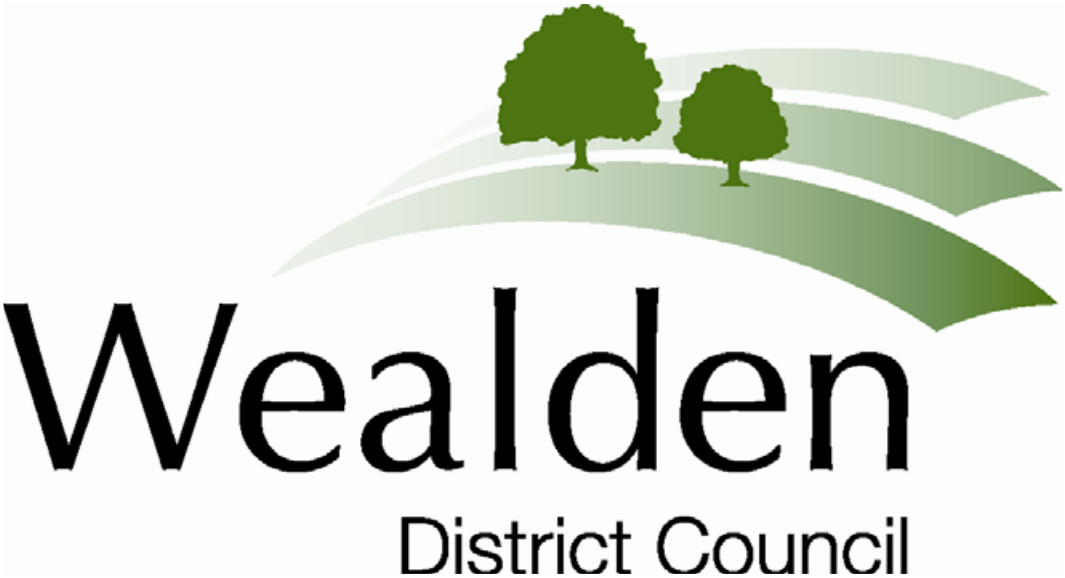


Town and Country Planning Act 1990

Appeal by Gleeson Land and John Alison Land & Research Ltd

Land at Downlands Farm, Uckfield, East Sussex, TN22 3PU

Wealden District Council Ref:	Planning Inspectorate Ref:
WD/2022/1637/MEA	APP/C1435/W/23/3321978

PROOF OF EVIDENCE

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FIGURES

Figure 1 Extract of 1841 Uckfield Tithe (Appendix 3), annotated. Coloured lands part of the Rocks Estate: demense lands shown in yellow, Downlands Farm in blue (Downlands House in separate ownership, darker blue), Coombe Bank in green, Bridge Farm in orange and other tenantedlands in red.

Figure 2 Extract of Second Edition 1:25,000 (25-inch) OS map, revised 1898, published in 1899 (Appendix 7), annotated with new footpath shown in green.

Figure 3 Extracts of First Edition (top) and Second Edition (bottom) 25-inch OS Maps (Appendix 7), annotated, showing the changes to Downlands Farm between 1873 and 1898.

Figure 4 Google Streetview from March 2011.

1 EXECUTIVE SUMMARY

1.1 I have identified six heritage assets, including three grade II listed buildings and two non-designated heritage assets. The listed buildings include Buckswood Grange, a 19th century country house; Oast Cottage, a former farmhouse at Downlands Farm; and Swallow Barn which is a 16th century barn at Downlands Farm. The non-designated heritage assets comprise a converted oast and barn known as Partridges, also at Downlands Farm; the former butler's cottage known as Chicory Cottage; and a designed picturesque landscape associated with Buckswood Grange.

1.2 In respect of the designated heritage assets, I have found all three to exhibit architectural and historic interests commensurate with their grade II listed status. I have also identified associational and group values with other nearby listed and un-listed buildings which formed part of the former Rocks Estate, centered on Buckswood Grange.

1.3 In respect of the non-designated heritage assets, I have identified their individual significances, including any contributions made by their settings. The designed landscape at Lake Wood exhibits historic, evidential, artistic/aesthetic and communal values which equate to its heritage interest and justify consideration of it as a non-designated heritage asset. It has a moderate to high degree of significance, albeit non-designated. The converted oast house and barn at Partridges exhibit architectural and historic values, and share a relationship with the other elements of Downlands Farm, which equates to a low level of significance as a non-designated heritage asset. Chicory Cottage has historical and social values which equate to a low level of significance as a non-designated heritage asset.

1.4 Following the methodology set out in Historic England's Good Practice Advice 3 on The Setting of Heritage Assets, I have shown that all of the assets derive some significance from their surroundings, via their settings, including from the land within the Appeal Site.

1.5 I have found that there would be harm to the significance of each of the six heritage assets through a combination of physical and experiential impacts associated with the proposed development within the Appeal Site. In the case of Chicory Cottage, the harm would be direct and result in total loss of significance of the non-designated heritage asset.

1.6 For the other assets, the harm to significance would arise from development within portions of their settings which afford appreciation of and contribute to their significance. This would arise from both direct visual impacts and experiential impacts associated with the loss of tranquility and rural qualities of their settings. For these, the harm would equate to:

- **Buckswood Grange** – a moderate level of less than substantial harm to the significance of the grade II listed building
- **Lake Wood** – a moderate level of harm to a non-designated heritage asset of moderate to high significance
- **Oast Cottage** – a low level of less than substantial harm to the significance of a grade II listed building
- **Partridges** – a low level of harm to the significance of the non-designated heritage asset of low to moderate significance
- **Swallow Barn** – a moderate level of less than substantial harm to the significance of a grade II listed building

1.7 Throughout, I have demonstrated how a more thorough understanding of the setting and significance of the identified heritage assets could have led to a more favourable scheme which avoids or minimises harm to their special interest and heritage values, and takes available opportunities to enhance or better reveal significance.

2 Introduction

2.1 My name is Heather Hall. I hold a Bachelor's Degree in Architecture (BArch) and a MSc in Historic Building Conservation (with distinction) from Portsmouth University.

2.2 I have been employed by Wealden District Council as the Heritage Officer in the Planning and Environmental Services team since March 2022. I have over 10 years of experience in both the public and private heritage sectors.

2.3 I have been a member of the Institute of Historic Building Conservation (IHBC) since 2011 and achieved full member status in 2022.

2.4 The evidence which I have prepared and provided within this proof is true and accurate. I can confirm that the opinions expressed are my true and professional opinions.

2.5 My evidence relates to an appeal by Gleeson Land and John Alison Land & Research Ltd against Wealden District Council for refusal of the hybrid planning application on Land at Land at Downlands Farm, Uckfield, TN22 3PU comprising:

> **Outline application** (with all matters reserved except for access) for the erection of up to 424 no. residential dwellings including affordable housing, the provision of vehicular, pedestrian and cycle access and separate emergency access from the Uckfield bypass (A22), pedestrian and cycle access from Snatts Road, open spaces including children's play space, sustainable urban drainage systems, associated landscaping, infrastructure and earthworks; and
>
> **Full application** for the creation of a strategic SANG, associated landscaping and car parking, and demolition of existing residential property and other buildings and provision of pedestrian and cycle access from Rocks Road, associated landscaping, infrastructure and earthworks.

2.6 In assessing the application for planning application WD/2022/1637/MEA in respect of heritage considerations, I undertook a site visit on the 1 September 2022 and provided a formal consultation response on the 13 September 2022. This was followed up by an email sent to the case officer on 2 December 2022, responding to queries from the heritage consultant, which was then provided to the applicant on the 5 December 2022. Following the submission of additional information, I provided a final comment by email to the case officer on 13 February 2023. These responses are included at **CD11/10, CD11/11 and CD11/12** and record the detailed reasoning supporting the

council's position as the proposals developed. I made a further site visit to Lake Wood in June 2023 and the development site and its surroundings in August 2023.

2.7 The application was refused (**CD5/1**) on 21 April 2023 with reason for refusal number 3 (RfR3) relating to heritage impact.

2.8 My evidence deals with heritage considerations and RfR3. In summary:

- I set out the significance of the heritage assets;
- I explain the impacts on the significance of heritage assets – designated and non-designated, alone and in combination; and
- I reiterate that the proposals fall foul of a number of Policies, both national and local and explain why this is so.

3 Structure of the Evidence

3.1 The Council has provided Reasons for Refusal as part of the decision notice dated 21 April 2023 (**CD5/1**). Reason 3 relates to heritage matters and are addressed by me.

3.2 Reason 3 states:

The Council has a duty to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses (Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990) (hereafter referred to as The Act). There are three listed buildings immediately surrounding the site, including Oast Cottage (NHLE 1028090) and Swallows Barn (NHLE 1262256) at Downlands Farm and the grade II listed Buckwood Grange (NHLE 1194277).*

It is commonly agreed that Spring Cottage and Patridges Oast are considered to be nondesignated heritage assets. The application also identifies an unlisted historic building - Chicory Cottage - which has the potential to be considered a non-designated heritage asset (if not curtilage listed) by virtue of its historic association to Buckwood Grange. There are further unlisted historic buildings at Downlands Farm Cottages (historically known as Bridge Farm) which also have the potential to be considered non-designated heritage assets.

Section 72(1) of The Act relates to planning and conservation areas and requires that Local Planning Authorities pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In this instance, the proposed access for the application site lies in the vicinity of the designated Maresfield Conservation Area. The Draft Conservation Area Appraisal for Maresfield has been published on the Council's website, and provides the most up to-date considerations of the character of the conservation area as designated in March 2017.

It should be noted that the Courts have held that 'preserve' means an absence of harm. The NPPF points out that harm can be either 'substantial' or 'less than substantial' and where harm occurs, it should be given considerable weight as a material consideration in the assessment of planning applications and as part of the balance exercise and in ascertaining if any public benefits would outweigh that harm. This national policy intent is addressed by 'saved' Local Plan Policies EN1 and EN27; Core Strategy Policy SP02; as well as Chapter 12 of the Wealden Design Guide.

The scheme in its totality would cause less than substantial harm to the significance of heritage assets through the proposed development within their setting. At present, in the absence of any mitigation evidenced in the indicative proposals, this is regarded to be the higher end of less than substantial harm. Though it was set out that this harm might be reduced through more thorough and considered understanding of significance and amendments to the design, none has been forthcoming.

In summary, the National Planning Policy Framework recognises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance. Great weight should be given to the conservation of designated heritage assets, including any harm or loss of significance through development within their setting. The National Planning Policy Framework also places great importance on development being of good design and responding to local character to ensure the integration of new development into the existing environment. Where harm is considered to be less than substantial, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. It is not considered that any heritage benefits would arise from the present scheme, nor that planning conditions could be capable of sufficiently mitigating that harm.

The wider public benefits matters could include the delivery of housing on a site that is ready and available. However, the delivery of that housing presents other challenges in regard to Ancient Woodland, access and connectivity. If the only benefits of the scheme are laced and intertwined with those harms, then the less than substantial harm is not outweighed. Therefore, the scheme would not satisfy the aims of the National Planning Policy Framework as regards the conservation of heritage assets, nor would it 'preserve' the significance of the listed buildings, including one grade II listed building and two grade II listed buildings.*

3.3 Following this section 2, my proof of evidence is structured as follows:

3 Planning Policy and Guidance

4 Identification of Heritage Assets and Significance

5 Appellant's Application Documents and response

6 Impacts on Heritage

7 Summary and Conclusions

4 Planning Policy and Guidance

The Planning (Listed Buildings and Conservation Areas) Act 1990

4.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 (hereafter referred to as The Act; **CD6/18**) contains the primary legislation relating to the determination of planning applications relating to the historic environment. Section 66(1) sets out the Council's duty to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

National Planning Policy Framework 2023

4.2 The requirements of The Act are reinforced by the National Planning Policy Framework 2023 (hereafter NPPF; CD6/16). At Chapter 16, the NPPF sets the national agenda for 'Conserving and enhancing the historic environment'. This, in particular, requires the significance of any heritage asset that may be affected by a proposal to be described, including any contribution made by its setting (Paragraph 194), and for this to inform future change in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal (Paragraph 195).

4.3 Paragraph 189 of the NPPF states that 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. Paragraph 197 sets out the Council's duty in determining applications to take account of the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness.

4.4 Paragraph 199 affords 'great weight' to the conservation of designated heritage assets through an understanding of the impact of a proposed development on their significance, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. At Paragraph 206, the NPPF sets out that proposals that preserve those elements of setting which make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

4.5 Paragraph 200 of the NPPF states that significance of a designated heritage asset can be harmed or lost through alteration or destruction of the heritage asset or through development within its setting; and requires any harm to, or loss of, the significance of a designated heritage asset to have 'clear and convincing' justification. Where a development proposal will lead to less than substantial harm to the significance of a

designated heritage asset, the decision maker should weigh the harm against the public benefits of the proposal (Paragraph 202).

4.6 In terms of non-designated heritage assets, the effect of an application on significance should be taken into account, with a balanced judgement required having regard to the scale of any harm or loss and the significance of the asset (Paragraph 203).

4.7 The NPPF also requires Local Planning Authorities at Paragraph 204 to ensure that new development will proceed following any loss of whole or part of a heritage asset. At Paragraph 206, Local Planning Authorities should to look for opportunities for new development within the setting of heritage assets to enhance and better reveal their significance.

4.8 Chapter 12 of the NPPF sets the national agenda for 'Achieving well-designed places'. At Paragraph 130, it recognises that well-designed places result from developments that are sympathetic to local character and history, including the surrounding built environment and landscape setting; and establish or maintain a strong sense of place.

4.9 The Glossary to the NPPF (Annexe 2) provides the following definitions:

> ***Heritage asset****: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).*
>
> ***Historic environment:*** *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.*
>
> ***Setting of a heritage asset:*** *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*
>
> ***Significance (for heritage policy):*** *The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

Local Planning Policy

4.10 The Wealden District Core Strategy Local Plan (**CD6/4**) comprises a long-term spatial vision and strategic objectives for the Wealden District area for the period 2013 to 2027. Policy SPO2 sets out that the Council will ensure the protection of the intrinsic quality of the historic environment. SPO13 commits to promote local distinctiveness through good design in all new development.

4.11 Saved policies EN1 and EN27 of the Wealden Local Plan (**CD6/2**) address the intention of national policy to achieve sustainable development. EN1 sets out that the Council will pursue sustainable development in considering the location, layout and design of development; while EN27 sets out that proposals for development will be treated favourably where they are of a high standard, respect existing character and promote local distinctiveness.

National Level Guidance

4.12 The July 2019 revisions to the Planning Practice Guidance (**CD11/3**) provides advice on enhancing and conserving the historic environment in line with national policy in the NPPF. It sets out that part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past, and how the NPPF provides a clear framework 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 (Paragraph: 002 Reference ID: 18a-002-20190723).

4.13 Supporting Paragraphs 194 and 195 of the NPPF, the PPG sets out that being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals (Paragraph: 007 Reference ID: 18a-007-20190723). Analysis of relevant information to generate a clear understanding of the affected asset, and understanding its significance and setting can help to inform the development of proposals which avoid or minimise harm (Paragraph: 008 Reference ID: 18a-008-20190723). Applicants are expected to include analysis of the significance of any heritage asset and its setting and set out, proportionately, how this has informed the development of proposals (Paragraph: 009 Reference ID: 18a-009-20190723). Further advice is given in Historic England's Advice Note 12 on Analysing Significance in Heritage Assets (**CD11/14**).

4.14 When taking account of setting in decision making, local planning authorities may need to consider the implications of cumulative change and consider the fact that developments which materially detract from an asset's significance may threaten its ongoing conservation (Paragraph: 013 Reference ID: 18a-013-20190723). Advice on assessing the Setting of Heritage Assets given in Historic England's Good Practice Advice in Planning: 3 (**CD11/2**).

4.15 The PPG makes clear that what matters in assessing whether the proposal might cause harm is the impact on the significance of the heritage asset, derived not only from its physical presence but also from its setting. Change need not be harmful, it may have no impact or may enhance significance. The category and extent of harm may vary and should be clearly articulated (Paragraph: 018 Reference ID: 18a-018-20190723).

4.16 In terms of non-designated heritage assets, only a minority of buildings will have enough heritage significance to merit identification as such (Paragraph: 039 Reference ID: 18a-039-20190723). There are a number of processes through which non-designated heritage assets may be identified, including as part of the decision-making process on planning applications, and it is important that the decisions to identify them are based on sound evidence (Paragraph: 040 Reference ID: 18a-040-20190723).

HE Guidance

4.17 Historic England Advice Note 12 (HEAN12) on Statements of Heritage Significance covers the requirement for applicants to describe heritage significance, and sets out a staged approach to decision-making in which assessing significance preceded designing the proposals. At Paragraph 5 it sets out how the understanding of significance must stem from the interest(s) of the heritage asset, whether archaeological, architectural, artistic or historic, or a combination of these; and that this understanding must describe significance following appropriate analysis, no matter what the level of significance or the scope of the proposal.

4.18 Historic England's 'Good Practice Advice In Planning: 3 – The setting of heritage assets' (**CD11/2**) provides guidance on managing change within the settings of heritage assets. It suggests a staged approach to taking decisions on setting:

- Step 1: identify which heritage assets and their settings are affected
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)

- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance
- Step 4: explore the way to maximise enhancement and avoid or minimise harm
- Step 5: make and document the decision and monitor outcomes

4.19 GPA3 sets out that the importance of setting lies in what it contributes to the significance of a heritage asset, or the ability to appreciate that significance. It makes clear that whilst visual considerations often express the extent and importance of setting, the way in which we understand an asset in its setting - be that from the public or private domain - is also influenced by experiential and environmental factors such as noise and activity from other land uses in the vicinity, and by our understanding of the historic relationship between places. General considerations relating to setting and significance can include change over time, the impact of cumulative change, changes to access and designed and wider settings, as well as others.

4.20 Under 'Change over time' the guidance notes:

'Settings of heritage assets which closely resemble the setting at the time the asset was constructed or formed are likely to contribute particularly strongly to significance but settings which have changed may also themselves enhance significance.'

4.21 Under 'Designed settings' the guidance notes:

'Many heritage assets have settings that have been designed to enhance their presence and visual interest or to create experiences of drama or surprise. In these special circumstances, these designed settings may be regarded as heritage assets in their own right, for instance the designed landscape around a country house. Furthermore they may, themselves, have a wider setting: a park may form the immediate surroundings of a great house, while having its own setting that includes lines-of-sight to more distant heritage assets or natural features beyond the park boundary. Given that the designated area is often restricted to the 'core' elements, such as a formal park, it is important that the extended and remote elements of the design are included in the evaluation of the setting of a designed landscape…. The setting of a historic park or garden, for instance, may include land beyond its boundary which adds to its significance but which need not be confined to land visible from the site, nor necessarily the same as the site's visual boundary.'

4.22 As part of Step 1, where the experience of an asset is capable of being affected by a proposed development**,** in any way**,** then the proposed development can be said to affect the setting of that asset.

4.23 Under Step 2, Paragraph 26 states: '*We recommend that this assessment should first address the key attributes of the heritage asset itself and then consider:*

- *the physical surroundings of the asset, including its relationship with other heritage assets*
- *the asset's intangible associations with its surroundings, and patterns of use*
- *the contribution made by noises, smells, etc to significance, and*
- *the way views allow the significance of the asset to be appreciated*'

4.24 It goes on in Paragraph 27 to state '*it will generally be useful to consider, insofar as is possible, the way these attributes have contributed to the significance of the asset in the past (particularly when it was first built, constructed or laid out), the implications of change over time, and their contribution in the present*'. And in Paragraph 29 to state '*This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance, as set out in 'Step 3' below. It will, therefore, be focused on the need to support decision-taking in respect of the proposed development.*'

4.25 A checklist is provided for Assessment Steps 3 to assist in considering the aspects of the location and siting, from and appearance, wider effects and permanence of proposed development which may impact on an assets significance, including both its physical surroundings and the qualitative aspects of environment and experience.

4.26 Step 4 is to use the above steps to explore ways to maximise enhancement and avoid or minimise harm. At Paragraph 40, it warns against over-reliance on screening. Whilst it may have a part to play in reducing harm, as it can only ever mitigate negative impacts, it ought never to be regarded as a substitute for well-designed developments within the setting of heritage assets. Screening may have as intrusive an effect on the setting as the development it seeks to mitigate; and woodland and hedgerows are considered ephemeral features unless they enjoy statutory protection.

Other Guidance

4.27 Locally, the Wealden Design Guide (**CD6/5**) encourages high-quality, contextually-informed design as part of 'Chapters 5: Character Appraisal of sites and their settings' and 'Chapter 7: New Residential Development'. Chapter 5 sets out what is meant by

‘appropriately detailed’ assessment and analysis of a site and/or building and how this should inform the design process to achieve local distinctiveness as addressed in Chapter 7. Paragraph 4.1 of Chapter 7 states that ‘Places that grow in response to their locality are likely to be more successful, sustainable, robust, and enjoyable.’

Case Law relating to setting

4.28 The Court of Appeal decision in the case of *Barnwell vs East Northamptonshire DC 2014* (**CD4/14**) made it clear that in enacting section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Parliament’s intention was that ‘decision makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise'. In addition to this, the Court held that ‘preserve’ in the terms of the Act means an absence of harm, or ‘no harm’.

4.29 Decision-makers considering harm to heritage assets cannot simply treat the desirability of preserving the setting of a listed building as a mere material consideration to which they can simply attach the weight they see fit in their judgment. The statutory duty treats the preservation of the setting of a listed building as presumptively desirable. Implicit in section 66 of the Listed Buildings Act is that the setting of a listed building is capable of being affected in some discernible way by development, whether within the setting or outside it.

4.30 The Court of Appeal’s judgement in *Bramshill* (**CD4/13**) addresses the interpretation and application of NPPF policies on the assessment of harm and benefit to heritage assets, giving clear and detailed methodology on approaching harm to heritage assets. The weight to be given to the conservation of heritage assets is a matter of planning judgement, bearing in mind the ‘considerable importance and weight’ required. However, the imperative of giving considerable weight to harm to the setting of a listed building does not mean that the weight to be given to the desirability of preserving it or its setting is uniform. Rather, that will depend on the extent of the assessed harm and the heritage value of the asset in question.

4.31 The *Catesby Estates* (**CD4/11**) Court of Appeal judgement confirms previous findings that the effect of development on the setting of heritage assets is not necessarily confined to visual or physical impact, but that other considerations - such as the historical, social and economic connections of the asset - should also be taken into account. *Catesby* found that Section 66(1) of the Act requires the decision maker to understand what the setting of the asset is, and whether the proposed development

will be within it or in some way related to it. The decision maker must apply judgment in identifying the extent of an assets setting, in the context that surroundings may change over time, and the way in which a heritage asset can be experienced is not limited to visual considerations. It sets out that '*The effect of a particular development on the setting of a heritage asset – where, when and how that effect is likely to be perceived, whether or not it will preserve the setting of the listed building, whether, under government policy in the NPPF, it will harm the "significance" of the listed building as a heritage asset, and how it bears on the planning balance – are all matters for the planning decision-maker*' (paragraph 30).

5 Identification of heritage assets and significance

5.1 As set out in the Statement of Common Ground impacts to Maresfield Conservation Area (**CD11/1**) will not be discussed as the parties are in agreement with the level of harm caused to its significance by the proposed development.

5.2 It is the Council's position that six additional heritage assets would be impacted by the proposals. For clarity, these are identified on the map at **Appendix 1** and include:

- Buckswood Grange, a grade II listed building;
- Lake Wood, a non-designated heritage asset;
- Chicory Cottage, a non-designated heritage asset;
- Oast Cottage, Grade II listed building;
- Swallow Barn (listed as Barn at Downlands Farm), a grade II listed building; and
- Partridges Oast, a non-designated heritage asset.

5.3 All of the assets share a historic association as part of the former Rocks estate, and form two distinct groups – the **Buckswood Grange group** and the **Downlands Farm group**. The Downlands Farm group is comprised of Oast Cottage, Swallow Barn and Partridges Oast. The Buckswood Grange group is formed of Buckswood Grange, Lake Wood and Chicory Cottage. It is the Council's position that these assets have both individual and group interests.

5.4 Owing to the gaps in the Appellant's submissions, a brief history is presented for each grouping before the significance is identified.

Buckswood Grange Group

Brief History

5.5 The Streatfeild family were owners of the combined Copwood and Rocks estates from the late 18th century. Shortly after having acquired it, Richard Thomas Streatfeild (RTS) set about enhancing it. In 1790, an application was made to divert the highway, which had until then crossed the Streatfeild's estate, passing close to the Georgian house known as The Rocks. The diversion was approved and Rocks Road was moved northwards, skirting the south side of Uckfield Pond, connecting through to the Streatfeild's wharf at Shortbridge (**Appendix 2**).

5.6 Reputedly around the same time, the carriage drives were planned; the first extending almost 2 miles from a lodge at Shortbridge, through Butchers Wood, passing close to

the dammed pond, to Shermanreed Wood and on to Budletts Lodge. Both lodges still survive. At a point west of the newly formed lake, a spur would branch off southwards, passing under Rocks Road and meandering through parkland towards the Rocks. It is not known when the planned route was completed, but it appears to have been at least partly implemented by c.1840. Whilst the carriage drive is not shown north of Rocks Road on the 1841 Uckfield Tithe Map (**Appendix 3**), it does appear in the parkland to the south of the highway, and the northern portion of the route through Budletts Common is shown on the Maresfield Tithe Map from 1840 (**Appendix 4**). The Maresfield map has a number of missing sections, including where the lodge would be, but at Shortbridge, the lodge had been completed by 1841 (**Appendix 4** - plot 97, House and garden, Shortbridge Lodge) together with damming of the pond within Lake Wood.

5.7 Figg's depictions of 1829 (**Appendix 5**) might suggest the carriage drive was completed by this time, or perhaps shows the planned route spread across four of the 22 maps – the section showing the mansion and parkland south of Rocks Road on 'The Rocks Mansion and Certain Lands', the section from Shortbridge through Lakewood on 'Part of Copwood and other Lands', the section from Lake Wood through the Appeal site to the edge of the common on 'Downland Farm, Shermanreed and other Lands', all at Appendix 5. A further section shows the north-east end to Budletts Lodge, but is not reproduced. EDP incorrectly suggest that Figg's maps do not present accurate detail (**CD2/83,** paragraph 4.91 of the AHA), when in fact Figg was a noted cartographer from Lewes and based his maps on 'actual surveys'.

5.8 RTS is said to have started to develop and plant Lake Wood with exotic and native trees, and enclose the gardens from the public highway by a stone boundary wall. In 1818, Richard Shuttleworth Streatfeild (RSS) inherited the estate on the death of his father, and was responsible for the main changes; not least the replacement of The Rocks with a new mansion designed by Sydney Smirke in 1838. The logistical challenge of where to live whilst the old house was pulled down and the new house was constructed, was apparently solved by the purchase of a house from Richard Hart (**Appendix 2**).[1]

[1] Wright suggests this is Downland House, but we know that the Farncombe family acquired Downland House in c.1836 and were resident in 1841. It is perhaps more likely that the Streatfeilds were resident at the very near homestead, east of where the new house was built. Named as 'White Cottage' on OS maps, the property is now known as Hunters Pit, which is a polite brick farmhouse accessed from Hunters Way. The outbuildings have been converted as The Granary.

5.9 Figg's maps from 1829 (**Appendix 5**) show the extensive lawns surrounding the mansion, with rockscape and planting on the western edge of the site, and extended areas of parkland to the north. Lake Wood is heavily planted and there appears to be a perambulatory walk around the north side of The Lake. The Appeal Site is shown as arable lands set amongst woodland. Fir Tree Grove (then 'Fir Grove') is shown with a 'Cottage and Garden'. Later OS maps (**Appendix 7**) suggest this may have been a walled garden, until an orchard to the east of the house was replanted as the walled garden. At the time, the Georgian mansion was accessed directly from Rocks Road.

5.10 The Uckfield tithe map from 1841 and accompanying apportionment give a good picture of the nature and extent of the estate around the time that the landscape was being developed **(Figure 1; Appendix 3)**. There is access from Rocks Road to the new mansion, at approximately the location of the current entrance, but sweeping around to the west of the mansion. A second access directly approaching the yards to the east of the mansion was in existence by 1897, and is shown on the Second Edition OS map (**Appendix 7**). This closely corresponds with the existing access.

5.11 The Apportionment evidences the estate's relationships with Chicory Cottage, Coombe Bank, Bridge Farm (later two sites – White Cottage/Hunters Pit and Downlands Farm Cottages), Downlands House and Downlands Farm. Many of these relationships are substantiated in contemporary records held at The Keep.

5.12 RSS died at an unexpectedly young age in 1851 and was succeeded by his minor son Richard James Shuttleworth (RJS; d.1931), with the estate overseen by his mother Anne Streatfeild until he was of age. RJS and his granddaughter, Annette, were custodians of the estate until the latter's death in 1937. The later 19th and early 20th century OS maps (Appendix 7) record further enhancements by RSS and RJS, including various walks through Lake Wood, one opening directly onto the field in the south-east corner of the Appeal Site, the pedestrian tunnel under Rocks Road and the footbridge over Rocks Road into Fir Tree Grove, where the paths continued up and through into Long Ghyll Wood.

