application of development management Policy HE1 will ensure that an appropriate settings exercise utilising Historic England GPA3 is conducted to inform the design and layout of development within and adjacent to identified Core Areas and to ensure that the significance of heritage assets are not harmed through development within their setting. Policy HE1 will also ensure that significance is not harmed through inappropriate alterations, and that the significance of heritage assets, where possible, is better revealed.</p> <p>Archaeology - The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be harmed and that appropriate evaluation,</p>

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
			<p>fieldwork, preservation, investigation and recording takes place.</p> <p>As a result, this policy can be viewed as a positive approach to the historic environment.</p>
HG8	Density	Impact on the historic environment and local character and distinctiveness through the density of new housing developments.	<p>The policy requires the local characteristics of the area to be considered when making the most effective use of land, and any character assessment study.</p> <p>Conservation Area Character Appraisals are being prepared for the 33 settlements with designations and will be accompanied by an overarching Management Plan. The character appraisals will help to ensure that new development within conservation areas or within their setting better reveals the significance of the heritage asset(s).</p> <p>As a result, this policy can be viewed as a positive approach to the historic environment.</p>
HG10, HG11	Subdivision of Larger Properties &	Impact on the historic environment through alteration and change to existing buildings to facilitate	The policies require proposals to ensure that the character, appearance and massing of the original property and its surrounding street scene is not adversely impacted upon and



# 9 Heritage implications and how they have been addressed

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
	Housing Space Standards	subdivision into smaller properties and ensuring appropriate housing space standards.	<p>allows for original features to be retained when considering the requirement to meet housing space standards. This will ensure that local distinctiveness and the significance of any heritage assets and their setting forms a core part of development management considerations.</p> <p>Conservation Area Character Appraisals are being prepared for the 33 settlements with designations and will be accompanied by an overarching Management Plan. The character appraisals will help to ensure that new development within conservation areas or within their setting better reveals the significance of the heritage asset(s).</p> <p>Listed Building Alterations and Setting - The application of development management Policy HE1 will ensure that an appropriate settings exercise utilising Historic England GPA3 is conducted to inform the design and layout of development within and adjacent to identified Core Areas and to ensure that the significance of heritage assets are not harmed through development within their setting. Policy HE1 will also ensure that significance is not harmed</p>

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
BED1	Design	Impact of new development on the historic environment.	<p>through inappropriate alterations, and that the significance of heritage assets, where possible, is better revealed.</p> <p>Archaeology - The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be harmed and that appropriate evaluation, fieldwork, preservation, investigation and recording takes place.</p> <p>As a result, these policies can be viewed as a positive approach to the historic environment.</p>
			<p>Policy BED1 sets out strict criteria for proposals for design of new development in the District and helps to ensure that the historic environment forms a core part of development management considerations, including, where applicable:</p> <ul style="list-style-type: none"> <li>● Consideration of existing constraints;</li> <li>● Regard to sensitivities and character of surrounding development;</li> <li>● Development to relate sympathetically to its built surroundings, landscape, open</li> </ul>

## 9 Heritage implications and how they have been addressed

# 9 Heritage implications and how they have been addressed

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
			<p>space, routes, skyline and important views, particularly when considering scale, massing and appearance.</p> <ul style="list-style-type: none"> <li>• Requirement for design to be locally distinctive and respecting the character of the surrounding area, including taking into account character assessments;</li> <li>• Requirement to use high standards of materials and finishes, and the need to retain existing historic landscape features.</li> </ul> <p>Conservation Area Character Appraisals are being prepared for the 33 settlements with designations and will be accompanied by an overarching Management Plan. The character appraisals will help to ensure that new development within conservation areas or within their setting better reveals the significance of the heritage asset(s).</p> <p>Listed Building Setting - The application of development management Policy HE1 will ensure that an appropriate settings exercise utilising Historic England GPA3 is conducted to inform the design and layout of development within and adjacent to identified Core Areas and to ensure that the significance of heritage</p>

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
			<p>assets are not harmed through development within their setting. Policy HE1 will also ensure that significance is not harmed through inappropriate alterations, and that the significance of heritage assets, where possible, is better revealed.</p> <p>Archaeology - The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be harmed and that appropriate evaluation, fieldwork, preservation, investigation and recording takes place.</p> <p>As a result, this policy can be viewed as a positive approach to the historic environment.</p>
BED3	Shop Fronts and Advertisements	Impact on the historic environment through the alteration of existing shop fronts including provision of canopies and blinds; the addition of advertisements, including illumination; and the requirement to enhance security.	<p>Policy BED3 sets out strict criteria for proposals for shop fronts and advertisements to ensure that the historic environment forms a core part of development management considerations, including, where applicable:</p> <ul style="list-style-type: none"> <li>• Consideration of architectural style, character and form of buildings/location when altering or replacing shop fronts;</li> </ul>

## 9 Heritage implications and how they have been addressed

# 9 Heritage implications and how they have been addressed

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
			<ul style="list-style-type: none"> <li>• Use of architectural style and detailing, materials, colours and illuminations;</li> <li>• Consideration of scale, proportion and vertical alignment;</li> <li>• Retention and restoration of existing traditional shop fronts/features of historic interest;</li> <li>• Conservation and enhancement of character and appearance of conservation areas;</li> <li>• Regard to sensitivities of character when considering security solutions;</li> <li>• Consideration of the cumulative impact of advertisements on the character and appearance of an area.</li> </ul> <p>Conservation Area Character Appraisals are being prepared for the 33 settlements with designations and will be accompanied by an overarching Management Plan. The character appraisals will help to ensure that new development within conservation areas or within their setting better reveals the significance of the heritage asset(s).</p> <p>Listed Building Setting - The application of development management Policy HE1 will</p>

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
			<p>ensure that an appropriate settings exercise utilising Historic England GPA3 is conducted to inform the design and layout of development within and adjacent to identified Core Areas and to ensure that the significance of heritage assets are not harmed through development within their setting. Policy HE1 will also ensure that significance is not harmed through inappropriate alterations, and that the significance of heritage assets, where possible, is better revealed.</p> <p>Archaeology - The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be harmed and that appropriate evaluation, fieldwork, preservation, investigation and recording takes place.</p> <p>As a result, this policy can be viewed as a positive approach to the historic environment.</p>
HE1	Historic Environment	Requirement for an understanding of the significance of the historic	Policy HE1 sets out strict criteria for development proposals affecting heritage assets. This criteria supports and expands on



# 9 Heritage implications and how they have been addressed

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
		<p>environment in the District and the implications of alteration and new development on heritage assets.</p>	<p>that within the NPPF, NPPG and Guidance/Advice published by Historic England.</p> <p>The policy will be reinforced by the Conservation Area Character Appraisals currently under preparation for the 33 settlements with designations and which will be accompanied by an overarching Management Plan. The character appraisals will help to ensure that new development within conservation areas or within their setting better reveals the significance of the heritage asset(s).</p> <p>Listed Building Setting and alterations - The application of development management Policy HE1 will ensure that an appropriate settings exercise utilising Historic England GPA3 is conducted to inform the design and layout of development within and adjacent to identified Core Areas and to ensure that the significance of heritage assets are not harmed through development within their setting. Policy HE1 will also ensure that significance is not harmed through inappropriate alterations, and that the significance of heritage assets, where possible, is better revealed.</p>

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
			<p>The policy also requires appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, including standing buildings.</p> <p>As a result, this policy can be viewed as a positive approach to the historic environment.</p>
HE2	Enabling Development	Impact on the historic environment of the use of enabling development to secure the long term future of heritage assets.	<p>Policy HE2 sets out strict criteria proposals for development proposals for enabling development to ensure that the future conservation of a heritage asset is secured without material harm to the significance and setting of the building. The policy also seeks to ensure the minimum amount of enabling development is provided to solve the conservation needs of the heritage asset, including the requirement for a costed conservation management plan to inform the quantity of development required.</p> <p>As a result, this policy can be viewed as a positive approach to the historic environment.</p>