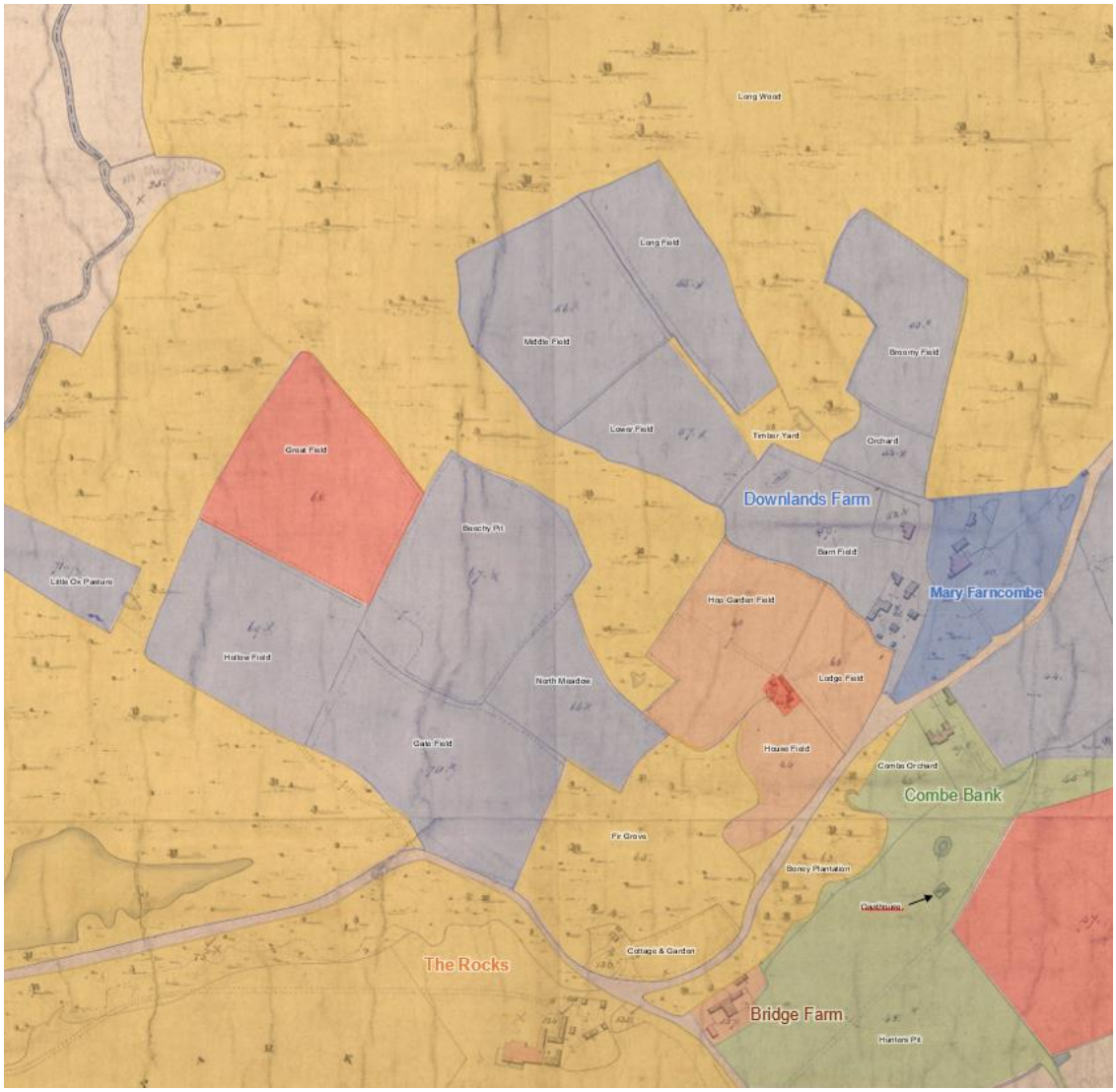


Figure 1 Extract of 1841 Uckfield Tithe (Appendix 3), annotated. Coloured lands part of the Rocks Estate: demense lands shown in yellow, Downlands Farm in blue (Downlands House in separate ownership, darker blue), Coombe Bank in green, Bridge Farm in orange and other tenanted lands in red.

5.13 The estate was offered for auction in 1938 and purchased by a familial cousin, James Rowland Scarlett, who assumed the Scarlett-Streatfeild name (JRSS). The house was requisitioned by the army in 1940, shortly after JRSS' acquisition, and given over to the Buckswood School in 1942. On his untimely death in 1945, the estate would pass to his brother, Commander Norman Scarlett-Streatdfeild. With the house in use as a school, Commander Streatfeild would reside at Coombe Bank and Chicory Cottage (**Appendices 2, 8 and 9**). He would ultimately oversee fragmentation of the estate and many of the 20th century changes, perhaps most notably including the preservation of Lake Wood which was endowed and given to the Woodland Trust after the Hurricane in 1987 in memory of Pamela Scarlett Streatfield (**Appendix 2**).

Significance of Buckswood Grange

5.14 Buckswood Grange, formerly The Rocks, is a grade II listed building. It was added to the National Heritage List for England (NHLE; or 'the list') in 1978 (**CD11/6**), at which time it was in use as the Buckswood School which would give it its modern name. The mansion was converted to apartments in c.2003. Its inclusion on the list recognises its special architectural and historic interest.

5.15 The house has architectural significance as a Victorian mansion of 1838 and associations with the noted architect Sydney Smirke (1797-1877). It was completed early on in Sydney's career, around the same time as his first major commission for reconstruction of the Pantheon in Oxford Street, London in c.1937 (**Appendix 10**). Although he would never achieve the same fame as his brother, Sydney would go on to design the domed Reading Room at the British Museum and the Bethlehem Royal Hospital (now the Imperial War Museum).

5.16 The Tudor style mansion is typical of the Victorian revivalist fashion. The adoption of the Tudor style to replace the earlier Georgian mansion meant to convey a sense of history through the new house. It was embellished with Tudor style chimneys, stone quoins and window/door surrounds, decorative diapering to the brickwork and oriel windows. The scale of the house and the intricate level of detail are reflective of the conscious display of status and power of its historic owners. Despite its later use and conversion, it retains features and a strong legible character contributing to its aesthetic and evidential values. Its position on the outer edge of Uckfield, albeit on a main route between the town and the wharf to the west, reinforce the sense of it as a gentleman's private country estate.

5.17 Buckswood Grange has historic value and interest as a large country house and former estate, association with the Streatfeild family as local benefactors in Uckfield. Notable contributions included donation of land on the west side of High Street for the construction of the Public Hall, Uckfield Institute, the town's cottage hospital, the Victoria Pleasure Grounds and Commander Norman Scarlett-Streatfeild's gift of Lake Wood to the Woodland Trust in 1993 (**Appendix 2**). Due to its wartime connections, some tangible in carvings in the rocky outcrops (**Appendix 11**), later school use and degree of public access to its associated grounds, it also exhibits communal values. These are clearly acknowledged by the large number of public representations on the application, a number of which refer specifically to the history of the site and associations with the Streatfeilds as part of the local distinctiveness and sense of place. As demonstrated by enrichments to the listing, there is also a degree of local

social interest in Anne Streatfeild, as custodian of the estate for her son during some of its formative years, from c.1818-1826 (see the 'Missing Pieces' section of the list description from 26 July 2022 at **CD11/7**).

5.18 The significance of Buckswood Grange is also derived from portions of its setting representing survival of the designed landscape which was contemporary with the house, and through wider estate associations. South of Rocks Road, the garden setting has seen fairly considerable change between c.1960-1990, with construction of the Rocks Park and Rocks Park West housing estates and construction of the Rocks Park Primary School which greatly reduced the curtilage. Both the primary school and Rocks Park estate were completed prior to listing of Buckswood Grange in 1987.

5.19 The portion of the garden which is retained as part of Buckswood Grange has also seen other 20th century changes including a tennis court and parking, but otherwise reflects much of the character of the grounds and a number of features seen on the 1829 Figg map (**Appendix 5**) and subsequent Uckfield Tithe Map (**Appendix 3**). The planting which shelters the lawns from Rocks Road survives and is interlaced with meandering routes through the natural rocky outcrops, past the ice house and leading to the tunnel to Lake Wood. The ice house was constructed in the 19th century to store ice harvested from the lake, and lies on the south side of Rocks Road, close to the location of the former pedestrian footbridge (**Appendix 2**). Where this structure historically crossed over Rocks Road into Fir Tree Grove, the supports are still discernible from the highway. To the north, the historic access to the house from Rocks Road at the junction with Snatts Road retains its rural character. Other portions of the grounds survive to some degree as the West Park Nature Reserve and as the Uckfield Scout HQ.

5.20 In contrast to the changes within its immediate setting, the picturesque landscape of Lake Wood to the north survives in an easily identifiable way, enhanced by the public access (discussed further below). Although there is no direct visual relationship between Buckswood Grange and the designed landscape to the north, the historic connection between the two assets amplifies the experience of the significance of each; that is to say that Lake Wood reinforces the status of the estate and its former occupants as people of significant ambition and wealth and an interest in naturalism.

5.21 Buckswood Grange draws significance from the relationship with parts of its setting which include Lake Wood, Fir Tree Grove and Chicory Cottage by virtue of their legible character and tangible historic connections through similar designed landscape

features and through the living memory of the Streatfeild family. The siting of the house reflects a direct link between the natural resources of the landscape and development of the estate in the 19th century. Vivienne Blandford's public representation (hereafter 'VB'; **Appendix 11**) sets out how the surrounding woodlands were used for economic benefit of the estate, with Downland Farm having its own saw mill, north-west of the farm group (as seen on Figg's map at **Appendix 5** and identified on the Uckfield Tithe at **Appendix 3**).

5.22 Regardless of whether there were historically any designed views or vistas encompassing these other portions of land within the estate, its setting, in my view, extends well beyond the immediate grouping. This includes Lake Wood and the open pastoral Downlands farmland which were clearly part of an articulated arrival sequence, and have continuity with other features such as the surviving sections of the carriage drive and the lodge houses. VB sets out that the Appeal Site is located between two unique historic landscapes comprising Lake Wood (and including Fir Tree Grove) to the south and remnants of a dispersed medieval landscape and medieval common land to the north (**Appendix 11**). Whilst the southern part of the Streatfeild estate has been built over, the northerly part survives and '*should be considered a remarkable survivor of an unusual landscape*' (VB, **Appendix 11**).

Significance of Lake Wood

5.23 Lake Wood is a designed historic landscape managed as a public open space by the Lake Wood Woodland Trust. By virtue of being a late 18th early 19th century designed landscape created as part of a picturesque woodland garden with sandstone outcrops and exotic planting, contemporary with the house it was designed around, it is considered to be a non-designated heritage asset.

5.24 The gardens at Buckswood Grange, including Lake Wood, were previously identified by the Sussex Gardens Trust as a 'Notable Sussex Park and Garden', until c.2022 when these locally identified sites were transferred to the Parks and Gardens UK website (**Appendix 12**). In the Lake Wood Management Plan 2021-2026 (**CD11/5**), the significance of the historic landscape is described as:

> '*The site is an interesting small-scale example of a designed historic landscape which has been allowed to develop naturally over 100+ years. In the last 20 years it has been sympathetically restored to remove the threat from invasive rhododendron and to preserve its historic features. In addition to its aesthetic and historic value the site contains important habitats such as veteran trees, sandstone outcrops, standing*

open water and ancient woodland. The site has been extensively studied by local ecologists over a long time and has an impressive list of species including various rare and protected plants and animals.'

5.25 Although Lake Wood is not designated, Historic England's Register of Parks and Gardens (RPG) Selection Guides (**CD11/4**) provide a sound basis for identifying significance. At Lake Wood, this is based on:

- The presence of a contemporary house around which the landscaping took place;
- Influence of the natural topography and deliberate appropriation of the natural landscape;
- Authenticity as a result of ongoing routine management and enhancement;
- Survival (at least in part) of plant collections, notably exotic trees; and
- Archaeological interest in terms of the Mesolithic rock features.

5.26 In broader terms, the significance of Lake Wood lies in the fact that it is a rare and unique example of a natural landscape deliberately appropriated as a design feature with a dual purpose of managed woodland, virtually unchanged in its design and still in active woodland management, with surviving specimen trees. Compared with the other areas of ancient woodland, Lake Wood has a much more recognisable designed quality with woodland walks, lake and rockwork features. It retains a strong sense of the tranquil and picturesque environment the Streatfeilds wanted to enhance on their estate.

5.27 Whilst the landscape cannot be attributed to a designer, the Woodland Trust suggest it is 'in the style of Capability Brown' (c.1715-1783; **CD11/5**) and the VB representation (**Appendix 11**) provides a plausible connection to at least the ideas of William Gilpin (1762-1843) via the Earl of Sheffield at Sheffield Park, two of the foremost designers of their respective periods. Whilst landscaped parks are generally associated with great country houses and influential designers, landowners of more modest country parks often took the lead themselves, to create '*an informal few acres of grass and specimen trees defined by an imposing wall and with some form of summerhouse to provide shelter*', as is more likely here at Buckswood Grange (**CD11/4**, page 11).

5.28 The sensory and intellectual stimulation we derive from a heritage asset dictates its aesthetic value. Contemporary depictions and descriptions of or inspired by Lake Wood, such as by Gideon Mantell (c.1820) and the postman poet Thomas Pentecost (**Appendices 9 and 11**), demonstrate that Lake Wood is valued for its artistic interest

and aesthetic value, which may also be illustrative of broader trends, and so hold historic interest. The entry for The Rocks in the 1888 Brooker's Guide Directory (**Appendix 13**) also praises the landscape as: '…*One of the lions of Uckfield is the very picturesque lake on the Rocks estate, surrounded with varied and luxurious foliage, and having on its margin caverns, natural and artificial, in the sand rocks which 'form so remarkable a feature of the locality*'.' That this appreciation of Lake Wood's artistic interest and aesthetic qualities continues today certainly informs its significance. These more social dimensions of communal value often relate strongly to the experience of the place, and are therefore sensitive to change.

5.29 Where the ashlar stone boundary wall survives in situ on Rocks Road, it contributes to the sense that the landscape was a designed pleasure ground, separated from the public highway for private use of the wealthy owner. The private pedestrian footbridge which historically connected the immediate gardens of the house to Fir Tree Grove also serves to underline this. Historic England (**CD11/4**, page 10) notes that '*Most landscape parks were kept private by a boundary wall or railings, with entrances overseen from gatekeepers' lodges.*' At Buckswood Grange, the topography and woodland provided effective natural barriers, with only portions of the more public boundaries enhanced by stone walls. On Snatts Road, another section of wall enclosed the former quarry where The Quarry House now sits.

5.30 Of landscape parks of the mid-18th to early 19th century, Historic England notes that they were meant to be experienced in motion (**CD11/4**, page 10). At Buckswood Grange, the Lake and surrounding environment were a key part of the arrival sequence. From the north, this would have been across open commons, past pastoral fieldscapes and mosaic ancient woodland, over the dam with views across the lake to the rocky outcrops, and through the carriage tunnel to be presented with panoramic views southwards across the parkland before turning eastwards to approach the house across the lawns.

5.31 Lake Wood retains at least one direct physical link with Buckswood Grange via the underground tunnel, and other tangible links are found in the blocked carriage tunnel, surviving sections of the carriage drive, and the structure of the former footbridge, albeit ruined and overgrown.

5.32 In terms of 'designed settings', GPA3 (**CD11/2**) highlights that it is *'important that the extended and remote elements of the design are included in the evaluation of the setting of a designed landscape.'* As noted above, Lake Wood forms an essential part

of the ensemble of historic features at Buckswood Grange and contributes to the setting of the house in terms of aesthetic value and in assisting with its historic understanding of the estate. To the east, the rocky outcrops continue through Fir Tree Grove and north along Snatts Road to a point north of the former quarry. These parts of its setting provide additional shelter to Lake Wood, contribute to the sense of tranquillity and extend the managed woodland. The open farmland setting to the north afforded drama on the approach, serving to highlight the contrasting character of Lake Wood, whilst also being a productive part of the estate.

5.33 The only major change to Lake Wood's setting was the creation of the A22 Uckfield Bypass in 1986. This passes close to the western end of Lake Wood, interrupts part of the longer carriage route to Shortbridge and fragments the western portions of the wider parkscape from Buckswood Grange. The intrusion of road noise and loss of buffer planting which contributed to further damage within Lake Wood from the 1987 storm have adversely impacted its setting here.

5.34 Public access has been afforded to Lake Wood since c.1993, at the gift of Commander Norman Scarlett-Streatfeild, and it is clear from the number of well-used desire lines between Lake Wood and the fieldscapes to the north, that there is a level of public accessibility within the Appeal Site. Judging by the large number of public representations, it exhibits strong communal values.

Significance of Chicory Cottage

5.35 Chicory Cottage, formerly known as 'Rocks Cottage', has been identified (**CD11/11)** as having a degree of significance that merits consideration in a planning decision, arising from its history that dates back to the late-18th or early-19th century, potentially pre-dating the 1838 mansion; its historic associations with the Rocks estate as the former butler's accommodation (**Appendix 14**), within a landscape setting that closely relates to the other designed features of the estate. It is accepted that it has been altered and extended over time and therefore has limited architectural interest, however, the Appellant has not demonstrated that this undermines or invalidates its historical interest, including connections with Commander Norman Scarlett-Streatfeild (**Appendix 19**, DMS22). The determination of it as a non-designated heritage asset, is consistent with the recent treatment of Charlwood Manor, identified as having a degree of 'local historical and social interest' (**Appendix 15**).

5.36 The main interest of Chicory Cottage is historical, and lies in its relationship with the former Rocks estate. It is part of, and represents a link with, the history of the former

Rocks estate and its surroundings, including the Appeal Site, and a connection with the Streatfeild family. Its significance lies primarily in these historic associations.

Downlands Farm Group

Brief history

5.37 Downlands Farm is recorded on the Historic Environment Record (**Appendix 16**; MES32152) as a medieval farmstead group, retaining a 16th century barn (MES38141) and 19th century or earlier oasthouse (MES38142). Yeakell and Garder's 1778-83 'Topographical Map of the County of Sussex Divided into Rapes, Deaneries and Hundreds, Planned from an Actual Survey' depicts '*Townlands*' within a distinctive irregular enclosure situated on the northwest side of the road, surrounded by fields on all sides, interspersed with large tracts of woodland (**Appendix 17**). By 1789, '*Townlands*' has become Downlands, as depicted on Thomas Budgen's OS Surveyor's Drawing (**Appendix 18**). Mudge's map of 1813 (**Appendix 19**) goes on to record construction of Downlands House (now Charlwood Manor) with some more detail, showing an irregular enclosure comprising a series of buildings, distinct from a road/track or forestall against its southwest and northwest boundaries. Several structures are shown outside the enclosure, the group commensurate with the separate zones of activity extant at Downlands, comprising the farmland and farm buildings to the west and the domestic building, gardens and grounds within the irregular enclosure to the east.

5.38 Downlands had been inherited by the first Uckfield Streatfeild, Richard Beard (RBS), in 1750, and became part of RTS' combined estates in 1789. In 1813, the *'desirable and compact Estate called Downland, delightfully situate in the parish of Uckfield'* was put up for auction and purchased by John Farncombe (**Appendix 20**). The sale included 'a detached brewhouse, coach house, wood house, stables, cow-house, piggery, farm yard, and convenient offices, together with upwards of 15 acres of good meadow land adjoining, including lawn, orchards, gardens, shrubbery and fish ponds'. As it was depicted on the Figg's survey of the Rocks estate from 1829 (**Appendix 5**), it is possible that John Farncombe purchased only the copyhold, as it was later re-sold in 1873 (see below). Farncombe is later described as 'a local land agent' (**Appendix 21**) and of some age by this time; he also appears to have married one Maria Beard (perhaps a relation of Richard Beard Streatfeild?).

5.39 Figg's map (**Appendix 5**) shows Downlands House amidst its gardens and grounds, situated in a well-defined enclosure distinct from the neighbouring farm, together with

the surrounding fieldscapes. The plot is labelled *50,* described as *House, Gardens, Lawn &c.* To the south-west was *Downland Buildings &*c (labelled as *1*), bordered to the rear by *Barn Field*. Oast Cottage is clearly visible carved out of the corner of Barn Field, to form a small domestic enclosure separated from the farmland, and circumnavigated to the north by the farm track. Figg's map shows only a small building in the north-west corner of the *Plot* labelled *24* representing perhaps the origins of Bridge Farm (where Downlands Farm Cottages now lie, north of Gormanston).

5.40 By 1833, Downlands had been left to the Misses Farncombe (Mary, Charlotte and Emily) by Maria Farncombe at her death. Mary Farncombe is listed in the 1841 tithe apportionment as the owner and occupant of the Downlands House, though Downlands Farm itself remained part of Richard Shuttleworth Streatfeild's tenanted lands (**Figure 1 above; Appendix 3**). The farmer was resident at Oast Cottage, and the farm has the same general layout to that seen on Figg's 1829 survey (**Appendices 3 and 5**), though the pond was infilled and a boundary or enclosure was created between the barn and the structure to the east. Downlands Timber Yard lay to the north-west of the farm group. The timber yard is still discernible on the First Edition OS map, surveyed in c.1873, but by the Second Edition (revised in 1897), it had been amalgamated with Barn Field to the south (**Appendix 7**).

5.41 The youngest Farncombe sister, Emily, passed away in 1873 and the copyhold, comprising Downland House with gardens and 15 acres, was again put up for auction (**Appendix 22**). The small estate was acquired by James William Scarlett, father-in-law to RJS. The Scarlett family were in residence until at least 1881, and retained ownership which transferred to RJS on his death (**Appendix 23**).

5.42 Ordnance Survey (OS) maps from the late 19th and early 20th century show the creation of new footpaths linking Fir Tree Grove (then Fir Grove) directly with Downlands Farm, crossing the track to Bridge Farm (**Figure 2; Appendix 7**). The HER records Bridge Farm as a partially extant 19th century farmstead, suffering significant loss, or greater than 50% of traditional buildings (**Appendix 16**, MES32153).



Figure 2 Second Edition 1:25,000 (25-inch) OS map, revised 1898, published in 1899 (Appendix 7), annotated with new footpath shown in green.

5.43 Comparisons between the First and Second Edition OS maps show westward expansion of the farmstead (**Figure 3; Appendix 7**). The earlier map indicates three yards and a wide track to the east and north. By 1897 when the Second Edition map was surveyed, a further range of open-fronted shelters had been created to the west with a new yard. This is perhaps the first indication of the farms shifting focus southwards.

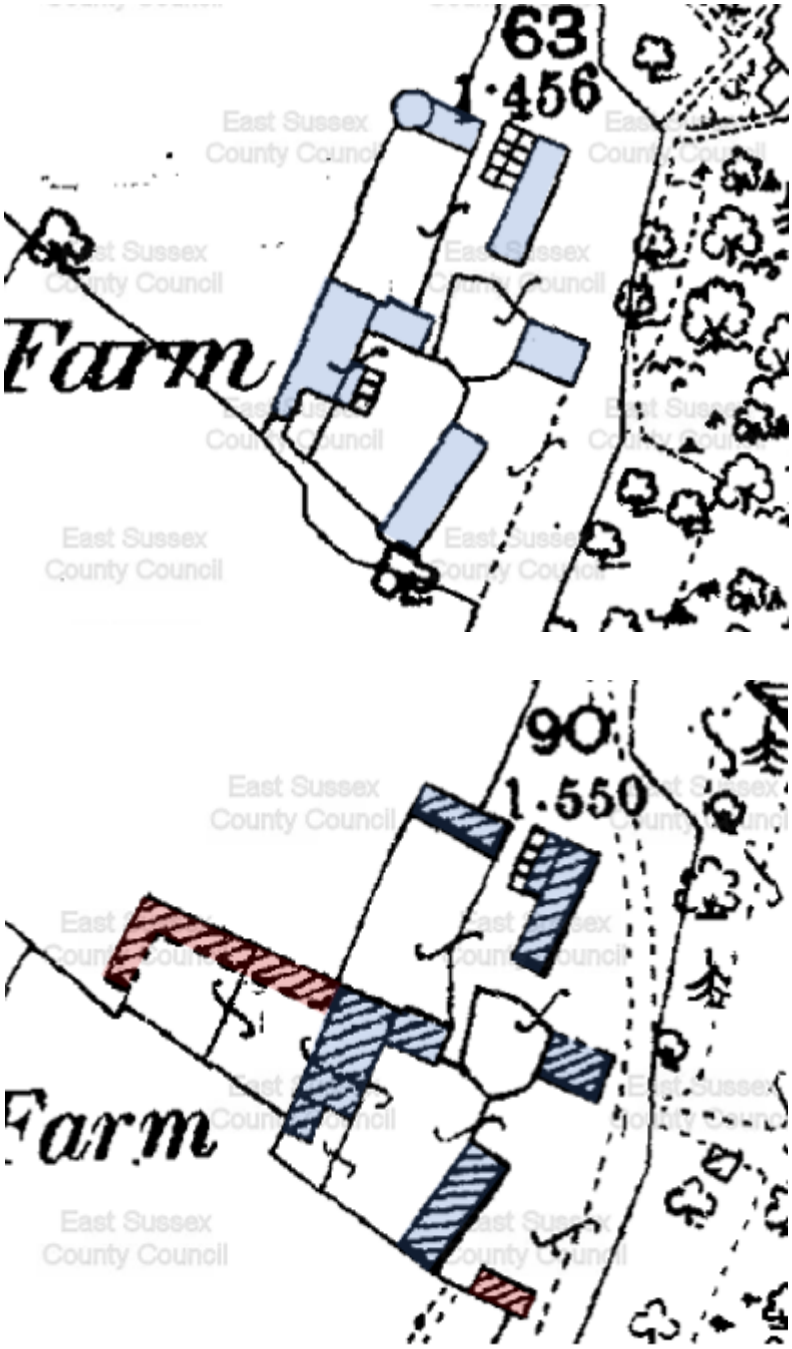


Figure 3 Extracts of First Edition (top) and Second Edition (bottom) 25-inch OS Maps (Appendix 7), annotated, showing the changes to Downlands Farm between 1873 and 1898.

5.44 Lot 32 of the 1938 estate auction saw separation of Downland House and grounds from the estate, but the farm appears to have been retained until the auction in 1951, when it was purchased by Mr Clarence Preston. The 1951 sales particulars (**Appendix 24**) show that Oast Cottage, the former orchard to the north-west and part of what is today Partridges garden to the west and south were separate.

5.45 The 1950s and subsequent decades of the 20th century brought about more substantial changes for Downlands Farm. Planning history (**Appendix 25**) shows that in 1953 the former oast house and a barn were linked and converted to a house (now Partridges). With both Oast Cottage and the oast house separated from the farm, the focus of agricultural activities shifted southwards. A new farmhouse (Gormanston or Gormanstone) was built in c.1953-7, and the farm holding subsumed the earlier Bridge Farm to the south. Nos. 2 and 3 Downlands Farm Cottages were built in the mid- to late-20th century as farm workers dwellings associated with the Downlands Farm holding which was by then focused on poultry. No. 1 Downlands Farm Cottages represents the original cottage at Bridge Farm, which was enlarged with a new range to the front (south-east) in the late-19th century (**Appendix 7**). At least five broiler chicken houses were built at Downlands Farm between 1956 and 1965 together with other sheds on the south side of the farm. A farm track appears to have been created through the re-focused farmstead, following the boundary of Partridges and Shermanreed Wood, and onwards to connect with the historic carriage route in Thirty Acre Wood (**Appendix 7**).

5.46 Downlands House would be converted to a care home in 1975, adopting the name 'Charlwood Manor'.

5.47 Planning records (**Appendix 25**) suggest that the Downlands Farm estate was further fragmented following the death of the owner Mr. Clarence Preston in c.1996. This saw sale of Gormanston and Nos. 1-3 Downlands Farm Cottages to new private owners unconnected with the poultry operation which was at that time being run by a farm from North Chailey near Lewes. A modern shed attached to the west of the traditional barn and a freestanding shed in the yard to the south were demolished and the traditional barn converted.

5.48 Aerial photographs (Appendix 26) show that as recently as 2005, the farmstead had a more open character owing to removal of the modern agricultural buildings sometime in the late-20th or early 21st century. Google Streetview images from March 2011 also indicate a more open setting, with intervisibility to the Downlands Farm Cottages group (**Figure 4**; https://goo.gl/maps/fvJL5qtdxFHHGMrv5). The woodland at the western end of Barn Field, within the modern curtilage of Partridges, is not present on aerial images from 1947, but had been well-established by c.2005.



Figure 4 Google Streetview from March 2011.

Significance of Oast Cottage

5.49 Oast Cottage is a grade II listed building and described in the listing as 17th in origin and formerly two cottages (**CD11/9**). It was built in the early-17th century as farmhouse, later subdivided as farm labourer's accommodation to Downlands Farm, and separated from the estate in c.1951 (**Appendix 24**). It exhibits both architectural and historic interests as a designated heritage asset.