## 9 Heritage implications and how they have been addressed

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
HE3	Sites of archaeological Interest	Impact of development on sites of archaeological interest in the District.	<p>The application of development management Policy HE3 will ensure that the archaeological interest of a site will not be harmed and that appropriate evaluation, fieldwork, preservation, investigation and recording takes place.</p> <p>As a result, this policy can be viewed as a positive approach to the historic environment.</p>
HE4	Demolition Involving Heritage Assets	Impact on the historic environment through the demolition in whole, or in part of a heritage asset (designated or non-designated).	<p>Policy HE4 sets out strict criteria for proposals that would result in the partial or complete demolition of heritage assets, including designated and non-designated structures. It is confirmed that demolition of a heritage asset will only be allowed in exception circumstances.</p> <p>Conservation Area Character Appraisals are being prepared for the 33 settlements with designations and will be accompanied by an overarching Management Plan. The character appraisals will help to ensure that new development within conservation areas or within their setting better reveals the significance of the heritage asset(s).</p> <p>As a result, this policy can be viewed as a positive approach to the historic environment.</p>

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
HE5	Non-Designated or Locally Designated Built Heritage Assets	Impact on the historic environment through development that effects non-designated or locally designated heritage assets.	<p>Policy HE5 requires the preservation and enhancement of non-designated heritage assets and their settings, thereby ensuring that the historic environment forms a core part of development management considerations.</p> <p>The Council is committed to preparing a Local List of Buildings and Structures of heritage interest.</p> <p>Conservation Area Character Appraisals are being prepared for the 33 settlements with designations and will be accompanied by an overarching Management Plan. The character appraisals will help to ensure that new development within conservation areas or within their setting better reveals the significance of the heritage asset(s).</p> <p>As a result, this policy can be viewed as a positive approach to the historic environment.</p>
HE6	Historic Parks and Gardens	Impact of development on historic parks and gardens in the District - both designated and non-designated.	Policy HE6 requires the conservation and enhancement of the special interest, significance and settings of historic parks/gardens/landscapes (designated or non-designated); and that the distinctive

## 9 Heritage implications and how they have been addressed

Policy Reference(s)	Policy	Implications for the Local Plan	How the implications have been addressed
			<p>characteristics of such are not harmed unless public benefits outweigh that level of harm.</p> <p>As a result, this policy can be viewed as a positive approach to the historic environment.</p>

## 10 Issues arising from Regulation 19 Consultation

### 10.1 Introduction

**10.1** This part of the Background Paper provides the following information:

- A brief summary of any responses to Policy relating to heritage and historic environment issues as a result of the Regulation 19 consultation (Table 2);
- An outline of the response from Historic England on the Proposed Submission Wealden Local Plan;
- A summary of the implications of the issues raised by Historic England and how these have been addressed within the Proposed Submission Wealden Local Plan (Table 3).

### 10.2 Responses to Regulation 19 Consultation

**Table 2 Summary of comments received in relation to historic environment implications**

<b>Policy</b>	<b>Brief summary of comments received in relation to historic environment implications</b>
SP08	Comment received from Historic England - see sections 3.3 and 3.4 of this Background Paper.
EC2	Support for promotion of the use of redundant rural buildings, including conversion and extension.
SWGA31	Concern raised over the potential for loss of character of Hailsham as a historic market town.
SWGA42, SWGA46	Development would damage the setting and character of the adjacent historic village of Westham, and erode the visual gap between the two historic villages of Westham and Stone Cross.
RUGA1	Concern raised over continuing impact from altered allocation on Old Half Moon and greater clarity required on how this impact is to be mitigated, along with specific screening along the boundary with this site. Support for protection of historic route way.
RUGA2	Concern that local distinctiveness of this edge of Heathfield will be diminished by introducing a form of design that will be at a higher density and out of keeping with the characteristics of the settlement.
RUGA6	Site is constrained by listed buildings, conservation area and views over the AONB.
RUGA8	Concern that development of the allocation site would result in the loss of a medieval field system, potentially dating back to the Norman

	Conquest, and would also impact on the route and setting of a historic route way that crosses the site.
RAS1	Concern raised over heritage setting (Hellingly).
RAS3	Concern that there is no evidence within the SA Report to suggest the reasons why the conversion of a historic building to residential use would cause harm to the building's character or historic fabric. Provided the conversion of a historic building to residential use can be achieved in accordance with the relevant provisions of the NPPF 2012 (and other Local Plan policies) then there should be no further restriction for this form of development within the pre-paragraphs or main body of Policy RAS3.
BED1	Support for policy, but expect the future Design SPD to explore aspects further.
HE1-HE6 (inc)	A number of representations argue that the NPPF provides a clear decision-taking framework to assess proposals relating to the Historic Environment and involving heritage assets, and that the policies within the Plan produce unnecessary duplication and include more stringent, prescriptive tests. Historic England considers that Policies HE1 through HE6 within Chapter 40 of the Wealden Local Plan to be comprehensive and adequate. East Sussex County Council also support the policies in Chapter 40.

### 10.3 Historic England Consultation Response

**10.2** Historic England provided a response on the Proposed Submission Wealden Local Plan Consultation (Regulation 19) and raised the following points for consideration relating to the soundness of the plan (summarised):

- Historic environment and heritage assets are not identified as part of the Vision for the future of District with only a cursory mention in Section 3 'Context';
- No distinctive objective is set out for the historic environment except as a subsidiary element of achieving good new design in Objective 8 'Built Environment';
- No obvious strategic policy context for preserving and enhancing the historic environment and no underpinning evidence base, with only a review of conservation areas mentioned.
- South Wealden Growth Area, and associated identified settlements: no information on how any historic environment related outcomes will be achieved or that heritage assets will be safeguarded or enhanced as part of the agenda for growth and infrastructure provision.
- Villages and Towns with Allocations: should be subject to heritage impact assessments, including requirements in respect of heritage assets, avoidance or mitigation of harm and enhancement of significance.



- Village and Towns with Development Boundaries: same requirement as above to identify and plan for impacts and for conservation and enhancement of historic character and heritage assets.
- Maps associated with site allocations and settlement boundaries should include heritage designations to help set the context for change and growth in these locations.
- The development management policies (Policies HE1-HE5) relating to the historic environment and heritage assets in section 40 'Historic Environment' and the associated design Policies BED1-3, are comprehensive and well drafted.

**10.3** In conclusion, concern is raised that the Proposed Submission Wealden Local Plan is weakened by the absence of evidence strategic policy direction for the historic environment and this should be addressed by the inclusion of overarching policies for conserving and enhancing the District's heritage resources, as well as carrying out heritage impact assessments of sites allocated for development where appropriate to do so.

**10.4 Wealden District Council response to Historic England concerns**

**10.4** This section provides information to demonstrate that the Wealden Local Plan is sound in respect of historic environment policy.

**10.5** The Council is pleased to note that Historic England have found the development management policies relating to Design and the Historic Environment (Sections 38 and 40 respectively) are comprehensive and well drafted and will be appropriate in terms of assessing the effects of individual development proposals on the significance of specific types of heritage assets.

**10.6** Turning to the other matters highlighted, these are responded to Table 3 below:

**Table 3**

<b>Matter raised by Historic England</b>	<b>Response by Wealden District Council</b>
Historic environment and heritage assets are not identified as part of the Vision for the future of District with only a cursory mention in Section 3 'Context'	It has been demonstrated throughout the review of policies in the Wealden Local Plan in Part 3 of this Background Paper that the preservation and enhancement of the historic environment is a continuous theme throughout the plan.
No distinctive objective is set out for the historic environment except as a subsidiary element of achieving good new design in Objective 8 'Built Environment'	Objective 8 clearly identifies that the historic environment is integral in the delivery of high quality, safe and attractive living environments for communities in settlements throughout the District, whilst promoting local distinctiveness through good design to create sustainable and distinctive places, but recognising that heritage assets are an irreplaceable resource that will be conserved in a manner appropriate to their

Matter raised by Historic England	Response by Wealden District Council
	<p>significance. This demonstrates that the historic environment can assist in the delivery of a positive strategy, alongside the economic, social and environmental objectives for the Wealden Local Plan as required by the NPPF (2012) in paragraphs 126 and 132 and Sections 66 and 72 of the Planning (Listed Buildings &amp; Conservation Areas) Act 1990.</p>
<p>No obvious strategic policy context for preserving and enhancing the historic environment and no underpinning evidence base, with only a review of conservation areas mentioned</p>	<p>This Heritage Background Paper demonstrates a robust and thorough evidence base for underpinning the strategic policy context for preserving and enhancing the historic environment in the Wealden Local Plan.</p> <p>Part 1 demonstrates a thorough understanding and knowledge of the significance of all parts of the historic environment within the District, including buildings, archaeology and landscapes and how the different identified elements combine to create the distinctive character of the District. As part of this understanding, the comprehensive review of the conservation areas has led to an assessment of all settlements in the District as demonstrated within the Issues and Options Consultation on Conservation Areas which ran in parallel with the Regulation 18 Local Plan consultation in 2015. This, in conjunction with other evidence such as archaeological assessment through the SHELAA and identification of areas throughout the District with archaeological potential; and the detailed Landscape Character Assessments; has provided a robust evidence base to ensure that the Wealden Local Plan meets the requirements of paragraph 126 of the NPPF 2012 (paragraph 185, NPPF 2018).</p>
<p>South Wealden Growth Area, and associated identified settlements: no information on how any historic environment related outcomes will be achieved or that heritage assets will be safeguarded or enhanced as part of the agenda for growth and infrastructure provision.</p>	<p>It is not a requirement for a master planning exercise to justify allocation of a site in a local plan. It is for policy, both individually and in combination, to identify issues that need to be addressed, including, for example, such matters as archaeology and setting of heritage assets, and robust individual site allocation policies and development management policies will ensure the historic environment is preserved and enhanced. It will be through the iterative pre-application process that policy will be applied in order to achieve a final layout of development to ensure that harm is not caused to the significance of heritage assets through new development, and that where possible, that significance is better revealed.</p>

Matter raised by Historic England	Response by Wealden District Council
	<p>The allocation and assessment of individual sites has been underpinned by the robust evidence base outlined in Parts 1 and 2 of this Background Paper and this evidence has allowed the identification of developable areas for allocation sites to ensure appropriate mitigation can be applied through policy. This will ensure that site allocations avoid harming the significance of heritage assets (including effects on their setting) and will ensure, in conjunction with other policies in the Wealden Local Plan, that development will respond to and reflect local character and distinctiveness. This is also reinforced by the extensive and comprehensive survey of all the settlements in Wealden District as part of the exercise to designate the conservation areas in 2017 and subsequent work in preparation for the drafting of the conservation area character appraisals.</p>
<p>Villages and Towns with Allocations: should be subject to heritage impact assessments, including requirements in respect of heritage assets, avoidance or mitigation of harm and enhancement of significance.</p>	<p>It is not a requirement for a master planning exercise to justify allocation of a site in a local plan. It is for policy, both individually and in combination, to identify issues that need to be addressed, including, for example, such matters as archaeology and setting of heritage assets, and robust individual site allocation policies and development management policies will ensure the historic environment is preserved and enhanced. It will be through the iterative pre-application process that policy will be applied in order to achieve a final layout of development to ensure that harm is not caused to the significance of heritage assets through new development, and that where possible, that significance is better revealed.</p> <p>The allocation and assessment of individual sites has been underpinned by the robust evidence base outlined in Parts 1 and 2 of this Background Paper and this evidence has allowed the identification of developable areas for allocation sites to ensure appropriate mitigation can be applied through policy. This will ensure that site allocations avoid harming the significance of heritage assets (including effects on their setting) and will ensure, in conjunction with other policies in the Wealden Local Plan, that development will respond to and reflect local character and distinctiveness. This is also reinforced by the extensive and comprehensive survey of all the settlements in Wealden District as part of the exercise to designate the conservation areas in 2017 and subsequent</p>

Matter raised by Historic England	Response by Wealden District Council
	work in preparation for the drafting of the conservation area character appraisals.
Village and Towns with Development Boundaries: same requirement as above to identify and plan for impacts and for conservation and enhancement of historic character and heritage assets.	<p>As above, it is not a requirement for a master planning exercise to justify allocation of a site in a local plan. It is for policy, both individually and in combination, to identify issues that need to be addressed, including, for example, such matters as archaeology and setting of heritage assets and robust individual site allocation policies and development management policies will ensure the historic environment is preserved and enhanced. Where core areas to settlements have been identified, rather than specific allocation sites, in order to allow development up to the settlement capacity subject to Policies WLP7 and AF1, again it will be through the iterative pre-application process that policy will be applied in order to achieve a final layout of development to ensure that harm is not caused to the significance of heritage assets through new development, and that where possible, that identified significance is better revealed.</p> <p>The assessment of individual towns and villages with development boundaries and with core areas has been underpinned by the robust evidence base outlined in Parts 1 and 2 of this Background Paper. This will ensure that development meeting the criteria of Policy will avoid harming the significance of heritage assets (including effects on their setting) and will ensure, in conjunction with other policies in the Wealden Local Plan, that development will respond to and reflect local character and distinctiveness. This is also reinforced by the extensive and comprehensive survey of all the settlements in Wealden District as part of the exercise to designate the conservation areas in 2017 and subsequent work in preparation for the drafting of the conservation area character appraisals.</p>
Maps associated with site allocations and settlement boundaries should include heritage designations to help set the context for change	<p>The proposals maps clearly identify the designated boundaries of conservation areas, as well as scheduled monuments.</p> <p>In the case of identification of individual heritage assets, the statutory list is continuously updated, and the appropriate up-to-date record is held by Historic England and is publicly available. It would not be appropriate to show all individual</p>

Matter raised by Historic England	Response by Wealden District Council
and growth in these locations.	<p>heritage assets on the maps within the Wealden Local Plan as these may become out of date quickly and therefore would not be a reliable source of information.</p> <p>Turning to locally identified heritage assets, such as areas of archaeological interest and locally listed buildings and structures: Archaeological Notification Areas are continuously updated by East Sussex County Council (ESCC) in conjunction with the East Sussex Historic Environment Record, and the information is publicly available on the ESCC website; a Local List will be prepared in future, as identified within Chapter 40 of the Wealden Local Plan.</p>

### Conclusion

**10.7** The Council has had regard to the advice set out in the Historic England Good Practice Advice in Planning: 1 'The Historic Environment in Local Plans', published in March 2015.

Strategic Policy relating to the preservation and enhancement of the Historic Environment has been robustly evidenced and can be demonstrated to be a substantial theme within policy requirements throughout the Wealden Local Plan.

**10.8** Turning to site allocation, both individual and core areas, the Wealden Local Plan identifies a series of site requirements that proposals on individual sites will be expected to comply with. Some requirements apply equally to all sites, so rather than repeating them for each site, these are required through reference to other policies in the plan. This will include adherence to the criteria requirements of the comprehensive set of Historic Environment policies within Chapter 40 of the plan, which set out the Council's approach to preserving and enhancing the historic environment. Historic England have confirmed that they consider these policies to be adequate for this purpose. This is in addition to any specifically identified individual site requirements in respect of safeguarding the historic environment that have been assessed during the site allocation process, including the robust SHELAA, archaeological assessment and use of targeted Landscape Character Assessment based on the HLC. Conservation area character appraisals are being prepared for all 33 of the areas designated in March 2017 and will provide additional information about the importance of each of these areas, and provide further guidance on what will be expected to be considered through the development management process, within, or in the setting of, these areas.

It is considered that by applying the Wealden Local Plan policies and taking into account the local guidance under preparation that it will be ensured that the Local Plan, along with decisions on individual planning applications, will meet the requirements of the NPPF and the Planning (Listed Building and Conservation Areas) Act 1990.

10 Issues arising from Regulation 19 Consultation



## Appendix 1 NCA Profiles in Wealden

### 1.1 NCA Profile 122:High Weald

#### 1.1.1 NCA Profile 122:High Weald

**1.1** The High Weald encompasses the ridged and faulted sandstone core of the Kent and Sussex Weald and is an area of countryside representing one of the best surviving medieval landscapes in northern Europe. The AONB covers around 78% of the NCA and the covers the entirety of the High Weald element within Wealden District.