5.50 The cottage is situated at the northern end of the former farm track, approached past the former farm buildings on the west side. Beyond the gate access, the drive passes close by Partidges Oast, still resembling the historic farm track. It remains in its own well-defined garden enclosure with vegetated boundaries and an early-19th century stone boundary wall to what was Downland House to the east. The route of the historic track continues informally through the gardens, with the historic boundaries identifiable as hedging to the north of the cottage. The former orchard area, immediately adjoining the Appeal Site, is retained as part of the gardens of the house. In this way, the cottage and its associated well-defined garden enclosure seen on maps form the 19th century survive largely intact, with a garage/store and pool as expected for a residential property. Owing to its set back position and the topography, it is not readily experienced in the public realm from the south, until on the private drive, past Partridges.

5.51 The cottage is of 2-storeys and 4-bays with outshots and a later wing to the rear. It has a ridge stack in the second bay from the south and a gabled porch in the second bay from the north, with external brick stacks at each end. Externally, it is painted brick with a modillion string course below tile-hanging to the upper floor, party interrupted by the heads of the ground floor windows. At the rear, a pair of brick wings were added to the

two north bays in c.1800, with a 20th century catslide outshot to the south. Internally, there is a surviving timber frame.

5.52 The significance of Oast Cottage lies in the fact that it is a farmhouse, retaining a good amount of timber framing which can be stylistically dated to the early 17th century, refronted probably in the 18th century, employing nice detailing, with later additions to the rear of several dates, and which has survived significantly intact. It has historical value as a relatively late Yeoman farmhouse, and part of the Rocks Estate and their Downland Farm; as well as aesthetic value as an attractive vernacular building built of traditional vernacular materials.

5.53 Oast Cottage was listed in 1982, by which time it had been separated from the farm buildings and the oast had already been converted, and Downland House had been converted to a care home. Notably, the conversion of the farm buildings changed the character of the immediate surroundings (west and south) from one of farming activities and open fields associated with the isolated farmhouse within its self-contained domestic gardens, to domestic gardens and grounds associated with residential use. Since the listing, the main change has been intensification of the residential uses through conversion of Swallow Barn. Despite these changes, it is still experienced closely with the former agricultural buildings along the historic farm track, and with a limited visual link to the former oast from the gardens. Apart from the boundary wall, there is limited awareness of Charlwood Manor to the east, but this essentially maintains the historic relationships whereby the polite house was separate. To the north, the setting of the farmhouse remains virtually undisturbed, as open fieldscapes within a mosaic of woodland, closely associated with the medieval origins of the farm.

5.54 Given that the majority of the changes within the setting of the listed building pre-date the listing, the current experience of the building is much the same as at the date of listing, and resembles the historic setting in an identifiable way despite domestication of the farm buildings.

Significance of Swallow Barn

5.55 Swallow Barn is a grade II listed building, listed in 1984 (**CD11/8**). It is a traditional Sussex barn, 16th century in origin with a 17th century extension to the south, of 5 bays with a central wagon entrance and full height cart door, and an aisle to the west. It is two-storey, timber-framed structure clad with weatherboarding and supported over a brick plinth. The steeply pitched, clay-tiled roof is half-hipped with a gablet to the

south and fully hipped to the north, and extending down in a catslide over the aisle to the west. The conversion to residential use in 1996 (amended in 2002) was subject to listed building consent and correspondence in the planning file shows that considerable attention was paid to protecting the agricultural character, whilst also supporting the new use which would sustain the building into the future (**Appendix 27**).

5.56 The significance of Swallow Barn is related to its early origin and traditional timber framing. The conversion has altered its outward appearance with the addition of some domestic detail to the former wagon entrance and the number of windows, but the agricultural character is nonetheless readily discernible in the building typology and retained traditional elements (e.g. weatherboard cladding, asymmetrical tiled roof). It has historical value as a 16th century Sussex barn, part of a medieval and post-medieval farmstead closely related to the landscape, and part of the Rocks Estate and their Downland Farm; as well as aesthetic value as an attractive vernacular building built of traditional vernacular materials.

5.57 The barn is the first of the group of buildings encountered on the historic farm track, and accessed from the track via an informal compacted earth drive through a pair of timber jowled posts acting as gate posts. The modern outbuilding has a traditional appearance and occupies the position of a modern shed which was removed at the time of the conversion of the barn. The main detractor is the domestic planting on the boundaries and within the grounds.

5.58 Aside from its conversion and establishment of the domestic curtilage, the main changes to its historic setting have been the conversion of Partridges and establishment of the modern poultry farming enterprise to the south in the mid-20th century. The landscaped gardens and grounds associated with the residential uses have caused a degree of fragmentation to the farmstead, with the buildings now largely read as a group by virtue of their agricultural typologies and relatively isolated edge location, typical of historic farmsteads within the scattered Wealden settlement pattern.

5.59 The changes within its setting associated with poultry farming, administered from the new farmhouse and workers cottages to the south, have largely been reversed through removal of the modern sheds. Although their hardcore bases are still discernible, nature has largely reclaimed them. One of the few remaining vestiges of the later yards is the remains of a metalled farm track on the southern boundary, which

extends out into the Downlands farmland within the Appeal Site. Since c.2011, the historically open fields to the south (tithe parcels 60 – Hop Garden Field and so-named on the 1829 estate map; and parcel 61, a meadow called Lodge Field; **Appendices 3 and 5**) have been left to grow up as plantation, restricting intervisibility with the Downlands Farm Cottages and re-focusing the more compact grouping to the north.

5.60 At the time of its conversion, the Council's Conservation Officer noted '*The building is surrounded with modern farm buildings and its setting will be enhanced by their removal. It will then form quite an important landscape feature on the edge of the built-up part of Uckfield*' (**Appendix 27**). In my view, this sentiment remains true.

Partridges Oast

5.61 Partridges comprises two historic agricultural buildings, converted and linked by an extension, and more recently extended to the north. Prior to the conversion it comprised an oast roundel and attached two-bay stowage barn on an east-west axis, and to the east, a detached three-bay storage barn with a three-bay fowl house and piggeries on a north-south axis. There is a separate two-bay weatherboarded cartshed, with a tiled roof and unusual timber framing, providing garaging/storage to the south-east. All three of the structures are on Figg's 1829 survey (**Appendix 5**) and the tithe map (**Appendix 3**), with the roundel added by c.1873 (**Appendix 7**).

5.62 The dissolution of the farmstead and subsequent conversion of the buildings to domestic use had started in the 1950s with conversion of the oast within a newly defined domestic curtilage extending to the north-west, wrapping around Oast Cottage and leaving a triangular plot for the barn (**Appendix 25**). The early date of its conversion may be a product of the defunct hop industry, specialist building typology which made the buildings more difficult to re-purpose to other modern agricultural uses, and proximity to Oast Cottage. Whilst we may approach detail of the conversion with a different level of care today, the conversion has not wholly compromised its legibility or heritage values.

5.63 The oast and stowage house are in red brick with clay tiled roofs, retaining the distinctive cowl. The two-storey link is integrated with the stowage house, but makes use of hanging clay tiles to the elevations. The agricultural character of the buildings has been eroded by the domestic fenestration, especially to the oast roundel. The single-storey barn to the east is partly in brick and partly clad in painted weatherboarding under a clay tiled roof, with more limited domestic style fenestration. There is a gabled porch at the north end and the former fowl house to the south has

an underpass giving access to the inner (west) yard, which is now domesticated with a patio and pool. Internally, photos from recent sales particulars show exposed timber roof framing in the single-storey range and timber joists in the former stowage house (**Appendix 28**). Features such as the chimney on the north side of the former stowage house are consistent with the specialist building type, distinct from a barn.

5.64 As 19th century or earlier agricultural buildings of a specialist type closely related to the Wealden hop industry, with legible building typologies and historic character, and with historic associations to Downlands Farm, Partridges is considered to have a degree of heritage significance meriting consideration in the planning process as a non-designated heritage asset. Despite its converted state and the domestic alterations, it retains authenticity as a historic oasthouse and can be recognised as having been part of the larger complex of farm buildings. It has a low/moderate degree of significance, enhanced by the relationships to the listed structures and legibility of the farmstead, as well as wider local connections to the former Rocks estate.

5.65 The extensive landscaped grounds and other domestic features to the west have also altered the immediate setting. On the east side, the farm track remains legible and has direct relationships with the cartshed and single-storey barn, both of which retain more of their agricultural character. To the north and east the setting remains largely the same as its historic setting, whereas to the south the conversion of the barn to residential and domestication of the grounds have removed the last traces of the working areas associated with the agricultural uses.

5.66 The tithe apportionment shows that hops at Downlands Farm were being grown and harvested from a 3.45 acre field north of the orchard beyond Oast Cottage (Broomy Field), which is within the Appeal Site (**Appendix 29**). The roughly L-shaped field survives with its field boundaries to the north and east, bordered by Shermanreed Wood to the west. Although there is no direct intervisibility between these functionally linked spaces, the extended agricultural setting within the Appeal Site contributes positively to its significance in terms of contextualising the locally distinctive building typology.

Group Value

5.67 The presence of a medieval farmstead at Downlands Farm suggests that it was during this period that woodland would have been cleared to create arable fields around the wooded ghylls, (see para 4.63 of the AHA – **CD2/83**). These rural surroundings were

present during the time that the buildings within the post-medieval farmstead were constructed, and still closely resemble the land historically associated with it.

5.68 The edge character of the farmstead group is clearly discernible from the historic farm track which provides informal public access to the farmland to the west, and in glimpsed views from Snatts Road. The track itself has an understated informal character consistent with a rural farm track and survives largely intact, with a close relationship to the cartshed at Partridges. Despite the introduction of modern garages and sheds at all three of the properties and creation of domestic curtilage, the subdivision of working spaces and overall form of the farmstead remains discernible.

5.69 The barn and oast, even if not seen directly from portions of the site, are identifiable typologically as locally valued and distinctive building forms, well understood to be related the hop industry and agriculture in the Weald. By implication, the location on the edge of the rural area and adjoining agricultural fieldscapes, with which the farmstead has a genuine historic relationship, contributes to their significance, even where their use has changed. The rural qualities of the landscape are still discernible, as is the understanding that the group lies on the edge of the built-up area, distinct from the denser development to the east of Snatts Road.

5.70 The construction of two contemporary style houses to the east within the former grounds of Charlwood Manor have reduced the sense of isolation, but these are more closely related to development on Snatts Road, and has not impacted greatly on legibility of the farmstead group, or its historic relationship with Charlwood Manor.

6 Appellants Application Documents and Response

6.1 Below I refer to the following submitted documents relevant to my evidence:

- Archaeological and Heritage Assessment (**CD2/83**)
- Heritage Addendum (**CD2/103**)
- Public Representation of Vivienne Blandford, 8 September 2022 (as above, 'VB'; **Appendix 11**)
- Public Representation of Dr Martyn Stenning, 12 August 2022 (hereafter 'DMS22'; **Appendix 9**)
- Public Representation of Dr Martyn Stenning, 20 January 2023 (hereafter 'DMS23'; **Appendix 9**)
- Public Representation of Mrs M Stephens, 5 September 2022 (hereafter 'MS'; **Appendix 8**)
- Public Representation of Downlands Action Group, 9 September 2022 (hereafter 'DAG'; **Appendix 30**)

Archaeological Heritage Assessment (AHA)

6.2 The AHA submitted with the application (**CD2/83**) covers both archaeology and built heritage considerations. I will address only the impacts on built heritage assets, including impact on designed historic landscapes and buildings.

6.3 My formal consultation response dated 13 September 2022 (**CD11/10**) set out:

- The AHA (**CD2/83**) was not rigorous enough to support its conclusions around impact on the Downlands Farm group and the Buckswood Grange group including Lake Wood;
- The AHA (**CD2/83**) focuses solely on visual impact contrary to GPA3 (**CD11/2**), with over-reliance on public accessibility, lacking understanding of the kinetic or experiential qualities of setting, and with no awareness that the proposal will introduce experiences from within the residential development itself;
- Heritage sensitivities are unlikely to be prohibitive to an unidentified quantum of development but the opportunity to respond to NPPFs design objectives (**CD6/16**, Paragraphs 130 and 206) have been missed through incomplete understanding of significance;
- Less than substantial harm to the significance of heritage assets (at the higher end).

6.4 As regards the rigor of the assessment others have also expressed concerns on the omissions of the AHA (**CD2/83**), and the subsequent HA (**CD2/103**), and the

conclusions drawn based on incomplete understanding (see for example, ESCC Archaeology consultation response – **CD11/13**, VB – **Appendix 11**, DMS23 – **Appendix 9** and MS – **Appendix 8**). Review of the listing description and community contributions to 'Enrich the List' (now called *Missing Pieces* **CD11/7**) also highlight some of the gaps in the first assessment.

6.5 One of the main heritage concerns was omission of any assessment of Buckswood Grange in terms of significance and setting. EDP's rationale for not including Buckswood Grange was not explored in any detail as has been done for St Bartholomew's Church, Maresfield (paras 4.16-4.23 of **CD2/83**), albeit this discussion was based solely on visual terms. Rather the rationale for omission of Buckswood Grange is set out in paragraphs 41.1 and 4.14-4.15 of the AHA (**CD2/83**), briefly alleging '*no significant visual or functional connection or association to the site*' and '*no significant historical association with the land within the site*'. The brief historical summary set out in Section 4 above has demonstrated that this is not the case. In fact, these statements contradict EDPs own assessment in terms of:

- RSS identified as common owner of the site and assets in the early-19th century as part of the Rocks Estate, and surveys of the estate which show the historic relationships between the site and Buckswood Grange (**CD2/83**, Paragraphs 4.73-4 and 4.91); and
- Chicory Cottage built within Fir Tree Grove as the butler's house for Buckswood Grange (**CD2/83**, Paragraphs 4.77 and 4.93).

6.6 So too, the suggestion that the site '*is not experienced from or in combination with any of these assets*' (**CD2/83**, Paragraph 4.15) is not borne out in terms of the proposed pedestrian access from the corner of Snatts Road and through Fir Tree Grove, which is clearly seen at the main entrance to Buckswood Grange, and part of the experience of it along the public highways. See especially the representations by Highways and others regarding the impact of the proposals on the Snatts Road junction (**Appendices 8, 9 and 30**).

6.7 The Appellant followed up this response with a series of questions to which I provided an email response dated the 2/5 December 2022 (**CD11/11**). This clarified my initial response in respect of:

- Chicory Cottage is not considered curtilage listed due to its separation from the estate prior to listing, but it is considered a non-designated heritage asset;
- Downlands Farm Cottages are not considered to be non-designated heritage assets;

- Identified gaps in the AHA (**CD2/83**) which led to the conclusion on lack of rigor;
- Buckswood Grange is Grade II listed, not grade II* listed as had been previously stated (**CD11/6**);
- The reasons that a more thorough assessment and better understanding of significance would have led to a different indicative layout and/or quantum of development.

Heritage Addendum (HA)

6.8 The HA (**CD2/103**) was submitted with the aim of addressing the perceived oversights of the AHA (**CD2/83**) and sought to respond directly to the points raised in the correspondence from 2/5 December 2022 (**CD11/11**). Taken together with the AHA (**CD2/83**), the HA (**CD2/103**) provides a more thorough assessment of the heritage resource and broader historic connections across the site, and goes into more detail on the assets and their surroundings. However, it does not identify the significance of the assets in any sort of informed way and still takes an overly narrow view of setting and contribution to significance in terms of the advice in GPA3 (**CD11/2**). Some of the more general concerns with the HA (**CD2/103**) include:

- The emphasis given to the list description of Buckswood Grange in terms of understanding significance as primarily architectural, and dismissal of components of the wider estate in contributing to significance (paragraph 1.65);
- Failure to consider Lake Wood as a non-designated heritage asset, independent of Buckswood Grange, despite acknowledging that Lake Wood is a designed landscape (paragraph 1.70) which survives largely intact (paragraph 1.75), based largely on a perceived lack of designed or 'associative' views (paragraph 1.82);
- Fails to consider Chicory Cottage as a non-designated heritage asset, but appears to acknowledge a level of heritage interest and suggests mitigation to maintain the character of the setting and mitigate against loss of heritage interest (paragraphs 1.100-1.102)

6.9 However, there are two major points of contention with the interpretation of setting and its contribution to significance, including:

- The suggestion that the carriage route does not survive (**CD2/103,** paragraph 1.76). My site visits have shown sections of it to be clearly identifiable in Lake Wood and Thirty Acre Wood and in the western section of Shermanreed Wood / south-west section of Budletts Wood (**Appendix 1**); and

- The suggestion that there is no experience of the land within the site from Lake Wood (**CD2/103,** paragraph 1.79). My site visits have shown there to be a number of desire lines showing direct access between Lake Wood and the Appeal Site, and intervisibility with the Appeal Site from the upper woodland path (**Appendix 1**).

6.10 My final consultation response dated the 13 February 2023 (**CD11/12**) set out some general points of disagreement in relation to the impacts identified for each group and suggested that this came down to a difference of professional opinion about what contributes positively to the significance of the assets via their setting(s). However, as I and others have identified gaps or misunderstandings with Steps 1 and 2 of GPA3's methodology (see Section 4 above) in the Appellant's submissions, which relies heavily on (lack of) direct visual connections and fails to approach setting in the broader way required, it is very difficult to see how this could have led to reasonable conclusions about what parts of the setting contribute to significance or how significance is experienced via setting (without understanding what parts of the surroundings have historically mattered). In my view, the supporting information falls short of the standard required by NPPF Paragraph 194 and Historic England Advice Note 12 (HEAN12) on Statements of Heritage Significance. This has also hindered the Applicant in terms of identifying opportunities to reduce harm arising from the scheme.

6.11 The final consultation response (**CD11/12**) identifies less than substantial harm to the designated heritage assets, at the moderate of higher end of the scale, though this was not itemised individually at the time (see **Section 7** below). I reiterated that this harm could be reduced through amendments to the design of the scheme in line with a broader understanding of significance of the assets.

7 Heritage Impact

Introduction

7.1 For clarity, my view on the harms to heritage assets are as follows:

- **Buckswood Grange** – less than substantial harm, at the moderate level
- **Lake Wood** – a moderate level of harm to a non-designated heritage asset of moderate to high significance
- **Chicory Cottage** – total loss of significance to the non-designated heritage asset
- **Oast Cottage** – less than substantial harm, at lower end of the scale
- **Partridges** – a low level of harm to the significance of the non-designated heritage asset of low to moderate significance
- **Swallow Barn** – less than substantial harm, at the moderate level

7.2 I will also address the cumulative impact of the harm which arises from harm to the constituent elements of the former Rocks estate, and its combined impact on the setting of the Buckswood Grange.

7.3 The AHA (**CD2/83**) suggests that there are no material changes to policy since the 2006 application and that *'…the potential impact of proposals for residential development on designated heritage assets…remain valid*' (paragraphs 1.19-1.22). Whilst this policy position is true in the context of local policy, national policy has moved on since then with the concept of non-designated heritage assets and the publication of the NPPF (**CD6/16**), together with the introduction of guidance on The Setting of Heritage Assets (**CD11/2**). It is also the case that there has been substantial case law collecting since this time on the consideration of the matter of both significance, setting and heritage assets – designated and non-designated.

7.4 Paragraph 1.21 of the AHA (**CD2/83**) summarises that the Council previously identified no adverse effects on setting of listed buildings or other heritage assets such as conservation areas in the wider landscape of the substantially larger site considered in 2007 (**CD4/1**), and that neither the Inspector nor other parties suggested material harm to heritage assets (**CD4/2** and **CD4/3**). However, this is clearly not the case in this instance, as EDP themselves identify harm to Maresfield Conservation Area (**CD11/1**) arising from the current Appeal Proposals. Further, the Council have identified harm to the significance of designated and non-designated heritage assets, and heritage impact has been raised in a number of public representations relating to

the Appeal Proposals. This suggests that the earlier conclusions may not 'remain valid' as suggested.

Assessment of Heritage Impact

Impact on Buckswood Grange Group

7.5 The main impacts on the Buckswood Grange group will arise from:

- the introduction of built form and residential activity close to the northern edge of Lake Wood;
- the demolition of Chicory Cottage;
- clearance of trees and urbanisation of the rural character of the area around the junction of Rocks Road with Snatts Road in order to provide associated infrastructure for the proposed pedestrian access; and
- creation of the access from the A22, which will disrupt the route of the carriage track and introduce visibility, noise and activity in this part of the setting of the heritage assets.

7.6 Owing to the topography and characteristics of Lake Wood, it is overwhelmingly a tranquil environment, albeit there is more intrusion of road noise on the western side. The rockscape on the southern edges of Lake Wood is level with or above Rocks Road, but the Lake itself and many of the woodland paths are lower than the surroundings, reached by the tunnels under the road from the Buckswood Grange or gently descending from the Woodland Trust's entrance along the woodland paths.

7.7 The upper path across the northern edge of Lake Wood affords glimpsed views into the development site (**Appendix 1**). At the eastern end, the development would be above the path, and more level travelling westwards. There are presently a number of 'desire lines' providing direct access into the Appeal Site (**Appendix 1**). These are interspersed between the carriage drive at the western end and an historic field access at the eastern end close to the Woodland Trust's gated access, which is seen on the First Edition OS map from 1873 (**Appendix 7**). These are well-used but informal routes directly linking Lake Wood with the Appeal Site, where there was a well-trod path around the Appeal Site itself.

7.8 The introduction of development and the attendant activity close to the northern edge of Lake Wood, on higher ground, would introduce visible built form together with lighting, noise and activity which would adversely affect the tranquil qualities of the designed landscape and understanding of it as part of a gentleman's retreat on the

edge of Uckfield, and thereby detract from the appreciation of its significance. Whilst such impacts would predominantly affect the northern part of the asset, other representations talk to the potential harm to Lake Wood itself from associated impacts such as wear and tear, hydrology, ecology, and arboriculture impacts, which would also lead to harm to its 'fabric' and the experiential qualities which are an essential part of its significance as a non-designated heritage asset.

7.9 Following the route of the carriage drive, users coming out of Lake Wood would be confronted with the modern road infrastructure and a large block of suburban style development beyond. One of the more established desire lines would emerge roughly between the drainage ponds and the development in the south-western part of the Appeal Site; while to the east, the historic access would lead to the edge of the indicative L-shaped block at the south-west end of the cul-de-sac. The strategic pedestrian and cycle routes would make use of the approximate route of the carriage drive and existing access into Lake Wood, and as such the harm would be readily appreciated (**Appendix 1**).

7.10 This built form, and all of the attendant activity and lighting and infrastructure produced would irrevocably change the context from rural to suburban and alter the experience of the asset such that it would be detrimental to the significance of Lake Wood (**CD11/2**). The impact would be greater in the winter when there would be more intervisibility. This is directly in opposition to the HA's conclusion that the development will result in no changes to the physical properties or character of Lake Wood (**CD2/103**, paragraph 1.87).

7.11 The removal of tree cover from Thirty Acre Wood to achieve the new access has the potential to exacerbate impact of the road noise on the designed landscape of Lake Wood. Creation of the new access in this location would further disrupt the route of the carriage drive which follows the eastern edge of Thirty Acre Wood by cutting directly across it with modern road infrastructure and street furniture. The route is not complete, fragmented by the creation of the A22, and has not been maintained along its full length, but is still readily identifiable in a number of places, either by its sunken form, surviving banks and/or the pattern of tree growth defining its edges (**Appendix 1**). The use of this woodland corridor as SANG (**CD1/16**) could present issues in terms of wear and tear but also affords potential for interpretation.

7.12 As such, the proposals would cause some harm to Lake Wood, a non-designated heritage asset of moderate to high significance. Under Paragraph 203 of the NPPF,

the effect on the significance would be permanent adverse, and at a moderate level of harm.

7.13 Turning to the proposals within Fir Tree Grove, the current experience at the entrance of Buckswood Grange is one of generally rural surroundings, albeit with some close-boarded fencing on the boundary of Buckswood Grange (**Appendix 1**). The pavement and street-lighting end at the junction and the enclosed and vegetated character of Rocks Road continues for some distance to the east and west and up Snatt's Road within the retained portions of its setting. In contrast, the clearance of trees, creation of the boardwalk structure, highways improvements, lighting, traffic calming and other infrastructure would all urbanise the Rocks Road / Snatts Road Junction, directly across from the entrance to Buckswood Grange. This is in direct contradiction to Paragraph 1.78 of the HA (**CD2/103**), which ignores the prominence of the proposed access to Fir Tree Grove. In any event, the Council's position is that the appeal site contributes to the significance of Buckswood Grange via its setting, even though much of the proposal would not intrude upon views directly to and from the mansion.

7.14 The rocky outcrops of Lake Wood continue through Fir Tree Grove and beyond the former quarry, such that Chicory Grove is above the road level, which rises northwards from Buckswood Grange. At present this provides vegetated rural surroundings at the main entrance to Buckswood Grange. This access, originally related to the Georgian mansion, was also part of the design of Buckswood Grange. Travelling along Rocks Road there is a clear transition from the more urban centre of Uckfield, to suburban to largely rural at the junction of Rocks Road/Snatts Road (**Appendix 1**). These rural qualities are reinforced by Buckswood Grange as a large country house which was set on the edge of the town and surrounded by parkscape.

7.15 Thus the setting for this new entrance is a narrow country lane, one of the formative parts of the design of the Rocks estate, and lined by wooded embankments, sandstone outcrops, mature and ancient woodlands. The re-grading of the topography within Fir Tree Grove to allow pedestrian access as proposed, the more open character with loss of trees, the boardwalk structure with its railings, lighting and street furniture, as well as changes to the junction of Rocks Road and Snatts Road to create safe pedestrian access and egress, plus any other infrastructure would have an impact on the character of the immediate surroundings of Buckswood Grange. As set out above, these parts of its setting do contribute to appreciation of its significance and would be harmed by the urbanisation. Owing to this, the impact to the significance of

the grade II listed building would be less than substantial. Taken alone, this would be at the lower end of less than substantial harm.

7.16 The former private footbridge between Buckswood Grange and Fir Tree Grove, having been severed when a double-decker bus hit the bridge in the 1960s or 70s, is indicative of the historic connection across Rocks Road. The proposal would create a new link between Rocks Road and the Appeal Site, which would open up new public experiences of the heritage asset from within Fir Tree Grove, particularly given the topography, and in the kinetic experience. The similarity of the natural and designed features in each has the potential to highlight awareness of the 'distinct' three areas as a wider entity for users of Lake Wood and/or Buckswood Grange. In this regard, the more formal indicative urban planning at the south-east corner of the development site would exacerbate the loss of this transition (**CD2/6**). It is perhaps useful to note that the development on the higher ground in the south-east corner of the Appeal Site would also be that experienced in the distance from Maresfield Conservation Area, were a more formal layout or urban form and density, if discernible, would be less desirable.

7.17 Others have raised concern as to whether the access through Fir Tree Grove is acceptable on other grounds (e.g. Highways and Ancient Woodlands). Given this, the total loss of the significance, even at a low level, of Chicory Cottage does not appear to be justified in accordance with Paragraph 204 of the NPPF (**CD6/16**). This would result in total loss of its low level of significance as a non-designated heritage asset.

7.18 The loss of Chicory Cottage would sever a link with the past and detract from a long-standing association of development in the immediate locality. When coupled with the other changes within Fir Tree Grove, this would have an adverse impact within the setting of Buckswood Grange and thereby harm its significance. The design and impact of the heavily engineered boardwalk structure which would replace it, and associated impacts of the access to Rocks Road/Snatts Road junction, would not justify the total loss of its significance, nor the adverse impact on the significance of Buckswood Grange. Whist the HA suggests (**CD2/103**, paragraph 1.101) that that the area will be 'brought into appropriate management to retain an informal, naturalistic woodland character', this is unlikely to be sufficient mitigation for the harm, owing to the activity and infrastructure and other Secure by Design requirements. The use of Fir Tree Grove as SANG (**CD2/15-23**), and particularly this critical link to Uckfield, will further surround Lake Wood with activity and infrastructure which infringe upon the rural characteristics and tranquillity that is especially enjoyed at its eastern edge.

Impact on the Downlands Farm Group

7.19 Fundamentally, the Council disagrees on the extent to which the open land surrounding the farm buildings contributes to their significance as has been set out above. The Appellant's heritage submissions (**CD2/83** and **CD2/103**) focus especially on the modern woodland at the western end of Barn Field, now within the curtilage of Partridges Oast. As has been shown above, this is a relatively short-lived part of the setting of the Downlands Farm group. Whilst it does provide some enclosure, it does not in my view totally divorce it from the surrounding land as suggested, and as an ephemeral feature with no formal protection, should not be relied on in accordance with Paragraph 40 of GPA3 (**CD11/2**). In this regard, I note the representations made by others which express concern about indirect impacts on the woodland within the Appeal Site. This raises the question of whether the buffer woodlands to the west and south of the farmstead should be relied upon in the assessment.

7.20 In any event, the existing woodland at the western side of Partridges acts as a natural extension of Shermanreed Wood and is not inconsistent with the wider setting of wooded ghylls within the Appeal Site. The degree to which it detracts from setting or 'divorces' this part of the setting from the experience of the asset is disputed. As set out in the initial consultation response (**CD11/10**) and follow-up response from 2/5 December 2022 (**CD11/11**), the loss of agricultural land and formalised public route along tree-lined pedestrian avenues and immediately south of the farmstead grouping would afford views towards and of Swallow Barn and Partidges, and experiences of them moving across the landscape. The assets will no longer have any tangible relationship to nearby open land, with the retained 'buffer providing no meaningful contribution to its setting. This will equate to less than substantial harm to the grade II listed Swallow Barn, at a moderate level given the proximity; and a low level of harm to the significance of Partridges as a non-designated heritage asset of low to moderate significance.