**1.2** The High Weald has been occupied since at least the Mesolithic period, but few pre-Roman sites exist. However, there are many upstanding, earthwork and buried heritage assets including hill forts, medieval settlement sites, Mesolithic remains, earthworks, abbeys, castles, iron bloomeries, furnaces and working sites, Roman sites, Roman roads, parklands, medieval moated sites, as well as other examples of underground archaeology.

**1.3** There is substantial evidence of the Norman development of the area in the form of castles, churches and medieval buildings. However, the history of the landscape is most evident in the medieval pattern of fields, Wealden iron industry, wealth of historic parks and gardens, historic buildings including farmsteads, connections with maritime history such as shipbuilding and woodland and settlement linked to the practice of cultivating small parcels of land for rent or “assarting”. Agriculture has also been important, including hop production with oast houses notable and a large number of pre-1750 farm buildings survive. The High Weald has one of the highest concentrations of surviving early farmsteads anywhere in Europe.

**1.4** The medieval character of this landscape (considered to be one of the best surviving coherent medieval landscapes in northern Europe) is distinctive through the dispersed historic settlement pattern of farmsteads, hamlets and late medieval villages, largely sited on ridges within the landscape, linked by ancient route ways (now often roads and rights of way) in the form of ridge top roads and a dense system of radiating drove ways, often narrow, deeply sunken and edged with trees and hedgerows and wildflower-rich verges and boundary banks.

**1.5** The relatively few nucleated villages and small towns are usually sited alongside the main routes through the Weald. Many of these types of settlements developed as trading centres, associated with non-rural industries, and in several examples it is clear that the market was the original feature, later accompanied by a church.

**1.6** Iron was the major industry in the High Weald, first developed in the Iron Age and Roman periods but predominantly in the 15th to 17th centuries when the Weald was the foundry of England and the influence dominates the present landscape in the form of hammer ponds, furnace sites and evidence of charcoal-burning. The wealth generated by the iron industry and latterly London merchants resulted in large estates, grand houses and parklands including Hammerwood Park, and Eridge Park, the latter which has one



of the oldest deer parks in the area; as well as the designed landscapes of Humphrey Repton's Bayham Abbey and Heathfield Park.

**1.7** Vernacular buildings have a strong local character influenced by a variation in locally available, building materials. Distinctive red tile, brick, local sandstone and timber building materials, often including hung tiles and weatherboarding, are characteristic of the historic settlements, farms and cottages. Oast houses and timber framed barns are a particularly notable and characteristic element of the High Weald landscape. Dominance of traditional timber framed buildings with steep roofs often hipped or half-hipped and an extraordinarily high survival rate of farm buildings dating from 17th century or earlier. The rich and varied colours of locally derived building materials reflect the diversity of geology underpinning the area and add significant interest to the landscape generally. There is a large number of listed buildings many representing the agricultural and industrial vernacular and the gentry buildings resulting from the wealth generated from activity within the landscape.

### 1.1.2 Pressure for Change

**1.8** The NCA identifies that there is a continuing high demand for housing in south-east England and rural areas in particular, resulting in strong pressure for development on the edge of or adjacent to the High Weald AONB boundary and pressure to bring forward land for housing in and around larger villages, threatening the dispersed settlement character of the landscape and the sustainable development of smaller settlements.

### 1.1.3 Opportunities

**1.9** The NCA identifies a number of opportunities relating to the historic and built environment in the High Weald:

- Maintain and enhance the distinctive pattern of dispersed settlement of historic farmsteads, hamlets and villages, to promote sustainable development in rural locations and meet local needs for affordable and where possible land based workers, and enhance the design and quality of new development in the landscape meeting local distinctiveness and design guidance.
- Protect from damage and appropriately manage the area's rich and distinctive historic environment including parks and wood pastures, ancient route ways, archaeology, settlement patterns and field systems, and significant industrial heritage linked to the iron industry. Securing appropriate management of important sites.
- Manage existing and future developments to ensure that sense of place is maintained by making reference to local vernacular building styles and materials, and settlement patterns and distributions. Ensure that proposed growth is sustainable and protects and enhances the character of the area with new building sympathetic to local styles.
- Ensure that new development respects local settlement patterns and building materials to avoid the loss of historic evidence through insensitive development or management. Maintain the dispersed settlement pattern by managing the setting of villages together with the integrity of their vernacular styling.

- Maintain the historic division of field patterns.
- Ensure that the repair, restoration or conversion of vernacular buildings is carried out with due regard to their historic environment, using local materials and techniques to maintain local distinctiveness, construction techniques and traditions.
- Promote information on the historical development of towns, villages, hamlets, farmsteads and their hinterlands and historic parks and gardens including historic maps and accessible online information.
- Promote improved design quality supported by the adoption of High Weald AONB specific design guidance on built form, architectural detail, composition and layout of space and local materials.

## 1.2 NCA Profile 121:Low Weald

### 1.2.1 NCA Profile 121:Low Weald

**1.10** The Low Weald covers a large part of the south east, from Kent to Surrey, and within Wealden, it is the landscape area located to the west of the Pevensey Levels, south of the High Weald and north of the South Downs.

**1.11** There is evidence of occupation of the Low Weald since the Mesolithic period with settlement sites located across the Low Weald. Late Neolithic and bronze-age woodland clearance has also been detected. The area is crossed by a number of Roman roads.

**1.12** Within the Low Weald, there is a strong sense of an anciently settled and farmed landscape, with farmsteads (often of medieval origin) set in landscapes originally enclosed in the medieval period and then successively reorganised. The historical pattern of field enclosure and assarting from woodland remains mostly intact. There is also much evidence for the Low Weald's industrial history of charcoal burning for iron and glass production and ponds are a feature of the landscape, often due to past industrial processes. Archaeological sites and heritage assets often lie under woodland and it is likely there are some still to be discovered. The area's historic sites, particularly the association with the Wealden Iron Industry, are perhaps less well appreciated than in neighbouring High Weald. Oast houses provide evidence of past associations with the hop industry and are characteristic of the area and the Low Weald has the highest survival rate of listed, traditional farm buildings in the south east and a high density of pre-1700 timber-framed buildings.

**1.13** The key characteristics of the historic built environment in the Low Weald, pertinent to Wealden, are isolated farmsteads often occupying ancient sites (some moated), and these, intermixed with villages, form the predominant settlement pattern. Many of the dispersed manorial farms and market settlements have developed into today's villages and hamlets, often with 'Street' or 'Green' names suggesting secondary settlement. Even today, the Low Weald retains much of its rural character with many small-scale villages surviving within a network of rural roads and densely wooded areas.

**1.14** Traditional buildings reflect the availability of local materials and are timber-framed or, from the late 18th century onwards, built with local bricks and tiles of varying hues of dark red to orange, often with some tile hanging and use of weatherboarding. Agricultural buildings are a particularly prevalent feature within the landscape. The use of locally sourced building materials in farmsteads, principally weatherboarding on barns (black-stained since the early twentieth century), tile hung first floors and red-orange locally derived bricks, reinforce the relationship between the underlying geology and the historical occupation settlement and agricultural uses of the area. There is also use of flint towards the South Downs and sandstone locally. Oast houses are prominent features within the eastern part of the Low Weald area, and although significant numbers have now been converted to other uses, their form remains a distinctive feature.

### 1.2.2 Pressure for Change

**1.15** While the Low Weald may be subject to a lower level of development pressure than some NCAs in south-east England, it is nevertheless within an area where demand for new building land is constant, particularly as most of it lies outside the adjacent protected landscapes and within commuting distance of London. Development pressure is focused mainly on the towns and the area on the boundary with the High Weald. New roads and road improvement schemes are also important issues which affect all habitats.

**1.16** Across the NCA, of which Wealden has only a part, there is a high rate of barn conversions on a unit area basis. About 51 percent of listed historic farm buildings remain unconverted. About 90 per cent are intact structurally.

**1.17** Bracken and scrub are unchecked in many areas and are causing damage to geological exposures, prehistoric earthworks and other archaeological sites. Rural lanes have been damaged through inappropriate use by heavy vehicles.

**1.18** By 1995 it is estimated that 56 percent of the area's extensive historic parkland (5 percent of the NCA in 1918) had been lost. About 13 percent of the remaining parkland is covered by a Historic Parkland Grant, and about 21 percent is included within an agri-environmental scheme. Small grants have been made available to keep traditional buildings sound and usable making a vital contribution to both land management and landscape character.

### 1.2.3 Opportunities

**1.19** The NCA identifies a number of opportunities relating to the historic and built environment in the Low Weald:

- Using an understanding of the area's distinctive traditional architecture to inspire new development, including encouragement where appropriate of the use of traditional building materials, including local red brick, flint, clay, but seeking to conserve areas with high levels of tranquillity and the settlement pattern of small, scattered villages and hamlets of this predominantly rural area.

- Conservation and enhancement of the area's distinctive traditional farmsteads through sustainable and sensitive new uses. There is a high density of historic farmsteads which retain a significant percentage of their original character and form, including the dispersed plans which are highly characteristic of the Weald and its oasts, barns and other buildings.
- Enhancement of the setting and interpretation of heritage assets such as historic buildings and archaeological sites, particularly those related to the Wealden iron industry and nationally important industrial heritage, as well as identifying smaller historic designed landscapes and seeking to preserve and enhance them where appropriate.

### 1.3 NCA Profile 124:Pevensey Levels

#### 1.3.1 NCA Profile 124:Pevensey Levels

**1.20** The Pevensey Levels is the low lying area located between Eastbourne and Bexhill, within the southeast corner of Wealden District. Much of the area was under water until relatively recently and the area was a shallow bay in the Roman period. Within the bay were small islands where the earliest settlements were founded. Occupation and land reclamation continued in the Saxon period, with the location of settlement being reflected in the use of the place-name 'eye' an old English word meaning 'island'. The current landscape of the Levels was formed by the reclamation work started by local religious houses in the Middle Ages. The relative permanence of the ditches and the continued pastoral use makes parts of this landscape a remarkable survival of a medieval field system in a lowland context and some drainage channels and sea defences are relatively unchanged since medieval times. From at least Saxon times, and recorded within the Domesday Book, the area was important for salt-making and the low mounds on the otherwise flat landscape of the Levels are usually remnants of this industry.

**1.21** The key characteristics of the historic built environment within the area are identified to be low density, dispersed settlements, comprising mainly a thin scattering of farmsteads on medieval sites, away from main centres of population. There are few pre-1750 farmstead buildings. There are no nucleated settlements in the flat marsh area, although there is a greater density of settlement on the slightly higher ground surrounding the levels, such as around Hooe. The local vernacular uses a prevalence of local flint, brick, tile hanging and weatherboarding.

**1.22** The area is strategically important and there are important historic defensive structures, such as the Roman "Saxon Shore Fort" of Pevensey Castle and the Martello Towers on the coastline. Three towers survive within the boundaries of the District – Nos. 60-62 demonstrate their role as a defensive chain and the intention to deny safe landing places to attackers. Their settings therefore are critical in understanding the historical context of these buildings. Flood defences and drainage also form a prominent part of the landscape including the 14th century Crooked Ditch and its embankment. Despite these defences the area was frequently inundated by the sea causing extensive flooding and leading to deserted villages and moated farmsteads. On the Levels, archaeological

features are often within arable land on higher ground and are vulnerable to deep ploughing practices.

### 1.3.2 Pressure for Change

**1.23** Because of its low lying nature, the NCA is especially vulnerable to the effects of climate change, particularly coastal flooding. Sea defences are paramount and require ongoing maintenance. These may need reviewing as sea levels rise to ensure effective defences are in place, especially with the increasing risk posed by winter storms.

**1.24** Conversely, drier, hotter summers, exacerbated by increased demand for water, could lead to a lowering of water levels and result in a reduction of wet pastures and drainage ditches, ultimately resulting in the loss of wetland habitats of international importance. The NCA remains important for wildlife, particularly invertebrates, but numbers of wildfowl have already decreased owing, at least in part, to drying of the land.

**1.25** Expansion of urban development on the fringes of the Levels has impinged on the open character of the landscape in some places, with associated pollution often damaging the fragile ecology of the area. New roads and improvement schemes form visual divisions in the landscape, along with new agricultural buildings and associated features. Power lines are particularly prominent.

**1.26** Eastbourne is the main settlement within this small NCA and 5,022 new homes are planned between 2006 and 2027. There are also plans to optimise the area's potential to provide employment space and associated housing in sustainable and strategically accessible locations along the A22 corridor, potentially affecting the NCA's western edge. Significant development is also planned for Hailsham and Bexhill, just beyond the NCA. Improvement of road links and further urban development may increase traffic through the NCA.

### 1.3.3 Opportunities

**1.27** The NCA identifies a number of opportunities relating to the historic and built environment in the Pevensey Levels:

- Conservation of the historic landscape features such as evidence of early reclamation, early sea defences such as the 14th century "Crooked Ditch" and mounds left by the salt-making industry and the preservation of the settings of the surviving Martello towers.
- Encouragement of the repair of traditional buildings in suitable materials, and using an understanding of local architecture, its forms and materials (predominantly brick and flint, with occasional weatherboarding or hung tiles) to inspire sustainable new development in order to help to maintain a sense of local distinctiveness.

## Appendix 2 High Weald AONB Management Plan

**2.1** The High Weald AONB Management Plan outlines that the AONB landscape is characterised by dispersed historic settlements of farmsteads and hamlets, and late medieval villages founded on trade and non-agricultural rural industries. One vision within the management plan is that the distinctive and historic pattern of settlement of the High Weald is protected in a way that positively contributes to the natural environment and improves the connections between settlements and the countryside, whilst ensuring that settlements retain their distinctiveness; and that individual historic buildings, conservation areas and buried archaeological remains are conserved and enhanced, as appropriate.

**2.2** It is suggested that this vision can be realised by, amongst other ways, through:

- Promotion of the traditional pattern of High Weald villages;
- Maximising environmental design and construction quality including, where appropriate, by the use of traditional and local construction materials, and enhancement of the historic environment.
- Recording and assessment of non-designated heritage assets carried out consistently across the High Weald, working with experts and community initiatives where possible, and contributing to a wider understanding of features such as historic parks and gardens; veteran trees; abandoned settlements; commons; military features; wharves and harbours.

**2.3** Threats identified to the AONB are from:

- Increased development pressure for housing within and adjacent to the AONB;
- The erosion of character as a consequence of development (including large new and replacement properties, building modifications and boundary treatments) which fails to respect AONB character in terms of scale, form, design or materials, and is unrelated to local needs;
- The need to have regard to historic settlement form together with sustainability considerations in the planning process, in order to inform development options and enhance design quality;
- Origin, function and archaeology of ancient route ways remaining under-researched and poorly understood leaving irreplaceable historic assets vulnerable to unintentional damage;
- Damage to route way character from increasing use of large agricultural machinery, footpath diversions; and
- The suburbanising effects of highway improvement schemes; access road realignments and inappropriate gates and boundary materials.

Appendix 2 High Weald AONB Management Plan



### Appendix 3 Conservation Areas in Wealden

3.1 There are currently 26 Conservation Areas in Wealden District, as listed below:

- Cade Street
- Chiddingly
- Cousely Wood
- Crowborough
- Danehill
- East Hoathly
- Fletching
- Forest Row
- Framfield
- Frant
- Hailsham
- Hartfield
- Hellingly
- Maresfield
- Mayfield
- Old Heathfield
- Pevensey & Westham
- Ripe
- Rotherfield
- Rushlake Green
- Selmeston
- Uckfield
- Wadhurst
- Waldron
- Willingdon, Church Street
- Withyham

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Appendix 3 Conservation Areas in Wealden

## Appendix 4 Registered Parks and Gardens in Wealden

### Grade I

- Sheffield Park

### Grade II\*

- Buckhurst Park
- Charleston Manor <sup>(64)</sup>
- Herstmonceux Castle and Place
- Penns in the Rocks
- The Hooe
- Eridge Park
- Rotherfield Hall
- Buxted Park
- Wych Cross Place
- Groombridge Place
- Glen Andred Garden

### Grade II

- Horsted Place
- Heathfield Park
- Bayham Abbey
- Kidbrooke Park
- Hammerwood Park
- Frant Court

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64 located within the South Downs National Park

- Wootton Manor <sup>(65)</sup>
- Wadhurst Castle

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65 located within the South Downs National Park

## Appendix 5 Key Farmstead Characteristics in Wealden

**5.1** Historic England identifies that historic farmsteads and their buildings are a prominent contributor to regional distinctiveness and landscape. A series of Regional Farmstead Character Statements have been written, outlining the development of farmsteads within each of the 159 National Character Areas (NCAs) in England and promoting better and more accessible understanding of the character of farm buildings at a broad landscape and regional scale.