7.21 I would also note that historic farm track which provides access to the farmstead group has the potential to be impacted from improvements along it to connect with the existing public rights of way. This would also increase levels of access around the farmstead group, and past Charlwood Manor on Snatts Lane. Any such pedestrian infrastructure improvements west of Snatts Road, or in the vicinity of Coombe Bank, have the potential to erode remaining legibility of the rural qualities of the area and further undermine the significance of the heritage assets.

7.22 Oast Cottage would predominantly be impacted by the SANG to the north (**CD1/16**), which would introduce a level of activity, noise and movement in this very tranquil rural setting, and formalise the agricultural landscape into a woodland park. The formalised planting and perambulations at the higher, south-eastern part of the SANG would detract from the rural setting of the farmhouse, and further isolate the farmstead group from any agricultural context. This would equate to less than substantial harm to the significance of the grade II listed Oast Cottage, at the lower end of the scale.

7.23 The combination of change to the landscape through residential development and SANG areas, characteristics of the indicative layouts, formalised layout and urbanising effects on access all impacts detrimentally on the significance of the heritage assets comprising the farmstead.

Cumulative Impact

7.24 I have set out above how each of the heritage assets relates to the significance of Buckswood Grange as constituent parts of the former Rocks estate. The cumulative effect of effectively surrounding the heritage assets with modern residential development and associated infrastructure would greatly diminish any legibility of the group value of the whole (**Appendix 1**). It would dramatically affect the perception of Buckswood Grange as a large country house on the outer edge of the town and within an extensive landscape of ornamental and functional features which sustained the estate. This elevates the level of harm to Buckswood Grange, such that it would cumulatively be at the moderate level of less than substantial harm and subject to the provisions of Paragraph 202 of the NPPF.

Summary

7.25 I understand that the submitted site layout is indicative at this stage, however, I do not consider that the layout as shown on the illustrative plans would lead to the site being read as a sympathetic development within the setting of the heritage assets. The scale and shape of development would be in sharp contrast to the rural qualities of the area which presently characterises the setting of the assets this side of Rocks Road and Snatts Road, and represents significant urban expansion of Uckfield. Sensitivity to the heritage assets would likely lead to this appearing more isolated from the broader settlement pattern, and more of an intrusion into the historic environment. As such, and given other considerations on the site, it is difficult to see how the quantum of development proposed might be achieved in a manner which would not cause harm to the significance of the heritage assets.

7.26 There is also substantial concern that the accessibility requirements for pedestrians to and from the site will further urbanise the rural character of both Snatts Road and Rocks Road and therefore the setting of the heritage assets, which will be detrimental to their identified individual and group significance(s).

7.27 In these circumstances, it is fundamental to the aims of the NPPF (**CD6/16**) and statutory duty as regards listed buildings as set out in the Planning (Listed Buildings and Conservation Areas) Act 1991, that the understanding of significance, including any contribution made by setting, is properly understood such that the balancing exercise can be fully informed.

7.28 The heritage impacts identified throughout the application have not been addressed in the design of the development, either to avoid or mitigate harm, or better reveal or enhance the significance of the heritage assets. Although it would be possible to address some elements through amendments to the design, the current scheme does not offer any heritage benefits and instead would cause harm to the heritage assets identified by the Council. The planning balance is for the decision maker to determine.

Opportunities to avoid or mitigate harm and enhance and better reveal the significance

7.29 The NPPF (**CD6/16**) sets out an obligation not to prejudice understanding of an asset's significance for future generations, look for opportunities for development within the setting of heritage assts to enhance or better reveal significance, and to avoid or mitigate harm to a heritage asset's conservation wherever possible. Offered without prejudice, some potential improvements to the scheme which might come about from a greater consideration of the heritage sensitivities could include:

- Opportunity to reintroduce some landscape structure and reinstate the historic field boundaries within the development;
- Removal of the development closest to the northern edge of Lake Wood and in the south-east corner of the site;
- Reduction of the density and retention of more open land on the eastern edge at the pedestrian and cycle link, closest to the farmstead group;
- Consideration of how to introduce landscaping and access which might support use of land as SANG and enhance or better reveal aspects of significance incorporating historic land uses and/or character;
- Retention of a buffer between the Woodland Park and the farmstead group;
- Potential restoration of historic features and incorporation into the design – e.g. the continuous route of the carriage drive, reinstatement of the road bridge

and/or reinforcement of the connections between Buckswood Grange and Fir Tree Grove;

- Public interpretation as part of a ‘heritage trail’ within the Site, with wider connections to Uckfield and the Streatfeilds;
- Historic Building Recording of Chicory Cottage.

8 Conclusion

8.1 The Council has refused planning permission for several reasons. One of those, RfR3, sets out that the proposals fail to preserve the settings of the designated heritage assets, and would cause less than substantial harm to their significance through development within their setting(s); and affect the significance of non-designated heritage assets.

8.2 The Council therefore considers the scheme does not meet a number of local and national policies. Namely local policies EN1 and EN27 of the Saved Local Plan 1998 relating to sustainable development and the layout and design of development, as well as DC18 relating to the loss of a property of local character and EN6 which requires development to conserve or enhance the natural beauty and character of the landscape; and broader policies relating to the intrinsic quality of the historic environment in the Core Stagey SP02.

8.3 I have explained that there are heritage assets whose significance would be impacted by the proposals for development within their settings. Although it would be possible to address some elements through amendments to the design, the current scheme does not offer any heritage benefits and instead would cause harm to the heritage assets identified by the Council. The planning balance is for the decision maker to determine.

8.4 The significance of each of the heritage assets has been identified and the impacts discussed. I have also discussed the Appellant's failure to appropriately assess the heritage resource which means that opportunities to enhance or better reveal significance, avoid and/or mitigate harm have not been acknowledged or realised.

8.5 I conclude that the Appeal Scheme is indeed – as the Council alleges – contrary to the various local and national policies cited in RfR3.

Statement of truthfulness and professional endorsement

8.6 Pursuant to Planning Inspectorate guidance 'Procedural Guide: Planning appeals – England Updated 13 June 2023), in particular Section 13 – expert witness, I confirm that the evidence and opinions which I have prepared and provide in this Proof of Evidence herein are my true and professional opinions.

Heather Hall – 25 August 2023

(to be signed if required at opening of Inquiry)

9 Appendices

1. Map of historic features, photo locations and photographs

2. Uckfield & District Preservation Society, Hindsight, Volume 6, Summer 2000 – The Streatfeild Family and the Rocks Estate by Simon Wright pages 46-61

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    c. Extract of Tithe Apportionment relating to Streatfeild lands
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6. Hunter's Pit – photographs from sales particulars

7. OS Map extracts – 1st edition, 2nd edition, 3rd edition, 1975 and 1992

8. Public representations of Mrs M Stephens

9. Public representations of Dr Martin Stenning ('DMS22' dated 12 August 2022 and 'DMS23' dated 20 January 2023)

10. Dictionary of Scottish Architects – DSA Architect Biography Report https://www.scottisharchitects.org.uk/architect_full.php?id=203723

11. Public representation of Vivienne Blandford

12. Sussex Gardens Trust (SGT) and Parks & Gardens UK:

    a. SGT webpage from 26 October 2021 via Way Back Machine Internet Archive: Other Notable Sussex Parks and Gardens List: https://web.archive.org/web/20211026235047/https:/sussexgardenstrust.org.uk/other-notable-parks-and-gardens
    b. SGT webpage from 29 July 2014 via Way Back Machine Internet Archive: Buckwood Grange, (also known as Rocks Park Primary School and The Rocks), Uckfield, England, record ID: 5565

https://web.archive.org/web/20140729160547/http:/www.parksandgardens.org/places-and-people/site/5565/summary

c. Parks & Gardens UK webpage for Buckwood Grange (also known as Rocks Park Primary School, The Rocks): https://www.parksandgardens.org/places/buckwood-grange

13. 1888 Brooker's Guide Directory

14. Chicory Cottage Sales Particulars

15. Charlwood Manor application consultation responses from Senior Heritage Officer and ESCC Archaeologist, under application WD/2018/0780/O

16. Downlands Farm HER Entries:

- MES32152 Downland Farm, Uckfield: Medeival Farmstead https://www.thekeep.info/collections/getrecord/ESHER_MES32152
- MES32153 Downlands Farm Cottages, Uckfield: C19 Farmstead https://www.thekeep.info/collections/getrecord/ESHER_MES32153
- MES38141 Barn at Downlands Farm, Snatts Road, Uckfield: C16 **Building** https://www.thekeep.info/collections/getrecord/ESHER_MES38141
- MES38142 Patridges Oast, Downlands Farm, Uckfield: C19 or earlier Oasthouse https://www.thekeep.info/collections/getrecord/ESHER_MES38142

17. Yeakell and Garder's 1778-83 'Topographical Map of the County of Sussex Divided into Rapes, Deaneries and Hundreds, Planned from an Actual Survey'

18. Thomas Budgen OS Surveyors Drawing for Eridge Park, published 1789-1806 and depicting 1789: https://britishlibrary.oldmapsonline.org/maps/40f01d99-a60c-52c2-a4af-64eeba08499d/view

19. Extract of Mudge's map of 1813

20. Auction particulars of Downlands Estate, extract from the Sussex Advertiser 28 June 1813

21. John Farncombe The Sussex Breed of Cattle in the Nineteenth Century by J. P. Boxall https://bahs.org.uk/AGHR/ARTICLES/20n1a2.pdf

22. Sale particulars of 1873: Downland House with gardens, 15 acres in Uckfield; The Keep reference BUR/2/6/1873/5, as advertised in the Brighton Gazette on the 29th of May 1873: https://www.thekeep.info/collections/getrecord/GB179_BUR_2_6_1873_5

23. Details of record BMW/A/2/33/79, showing transfer of Downland House from executors of JW Scarlett to Richard James Streatfeild, 8 October 1890: https://www.thekeep.info/collections/getrecord/GB179_BMW_A_2_33_79

24. 1951 Sales Particulars map

25. Relevant Planning History and extracts relating to:

- **a.** Partridges, extract of planning approval T/1953/1007/F
- **b.** Gormanston, extracts of planning approvals for T/1953/10747/F, amended as T/1957/219/F

26. Aerial Photographs

27. LBC for Barn conversion including Conservation Officer's comments on planning file relating to WD/1996/2693/F and WD/1996/2943/LB

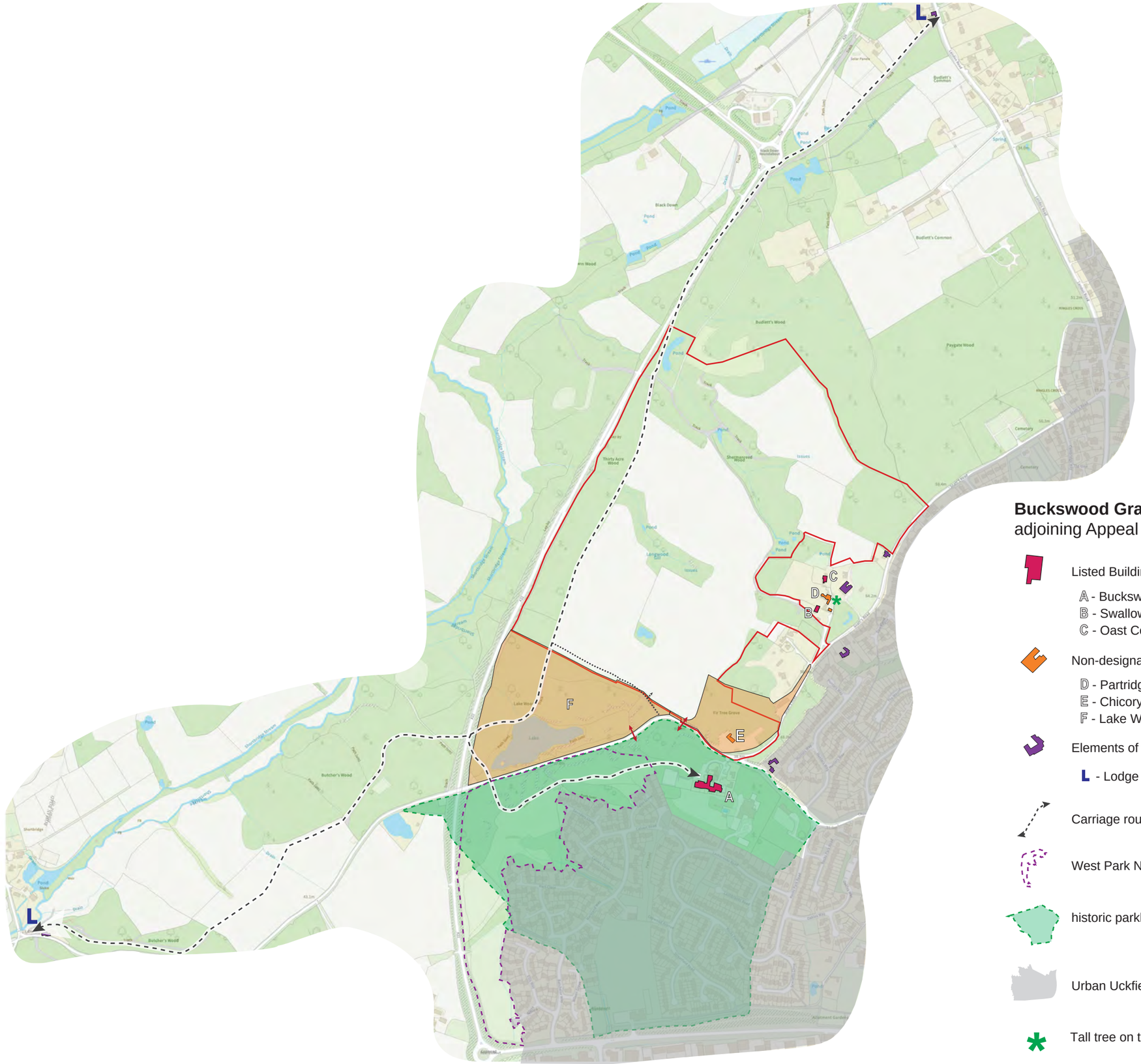
28. Photographs of Partridges Oast, from sales particulars: https://themovemarket.com/tools/propertyprices/partridges-snatts-road-uckfield-tn22-2ar

29. Extract of tithe apportionment for 'Broomy Field', plot 53 of Uckfield Tithe Map

30. Public Representation of Downlands Action Group, 9 September 2022

APPENDIX 1:

Map of historic features, photo locations and photographs



Buckswood Grange and Downlands Farm
adjoining Appeal Site and context

Listed Buildings

- A - Buckswood Grange
- B - Swallow Barn
- C - Oast Cottage

Non-designated heritage assets

- D - Partridges Oast
- E - Chicory Cottage
- F - Lake Wood (including Fir Tree Grove)

Elements of the wider estate (referred to)

- L - Lodge

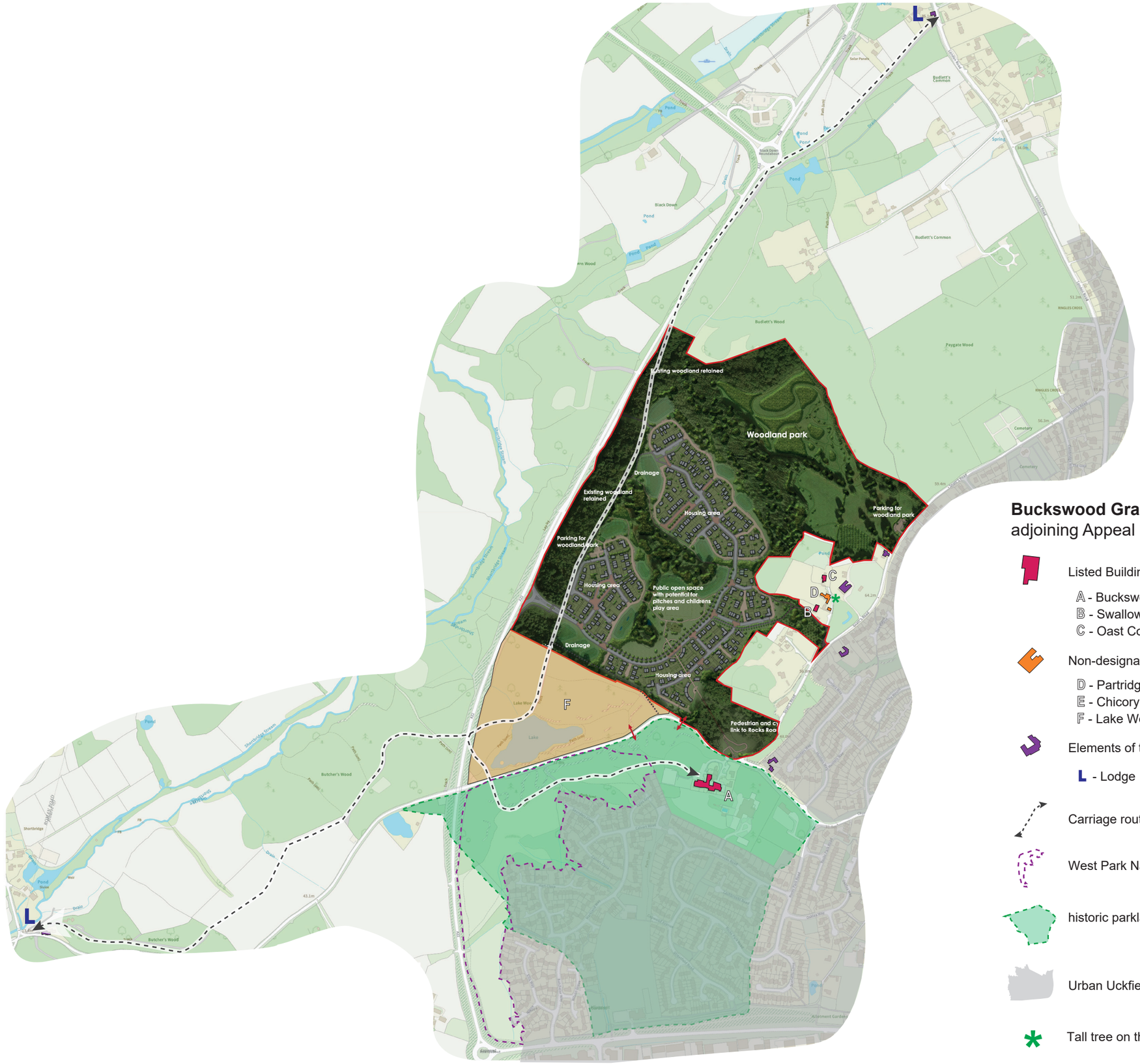
Carriage route

West Park Nature Reserve

historic parkland

Urban Uckfield

Tall tree on the horizon



Buckswood Grange and Downlands Farm
adjoining Appeal Site and context

Listed Buildings
- A - Buckswood Grange
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Carriage route

West Park Nature Reserve

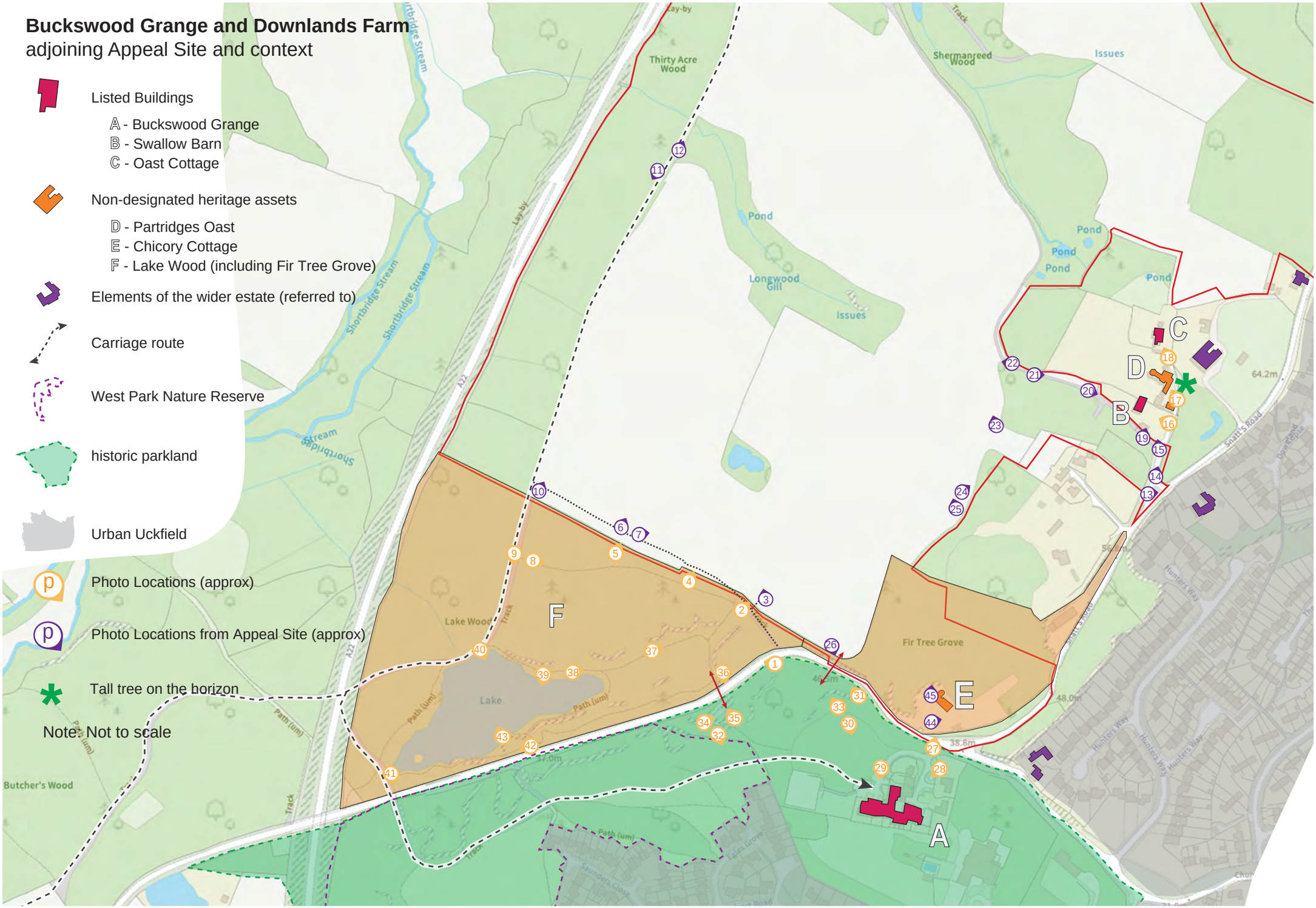
historic parkland

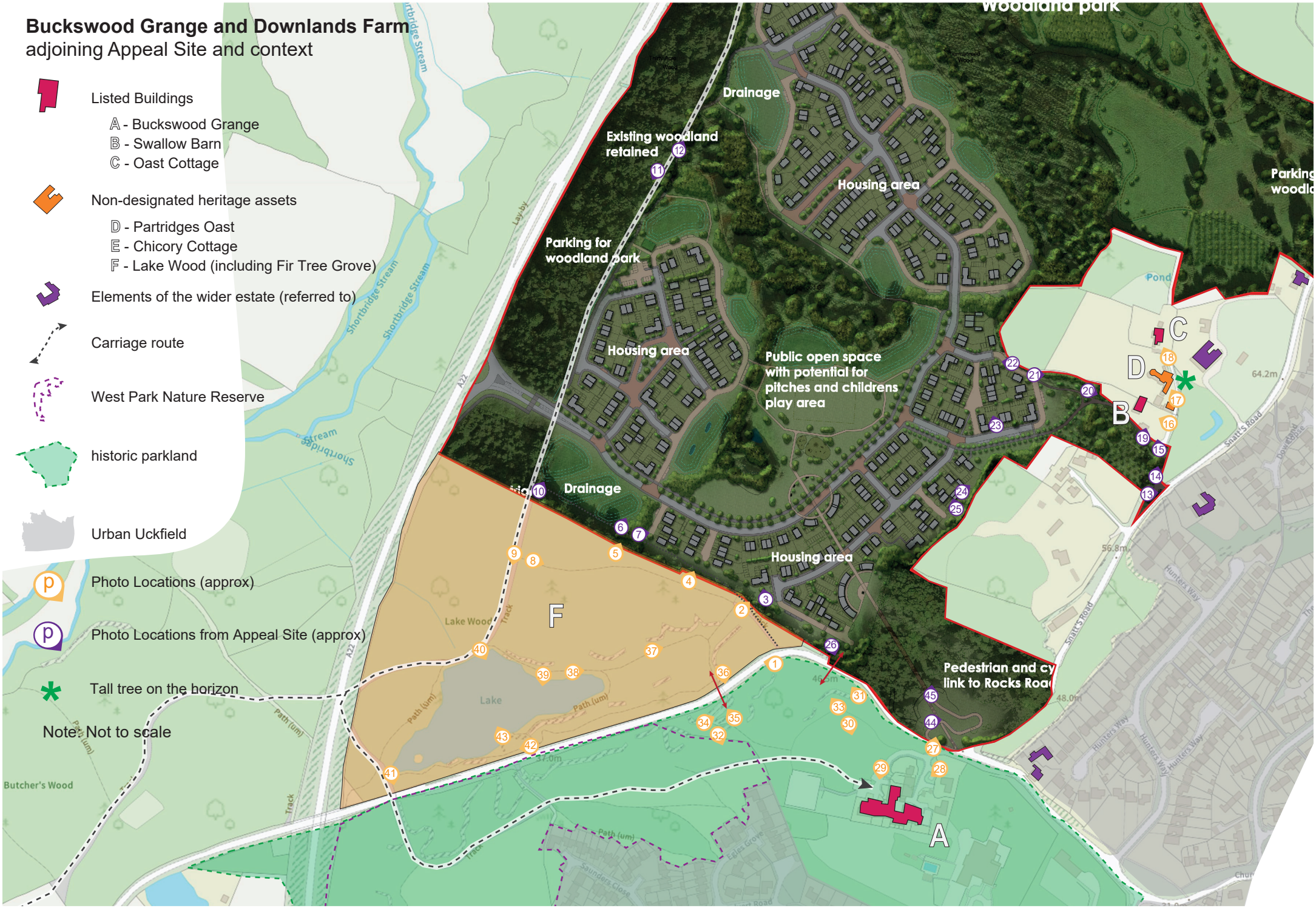
Note: Not to scale

Urban Uckfield

Tall tree on the horizon

Buckswood Grange and Downlands Farm
adjoining Appeal Site and context




Buckswood Grange and Downlands Farm
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Elements of the wider estate (referred to)
Carriage route
West Park Nature Reserve
historic parkland
Urban Uckfield
Photo Locations (approx)
Photo Locations from Appeal Site (approx)
Tall tree on the horizon
Note: Not to scale
Woodland park
Drainage
Existing woodland retained
Housing area
Parking for woodland park
Public open space with potential for pitches and childrens play area
Pedestrian and cy link to Rocks Roa
Pond
Lake Wood
Lake
Butcher's Wood
Shortbridge Stream
A22
Lay-by
Smart's Road
Hunters Way
Path (um)
Track
64.2m
56.8m
48.0m
37.0m



1 – Boundary wall on Rocks Road, enclosing Lake Wood



2 – Historic access between Lake Wood and the Appeal Site, seen on the 2nd Edition OS map (Appendix 7), now a ‘desire line’, and view north from the path at the entrance to Lake Wood, where the development in the south-east corner will be seen through the vegetation



3 – View NW from within the Appeal Site, accessed from the above historic access





4 – Informal ‘desire lines’ and visibility from the northern path in Lake Wood, connecting to the Appeal Site



5 – Desire line linking Lake Wood with the Appeal Site



6 – View north across the Appeal Site from the top of the desire line



7 – View north-east across the Appeal Site towards the Downlands Farm group from the top of the desire line