**5.2** The three NCAs within the Wealden District Council area are the High Weald, the Low Weald and the Pevensey Levels. The key farmstead characteristics for each of these areas is provided below.

### 5.1 NCA Profile 122: High Weald

#### Summary of 122 High Weald NCA farmstead characteristics.

The High Weald is at the core of the Wealden anticline comprising a central area of sandstone dissected by numerous rivers, the headwaters of which have cut steep sided ghylls now often densely wooded. It is a highly distinctive area with a mosaic of small hedged fields and sunken lanes which together with the wooded relief and comparative inaccessibility, provides a sense of remoteness rare within lowland England. The wooded character is reflected in the extensive woodland cover of 27%. The urban area is 7.6% of the Character Area. The majority (78%) is within the High Weald AONB.

The key farmstead characteristics are:

- Very high densities of historic farmsteads.
- Many farmsteads retaining pre-1750 buildings set within a landscape predominantly of medieval origin, this close association being highly significant.
- Small farmsteads with loose courtyard plans or dispersed plans.
- Barns, often aisled to at least one side and with hipped roofs.
- Buildings for cattle including covered yards in the western High Weald.
- Oast houses, unconverted examples retaining internal fittings and farmsteads retaining a range of structures associated with the hop industry being rare and significant.

#### Historical Development

- Much of the High Weald was a heavily forested area used as summer pastures or 'dens' by communities in the surrounding areas during the 7th and 8th centuries, linked by routeways which are often narrow and deeply sunken. These pastures began to be converted to permanent occupation from the 10th century, and from the later 11th century there appears to have been a growth in the number of new farms created out of the woodland through assarting.
- By the late 13th century the Wealden landscape comprised a scattering of gentry properties intermingled with a mass of small peasant holdings of up to 30 acres –

although many new assarts of the period were as small as 3–5 acres – practising subsistence-level mixed farming.

- During the 14th century there was some depopulation, with holdings abandoned or merged and some farmers accumulating holdings of a reasonable size. The extent of arable declined at this period. Some colonisation of the woodland continued in the 15th and 16th centuries, at which time there was a considerable growth in population.
- The arrival of the railways in the mid 19th century made a significant impact on the agriculture of the Weald, opening up the London market for hops, fruit and poultry. Hop gardens and orchards, widespread on the northern side of the High Weald, insulated this area from the worst of the late 19th century agricultural depression, whilst poultry rearing and fattening often provided a better income than any other form of farming.
- In the mid-19th century there was a major increase in the conversion of pasture to arable. This conversion was short-lived, and by the end of the century the amount of arable in the High Weald had declined to levels below that seen before the conversion began.

#### Landscape and Settlement

- A predominantly dispersed settlement pattern of isolated farmsteads and hamlets set in anciently-enclosed landscapes:
- Very high density of farmsteads in the landscape, the product of woodland clearance which also resulted in the characteristic pattern of small, irregular fields. These farmsteads were connected by a network of lanes and paths, many surviving as public rights of way that often pass through or close by the historic farmsteads.
- Amalgamation of holdings from 14th century may have also resulted in the creation of some larger fields through boundary removal, especially along the edges of the flood plain of the Rother and within many of the landscape parks of the area.
- Heathland areas such as Ashdown Forest remained largely unenclosed with small encroachments, including small blocks of regular enclosures, occurring around the fringes of the heathland. In the St Leonard's Forest area enclosure in the 19th century created regular medium-sized fields.

#### Farmstead Plan, Buildings and Dating

- A high density, by national standards, of pre-1750 and pre-1550 buildings.

#### Farmstead types

- The small farmsteads of the High Weald often only required a farmhouse and a combination barn which could house both cattle and the corn crop. These buildings could be set close to one another or the barn could stand in a nearby close.
- As with much of South East England, loose courtyard plans, typically with one or two detached working farm buildings standing around a yard area, are the most common plan form.

- Small L-plan steadings with a barn and a later cattle shed attached at right angles are also widespread.
- Dispersed plans are a major characteristic of High Weald farmsteads. Such plans include clusters of buildings with little or no evidence for planning in their arrangement and plans where buildings are ranged alongside a wide route-way leading into the farmstead.
- Many farmsteads have 'multi-yard plans' where there are a number of separate yards reflecting the careful management of stock. Such plans can be sub-divided into those where the yards are largely dispersed and detached from one another and those where the yards are mostly grouped together.
- Larger regular courtyard plan farmsteads are mainly found in the western part of the High Weald where estates developed farmsteads in the 19th century, creating full courtyard plans, some E-plans and steadings with covered yards.
- Linear plans and Attached L-plans with a barn attached to the farmhouse are rare but not entirely absent from the character area.

#### Building Types

- Medieval timber-framed houses, including Wealden houses, survive on a high proportion of farmsteads.
- Barns, typically of 3-5 bays, were often aisled to at least one side resulting in low eaves-lines, emphasising the mass of the roof over walling. The earlier barns of the area, dating from the 15th and 16th centuries tend to be unaisled. The majority of barns in the area are of 17th or 18th century date. Hipped roofs are characteristic. Many barns retain evidence – either in partitions or in evidence for lost partitions - for being combination buildings in that they housed both animals and crops.
- Granaries were rarely required on the smaller farms where grain could be stored in the farmhouse or in a loft in the barn. On larger farms the granary was often incorporated with the oast house or above a cart shed. Granaries pre-dating the 19th century are rare and significant.
- The importance of cattle on High Weald farms is reflected in shelter sheds and cow houses, although these are mostly of 19th century date. These may be found added to an earlier barn or detached and associated with individual yard areas. In the later 19th century some larger farms, particularly those in the western part of the area, provided large covered yards for cattle. Some yards would have been used for the working oxen that were widely used for ploughing.
- Stables are typically small buildings, usually brick-built, and mostly date from the 18th or 19th centuries.
- Oast houses are a highly characteristic building type, particularly on the northern side of the High Weald. There are very few oasts in the area west of Ashdown Forest. Most oast houses date from the late 18th and 19th century although there are some older examples built within earlier barns. Only a small number of unconverted oast houses survive. Farmsteads that retain unconverted oast houses, early to mid 20th century hop buildings and features such as hop-pickers huts are highly significant.
- Field barns were once a common feature, particularly in the southern part of the Weald east of Ashdown Forest. Over 2/3rds of these buildings have been lost from



the landscape. The surviving field barns are an important remnant of a once widespread building type. Most probably date from the 19th century but it is possible that some barns are earlier. Few are listed.

#### Building Materials

- Locally made plain clay tiles are the most commonly used roofing material. Tiles largely replaced straw thatch in the late medieval period and now thatch is rarely seen in the High Weald.
- In the west of the area the sandstone is capable of being spilt into slates used for roofing (Horsham slates).
- Timber-framing was typically used for medieval houses and barns with the barns being clad in weatherboarding.
- Bricks made from the local clays contribute to the distinctive character of the Weald. Local sandstones were also used for building.
- Many farmhouses are clad in painted weatherboard or plain clay tile.

#### **5.2 NCA Profile 121:Low Weald**

##### **Summary NCA 121 Low Weald farmstead characteristics.**

The Low Weald is a broad clay vale adjoining the Greensand of the High Weald extending through Sussex, Surrey and Kent. It forms a low-lying, rural well-wooded landscape in contrast to the adjacent landscapes of the High Weald and South Downs. The Character Area contains around 13% woodland and 7% is classified as urban.