8 – View east on the upper, northern path within Lake Wood



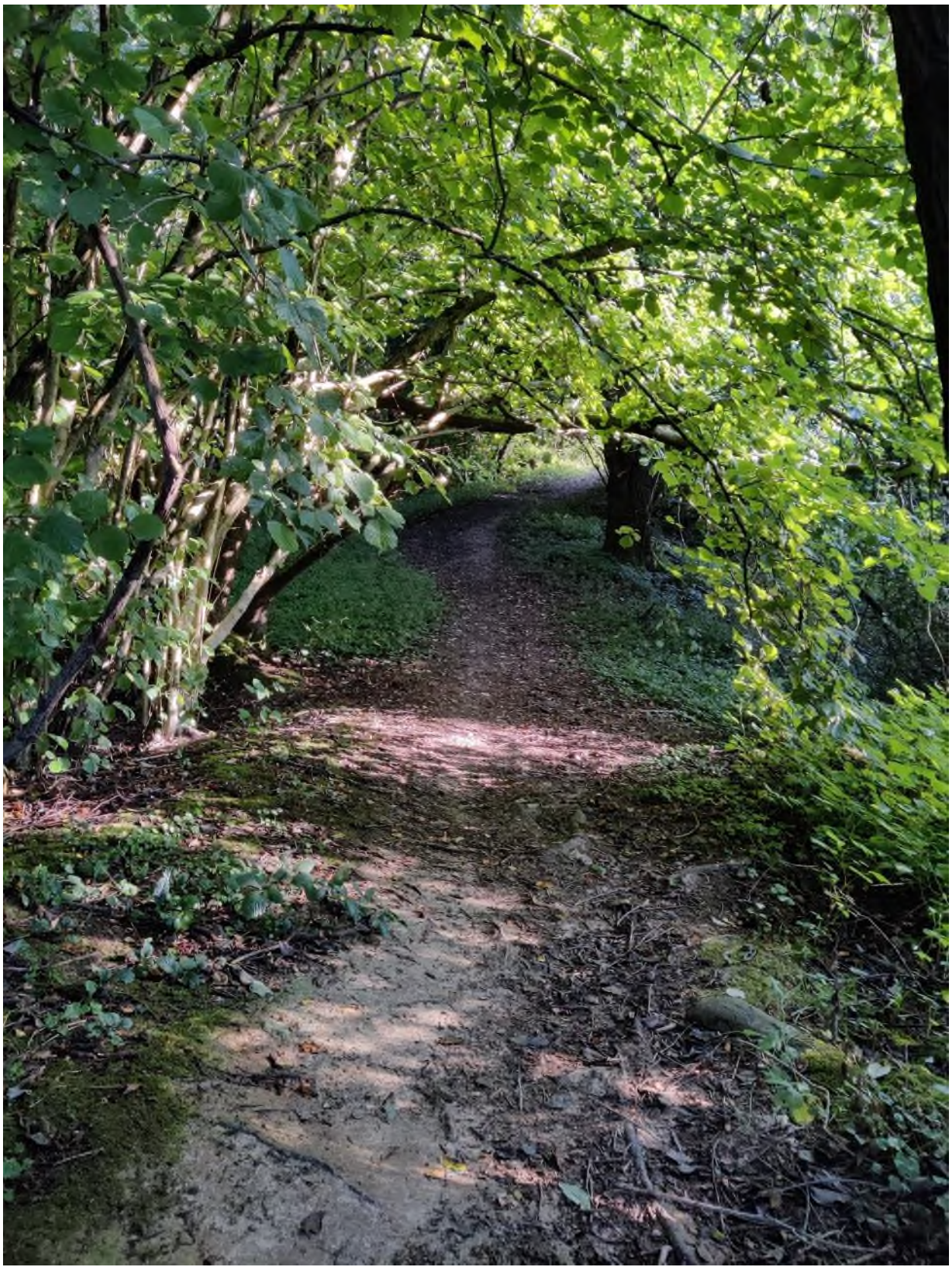
9 – View south along the former carriage drive



10 – View north across the Appeal Site from the former carriage drive where it emerges from Lake Wood



11 – View south along the former carriage drive in Thirty Acre Wood, note the embankments on either side of the route



12 – View north along the former carriage route in Thirty Acre Wood



13 – View east towards Combe Bank from junction of the farm track with Snatts Road



14 – View north along the farm track leading to Downlands Farm



15 – View north-west to Swallow Barn from the top of the proposed pedestrian access



16 – View of Swallow Barn from the former farm track and access to Partridges Oast and Oast Cottage



17 – View of Partridges Oast from the former farm track and access to Oast Cottage



18 – Oast Cottage from the former farm track and access to Swallow Barn and Partridges Oast



19 – View of Swallow Barn outbuilding and Partridges beyond from the proposed pedestrian access



20 – View east towards Downlands Farm group from the proposed pedestrian access, along the former farm track, the roof of Swallow Barn visible



21 – View east towards Downlands Farm group from the proposed pedestrian access, the oast cowl of Partridges visible through the foliage



22 – View west from the bottom of the former farm track, in the location of the proposed pedestrian access



23 – View north-west across the Appeal Site from the eastern boundary



24 – View north-east from high point of the Appeal Site towards the Downlands Farm group



25 – View north-west from the high point of the Appeal Site




26 – Remains of the former footbridge over Rocks Road, as survives on the north (left) and south (right) sides of the road



27 – View north from the entrance to Buckswood Grange, at the Snatts Road/Rocks Road junction



28 – View south/south-west to Buckswood Grange from the entrance off Rocks Road



29 – View south to Buckswood Grange corresponding with the rough location of the historic access

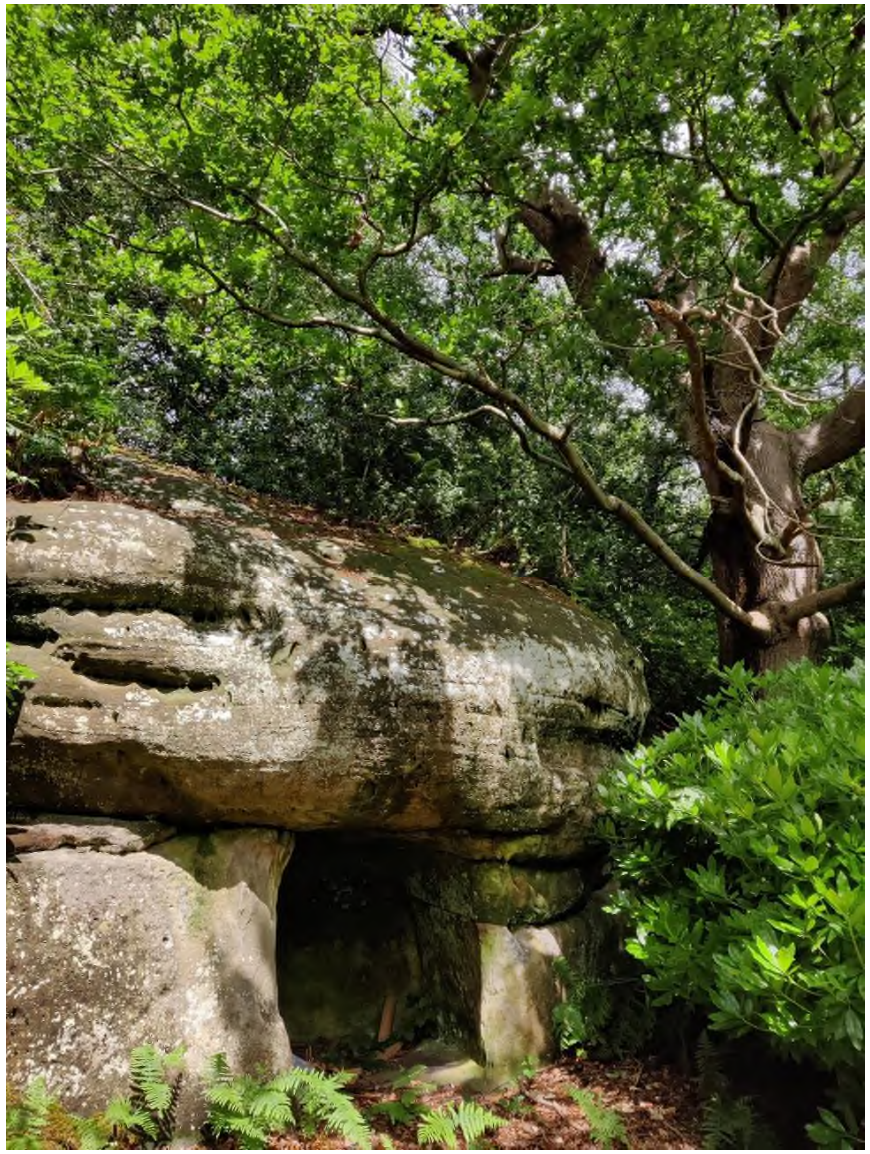


30 – View south/south-east towards Buckswood Grange

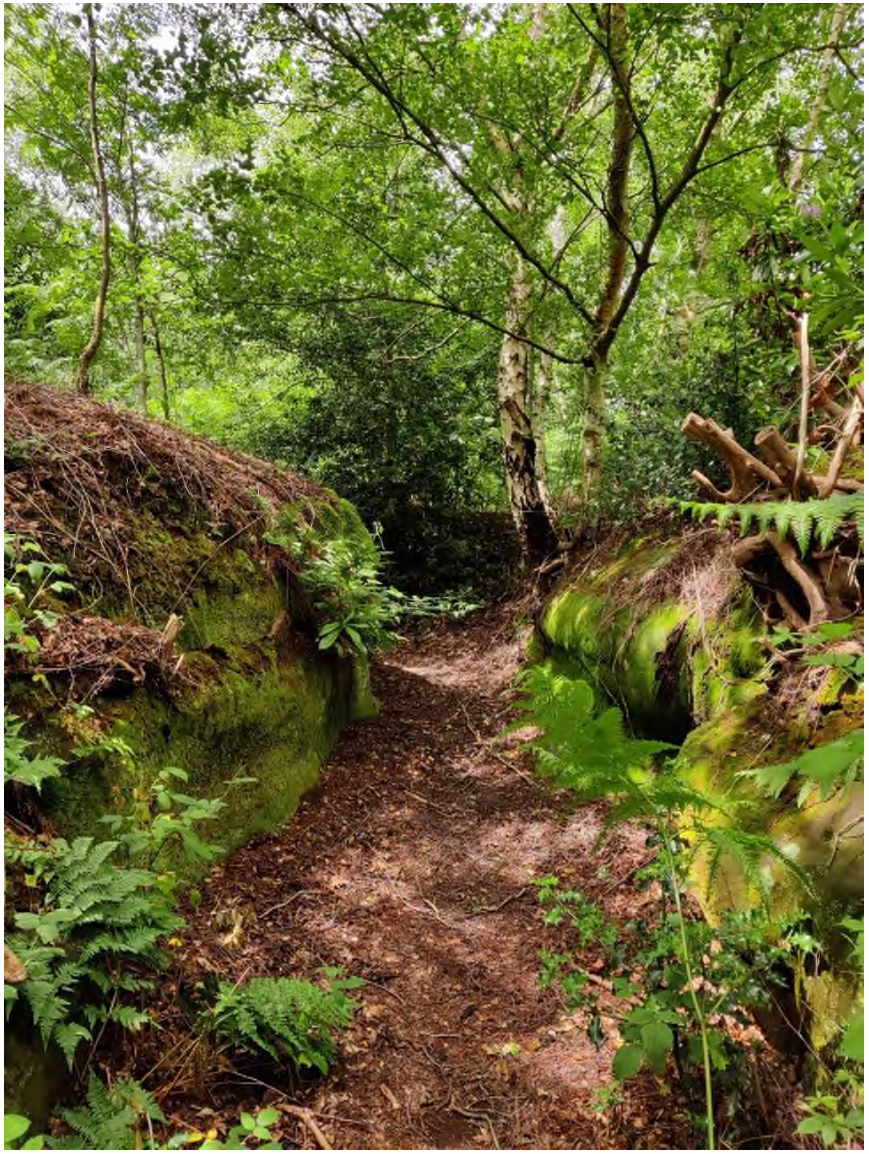


31 – Entrance to the Ice House, within the grounds of Buckswood Grange

32 - View south-east towards Rocks Park Estate West from within the former parkland



33 – Caves and rocky outcrops within the former parkland



34 – Paths carved through rocky outcrops leading to the tunnel





35 and 36 – Tunnel under Rocks Road, seek from the south (left) and north (right) sides



37 – Designed paths through Lake Wood, looking east with rocky outcrops on the left



38 – Designed paths through Lake Wood, looking east with rocky outcrops on the left



39 – View south across the lake from the designed paths, looking towards the boat house and rock outlook



40 – View south across the lake from the route of the carriage drive, wih views towards the boat house and rock outlook



41 – Carriage underpass within Lake Wood



42 – Inner face of the boundary wall and well-used paths



43 – View north-west from the rocky outlook above the boat house, looking towards the carriage route



44 – View north-east in the curtilage of Chicory Cottage





45 – Rocky outcrops in the curtilage of Chicory Cottage

APPENDIX 2:

Uckfield & District Preservation Society, Hindsight, Volume 6, Summer 2000 – The Streatfeild Family and the Rocks Estate by Simon Wright pages 46-61

THE STREATFEILD FAMILY AND THE ROCKS ESTATE

The Streatfeilds are a Kentish family, descending from Robert Streatfeild of Chiddingstone, who married the daughter of Richard Rivers of Penshurst, and who died in 1559, not long after Elizabeth I came to the throne. For most of the succeeding generations the eldest son was christened Henry and duly inherited the Chiddingstone estates. Cadet branches later established themselves at Otford, Walter's Green and elsewhere.

In Sussex Richard Beard of Challoner's, Rottingdean, and Mary had only one child, a daughter, Elizabeth, who, in 1704, married Henry Streatfeild (b. 1679). She bore him seven children, of whom three died in infancy. The eldest of the three surviving sons, Henry, inherited Chiddingstone. The second, Richard Beard Streatfeild, was born in 1709 and in 1738 married Mary Egles, only child and heiress of John Egles of Copwood, Uckfield, and his wife Mary (née Goring) of Barcombe. When John died in 1750 the Copwood Estate came to R.B. Streatfeild. He and Mary had two daughters, Mary and Elizabeth, but they died (1740 and 1741) in infancy.

Meanwhile Henry had married Anne Sidney, daughter of Jocelin, Earl of Leicester. They had two sons, the elder (Henry) duly inheriting Chiddingstone, and the younger, Richard Thomas Streatfeild (b. 1759) becoming the fortunate inheritor of the Copwood Estate on the death of his uncle, R.B. Streatfeild in 1770, though he seems not to have taken over the full occupancy and administration of the estate until the death of his aunt, Mary, in 1789. Not long afterwards he married Jane Esther Ogle, daughter of Admiral Sir Chaloner Ogle, but she died childless in 1796 aged 26. Five years later Richard Thomas married Anne, daughter of Robert Shuttleworth of Barton Lodge, Lancashire. They had seven children, the eldest son being Richard Shuttleworth Streatfeild (born in 1805), the second Sidney Robert (b. 1808) and the youngest, Thomas Brand, who died in infancy. Richard Shuttleworth in 1833 married Charlotte Anne Brown (b. 1812), the daughter of James Brown of Rossington, Yorkshire, and his wife Charlotte. Thus through advantageous marriages what became the Sussex branch of the Streatfeild family had (by the beginning of Queen Victoria's reign) acquired considerable wealth and property.

It is time now to consider the Uckfield estates, their acquisition and management. About 1700 an estate on the west side of the little country town, known as The Rocks, belonged to Jonathan Brooker, married to Mary Mitchelbourne. They had two daughters, Ann, who remained a spinster, and Susannah, Mrs. Kidd. The Copwood Estate lay adjacent to The Rocks immediately to the west. By 1746 it would appear that R.B. Streatfeild and Mary were living on the Copwood Estate. His name and that of his father-in-law are recorded as overseers for Uckfield Parish Church and on John Egles' death in 1750, R.B. Streatfeild inherited the Copwood Estate. He himself died, as we have seen, in 1770, leaving the property on his wife's death to his nephew, Richard Thomas. In 1784 the latter was in a position to buy The Rocks, both the house and the estate, from Ann Brooker and Susannah Kidd (by then a childless widow). In 1789 Mary (née Egles) died and in her will, having first desired to be buried in her husband's family vault at Chiddingstone, confirmed that 'her lands, being Copwood alias Lusham and others in Uckfield, Isfield and Little Horsted' should pass to her nephew, and bequeathed £1,000 each to Henry, Sophia and Harriet, Richard's elder brother and sisters. Richard Thomas was therefore a wealthy landed gentleman when he married Jane Ogle. Exactly when Copwood House burnt down does not seem to be established. It may be that Richard and Jane, on their marriage, moved at once to The Rocks, a handsome Georgian house as a print of c. 1760 shows.

Almost as soon as Richard Thomas had inherited Copwood there followed a development which has so far not been satisfactorily explained or properly understood. Someone apparently applied to have the road leading from Isfield via Buckham Hill to Uckfield diverted. Originally it had passed close, on the northside, to both Copwood and The Rocks. The new route would take the road a good deal further north so that it skirted the south side of the lake, then known as Uckfield Pond. Richard Thomas owned all the land through which both routes ran and when the application was made at Lewes Quarter Sessions, at Easter 1790, the Justices granted a diversion order, satisfied that Richard Thomas

had given his consent to the diversion. If he himself had instigated the change, why was his consent needed? If someone else had made the application what was his motive? As in murder cases, one needs to pose the question, 'Who stood to gain?' Surely only Richard Thomas by having the public highway at a more convenient distance from his two houses. At all events the long straight stretch of roadway that was then constructed must have been welcomed by carters who had urged their teams of horses hauling heavy wagons up from the wharf at Shortbridge.



The straight road

A further development soon followed with the construction of two driveways through the Streatfeild estate. The first extended almost two miles from Shortbridge Lodge through Butchers Wood and Shermanreed Wood to Budletts Lodge on the Uckfield-Maresfield road. The second branched off it at a point west of Uckfield Pond, passed under the newly created road by a tunnel and curled eastwards to form an attractive approach to The Rocks mansion. Richard Thomas must presumably have employed a surveyor for all this work. It seems likely, too, that he created the big dam at the western end of the pond since otherwise heavy rain would have made the driveway unusable. Whether it was he or his son who deepened and extended the pond until it be came a true lake is not certain, but the evidence (particularly Gideon Mantell's observations) strongly suggests that credit should go to the father. He certainly began the very considerable planting of trees, both native and exotic. The western part, known as Rockwood (part of the Copwood estate) had always been woodland but the eastern part, known as the Warren, was wasteland, poorly drained. At all events Richard Thomas had a path constructed running all round the lake and, to me, it sounds as though he got his workmen tunnelling into the big outcrops of sandstone rock, the one on the south side having steps leading down into a grotto from which one looks across to the picturesque outcrop on the north side through which a straight tunnel was carved out. These features were very much in accordance with the Romantic movement of the period.

Gideon Mantell was a physician and surgeon by profession, and a geologist by inclination. He lived and practised in Lewes until he was almost 50 and his journeys took him all over Sussex. In 1818 he began writing his first important work, 'The Fossils of the South Downs'. In September of that year, often accompanied by his wife Mary Ann (née Woodhouse), he set out to determine the extent of the

unfossiliferous ferruginous sand formation and it was in this connection that he first visited The Rocks (October 18th, 1820) in company with his publisher and brother-in-law, Lupton Relfe:

'Rode with Mr. Relfe to 'The Rocks' near Uckfield; we had a delightful ride: the rocks are most picturesque and romantic; it is the most enchanting spot I ever visited. A beautiful shallop [dinghy] *was moored under a natural archway in the rock; the summits were covered by lichens, mosses and ferns, and surmounted by birches, firs, larches etc: before we quitted this lovely lake, the moon had risen, and the reflection in the water heightened if possible the beauties of the scene'.*

In a footnote to this entry in his journal, written a few days later, he remarks: 'The plants we gathered at The Rocks were very interesting; some of them are rare in Sussex – Osmunda Regalis, Antirrhinum cymb. etc.'



Lakewood

At that stage Mantell was still relatively unknown but his discovery of an iguanadon fossil in Tilgate Forest in 1824 greatly enhanced his reputation. On September 12th, 1825, his journal records:

'Dr. and Mrs. Birkbeck and several of their friends called on us and accompanied us to The Rocks at Uckfield, from thence to Fletching and returned to Castle Place by Chailey. We took tea at the Sheffield Arms at Fletching (visited Gibbon's tomb), coffee at my house, and the Dr. and friends left us at ten for Brighton' [Two years later Dr. Birkbeck became the founder of University College, London].

A brief entry for June 5th, 1826, records, *'A grand fete at The Rocks at Uckfield – spent two hours in the evening there'.*

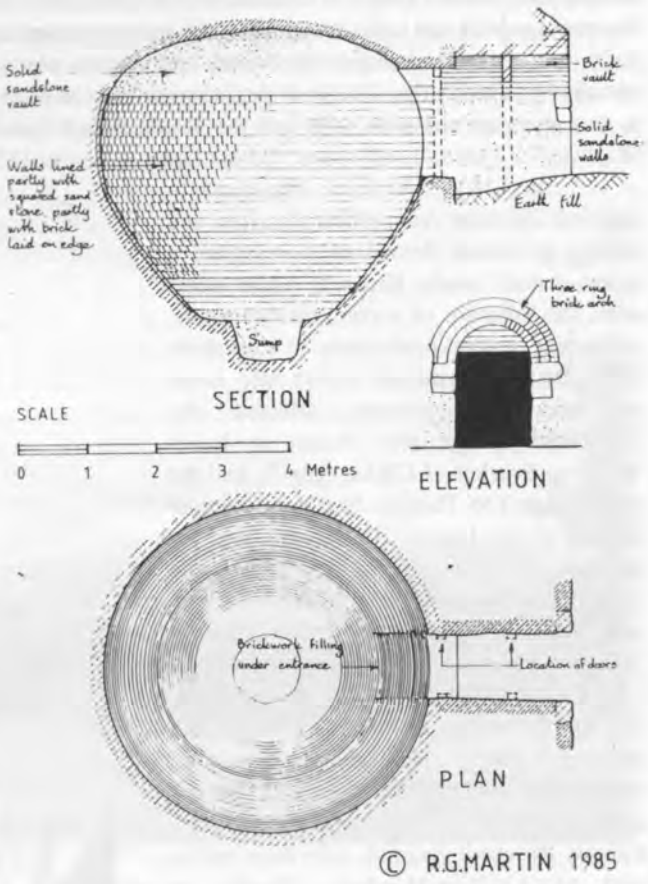
A few years later Dr. Mantell decided that his son, Walter, should board at the little Academy in Church Street, Uckfield, run by the Reverend John Underwood. The entry for August 10th, 1831 reads:

'Drove to Uckfield via Isfield with Mrs. Mantell and Walter to leave the latter at the School of Mr. Underwood. After a delightful drive we called on Mr. W., and then strolled to the rocks; we approached them by the public footway, and as there was no notice to interdict our approach we considered ourselves not intruding; when we reached the borders of the lake a dandy-looking young man who was fishing in a boat on the other side of the water hailed us in an insolent tone and ordered us to quit the premises; I looked on the selfish puppy with the contempt he deserved and would not deign to quarrel with him, but after he had exhausted his fury in hallooing and rowing towards us, we

returned the way we came. The scene was most enchanting; the lake was like a mirror reflecting the rocks and trees which overhung it, not a ripple, not a breath of air to disturb the silent beauty of its bosom. How provoking to be deprived of the enjoyment of such a scene by a selfish upstart boy!"

There was a practical side to these aesthetic effects, too, the lake being the main provider of the supplies of ice needed for the Ice House. Ron Martin, whose drawing it is, cannot date the structure with any accuracy but feels that it is of an early design and therefore more likely to have been intended for use in the 18th century house than its 19th century replacement.

Clearly there was no shortage of money, Richard Thomas acquiring a further number of properties on the west side of Uckfield in the early years of the 19th century. He and Anne, however, were to enjoy only twelve years of marriage, so that Richard Shuttleworth was only eight when his father died (1813) and the youngest child, Gertrude Harriet, was actually born in 1814. Their mother, however, remarried in 1815, her second husband being Richard Prime, a lawyer, of Walberton near Arundel. There are so many accounts of step-fathers manoeuvring young heirs out of their inheritance, or of influencing the mother against her own children that it is refreshing to read of the efforts Richard Prime made on his stepson's behalf.



The Ice house at The Rocks

Whether the Primes divided their time between Walberton and The Rocks we can't be sure but it does appear that Anne herself was responsible for all the Uckfield estate accounts for thirteen years i.e. until Richard Shuttleworth attained his majority. During that time she bore Mr. Prime three children.

Little or nothing seems to be known of Richard's boyhood. At 26 (in 1831) he can hardly have been the 'upstart boy' mentioned by Dr. Mantell. As a young man he is described as being 'gay and handsome, but a little inconsequent as regards money affairs'. He certainly spent a great deal – as did many young heirs – during the course of his Grand Tour, but from the time he attained his majority he clearly began to take his responsibilities seriously. The occasion itself was marked by a Fête Champetre to which not only relations and friends but many of the local people were invited.

He invited the well-known Lewes surveyor, William Figg, to survey and map his entire estate. This task Figg had completed by 1829, the result to be seen at ESRO (ADA 229) in seventeen beautifully delineated maps. These estate plans were no mere ornaments but an essential tool in the running of a large estate. Nine of them depict the Streatfeild holdings in the parishes of Uckfield itself, Maresfield, Isfield and Little Horsted, almost all the property lying to the west of the main road from Lewes through Uckfield to East Grinstead. The scale is given in chains (varying from map to map),

each plot of land is numbered and the numbers correspond to the reference on each map which describes its use and gives its size in acres, rods and perches. Reference no.1 on Map 1 states 'Mansion, Gardens, Yards etc. 1 acre 0 rods 17 perches, and the immediate surroundings, described as 'The Lawn', amount to 43 acres. Map 2 is devoted to Downland Farm, No.5 to part of the Copwood estate including Shortbridge Mill and Lake Wood and No.6 to the remainder of Copwood and Buckham Farm. Not only is the use of the land shown but, where appropriate, previous owners are indicated together with later transfers of ownership. This is of particular interest in Map 7 where Bridge Farm is shown sliced neatly in two by a curved pink strip and the words added 'Sold to the London Brighton and South Coast [Railway]'. That sale, of course, did not take place until 1858.

In 1833 Richard Shuttleworth married Charlotte Ann, eldest daughter and heiress of James Brown of Rossington, a union which made Richard, some years later, the inheritor of a considerable estate, containing several coal mines, in Yorkshire. Charlotte's two younger sisters also made marriages that closely affected the Streatfeild family, one (Anne) to James Williams Scarlett of Gigha, Argyll, and the other (Mary) to Thomas Shiffner (younger brother of Sir Henry, 2nd Baronet, and Sir George, 3rd Bt.). In 1836 Richard and Charlotte's first child, also Charlotte Anne, was born. She was later to marry Charles William O'Hara of Annaghmore and to bear him fourteen children. The second child, Marian Gertrude, arrived in 1840. She married John Blakiston-Houston of Orangefield in Ulster and one of their ten children, Dora, married her distant cousin, Francis Rowland Scarlett, who rose to the rank of Air-Vice-Marshal. Finally, in 1844, there was born the longed-for son and heir, Richard James.

Even before he married it seems that Richard Shuttleworth, not content with the modest Georgian mansion on his estate was thinking of replacing it with something in a grander style.



Anne Shuttleworth Streatfeild (1777 – 1848)

An architect, Sydney Smirke, brother of the more famous Robert Smirke, was engaged to draw up plans. The major difficulty was that the existing house stood on the ideal site for the new mansion. How would the household survive for the minimum of two years in which the old house would be demolished and the new one built?

Fortunately, soon after the birth of the eldest child a solution presented itself: to purchase a nearby property from Richard Hart, known as Downland House, and to live there until the new home was ready for occupation. Richard wrote to tell his mother (now Anne Prime) and received the following reply (November 7th, 1836):

"I will tell you in a few words what Prime, of whose sense and acuteness I know you have a high opinion, thinks of the matter, and then I must urge you to take steps at once to reap the full benefit

of your luck. When I told him on his return home that you had (as I believed) bought the estate for £800 more than its value, he said never mind, it is worth that sacrifice, but when I went on to say I had proposed your moving instantly into Hart's house and leaving (?) the old house standing (you know his way of slapping (?) his knee when he is greatly delighted) he exclaimed, "What a fortunate fellow he is, the purchase will then become absolutely an immense bargain; pray entreat him not to lose a week in moving. He will at once cut down his establishment so I will answer for it he will save £60 a month, and this economy will not have the air of being done from poverty, for if Rothschild himself was the owner of The Rocks he would do no other than inhabit a small house of his own on the spot where he is building".



The Rocks

We must presume that the Streatfeild household did move, only quarter of a mile, to the newly acquired property by the end of 1836 and that the whole of the following year and much of the one after were taken up in the construction of the new mansion. Sydney Smirke, the architect, the youngest of four gifted brothers, never achieved the fame he merited. Everyone knows that it was Robert who planned the British Museum, few remember that it was Sydney who designed the great circular domed Reading Room (1857). And of the thousands who visit the Imperial War Museum every year, how many know it was built as the Royal Bethlehem Hospital for the insane (Bedlam) or that its giant Ionic Portico and Dome were also the work of Sydney Smirke? In addition he reconstructed the Pantheon in Oxford Street (1834), restored the Temple Church, completely rebuilt the Carlton Club (where polished granite columns were first introduced to England) and constructed the fine range of exhibition galleries for Burlington House. Among country houses his best known were probably Thornham Hall and Oakley Park in Suffolk and one of the two houses that replaced the original Gunnersbury Park at Brentford. Of the latter Pevsner comments that 'Smirke's detail is still classical'. Perhaps his weakness was that he adapted too easily to the style his client required. Of The Rocks Pevsner brusqely remarks, 'Red brick, Tudor, with shaped gables. Of no great merit'.

One must form one's own opinion of the merits of Sydney Smirke's designs. It is a substantial building, some 70 feet in length and 55 feet in depth. The ground floor is largely occupied by three reception rooms, with the drawing room (30'x25') the most impressive, together with the study, three

smaller rooms and two staircases, while on the first ('Chamber') floor there are four principal bedrooms. So it is not gigantic but it is certainly imposing. It was completed in 1838 and for almost a hundred years it was the home of the Streatfeilds. It is interesting to compare The Rocks with Walberton House, the home of Richard and Anne Prime, designed by Sydney's elder brother, Sir Robert, of which Pevsner approvingly writes, 'White stucco, plain south front of seven bays with a svelte Doric loggia along the whole length'. Like his father, Richard Shuttleworth was extremely interested in gardens and landscaping. His mother, in 1840, urged him to consult William Sawrey Gilpin, one of the best known landscape gardeners of the day, though then approaching 80. Richard Shuttleworth possessed a copy of 'Practical Hints upon Landscape Gardening', together with 'Some Remarks upon Domestic Architecture as connected with Scenery' (Edinburgh 1835) by W.S. Gilpin, but he did not write any comments of his own on its pages, so we are uncertain to what extent he followed Gilpin's advice. Nevertheless he created and laid out a water garden in Lake Wood and he continued his father's policy of planting a mixture of native and imported trees. The finest of them all to survive, however, a Wellingtonia, could not have arrived before 1853. It stands today in the grounds of Rocks Park Primary School and is claimed as one of the biggest trees in Britain (The Sussex Tree Book: Owen Johnson 1998).

Letters from his step-father to Richard during this period have survived. In one (October 10th, 1839), written while Mr. Prime was staying at the New Steine Hotel in Brighton, he refers to his wife's convalescence:

'My dear Streatfeild

Our Patient goes on well, indeed I might say very well. She is just up, sitting in an easy chair in the opposite Bedroom, but is tired with the exertion of dressing and feels still bilious. However I trust we are on a good high road to Recovery and have only to be quiet, and not try galloping'.

After congratulating himself on the decision to change doctors he goes on:

'But now comes a part of my News which is untoward. Sidney [Richard's younger brother by three years] *and wife unluckily arrived yesterday. He had the precaution to stop at the Gloster Hotel and send me a note concealing his name etc. and Emily* [his younger daughter] *and I have been to them. But as Mama certainly should not be flurried by seeing them till her strength is much more re-established and as they will be eager to see her as soon as maybe, I am greatly afraid of the Interview taking place too soon for her nerves and force. And I must say I think there is a fatality at present attending all Sidney's decisions. If he would only have supplied us with his changes of address from time to time we could have written daily – and the Railroads convey letters to Lancashire in 36 hours only. He has certainly consented not to think of seeing her this week but I should have much preferred his not seeing her till she is really and fully herself again. Even if he had come alone it would not have mattered for he might have gone back again – but with this Burthen* [did he mean Sidney's wife?] *on his shoulders this is expensive.*

'His wife is as plain and ordinary looking a girl as I ever beheld – she is not ugly but she has a total absence of good looks – and to a Woman I should say more than to a Man for when you take her to pieces there is not one single feature (except teeth) that can be pronounced right – her nose is a little queer turned-up bit of stuff – her complexion red tho' her neck fair – and the general expression so very commonplace... Old Cookson is a lucky fellow to get such a Daughter married at 18 – I cannot yet comprehend with what conjuror's secret he has learned to bring it about. And that too with only £10,000 dower. From 20 to 30 I should not consider one penny too much to induce a Man to take her.

¼ to 1 Todd has just been and is very well satisfied with his patient. Says too that her pain since dressing is only a little flatulence and that he will not give her any medicine at present – tho' perhaps he may tonight.

Yours very sincerely. R.P.'

Sidney, one understands, was a worry to all the family and seems to have been constantly in debt. 'Luckily for him he married a very rich wife'.

In a letter next year (September 13th 1840) Richard Prime talks chiefly about horses:

"About Boniface I hope you will allow him a pretty long Repose after the Leman's Essence – for in spite of the doctrine often maintained that you may work a horse while applying it I am convinced that it is better to rest him, not only while applying it, but also for 2 or 3 weeks after the swelling is quite gone down.

We ride and drive daily in the most enviable manner. Mama drives her new Pony and Phaeton while I ride Arthur's chestnut with Gertrude on Isabelle and Emily on Castanette. Arthur's chestnut still whistles, but is greatly improved in flesh, and is a charming Hack, even if he does not make a good hunter.

Mostly truly yours R.P."

A year later the letter (September 13th, 1841), again written from the New Steine Hotel, begins with news of Brutus' treatment by Mr. Sewell, the vet, but then goes on to farming news:

"Pray when you write to Walberton tell us particularly of your harvest. That about Brighton (South side of Hills) is completely finished, Barley, Oats and every thing included. Oats at Walberton the same – that is to say Drewitt finished on Saturday, Collins and Jn. Halsted today, Will Halsted will tomorrow if fine – and Coote has only a little Barley which will want 2 or 3 days more, on account of the mass of clover.

This is winding up gloriously after so nervous and even alarming an appearance as harvest matters had when we came to Brighton a fortnight and 2 days past – when Collins had carried only 1 field and Jr. Halsted had not even reaped half his wheat. But in haste adieu.

Yours very affectly. R.P."

A letter written from Walberton (February 11th, 1842) is entirely taken up with medical advice and shows once more Richard Prime's concern for his stepson:

"My dear Streatfeild

I am very anxious to prevail upon you to get into your chariot and post over to Brighton to take Lawrence's opinion about your knee. Not that I doubt Corey's skill but it is a rule with me whenever a medical man has had a case long under him and does not make a decided impression upon it, to take a fresh opinion. The new person has the advantage of knowing what treatment has failed and therefore endeavours to strike out something different. Whereas the man who had the Case long before him, probably preserves in nearly the same system which he has tried all along, and which the length of time proves not to be very successful.

An injury to the knee is sometimes a very serious affair and to you and me, who like activity and outdoor employment, weeks on the sofa are real miseries, not to mention that they are so adverse to our habits and natures that they disturb the general health.

In a word the value of one's leg and one's outdoors employment is too great for any trouble or expense to weigh against preserving the former as sound and good as possible and enjoying the latter as quickly – and if you stay 4 or 5 days or a week at some Brighton Hotel, while he [Dr. Lawrence] *tries the effect of his measures it is 10 or 20 pounds well spent.*

This is advice given by one who is quite aware that you, like himself, must look twice before you spend any money, since Jonathan [?] *has behaved so dishonestly. But life and limb must be preserved before money. Now, having given some good and wholesome advice, I will add, do not hastily reject it, but pause upon it over your pillow.*

Mostly sincerely yours, R. Prime

Richard Prime wrote (July 26th, 1842) from Wiesbaden, addressing the letter to 'Herr von Streatfeild, Theater Thor No.25, Aachen", where it sounds as though Charlotte had been convalescing:

"We are anxious to hear that Charlotte has taken up her bed and walked. And, if so, you will soon be joining us here, a most charming, healthy and strengthening place. Remember to prefer the Cologne Company to the Dusseldorf Company as to Rhine Steamers. And the 3 Swiss Hotel to the Giant at Coblenz. At this place the 4 Seasons is near us, and good enough, tho' the Rose is perhaps better – now in haste adieu.

Yours most sincerely, R.P."

A letter a few days later is chiefly taken up with possible arrangements for meeting Arthur, *"but as all this is doubtful, just give an eye on Saturday and Sunday to all Englishmen with mustachios"*. Almost at the end of the letter he writes:

"Charles's debts amount to £600 and really it ruins me now that American stocks and even Yorkshire...(?).. Dist. Both fail me. What a lucky fellow you are to have no son. Bless your stars and acknowledge your good fortune. I wish you would take Wiesbaden on your road forwards – it cannot possibly be much out of it. The Water is effecting me prodigious good if I mistake not. Within the last few days I think I perceive great symptoms of it. Anne and G send their very best love to both of you.

Yours very affectionately, R. Prime."

Family news, health bulletins, farming, horses, the countryside, these were the topics of most middle class letters from the Middle Ages up to the First World War. These are unusual, perhaps, only in the affectionate tone used by a step-father to his stepson. Then in 1848 Anne Prime died aged 68 in London, and was buried at Kensal Green Cemetery. She had cared for two husbands, brought up ten children, had been a capable administrator of her first husband's estate and from the evidence we have (books of cooking recipes and remedies for most infant and animal ailments in her own hand) a first-rate manager of household affairs. In addition she was a talented artist with a gift for still lifes and for miniatures of relations and friends. When it is added that she 'adored entertaining neighbours and friends' we have a picture of a woman who was cheerful, efficient and kind.

The following year (1849-50) Richard Shuttleworth served as High Sheriff of Sussex. At the age of 45 he might have looked forward to further honours but on February 1st, 1851, he suffered a fatal accident. In the words of the Sussex Express: 'Mr. Streatfeild had spent the day shooting on his estates with Lord Sheffield, Sir Thomas Wilson Bt. [of Searles] and Sir Henry Shiffner [Thomas's eldest brother]. After shooting, while Mr. Streatfeild was emptying his pocket of game, his gun fell over his shoulder backwards to the ground, upon reaching which it went off and the contents passed completely through the foot from the heel'.

A subsequent report (February 5th) informed readers that when an amputation had been suggested he had said 'No' and had died as a result of tetanus and lockjaw. Not only had he left a widow and three children (the eldest 14) but had failed to make provision for his six-year old son, Richard James. Whether there was a real danger, at that stage, of Sidney Streatfeild inheriting The Rocks estate it is hard to say; certainly a prolonged legal battle could have ruined the family. But for the second time Richard Prime, now a step-grandfather, combined family affection with legal acumen. Not only did Richard James inherit the considerable estates but he had Richard Prime to oversee their administration. The widow, Charlotte, also had the support of her mother, Charlotte Brown, who came to make her home at The Rocks where she died in 1858. We learn this from the census (April 1851) which, after listing Mrs. Streatfeild and her three children and Mrs. Brown goes on to enumerate the full household beginning with the housekeeper, Sarah Rose, a 36 year old widow, the butler, Thomas Burton (48), a governess, Jenny Curchod (27), two footmen, James Thomas and Henry Artis (?), two ladies' maids, Charlotte Cowling and Frances Beynow, an upper housemaid, Sarah Lowe, and an under housemaid, Miss Allchin, a nursemaid, Anne Gillham, a laundry maid, Lucy Pitt, dairy maid, Elizabeth Butcher, a kitchen maid, Elizabeth Pulton, and an undergroom, George Brooker, all except the butler and the two widows unmarried. The absence of a cook is not easily explained, even if only temporary; otherwise it is much the household to be expected for a family of that standing.

A year earlier, as recorded on a parchment contained in a bottle buried under the foundation stone, 'Uckfield Parochial Schools. This stone was laid by Mrs. Richard Shuttleworth Streatfeild, April 23rd, 1850'. In the splendidly solemn report which appeared in the Sussex Express:

'On Tuesday last the interesting ceremony of laying the first stone took place. It was preceded by Divine Service at the parish church... the lord Bishop of the Diocese having arrived from London for the purpose of presiding at the solemnity. A sermon appropriate to the occasion was preached by the incumbent of the parish [a distant cousin, the Rev. John Streatfeild, a widower of 54 who lived at Coombe Bank with his two daughters, Catherine and Ellen, and an unmarried sister, Jane] and at the

close of the service the children of the National School [followed by] the congregation proceeded to the ground. The incumbent having first read the 127th Psalm..., the lady of R.S. Streatfeild, Esq., of The Rocks, who has most liberally contributed £200 to the building fund, performed the customary masonic duties under the direction of Mr. R. Cheale, jun., the architect, with feminine grace and considerable dexterity'.



Uckfield Parochial School

Subsequently the Bishop and 'those [clergy] who had come from the surrounding parishes for the express purpose of being present at the ceremony' made their way to The Rocks where Mr. Streatfeild had ('with genuine English hospitality') 'provided a handsome collation'.

When the railway from Lewes to Uckfield was planned (1857) Mrs. Streatfeild received £2,444 10/- as compensation for the loss of land belonging to Bridge Farm.

The next census (1861) reveals a very different situation at The Rocks. Richard James, deprived of his father at the age of six, lost both his mother and grandmother seven years later. His grandmother died at The Rocks, on February 27th, 1858, and her daughter, at Nice, on April 10th, aged 45. Young Richard, still only 14, was in no position to administer estates in Sussex and Yorkshire amounting to over 5000 acres, the latter including valuable coal-mines, especially in view of the death of Richard Prime in 1866. It was now that the Shiffner family came to the rescue with Thomas Shiffner, aged 64 (in 1861) a J.P. and Deputy Lieutenant of Sussex, and his wife Mary, aged 45, moving into The Rocks with their two daughters, Emily (18) and Anne (15). Richard himself was then the only Streatfeild actually living in the house. Almost the entire domestic staff had changed, too, with only Thomas Burton staying on, or being kept on, as butler. This is scarcely surprising, and certainly not sinister, when we remember that the staff of most great country houses was made up of young unmarried men and women. When the girls got married their chief concern in life was to look after their husbands and children, the husbands themselves (unless offered a senior post on the estate) looking for a better-paid opening in the outside world. One example of the former is provided by William Watson (Estate Carpenter). In 1851 we find him and his wife, daughter and son living at Rocks Warren Cottage. Ten years later the only changes are that the elder daughter (27) has returned home to work as a dressmaker while the younger, Fanny (22) is a housemaid living at The Rocks. William died in 1870,

aged 69, having been 'Head Carpenter on The Rocks Estate for 26 years' (Gravestone inscription). His wife lived another 15 years, while his son, also William, succeeded as Estate Carpenter.

What is not clear is the form Richard James's education took. In 1851 at the time of his father's death there had been a young governess, Jenny Curchod. In the ordinary course of events Richard would have gone as a boarder to prep school at 8 or 9 and to public school four or five years later. The 1861 census shows a 41 year governess, Anna Maria Schmuck, but she may well have come with the Shiffners to teach Emily and Anne. If the census was taken during the Easter holidays Richard could well have been at home anyway. We know very little about the first twenty years of his life, other than the family tragedies already recorded. Somewhere about 1863 he was commissioned into the 5th Dragoon Guards but since it was rare for a young officer to receive permission to get married it seems unlikely that he remained long in the army.

In 1865 (October 24th) Richard married 21 year old Mary Williams Scarlett, the daughter of James Williams Scarlett and his wife, Anne Rhodes Brown, the sister of Richard's mother, Charlotte. Their daughter, and as it proved only child, Annette, was born the following year. Thereafter Richard's concerns and activities were centred on his Uckfield and Yorkshire estates and on his public commitments in Sussex. His military connection, however, he maintained when he took a commission in the Yorkshire Dragoon Yeomanry in the rank of major.

His involvement in Uckfield and Sussex affairs began soon after his marriage. In 1866 he became a member of the Board of Guardians and a J.P. For 60 years (1870-1930) he was an active Governor of Uckfield Grammar School and even at the age of 88 he put up 'a strenuous fight' against its closure. From 1871 (when the Local Government Act was passed) onwards he was increasingly involved in local administration, especially after 1888 when elected county councils took over the administrative duties previously handled by J.P.s.



Richard J Streatfeild

When Uckfield Urban District Council was set up in 1895, Richard was its obvious chairman and a photograph of the Council taken two years later shows R.J. Streatfeild seated in the centre, surrounded by most of the Uckfield notables of the day including S.S. Avis, Benjamin Ware, Robert Thornton, Edwin Kenward, William Dendy and Charles Dawson. Richard remained chairman till 1920.

The census of 1871 once more reveals an almost complete change from that of 1861, Richard himself being the only common factor. He and Mary and their daughter, Annette, head the list. Everyone else was unmarried and all except the housekeeper were under 30. The latter, Charlotte Cowling (63), came from Leeds, the cook, Annie Diarmaid (24) from Wick and Jane Marshall, the Lady's Maid (24) from Nottinghamshire, and only Mercy Muddle (14), Nursery maid, of the servants was Uckfield born. At the various estate cottages, either on the Rocks Estate itself or at Copwood lived

families of employees. William Boniface (Coachman) and Mary, George Fleet (Head Gardener) and Martha, Charles Muddle (Milkman) and Mercy, together with Amos Durrant and Caroline, Thomas Miles and Sarah, both the latter men being farm workers.

A keen sportsman, Richard held the Mastership of the Southdown Hunt for ten years from 1871. He was President of the Uckfield Cricket Club for many years (their ground was in Rocks Park) and of the Horticultural Society, and seeing the need for recreational space for the townsfolk he gave (technically on a 999 year lease) the Victoria Pleasure Ground to the town to mark the Queen's Diamond Jubilee. Work needed to be done to make the five-acre field ready for cricket, football, stoolball and other sports and, finally, June 28th, 1899, was the day chosen for the opening. To quote from a report compiled from the local press: 'The proceedings commenced with the formation of a procession at the Maidens Head Hotel at 2.30. The Town Band and the Chailey Industrial School contributed the music and the spectacular element was supplied by the Fire Brigade and the recently formed detachment of Volunteers, and the banners of the various Friendly Societies. The procession proceeded to the band stand [on the Pleasure Ground] and on it were Mr. Streatfeild, Mrs. and Miss Streatfeild, the Misses Scarlett and the Members of the Urban District Council.



Gala Day June 28th 1899

Mr. Streatfeild then addressed the large crowd [saying] they had felt that Uckfield should not be without some lasting record of the sixtieth year of the Queen's reign... Children who had taken part in the first Jubilee procession had reached man's estate, and other children had been born and had reached an age when they might ask... why time after time they called attention to the Queen's long reign. The answer... was that not only was the reign of Queen Victoria the longest on record, but it was the reign of the best Sovereign who had ever sat on the throne of this or any other country (Applause). She had upheld the dignity of the Crown without encroaching by one hairbreadth upon the liberty of her people (Applause). That was the reason... why they could not say too often "God save the Queen". (Applause). It was now his duty to declare the ground open.

At the conclusion of Mr. Streatfeild's speech the Volunteers fired a feu de joie and cheers were heartily given for the Queen.

Richard James Streatfeild deserves to be remembered best as a generous benefactor of his native town. In 1881, at a time when both anaesthetics and antiseptic surgery were still novel concepts

and when the nearest hospital was at Brighton, he gave Uckfield its original Cottage Hospital on the northern outskirts of the Town. The spirit of the enterprise was that of voluntary service, since it was run by a committee all of whom gave their services without payment. Streatfeild himself acted as Treasurer with the solicitor, E.O. Langham, as Secretary, Doctors Lucas and Langdale as Medical Officers and the Rector's daughter, Miss Cardale, as Lady Superintendent. The annual cost was thus kept down to about £250 p.a. (which included £4 p.a., the wages of the sole nurse), a sum met by voluntary contributions, donations and patients' fees, the latter not to exceed 7/6d per week.

When Richard first began serving as a magistrate the court was held in an upper room of the Maiden's Head and he may well have felt that 'the proximity of alcohol detracted somewhat from the solemnity of the proceedings'. At all events he donated land on the west side of the High Street, a public company was formed to raise the necessary capital and in 1877 the Public Hall was built. In it the Magistrates' Court was held weekly for 117 years, the building being used at other times for public meetings, plays and concerts. The Uckfield Institute (the 'Holly Bush'), Christ Church at Ridgewood (in conjunction with the Rev. Edward Cardale) and the Infants' School, also at Ridgewood, also came into existence as a result of Richard Streatfeild's munificence.



Public Hall

Mary Streatfeild died in 1903, aged 59. One suspects that her health had never been robust, as evidence the one child. Ironically her two sisters-in-law, Charlotte Anne, married to Colonel O'Hara, and Marian Gertrude, married to John Blakiston-Houston of Orangefield, Ulster, each had around a dozen children. Even before Mary's death Richard had been in the habit of moving his family and much of his household up to Yorkshire where they occupied his other home, Rossington Hall, near Doncaster, for half of every year. This would presumably not have started before 1881 when he gave up his mastership of the Southdown Hunt. The purpose of this migration was principally the hunting and shooting, which the Yorkshire estate afforded, with the supply of local coal forming a bonus. The 'migration' was achieved entirely by train and from a Brighton and South Coast Railway special traffic notice (May 30th, 1908) it is possible to gauge the scale of the operation which involved nine G.N.R. Co's vacuum-fitted vehicles. There was, in fact, a railway station at Rossington but it appears that the station at Bawtry was the one used. The Streatfeild equipage would have included horses and a vast amount of luggage which Rossington could not have handled. The Great Northern Railway vehicles

apparently made the entire journey from Bawtry to Uckfield but from Battersea Yard B & SCR locomotives hauled the train (via Lewes) to Uckfield. The railway also enabled a wagon-load of Rossington coal to be despatched to The Rocks for the benefit of the household staff who remained there for the winter and the estate workers.

With the outbreak of the First World War this practice came to an end and was probably never resumed (R.J.S. was 74 in 1918). Richard's military background led him to raise and command the Uckfield Company of the National Reserve (forerunner of the Home Guard) and to become chairman of the district emergency committee charged with planning the action to be taken in the event of invasion by German troops. Instructions (unfortunately not dated) were posted stating that:

"The Civil Population, not acting as Special Constables or in helping the Military, should be prepared to move, probably in a north-westerly direction.

1. Each person should take with them food for two days and a blanket.
2. All main roads must be avoided, especially those to London.
3. Owners of spare Vehicles will be expected to assist in the removal of infirm persons and young children.
4. It is very important that the surnames of children should be sewn into their clothing, as in France and Belgium many small children who got separated from their parents have never been identified."

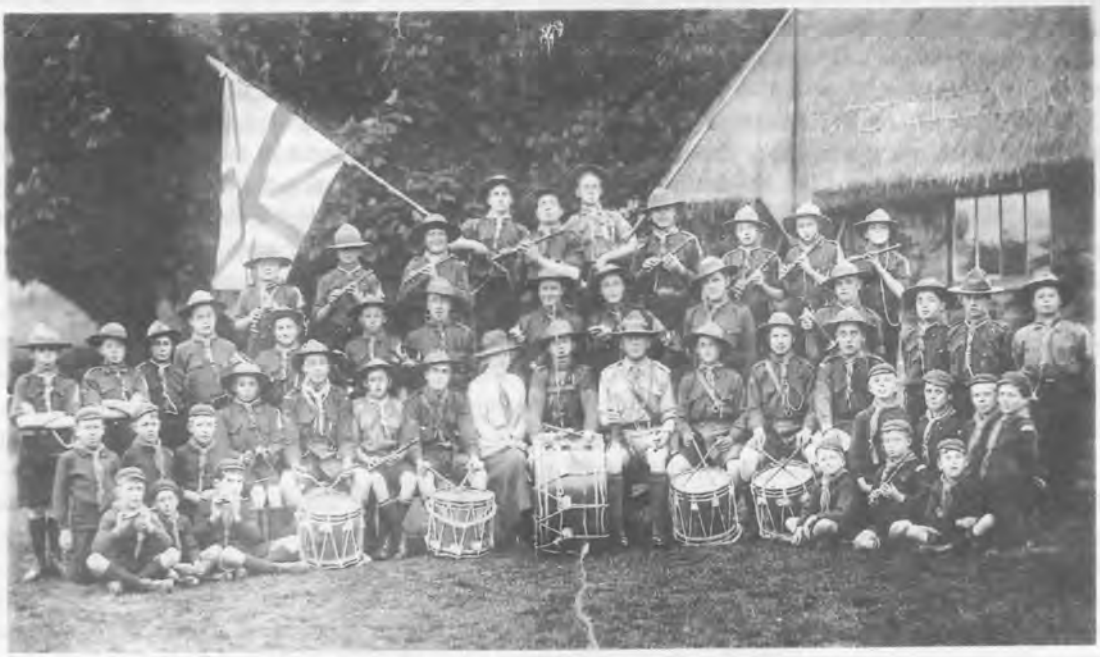
Further instructions covered farming stock, forage and vehicles, the instructions ending: "It must be clearly understood that none of the above steps are to be taken except on the orders of the Military Authorities".

After the war he gave up the chairmanship of Uckfield U.D.C. but continued to serve as a magistrate, as chairman of the Cottage Hospital and as President of the Uckfield British Legion almost up to the time of his death. He died at The Rocks on July 31st, 1931, and from there his coffin was borne on an estate wagon to his funeral at Holy Cross Church.

Annette Streatfeild inherited all her father's estates in Sussex and in Yorkshire. She maintained the tradition of spending time at Rossington each year though her visits were considerably shorter. The Rocks was her real home though even here she seems to have led a rather solitary life. Although looked after by a staff of eight she entertained very little and did not mix in local society. Her sole regular visitor appears to have been her cousin Dora Scarlett, third daughter of John Blakiston-Houston and (after 1934) the widow of Air Vice-Marshal Francis Rowland Scarlett and in spite of the large staff she lived a relatively frugal existence. She did however enjoy the use of the house's only bathroom. Annette, however is (still) best remembered for her leadership of the Wolf Cub Pack. As a photograph of 1919 shows, the 1st Uckfield Group, Boy Scouts and Wolf Cubs, under the leadership of George Wheatley, was a flourishing outfit, rightly proud of its two bands, Fife and Drum, and Bugle. The troop met in the former cricket pavilion in the grounds of The Rocks, when the cricket club moved to the Victoria Pleasure Ground. 1st Uckfield was formed in 1908 and it was Annette herself who started the Wolf Cub pack which she ran for many years. She seems to have gained the greatest satisfaction of a somewhat lonely life from her involvement with the Cubs. By the time of her father's death she was 65 and probably content just to live quietly. She died at The Rocks on April 11th, 1937, aged 70.

Annette left her entire Sussex estate to the second son of her cousin and great friend, Dora. James Rowland Scarlett, like his father, attained the rank of Air Vice-Marshal. He took the additional surname Streatfeild and prepared to put the estate on the market. At that point W.A. Clark of St. John Smith, stepped in. He persuaded a consortium of four local businessmen to buy all 2,115 acres and then, having divided the estate up into 118 small lots they offered it for sale at auction, which was held on November 24th, 1938, at the Public Hall. The sale included 14 dairy and mixed farms and small holdings, business premises and ninety cottages, thus enabling tenant farmers, and many of the towns people, to buy their own properties. The Air Vice-Marshal himself bought The Rocks mansion and a

good deal of land, including Lake Wood, and he installed his mother in the big house. She lived there for a short time but the house was requisitioned by the Army in 1940.



Annette Streatfeild with the 1st Uckfield Group (1919)

In 1942, no longer needed for military purposes, the house and its immediate land were leased to Miss Fairbairn, owner of a school, then at Crawley (where Pamela Mountbatten had been a boarder), called 'Buckswood Grange' and the school took over The Rocks and remained there until 1979, when it was compulsorily purchased by the County Council.

Three days after the Second World War ended A.V.M. James Scarlett-Streatfeild was killed (not in action but on Active Service) while flying to the liberation of Norway. He was 36 and seemed destined for the highest commands. The Rocks and its surviving estate passed to his younger brother, Commander Norman Scarlett-Streatfeild D.S.C. In November 1940 'Blood' Scarlett had flown as observer for Lt. Commander Williamson, C.O. of 815 Squadron, who led the first striking force of torpedo-carrying Fairey Swordfish on the Italian naval base at Taranto, one of the epics of the war at sea. His torpedo struck and sank the battleship 'Conti di Cavour' but the aircraft crashed and both men spent the rest of the war as P.O.W.s.

After the war Cdr. Scarlett-Streatfeild lived at Coombe Banks but after a posting to the West Country he found, on his return and with a growing family, that the house had become too small and he moved to Wiltshire. He continued to take a great interest in Uckfield and in Lake Wood which he still owned, but after the hurricane of October, 1987, the family lacked the money to repair the devastation. Lake Wood was then endowed and given to the Woodland Trust in memory of Pamela Scarlett-Streatfeild. With great sensitivity and considerable expertise and with the help of volunteer working parties, a programme of restoration was undertaken by the Trust. The lake with its beautiful surroundings of trees and rocks can now be enjoyed by the public at all seasons of the year. Meanwhile the County Council, after leaving the big house empty for a year, sold it to Michael Reiser who opened a new school, but under its former name of Buckswood Grange. In January 2000 it became Buckswood School under the headship of Giles Sutton. Thus, after many changes of ownership, the core of the estate created by the Streatfeild family enters a new millennium in full vigour and still able to play a valued part in Uckfield life.



Buckswood Grange

The material for this account has been drawn from a variety of sources. John Eyre was a very great help in giving me information about Richard Prime. For information about Lake Wood I am indebted to the late Pamela Scarlett-Streatfeild and to Martyn Stenning. Ron Martin has most kindly allowed me to reproduce his meticulous drawings of The Rocks ice house. Jeremy Clark told me about the arrangements for the 1938 auction. I made use of the research carried out by Helen Thompson and also of the article by Marjorie Stubbs which appeared in '***HINDSIGHT***' 2. A chance encounter when the owner of Weekes Newsagent was staying in Ireland put me in touch with Sheela Kitchin, a descendant of Charles O'Hara, who has been a great help over the Irish connections. Mrs Sarah Brocklebank most kindly read the article and suggested some alterations. Even so I am conscious of many gaps in my account and of information in our possession I have not been able to use. A great deal of material relating to the Streatfeild family and The Rocks estate has been lodged at E.S.R.O. and awaits research. I hope this article will stimulate an investigator to undertake it.

SIMON WRIGHT

LIFE IN 18TH CENTURY SUSSEX

April 10th, 1797. One day last week a man named Badcock of Isfield, got drunk and beat his wife in a manner which incented the other good wives of the parish to such a degree that they immediately assembled, 17 in number, seized upon the masculine offender, and tossed him in a blanket 'till they were heartily tired of the discipline; after which they threw him into an adjacent horse pond amidst the shouts of a little multitude, who had become spectators of this summary mode of punishing a bad husband.