The key farmstead characteristics are:

- Very high densities of historic farmsteads.
- Many farmsteads retaining pre-1750 buildings set within a landscape largely of medieval origin.
- Many small farmsteads with loose courtyard plans.
- Regular courtyard plans concentrated in the area immediately west of the High Weald.
- Dispersed Multi-Yard and Regular Multi-Yard plan farmsteads.
- Barns, often aisled to at least one side and with hipped roofs.
- Buildings for cattle including covered yards in the western High Weald.
- Oast houses concentrated along the northern arm of the Character Area, unconverted examples retaining internal fittings and farmsteads retaining a range of structures associated with the hop industry being rare and significant.

#### Historical Development

- Agriculture on the heavy clay soils of the Low Weald was largely pastoral with the emphasis on fatstock with some dairying but arable farming was also carried out. The extent of arable has fluctuated considerably over time – much arable was abandoned in the later 14th and 15th centuries.

- Mixed farming was found on the lighter soils on slightly higher ground, including arable and fruit growing on the better quality drift deposits of brick earths in Kent and the Bargate outcrop in Surrey.
- By the 19th century arable had increased to its greatest extent but levels fell from the late 19th century with pastoral farming once again dominating.

### Landscape and Settlement

- Small hamlets and dispersed, ancient farmsteads and farmstead clusters form the predominant element of the settlement pattern. There are some small villages, often no more than linear groups along roadsides whilst others are centred on greens or commons.
- There is a high density of dispersed farmsteads within the character area.
- Fields are generally small and irregular, largely created through assarting of woodland up to the 14th century, and are divided by a dense network of hedges and shaws that are often remnants of ancient woodland. Within this general pattern of irregular enclosure is an area of co-axial field systems to the south-west of Horsham which is claimed to be of Roman origin.
- Fields are slightly larger and more regular on the higher ground and areas of lighter soils including the better quality drift deposits of brick earths in Kent and the Bargate outcrop in Surrey, where there is a lower density of farmsteads and of pre-1750 fabric/farmstead sites.
- The arrival of the railways in the mid-19th century made a significant impact on the agriculture of the Weald, opening up the London market for hops, fruit and poultry. Hop gardens and orchards, widespread on the northern side of the Low Weald, insulated this area from the worst of the late 19th century agricultural depression.

### Farmstead Plan, Buildings and Dating

- Much of the Low Weald, together with the High Weald is remarkable in a national context for the high numbers of farmsteads that retain early, pre- 1750 buildings.
- The north part of this character area in particular has a major concentration of pre-1550 barns.
- These farmsteads are set within a landscape of fields and woodland that largely took its present form in the medieval period.
- The close association of these early farmsteads and landscapes is highly significant.

### Farmstead Types

- There is a mixture of farmstead plan types across the area.
- Small loose courtyard plans are the most common plan form encountered in the Low Weald.
- Small L-plan steadings with a barn and a later cattle shed attached at right angles are also widespread. Loose courtyards with an L-plan element are mostly concentrated in the west of the area.
- Regular U-plan courtyards, mostly of the mid-late 19th century, are a strong characteristic of the farmsteads of the western part of the character area where some full regular courtyard, E- and F-plans and covered yards, are also often found. Beyond this part of the character area the larger regular plan types are rarely encountered.
- Dispersed plans are a characteristic of Low Weald farmsteads although not to the same extent as in the High Weald except for the in the northern part of the Character Area where there are similar densities to the adjacent part of the High Weald. Such plans include clusters of buildings with little or no evidence for planning in their arrangement and a limited number of plans where buildings are ranged alongside a routeway leading to the farmstead. The density of dispersed plans falls markedly towards the western part of the character area.
- 'Multi-yard plans' where there are a number of separate yards reflecting the careful management of stock are a major characteristic of the Wealden landscape, including the Low Weald. Such plans can be sub-divided into those where the yards are largely dispersed and detached from one another and those where the yards are mostly grouped together (Regular MultiYards). The distribution of Regular Multi-Yards is concentrated in the southeastern and northern sections of the Low Weald.

#### Building Types

- Medieval timber-framed houses, including Wealden houses, survive on a considerable number of farmsteads.
- Barns, typically of 3-5 bays, were often aisled to at least one side resulting in low eaves-lines, emphasising the mass of the roof over walling. The earlier barns of the area tend to be unaisled. Hipped roofs are characteristic. Many barns retain evidence for being combination buildings in that they housed both animals and crops. The concentration of pre-1550 barns in the north of the character is a particularly significant feature. The majority of barns in the area date from the 17th and 18th centuries.
- Granaries, either free-standing buildings on staddle stones or forming part of combination buildings such as granary/cart sheds are relatively uncommon. It is probable that grain was stored within the farmhouse or in a loft in the barn. A small number of granaries date from before 1700 but most are of 18th and 19th century date.

- Oast houses are a building type highly characteristic of the Low Weald, particularly on the northern side of the Weald where some large oast houses are found. Most date from the late 18th and 19th century although there are some examples of older oast houses built within earlier barns. Only a small number of unconverted oast houses survive. Farmsteads that retain unconverted oast houses, early to mid-20th century hop buildings and features such as hop-pickers huts are highly significant.
- The importance of cattle on Low Weald farms is reflected in shelter sheds and cow houses. These may be found added to an earlier barn or detached and associated with individual yard areas.
- Whilst oxen were often used for ploughing stables for working oxen have rarely been identified. Any surviving examples of stabling for oxen would be highly significant.
- Pigs were a key feature of the farming economy and pigsties would have been common to most farmsteads. Small stone or brick-built pigsties, including 19th century examples, are becoming increasingly rare.
- Field barns were once a common feature but many have been lost from the landscape. The surviving field barns are an important remnant of a once widespread building type.

#### Building Materials

- Locally made plain clay tiles are the characteristic roofing material with some limited use of Horsham stone slates. Straw thatch was once widespread, but now it is now rarely encountered.
- Timber-framing was typically used for medieval houses and barns with the barns being clad in weatherboarding. Timber-framing continued in use for some farm buildings into the 19th century often combined with local sandstones derived from the bordering areas of the High Weald or the Wealden Greensand for the plinth. Sandstone rubble was also used for building.
- Bricks made from the local clays contribute to the distinctive character of the Weald.
- Many farmhouses are clad in painted weatherboard or plain clay tile.

### 5.3 NCA Profile 124:Pevensey Levels

#### **Summary of NCA 124 Pevensey Levels farmstead characteristics.**

The Pevensey Levels are the largest tract of wetland in East Sussex, lying between Bexhill and Eastbourne. The land consists of low-lying reclaimed wetland, mainly under pasture with some arable. It is an open landscape, with only 0.5% woodland cover. 21% is defined as urban and 37% is SSSI.

Key farmstead characteristics are:

- Low density of farmsteads, mainly small loose courtyard or L- and U-plans.
- A number of farmsteads that originated as monastic grange farms.
- Farm buildings predominantly of 19th or 20th century date.
- A small number of farmsteads retaining buildings dating from pre-1800.

#### Historical Development

- Reclamation of the marshes from the Saxon period was principally aimed at creating grazing land, mainly for the cattle of communities surrounding the Levels. Although the loamy soils offer high quality agricultural land, there has not been the increase in arable over former pastures that has been seen in Romney Marsh. Arable is generally limited to small areas of higher ground.
- Protection from the sea was offered by some natural protection, and the construction of sea defences in the 13th century and the Crooked Ditch in the 14th century.
- Inundation by the sea from the 14th century caused extensive flooding and the abandonment of much of the area leaving several deserted villages and abandoned moated sites.
- Further attempts to keep the sea at bay were made in the 16th century. Concrete defences were constructed in the early 19th century and mid-20th century.