APPENDIX 3:

1841 Uckfield Tithe Map

a. **Extract of map showing The Rocks estate**
b. **Extract of map showing Shortbridge Lodge (plot 97) with extract of apportionment**
c. **Extract of Tithe Apportionment relating to Streatfeild lands**
d. **Figure 1, Annotated Tithe Map (full size)**


MARESFIELD
CHINGS

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Plot 97, house and garden, in Uckfield; [not stated]

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Hierarchy

Title:
Plot 97, house and garden, in Uckfield; [not stated]

Date:
10 Aug 1841

Creator:
Tithe Commissioners for England and Wales

Repository:
East Sussex Record Office

ESRO reference:
TDE 33/2/97

Level:
Item

Description:
Farm name, etc: Shortbridge Lodge
Landowner: STREATFEILD, Richard Shuttleworth
Occupier: CHAMBERS, William
Area: 0 acres 1 rods 17 perches (0.35625 acres)

Remarks:

Page in apportionment: 18

Creator(s)

Tithe Commissioners for England and Wales

Biography [show]

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Sluice Bridge

EXTRACTS FROM THE UCKFIELD TITHE APPORTIONMENT – colours keyed to the map shown on Figure 1

DOWNLAND FARM:

PLOT	OWNER SURNAME	OWNER FIRST NAME	OCCUPIER SURNAME	OCCUPIER FIRST NAME	FARM NAME	DESCRIPTION	CULTIVATION
22	Streatfeild	Richard Shuttleworth	Brooker	Napkin	Downland	No Mans Land	Pasture
23	Streatfeild	Richard Shuttleworth	Brooker	Napkin	Downland	Day Field	Pasture
24	Streatfeild	Richard Shuttleworth	Brooker	Napkin	Downland	By Field Brook	Pasture
25	Streatfeild	Richard Shuttleworth	Brooker	Napkin	Downland	Uckfield Acre	Pasture
50	**Farncombe**	**Mary**	**Farncombe**	**Mary**	**Downland**	**House, garden and lawn**	**No data**
51	**Streatfeild**	**Richard Shuttleworth**	**Brooker**	**Napkin**	**Downland**	**Yards and buildings**	**No data**
52	**Streatfeild**	**Richard Shuttleworth**	**Brooker**	**Napkin**	**Downland**	**House and garden**	**No data**
53	Streatfeild	Richard Shuttleworth	Brooker	Napkin	Downland	Broomy Field	Hops and arable
54	Streatfeild	Richard Shuttleworth	Brooker	Napkin	Downland	Orchard	Orchard
55	Streatfeild	Richard Shuttleworth	Brooker	Napkin	Downland	Long Field	Arable
56	Streatfeild	Richard Shuttleworth	Brooker	Napkin	Downland	Middle Field	Meadow
57	Streatfeild	Richard Shuttleworth	Brooker	Napkin	Downland	Lower Field	Pasture
59	Streatfeild	Richard Shuttleworth	Brooker	Napkin	Downland	Barn Field	Meadow
66	Streatfeild	Richard Shuttleworth	Brooker	Napkin	Downland	North Meadow	Arable
67	Streatfeild	Richard Shuttleworth	Brooker	Napkin	Downland	Beechy Pit	Arable
69	Streatfeild	Richard Shuttleworth	Brooker	Napkin	Downland	Hollow Field	Arable
70	Streatfeild	Richard Shuttleworth	Brooker	Napkin	Downland	Gate Field	Arable
71	Streatfeild	Richard Shuttleworth	Brooker	Napkin	Downland	Little Ox Pasture	Pasture
72	Streatfeild	Richard Shuttleworth	Brooker	Napkin	Downland	Holly Banks	Pasture and Rough
73	Streatfeild	Richard Shuttleworth	Brooker	Napkin	Downland	Upper and Lower Fairhazel	Pasture
510	Streatfeild	Richard Shuttleworth	Brooker	Napkin	Downland	No Mans Slip	Pasture
511	Streatfeild	Richard Shuttleworth	Brooker	Napkin	Downland	Shaw	Wood

BRIDGE FARM (DOWLANDS FARM COTTAGES):

PLOT	OWNER SURNAME	OWNER FIRST NAME	OCCUPIER SURNAME	OCCUPIER FIRST NAME	FARM NAME	DESCRIPTION	CULTIVATION
48½	Streatfeild	Richard Shuttleworth	Hart	Richard	Bridge Farm	Oasthouse	No data
60	Streatfeild	Richard Shuttleworth	Hart	Richard	Bridge Farm	Hop Garden Field	Hops
61	Streatfeild	Richard Shuttleworth	Hart	Richard	Bridge Farm	Lodge Field	Meadow
64	Streatfeild	Richard Shuttleworth	Hart	Richard	Bridge Farm	House Field	Meadow

64½	Streatfeild	Richard Shuttleworth	Richardson	Vincent		House and garden	No data
88	Streatfeild	Richard Shuttleworth	Hart	Richard	Bridge Farm	Coneyburrow Field	Pasture
93	Streatfeild	Richard Shuttleworth	Hart	Richard	Bridge Farm	Copwood Mead	Pasture
137	**Streatfeild**	**Richard Shuttleworth**	**Hart**	**Richard**	**Bridge Farm**	**Yard and buildings**	**No data**
246	Streatfeild	Richard Shuttleworth	Hart	Richard	Bridge Farm	Broadlands, part of	Hops
247	Streatfeild	Richard Shuttleworth	Hart	Richard	Bridge Farm	Lash Brook	Arable
256	Streatfeild	Richard Shuttleworth	Hart	Richard	Bridge Farm	Broadlands, part of	Arable
257	Streatfeild	Richard Shuttleworth	Hart	Richard	Bridge Farm	Workhouse Field	Arable
258	Streatfeild	Richard Shuttleworth	Hart	Richard	Bridge Farm	Workhouse Plot	Pasture
260	Streatfeild	Richard Shuttleworth	Hart	Richard	Bridge Farm	Old Bell	Hops
265	Streatfeild	Richard Shuttleworth	Hart	Richard	Bridge Farm	The Lag	Pasture
266	Streatfeild	Richard Shuttleworth	Hart	Richard	Bridge Farm	Four Acre Brook	Meadow
267	Streatfeild	Richard Shuttleworth	Hart	Richard	Bridge Farm	Bell Brook	Meadow
268	Streatfeild	Richard Shuttleworth	Hart	Richard	Bridge Farm	Young Bell	Arable
276	Streatfeild	Richard Shuttleworth	Hart	Richard	Bridge Farm	Yard and shed	No data
352	Streatfeild	Richard Shuttleworth	Hart	Richard	Bridge Farm	The Banks	Pasture
353	Streatfeild	Richard Shuttleworth	Hart	Richard	Bridge Farm	The Banks	Pasture
354	Streatfeild	Richard Shuttleworth	Hart	Richard	Bridge Farm	Whatfords Field	Arable
355	Streatfeild	Richard Shuttleworth	Hart	Richard	Bridge Farm	Lower Mead	Meadow
356	Streatfeild	Richard Shuttleworth	Hart	Richard	Bridge Farm	Nonesuch Field	Arable
358	Streatfeild	Richard Shuttleworth	Hart	Richard	Bridge Farm	Barn Mead	Meadow
359	**Streatfeild**	**Richard Shuttleworth**	**Hart**	**Richard**	**Bridge Farm**	**Barn and yard**	**No data**
360	Streatfeild	Richard Shuttleworth	Hart	Richard	Bridge Farm	Nine Acre Brook	Meadow
361	Streatfeild	Richard Shuttleworth	Hart	Richard	Bridge Farm	Coach Road Field	Arable
368	Streatfeild	Richard Shuttleworth	Hart	Richard	Bridge Farm	Barn Field	Arable
369	Streatfeild	Richard Shuttleworth	Hart	Richard	Bridge Farm	Hollow Field	Arable
379	Streatfeild	Richard Shuttleworth	Hart	Richard	Bridge Farm	Three Corner Field	Meadow
381	Streatfeild	Richard Shuttleworth	Hart	Richard	Bridge Farm	Barn Field	Meadow

COMBE BANK:

PLOT	OWNER SURNAME	OWNER FIRST NAME	OCCUPIER SURNAME	OCCUPIER FIRST NAME	FARM NAME	DESCRIPTION	CULTIVATION
45	Streatfeild	Richard Shuttleworth	Clayton	Emelius	Combe Bank	Garden	No data
48	Streatfeild	Richard Shuttleworth	Clayton	Emelius	Combe Bank	Hunters Pit	Meadow
49	**Streatfeild**	**Richard Shuttleworth**	**Clayton**	**Emelius**	**Combe Bank**	**House, yard and lawn**	**No data**
62	Streatfeild	Richard Shuttleworth	Clayton	Emelius	Combe Bank	Combe Orchard	Orchard

ROCKS MANSION:

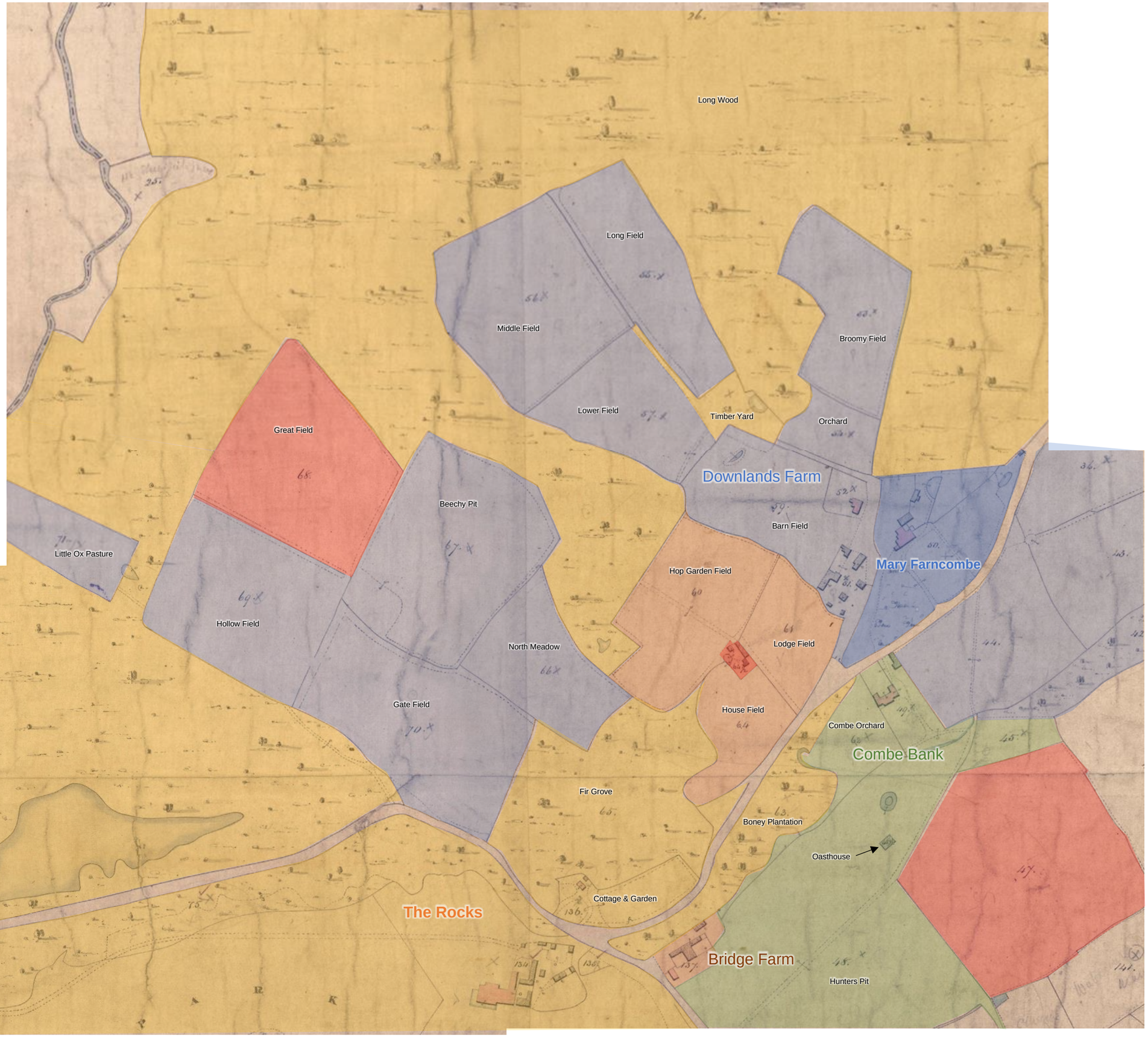
PLOT	OWNER SURNAME	OWNER FIRST NAME	OCCUPIER SURNAME	OCCUPIER FIRST NAME	FARM NAME	DESCRIPTION	CULTIVATION
20	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	Harts Plantation	Wood
26	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	Long Wood	Wood
26½	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	Sharman Reed Wood	Wood
58	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	**Timber yard**	Pasture
63	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	Boney Plantation	Plantation
65	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	Fir Grove	Plantation
74	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	Rocks Wood	Wood
75	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	Lawn, part of	Rocks and rough
76	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	The Birches	Wood and rough
77	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	The Birches	Wood and rough
80	**Streatfeild**	**Richard Shuttleworth**	**Streatfeild**	**Richard Shuttleworth**	**Rocks**	**Barn and yard**	**No data**
81	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	The Lawn	Pasture
82½	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	The Shaw	Wood
82	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	Little Hop Garden	Arable
83½	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	The Shaw	Wood
89	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	Sawpit Wood	Wood
91	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	Plantation	Wood
106	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	Pierpoints Wood	Wood
107	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	Kiln Wood	Wood
109	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	Orchard Wood	Wood
110	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	Copwood Garden	Garden
112	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	Pigeon House Shaw	Wood

129	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	Long Field	Arable
130	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	The Brench	Meadow
132	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	Laines	Arable
133	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	Stable Mead and lains	Meadow
134	**Streatfeild**	**Richard Shuttleworth**	**Streatfeild**	**Richard Shuttleworth**	**Rocks**	**Mansion, offices &c**	**No data**
135	**Streatfeild**	**Richard Shuttleworth**	**Streatfeild**	**Richard Shuttleworth**	**Rocks**	**Garden**	**No data**
136	**Streatfeild**	**Richard Shuttleworth**	**Streatfeild**	**Richard Shuttleworth**	**Rocks**	**Cottage and garden**	**Garden**
245	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	Nursery and orchard	Nursery and orchard
350	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	Oval Rock	Wood
351	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	The Banks	Wood
357	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	Hundred Acres	Wood
390	Streatfeild	Richard Shuttleworth	Streatfeild	Richard Shuttleworth	Rocks	Orchard	Orchard

OTHER TENANTED LANDS:

PLOT	OWNER SURNAME	OWNER FIRST NAME	OCCUPIER SURNAME	OCCUPIER FIRST NAME	FARM NAME	DESCRIPTION	CULTIVATION
68	Streatfeild	Richard Shuttleworth	Kidd	John		Great Field	
78	Streatfeild	Richard Shuttleworth	Kidd	John		Kidds Garden	
279	Lidbetter	Wlliam Henry	Kidd	John; and others		House, Garden and Stables	
295	Streatfeild	Richard Shuttleworth	Kidd	John		warehouse	

PLOT	OWNER SURNAME	OWNER FIRST NAME	OCCUPIER SURNAME	OCCUPIER FIRST NAME	FARM NAME	DESCRIPTION	CULTIVATION
47	Streatfeild	Richard Shuttleworth	Eade	Jane		Old Hop Garden	
236	Reed	Elizabeth	Reed	Elizabeth		Open yard, in Uckfield	
			Eade	Jane			
248	Streatfeild	Richard Shuttleworth	Eade	Jane		Lash Brook	


Long Wood
Long Field
Middle Field
Broomy Field
Lower Field
Timber Yard
Orchard
Great Field
Downlands Farm
Beechy Pit
Barn Field
Little Ox Pasture
Mary Farncombe
Hop Garden Field
Hollow Field
Lodge Field
North Meadow
House Field
Gate Field
Combe Orchard
Combe Bank
Fir Grove
Boney Plantation
Oasthouse
Cottage & Garden
The Rocks
Bridge Farm
Hunters Pit

APPENDIX 4:

1840 Maresfield Tithe Map extract with extract of Apportionment, carriage drive passing through plots 2005 and 2006

1965
2028
1559
1560
1585
1547
1545
1556
1571
2029
2024
2025
1999½
1999
2022
2020
2026
2006
2021
2005
2007
2019
2014
2015
2012
2011
2017
2018
2010
Common
2000
2001
2002
2003
1503
1555
1544
1547
1550
1556
1557
1535
Common

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Plot 2005, cottage and garden, in Maresfield; garden

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Hierarchy

TDE: Tithe Commutation documents for East Sussex (1829-1944)

TDE 151: Maresfield (1840-1936)

TDE 151/2: Tithe apportionment for the parish of Maresfield (18 Sep 1840)

Title:
Plot 2005, cottage and garden, in Maresfield; garden

Date:
18 Sep 1840

Creator:
Tithe Commissioners for England and Wales

Repository:
East Sussex Record Office

ESRO reference:
TDE 151/2/2005

Level:
Item

Description:
Farm name, etc: Black Horse Porters Lodge
Landowner: STREATFEILD, Richard Shuttleworth
Occupier: HILLS, Benjamin
Area: 0 acres 0 rods 19 perches (0.11875 acres)
Remarks:
Page in apportionment: 57

Creator(s)
Tithe Commissioners for England and Wales

Biography [show]

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Plot 2006, waste and plantation, in Maresfield; [not stated]

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Hierarchy

TDE: Tithe Commutation documents for East Sussex (1829-1944)

TDE 151: Maresfield (1840-1936)

TDE 151/2: Tithe apportionment for the parish of Maresfield (18 Sep 1840)

Title:
Plot 2006, waste and plantation, in Maresfield; [not stated]

Date:
18 Sep 1840

Creator:
Tithe Commissioners for England and Wales

Repository:
East Sussex Record Office

ESRO reference:
TDE 151/2/2006

Level:
Item

Description:
Farm name, etc:
Landowner: STREATFEILD, Richard Shuttleworth
Occupier: STREATFEILD, Richard Shuttleworth
Area: 8 acres 0 rods 37 perches (8.23125 acres)
Remarks:
Page in apportionment: 56

Creator(s)
Tithe Commissioners for England and Wales

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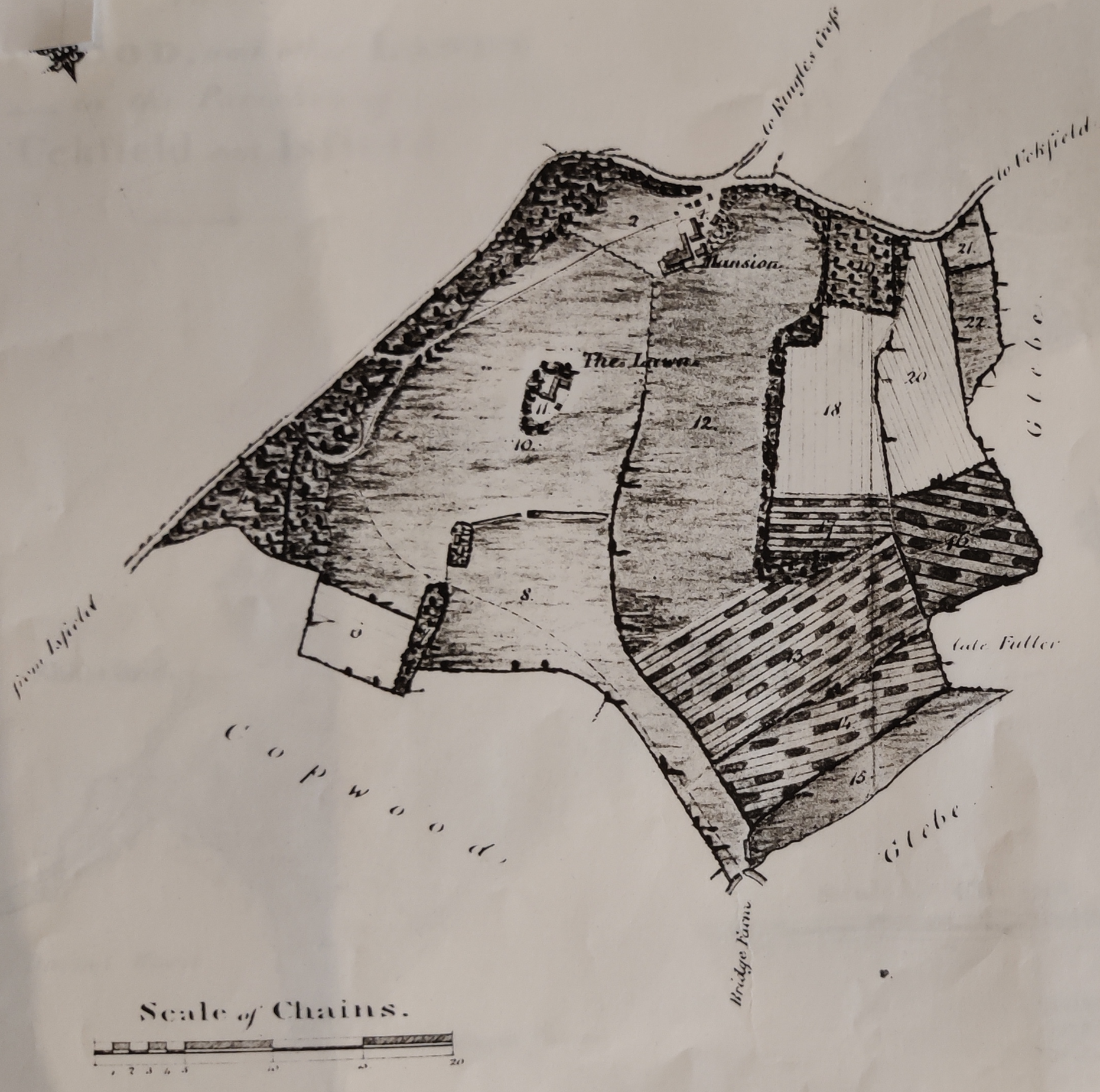
APPENDIX 5:

Figg Maps 1829:

a) **The Rocks Mansion and Certain Lands in the Parish of Uckfield**
b) **Part of Copwood and other Lands in the Parishes of Uckfield and Isfield (showing Lake Wood)**
c) **Downland Farm, Shermanreed and other Lands in the Parishes of Uckfield and Maresfield**

1898
073

The Rocks Mansion
And Certain Lands
in the
Parish of Uckfield.



Reference										
No	Names of the Fields				Statute measure					
					a	r	p	a	r	p
1	Mansion Gardens Yards &c							1	0	1
2	part of the Lawn				2	0	0	2	0	17
3	Plantation							1	2	10
4	The Breaches							2	2	15
5	Plantation							1	0	32
6	The Hop Garden				2	1	1	2	2	23
7	Shaw							2	37	
8	Longlands				11	2	5	11	2	20
9	Cottage and Garden									38
10	The Lawn				23	1	38	23	2	13
11	Barn Yard &c							2	34	
12	The Lawn				18	0	26	20	1	3
13	pt arm Arable				10	2	33	11	2	16
14	The Beaches				3	2	14	0	0	0
15	Beech Mead				3	2	24	3	3	23
16					5	0	0	5	0	32
17	Bissell lands				2	2	38	2	2	38
18					5	3	25	0	1	33
19	Orchard				2	0	1	2	0	15
20	Great Lashbrook				5	1	6	5	3	36
21	Little Lashbrook					2	30		3	0
22	pt				1	3	10	1	3	24
	TOTAL				100	3	32	118	0	0

Part of
OPWOOD, and other LANDS
in the Parishes of
Uckfield and Isfield.



Reference.

N°	Names of the Fields.	Surveyed a	r	p	Valued a	r	p
1	The Lake				3		21
2	Woodlands				39	0	19
3	Holmy Banks				9	0	37
4	Upper Fair Hazel Brook	1	3	24	1	3	34
5	Lower Fair Hazel Brook	1	1	10	1	1	26
6	Great Butchers Field	7	1	10	8	1	8
7	Little Butchers Field	6	2	1	7	0	0
8	Short Bridge Brook	5	2	30	6	1	19
9	Garden						15
10	Lodge and Garden						17
11	Old Kiln Field, Kidds Garden &c.				10	1	32
12	Pierpoints Wood				19	2	0
13	Garden					1	35
14	Do						19
15	The Wharf				3	3	33
16	Public House and Garden					1	38
17	Fir Plantation					3	35
18	Pook Wood					2	29
19	Meadow	2	0	0	2	0	22
20	Cottage and Garden					1	12
21	The Common		3	14	1	3	7
22	Waste Land in Isfield Manor				1		1
23	Do in Framfield Manor				1	1	32
	TOTAL	25	2	9	140		32
24	piece near the Wharf						20

	Names of the Fields	a	r	p
25	Pasture	3	..	11
26	Pasture	2	..	17
27	Pasture	3	..	37
28	Mill Pond	1	1	11
29	Shortbridge Mill & Grounds	1	..	6
30	Pasture	1	..	18
31	Pasture		1	23

DOWNLAND FARM

SHERMANREED and other LANDS.

in the Parishes of

Uckfield *and* Maresfield.



No	Names of the Fields	a	r	p
37	Wood	4	3	7
36	Road Field	2	2	39
42	The Wood	2	.	4
43	Wood Field	3	2	3
44	Foot Path Field	3	3	16
50	House Gardens Lawn &c	3	3	16

Reference.