#### Landscape and Settlement

- Low density of farmsteads in an open landscape.
- Settlement in this area was predominantly dispersed with a few small nucleated villages some of which were deserted in the 14th -15th centuries. These deserted sites include both village sites and moated farmsteads.
- This is an area of relatively few farmsteads. Farmsteads are predominantly found on the western side of the area and on the very fringes of the Levels. Within the heart of the area farmsteads of medieval origin are usually located on small areas of slightly higher ground.
- Few of the fields of the Levels are hedged – most are bounded by drainage ditches resulting in a very open landscape. Hedges and fences are mainly seen alongside roads and tracks. The fields of the area are predominantly small and many are highly irregular, which may reflect the piecemeal reclamation (or ‘inning’) of the area although it is known that some monastic institutions such as Battle Abbey were also involved in the reclamation. The relative permanence of the ditches and the continued pastoral use of much of the area means that this landscape is a remarkable survival of a medieval field system in a lowland context.

### Farmstead Plan, Buildings and Dating

- This is an area with a low density of surviving farmsteads, very few of which retain buildings pre-dating 1800.
- Many of the sites of the lost farmsteads have been subsumed within the urban development of Eastbourne and Langney.

### Farmstead Types

- As with much of South East England, loose courtyard plans, typically with one or two detached working farm buildings standing around a yard area are the most common plan form.
- Small L-plan and U-plan arrangements with a barn and a cattle shelter shed attached at right angles were found on some farmsteads and outfarms.
- There are few large regular courtyard plan farmsteads but there are a small number of regular 'multi-yard' plans which reflect the management of stock.
- A small number of dispersed plans with little or no evidence for planning in their arrangement are found in the area.

### Building Types

- Barns are not a strong feature of the Pevensey Levels landscape given the predominance of cattle in the farming of the area.
- A few timber-framed and solid-walled barns are found in the area, especially on farmsteads at the fringes of the area.
- Cattle buildings consist of open fronted shelter sheds and enclosed single storey cow houses, typically of 19th century date.
- Outfarms and field barns were once a common feature but many have been lost from the landscape. Single buildings with an attached yard were typical but there were also some small L- and U-plans. The surviving field barns are an important remnant of a once widespread building type.
- There are a small number of oast houses within the character area.

### Building Materials

- Plain clay tile is the typical roofing material for farmhouses and farm buildings.
- Timber-framing was typically used for early houses and farm buildings with the farm buildings being clad in weatherboarding.
- Cobbles and brick are the characteristic materials seen in surviving farm buildings.

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Appendix 5 Key Farmstead Characteristics in Wealden



## Appendix 6 National Planning Policy Framework 2018

### Introduction

This is an extract from the Historic England Briefing on the National Planning Policy Framework (NPPF) 2018, published to demonstrate the changes between the new NPPF and that published in 2012.

#### **Historic England Briefing on NPPF (2018), published 24th July 2018**

##### Chapter 16: Conserving and Enhancing the Historic Environment (paras. 184-202)

Historic environment policy is broadly unchanged, with some reordering (notably in relation to the old paragraphs 132 and 141), and the addition of subheadings.

The Government's response to the consultation states that:

*The Government recognises the importance of the historic environment and has no intention to reduce, whether through the Framework or otherwise, the important protections that exist for it.*

- Greater reference is made to World Heritage Sites (in this chapter and in the Glossary).
- Reference is now made to determining 'applications' rather than 'planning applications' (old paragraph 131, new paragraph 192).
- When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, 'irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.
- Reference to Grade I and II\* buildings, etc., being of 'the highest significance' has been retained.
- The old paragraph 139 on non-designated but nationally important heritage assets of archaeological interest is now a footnote.
- Reference to securing the 'optimum viable use' of designated heritage assets has been retained, with the addition of the phrase 'where appropriate': this will be clarified in guidance.
- Reference to 'not for profit' ownership has been added to para. 195c (old para. 133).

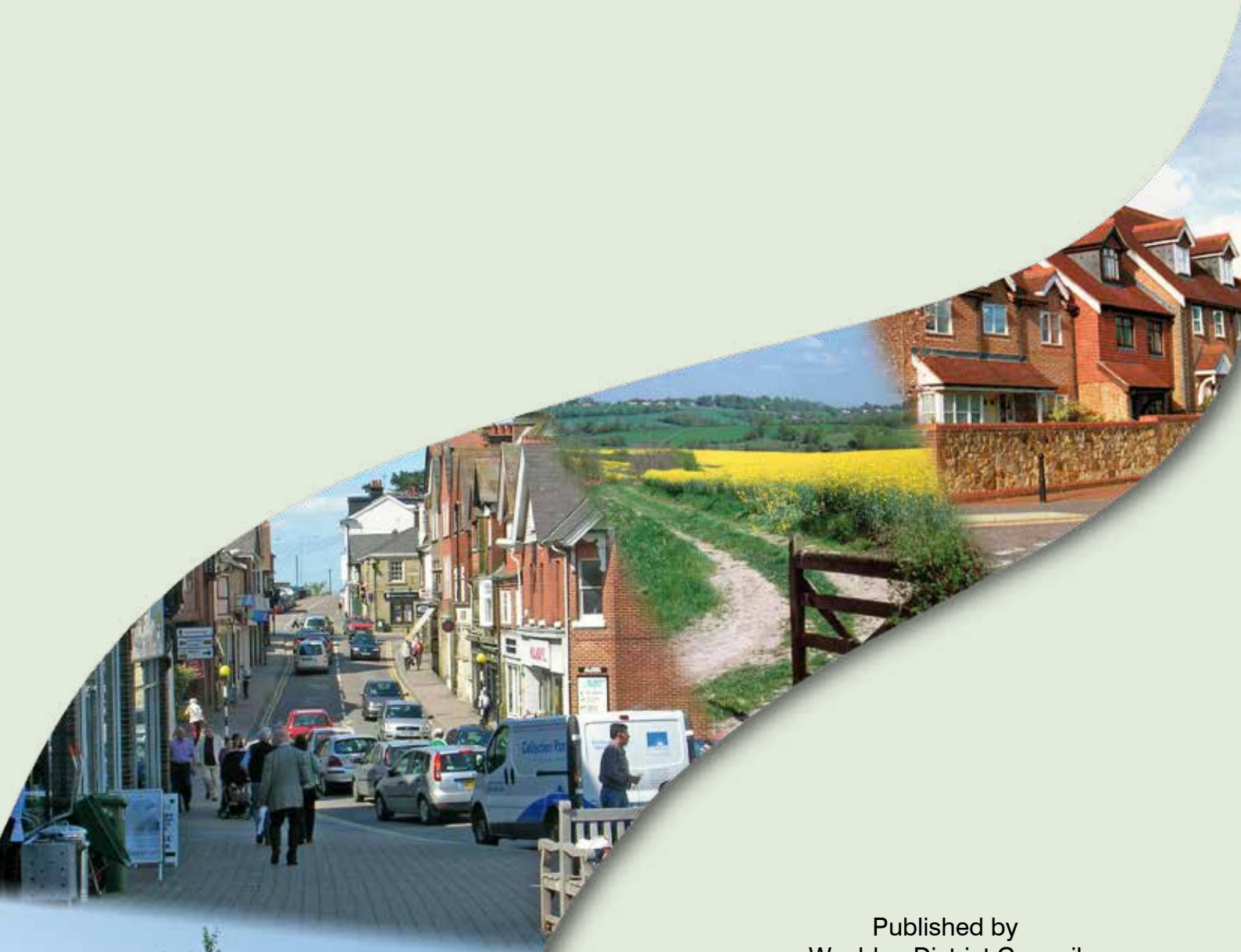
The references to Historic Environment Records have been moved from the old para. 169 to the new para. 187, and the definition of HERs from the original NPPF retained.

- Suggestions during the consultation about clarifying the policy approach to the assessment of the impact of proposed development on the significance of heritage assets will be considered further in revising planning guidance.

In the Glossary:

- The definition of archaeological interest has been shortened
- The definition of the historic environment (omitted from the consultation draft) has been reinstated, as has the definition of minerals resources
- The Article 4 Direction entry has been omitted
- World Heritage Site text has been added to the entry for 'significance', and an entry added for Outstanding Universal Value
- The definition of 'conservation' has been moved to the correct alphabetical location.
- *Government Advice Team, Historic England, 24 July 2018, V. 2<sup>(66)</sup>*





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