No	Names of the Fields	Tenant	Admeasurement a	r	p	Estimated a	r	p
1	Downland Buildings &c &c					1	1	11
2	Barn Field		3	0	1	3	0	33
3	Orchard					1	0	0
4	Wood Field		5	2	14	5	2	18
5	Long Field		8	1	31	8	2	20
6	The Three Acres		3	0	16	3	0	30
7	The Five Acres		4	3	36	4	0	28
8	Grab Field		2	2	0	0	0	12
9	Beech Pit Field		4	2	32	2	2	18
10	North Mead		2	2	0	2	3	8
11	Fir Grove					0	1	28
12	The Acre Plot					2	0	36
13	Cottage and Garden					1	2	1
14	Gate Field		2	0	1	2	2	1
15	Hollow Field		2	0	0	2	1	23
16	Little Or Pasture		1	3	32	2	0	1
17	Willow Shaw					1	1	12
18	Michelborne's Brook		2	3	11	3	1	3
19			2	0	16	2	1	1
20	Byfields Brook		3	3	39	4	1	12
21	Uckfield Acre		1	3	0	1	3	24
22	Shermanreed & other Woodlands					121	1	2
23	Hop Garden	late Fuller	3	2	38	4	1	0
24	Plot		1	2	22	1	3	0
25	Do		1	2	23	1	3	11
		TOTAL	60	2	2	200	2	22
26	Quarry							

APPENDIX 6:

Hunter's Pit – photographs from sales particulars

[Property valuation - Hunters Pit, Rocks Road, Uckfield, Wealden, TN22 3PS | The Move Market]



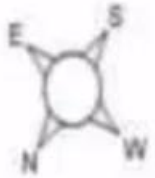


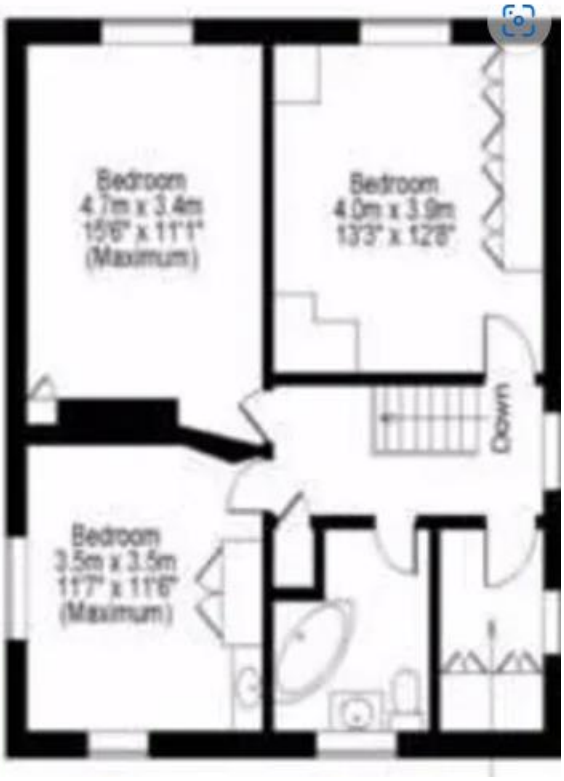







Cellar
4.8m x 4.0m
15'9" x 13'1"
(Maximum)
Up
Cellar
Reception
7.7m x 4.2m
25'4" x 13'8"
(Maximum)
Up
Down
Kitchen
4.4m x 3.5m
14'6" x 11'4"
Dining Room
4.0m x 3.1m
13'3" x 10'3"
(Maximum)
F/P
2.4m x 1.8m
8'0" x 6'0"
Ground Floor


E
S
N
W


Bedroom
4.7m x 3.4m
15'6" x 11'1"
(Maximum)
Bedroom
4.0m x 3.9m
13'3" x 12'8"
Down
Bedroom
3.5m x 3.5m
11'7" x 11'6"
(Maximum)

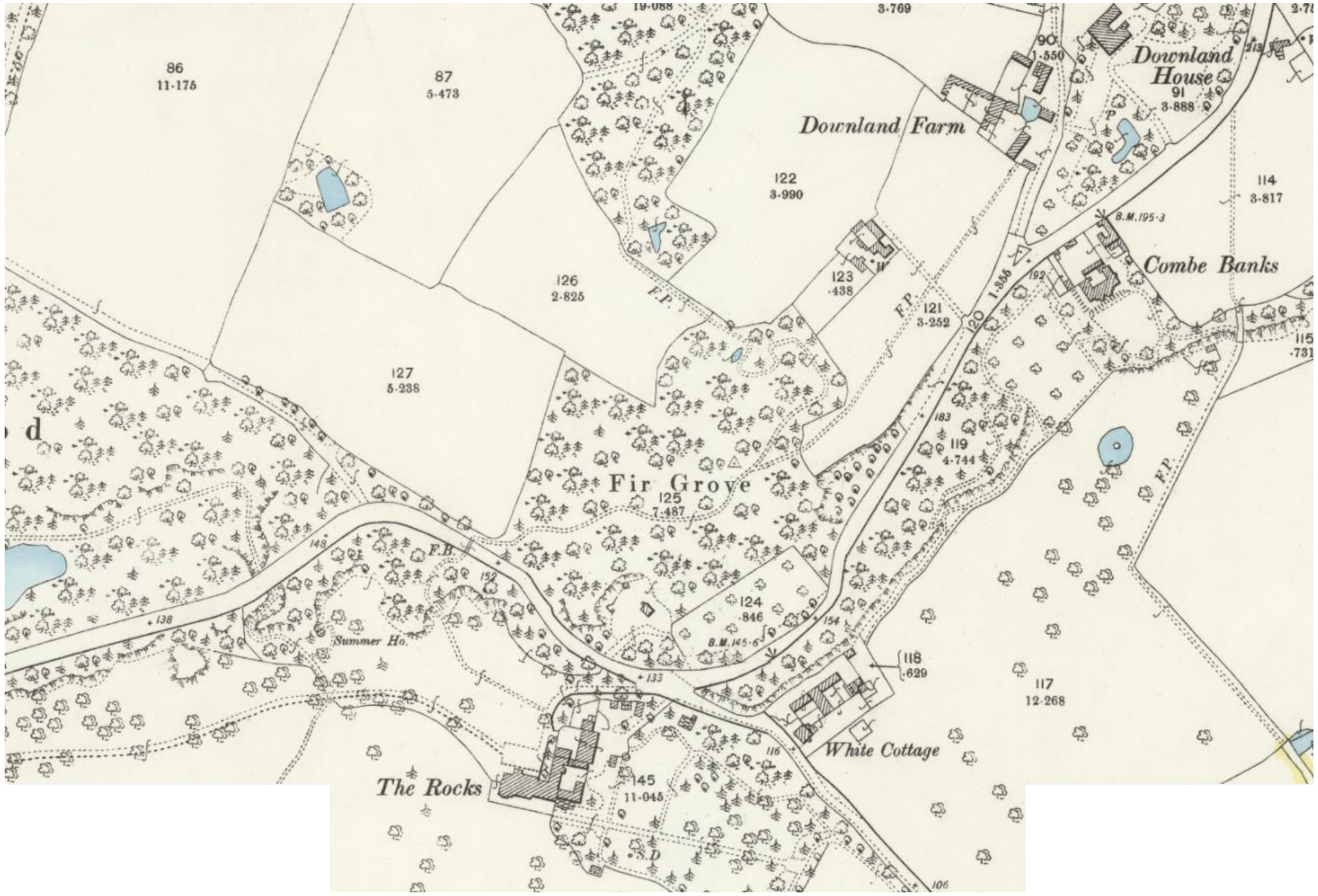
APPENDIX 7:

OS Map extracts – 1st edition, 2nd edition, 3rd edition, 1975 and 1992



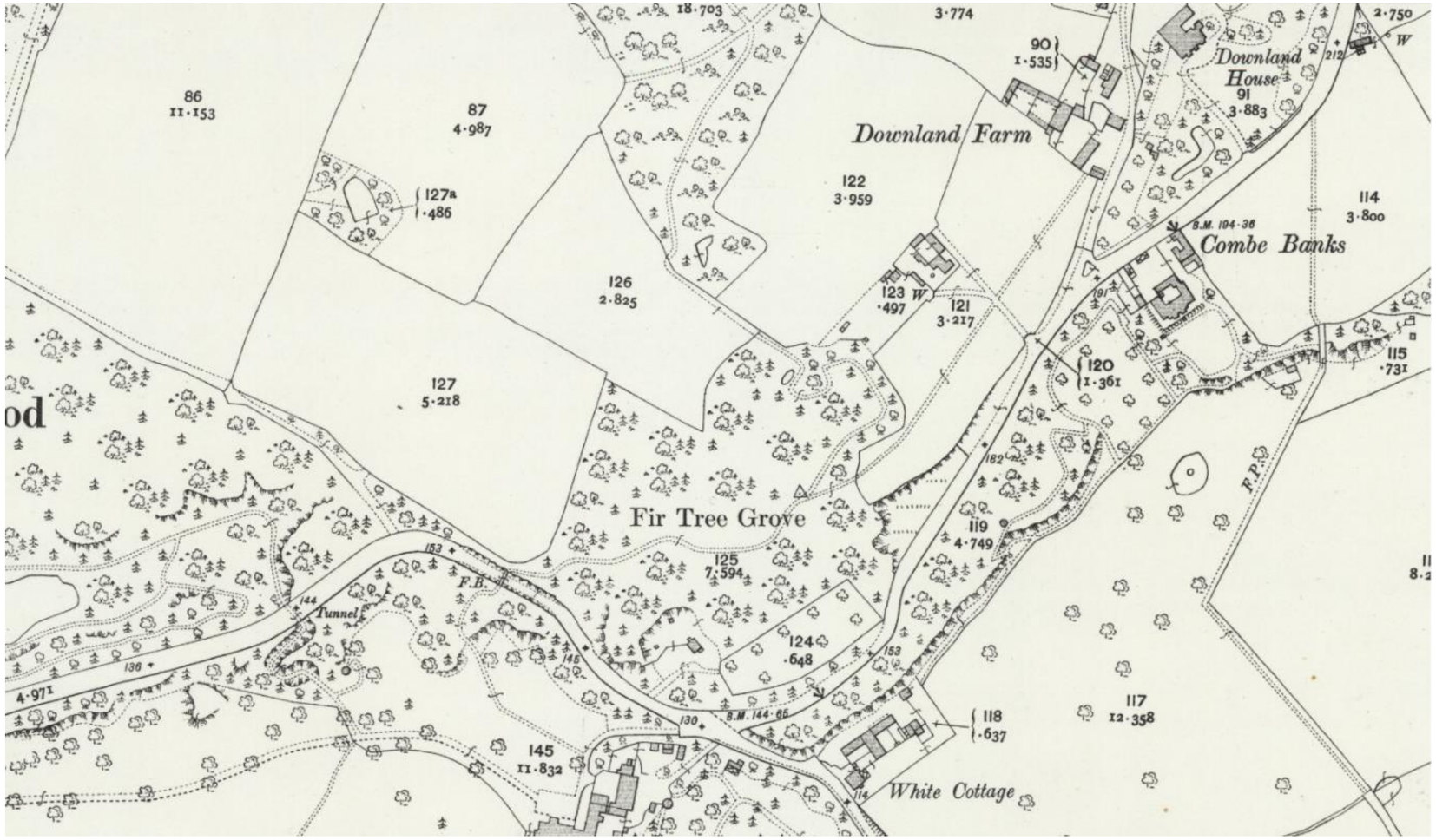
First Edition 6-inch OS Map surveyed in 1873-4 and published in 1878, showing carriage route through from Shortbridge to Budletts Common.

Sheet XXVII (northern portion): https://maps.nls.uk/view/102347620
Sheet XL (southern portion): https://maps.nls.uk/view/102347659



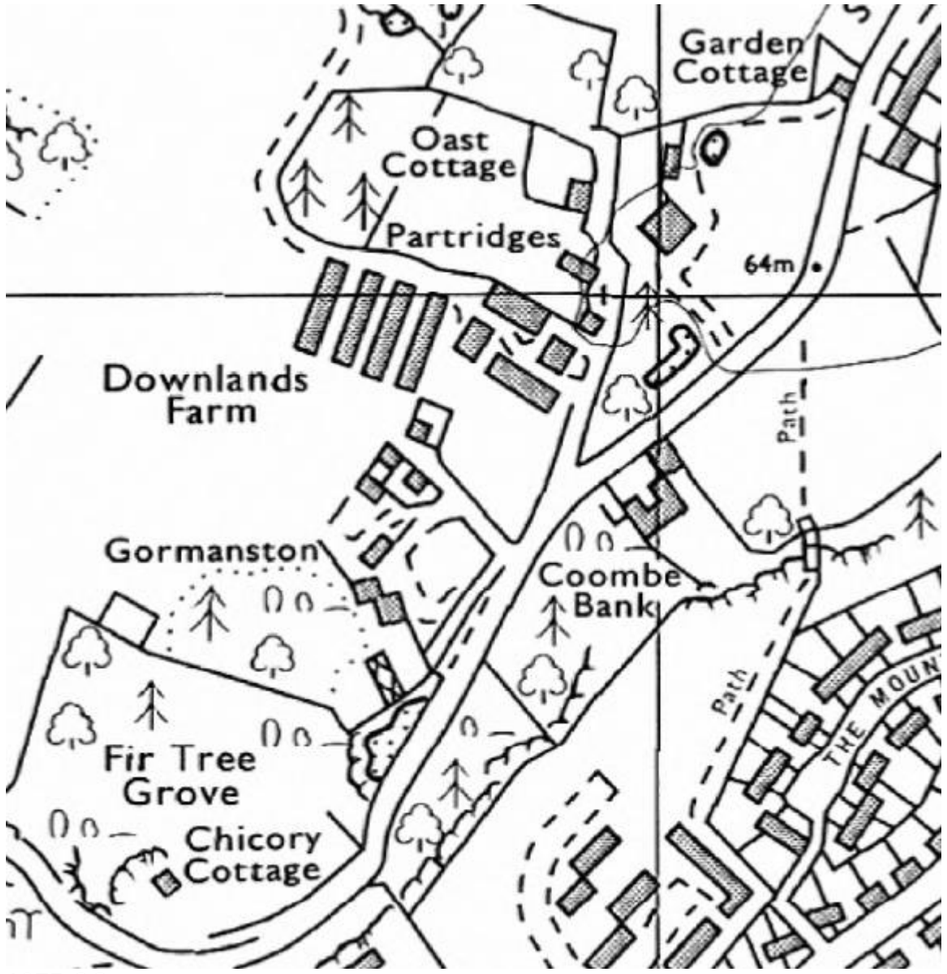
Extract from Second Edition 25-inch OS map, revised 1898 and published 1899

Sheet XXVII.16 (northern portion to Budletts Common): https://maps.nls.uk/view/103669531
Sheet XL.4 (southern portion, including Lake Wood): https://maps.nls.uk/view/103670863
Sheet XL.3 (western portion to Shortbridge Lodge): https://maps.nls.uk/view/103670854

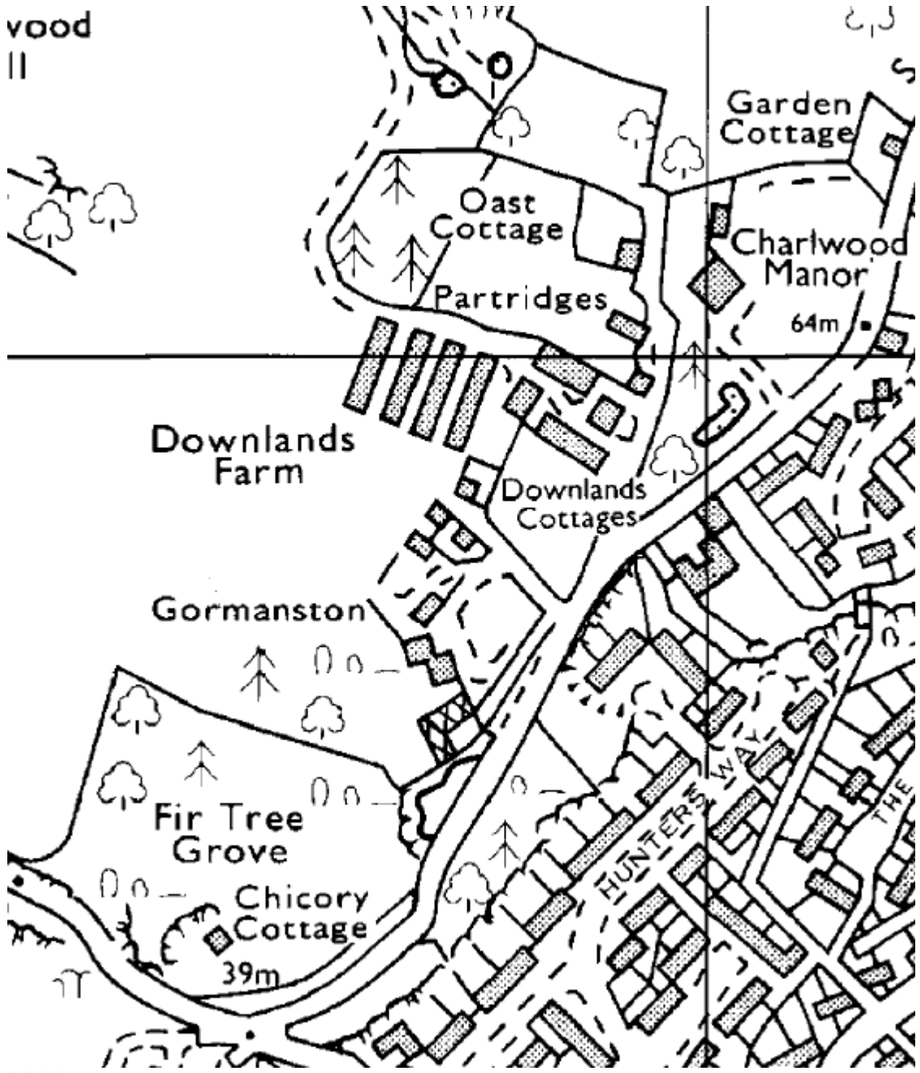


Extract of Third Edition 25-inch OS map, revised 1908 and published 1910

Sheet XXVII.16 (northern portion to Budletts Common): https://maps.nls.uk/view/103669528
Sheet XL.4 (southern portion, including Lake Wood): https://maps.nls.uk/view/103670860
Sheet XL.3 (western portion to Shortbridge Lodge): https://maps.nls.uk/view/103670851



1975 OS map



1992 map

APPENDIX 8:

Public representations of Mrs M Stephens

Mrs Turner Wealden Planning.

5th September 2022.

Dear Mrs Turner,

I object to Planning Application WD/2022/1637/MEA for the following reasons:

Infrastructure

The infrastructure cited by the developer to support the development is already at capacity. especially Surgeries and Schools within walking distance of the development.

The Meads Surgery's website states that they are not taking any new patients and there is no waiting list. Surgeries are already overwhelmed and yet developments are being put forward. The knock on effect of this will be that surgeries further afield such as Bird in Eye, Buxted Surgery and the Minor Injuries Unit at Bird in Eye will also become overwhelmed. The health of Uckfield's current residents will be put at risk if developments are approved without the sufficient GP infrastructure.

Rocks Park and Holy Cross Schools and Uckfield College are all currently at capacity and over subscribed. This means that pupils and students will have to use public transport or be driven to and from the next nearest available establishment, making roads within the town even more congested and gridlocked at peak times. I note that the developer has recommended a community/school bus. However, planning multiple routes, timings, the length of journeys, and the cost make this proposal questionable. In reality the car will be the default mode of transport for the majority of parents.

NPPF 20 says 'strategic policy must make sufficient provision for….. (b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat); (c) community facilities (such as health, education and cultural infrastructure); …….etc.'

Therefore, if sufficient provision cannot be guaranteed the development should be refused.

Travel

The Travel Plan proposes pedestrians use existing footpaths into Uckfield Town Centre. The two routes proposed via Downlands Copse and via the Boardwalk (Rocks Road) have multiple steps. Navigating steps with a pram, pushchair, wheelchair, or young children is at best impractical and at worst impossible.

As a resident of Buckswood Grange I am gravely concerned that neither the Application, Travel Plan nor the Road Safety Report give consideration as to how the proposed changes to the Snatts Road, Rocks Road junction (to accommodate the pedestrian board walk and cycle path) will affect road safety. In particular the blind bends and deep shade that currently severely restrict visibility, the 60mph limit that will be still in force immediately outside our gates, the new pedestrian crossing (to be situated immediately to the right of our gates) and flooding at the junction during heavy rain with cascading water down Rocks Road to the low depression by Hunters Way. It is extremely unsatisfactory that road users will have contend with these issues while being mindful of pedestrians, vehicles and cycles emerging from six points simultaneously. These safety issues affect residents of Buckswood Grange and the safety of other road users and pedestrians.

In addition to the above, the plans to widen the footpath along Rocks Road will, I believe, use land belonging to Buckswood Grange, ie in and around our gate and parallel to the existing pavement. Unacceptably there has been no consultation with Buckswood Grange about the developers intentions.

The SANG (Suitable Alternative Green Space) and Woodland Car Park entrance and exit is inappropriately located in Snatts Road. The road itself is a narrow and winding country road, with parked cars dotted along its northern end for approximately 1/4 mile making progress along the road hazardous and sometimes stop start due to queuing cars. Due to the 60mph speed limit on the southern section, cars often speed the whole length of the road, so much so that they take the tight and mostly blind bends in the middle of the road. The junctions at either end of Snatts Road are very hazardous with restricted visibility (see comments above regarding the junction with Rocks Road) the junction with London Road is an accident black spot due to poor visibility when turning, the volume of cars, parked cars immediately left of the junction, the immediate right turn to Buxted, frequent flooding, and pedestrians crossing on the road due to no pavement. Residents on Snatts and Rocks Road will be affected by increased volume and traffic noise traveling to and from the SANG carpark. The Little Horsted SANG car park has increased traffic volume along the Horsted Lane reportedly by 7000 cars a month.

The Transport Assessment accompanying the application states in para 3.14 that the critical periods for assessing traffic volume are weekday (7.00 to 10.00) and evening (16.00 to 19.00) however the Road Safety Report states the SANG Carpark Access was assessed on 2nd December 2020 between 11.00 and 13.00 and the Rocks Road site on 14th December between 11.30 and 13.00. It is therefore no surprise to me that at these off peak times the traffic was assessed to be light to moderate. Also a factor to be taken into account is that we were on the verge of a COVID lockdown announced by the PM on 19th December 2020. It is reasonable to conclude therefore, that traffic would have been light during the run up to the announcement. The data therefore is flawed and not a true representation of traffic movement on Rocks Road or Snatts Road.

The National Planning Policy Framework para 110 (b) states that in considering development proposals the Authority should ensure that safe and suitable access to the site can be achieved for all users, and states that one of the reasons for refusal is if there would be an unacceptable impact on highway safety. Therefore this Application should be refused on the basis of the unacceptable impact on road safety for pedestrians, cyclists and motorists at Snatts and Rocks Road.

SANG and Woodland Park

I object to the 'Strategic SANG' for the following reasons: The Application's covering letter from Barton Willmore on behalf of Gleeson states: 'The SANG seeks to mitigate the potential impacts arising from the proposed development, as well providing capacity to offset visitor pressure arising from an additional 424 dwellings from other developments'. This implies that if the SANG is approved it will be a lever to obtain planning approval for an additional 424 dwellings, which is totally inappropriate due to the lack of infrastructure and a sustainable Transport Plan as mentioned previously in this letter. NB: This current development proposes a total of 800 spaces plus the two SANG carparks, if another development is approved off the back of this, there are likely to be 1600 car park spaces plus the two and probably more car parks for the SANG. Such numbers are not sustainable on the existing local road network.

The Woodland Park winds its way through the Ancient Woodlands of Budletts Wood North, Shermanreed Wood and part of the A22 Corridor. Although these woodlands have a few meandering informal footpaths currently enjoyed by locals, the sheer volume of people and dogs that will be attracted to this area will be unsustainable causing harm and deterioration to the woodland and the wildlife it supports. The SANG and Woodland Park has capacity for 2,036 residents based on 848 residential units, however as there is no control over numbers entering the SANG it is likely that this number could be exceeded. The sheer volume of people, and dogs off the lead will disturb this precious wildlife habitat. The fencing used to deter and contain people and dogs in the woodland will also be barriers for wildlife, sectioning off their existing habitats. It appears that there is no real appreciation for how muddy and boggy parts of the woodland become after rain, and as it is human nature go around an obstacle, explore off the path or create a short cut, human and dog interference is a real threat to the habitat and wildlife.

The SANG and Woodland Park is an area that is created for human recreation not wildlife conservation, the flora will be newly planted and will not recreate the established habitats that are currently at Downlands Farm and surrounding woodlands and hay meadows. Wildlife corridors and habits will be removed, changed or built upon forcing the wildlife into an ever deceasing area of countryside. Bio Diversity Net Gain cannot be obtained via a building development SANG, destroyed habitat can never be recreated, for example, the dormice*, bats, **Great Crested Newts will be lost due to predation by domestic dogs and cats, the *** Curlew will never land on houses, roads or man-made woodland rather than naturally existing green fields or naturally occurring mature woodland.

Cycle paths are included in the Application for healthy human recreation in and around the SANG and transport to and from the local area. However, will the amount of Ancient Woodland, woodland and hedgerow that will be destroyed to accommodate them be sufficiently offset by the planting of saplings and young shrubs? I think not, because the vegetation that will be destroyed is mature which offers protection, shelter and food for wildlife. Newly planted immature trees and shrubs will take years before they are suitable to sustain wildlife, in which time the rich and varied species that we hold dear will have vanished. Therefore there will be no bio diversity net gain. In addition cycle paths through the Ancient Woods will bring urbanisation and mechanisation to the heart of the countryside.

According to **NPPF Section 15, para 180 A , Protect and Enhance Biodiversity, if significant harm resulting from development cannot be avoided… then planning should be refused.** According to the Standing Advice planning permission should be refused if development will result in the loss or deterioration of ancient woodland, ancient trees and veteran trees is Standing Advice is upheld by **The National Planning Policy FrameWork Section 15 Paragraph 180c.**

NB: Enhanced protection of irreplaceable habitats is under review .

Conservation status of Dormice:
Protected in the UK under the Wildlife and Countryside Act, 1981. Priority Species under the UK Post-2010 Biodiversity Framework. Listed as a European Protected Species under Annex IV of the European Habitats Directive. (source: wildlifetrusts.org)

**Conservation status of Great Crested Newt
Protected in the UK under the Wildlife and Countryside Act, 1981. Priority Species under the UK Post-2010 Biodiversity Framework. Listed as a European Protected Species under Annex IV of the European Habitats Directive.(source: wildlifetrusts.org)

*** Conservation status of Curlew
Classified in the UK as Red under the Birds of Conservation Concern 4: the Red List for Birds (2021). Priority Species under the UK Post-2010 Biodiversity Framework. Listed as Near Threatened on the global IUCN Red List of Threatened Species. (source: wildlifetrusts.org)

Species

There is a rich and diverse range of wildlife throughout Downlands Farm and Lake Wood. Over 70 species of birds; mammals include [redacted] dormice, voles and shrew; insects include dragonfly and over 150 different moths and bu es. The interconnected habitats enable wildlife to move freely between Lake Wood and Budletts Common and enable them to forage, feed and breed in safety. Endangered species also thrive because of the shelter that this unbroken wildlife corridor provides. These include 17 species of birds, dormice, Barbastelle bat and Great Crested Newts. These all will be impacted by the disruption and removal of their natural habitats.

Fir Tree Grove.

Sylvan's Botanical Report, appended to the Application, confirms that Fir Tree Grove is Ancient Woodland which supports many Ancient Wood Indicators (AWI) Species. However, the report is constructed to question the quality and frequency of occurrence of the AWIs so that the board walk and cycle path can justifiably be plotted through the less AWI rich areas, translocating plants where necessary to achieve this. According to Ancient Woodland Standing advice, an Ancient Woodland does not have to have continuous tree cover across the whole site, not all trees in the woodland have to be old, and open ground both temporary and permanent is an important component of ancient woodland. Therefore to argue that one area in an Ancient Woodland is more suitable for the board walk and cycle path than another is not supported by the Standing

Advice, as all ancient woodland is an irreplaceable habitat and as such must not be disturbed or destroyed.

The Standing Advice also advocates that at least a 15m buffer zone is observed around the perimeter of an Ancient Woodland to protect the wood as whole, individual trees (whether young, old or veteran) and their root systems from the effects of disturbance. Therefore there can be no entry or exit points for the cycle and pedestrian paths because in creating them the 15m buffer zone will be infringed and Ancient Woodland would be disturbed or destroyed.

Additionally, they identify Veteran Beech and Oak trees in the Grove but their location is not clear nor is the protection that will be afforded to them. Ancient Woodland Standing Advice states that Veteran trees are irreplaceable habitats and as such must be protected from harm.

The construction of both raised paths includes drilling through the ancient soils and the lower cretaceous sedimentary sand rocks. The presence of humans, dogs and cats from the development will have a negative impact on the wildlife using the Ancient Woodland and Veteran Trees through predation, littering and disturbance. The presence of lighting will disturb nocturnal creatures. Even though the lights are billed non spill, surely the lighting must be bright enough for people to see their way and for their safety? Therefore the raised lighting levels will negatively impact nocturnal wildlife and the dark skies. All these infringements on the Ancient Woodland will result in the loss of irreplaceable habitat and species. The development as a whole will separate sections of habitat by destroying existing wildlife corridors, making areas less diverse.

Another concern is that during the construction of the cycle path and pedestrian walkway, sand stone rock outcrops will be either drilled through, cut or completely removed as part of the earthworks phase. As far as I can see none of these sandstone outcrops have been assessed for the plant and fern species that may be growing on them. It is known that some Sandstone outcrops can support very rare species, therefore until a study has been completed there can be no assessment of potential harm or of biodiversity net gain.

The Applications supporting plans and artistic representation show the area in present location of Chicory Cottage as cleared and completely open to Snatts and Rocks Road. This area will become a magnet for gatherings of people causing disturbance to the wildlife and close neighbours.

According to the Standing Advice planning permission should be refused if development will result in the loss or deterioration of ancient woodland, ancient trees and veteran trees. Standing Advice is upheld by **The National Planning Policy FrameWork Section 15 Paragraph 180c.**

According to **NPPF Section 15, para 180 A , Protect and Enhance Biodiversity, if significant harm resulting from development cannot be avoided… then planning should be refused.**

NB Enhanced protection of irreplaceable habitats is under review.

A22 Roundabout and Emergency Access

The proposed roundabout, its visual splays and the Emergency Access will punch through, destroy and disturb Ancient Woodland. Additionally, the proposal does not observe the 15m perimeter buffer required by Standing Advice to protect an Ancient Woodland from disturbance caused by the Development. Magic DFRA mapping is provisional, meaning that it is continually being updated, however by referring to older mapping, for example the map included in Appendix 1 of the Application, Landscape Visual Base Line Image EDP 4.2: Extract of Second Edition Ordnance Survey Map, 1899; it is clear to identify that the Site's A22 woodland corridor was in fact part of the much the larger Ancient Woodland of Thirty Acre Wood. This also can clearly be demonstrated on the Woodland Trust Ancient Tree Inventory map and toggling between satellite, ordnance and Ancient mappings.

Therefore all of the Site's A22 corridor extending to/from Lakewood (LWS) is an Ancient Woodland Site, albeit a mixture of ancient woodland, plantations on ancient woodland soils and ancient semi-natural woodland. According to Ancient Woodland Standing advice, not all trees in the

woodland have to be old, and some open ground both temporary and permanent is an important component of ancient woodland. Nonetheless all are afforded equal protection under Ancient Woodland Standing Advice.

Butchers Wood (LWS) ,opposite Lakewood (LWS) on the other side of the A22, is also at risk of loss/damage to its Ancient Woodland and significant lines of sandstone outcrops which lie close to the bypass. These habitats support rare species such as wild daffodil and bryophytes. It is of concern that the A22 roundabout and visibility splays for the A22 through traffic eat into these precious habitats.

Furthermore this Ancient Woodland corridor to/from Lake Wood forms a continuous canopy and supports a thriving dormice community. Lake Wood is part of the National Dormouse Monitoring Programme NDMP which monitors this protected and priority species. Dormice need a continuous canopy to move through the woodlands to forage as they do not move across ground. However when they hibernate they build their nests near to ground level. The Roundabout and the Emergency Access will destroy the continuous canopy and predation from domestic cats and dogs will become a real threat. Being nocturnal creatures they also will be negatively impacted by light pollution emanating from the A22, the roundabout, the Emergency Access and the development itself.

The mitigation for loss of dormice habitat by planting new woodland and shrubs will be a long term solution not an immediate fix as the trees and shrubs will take years to mature enough so as to give the dormice sufficient interconnecting tree canopy, habitat and protection. Therefore there can be no biodiversity net gain.

National Planning Policy States, Section15 Paragraph 180c, that if a development will result in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) planning permission should be refused. According to NPPF Section 15, para 180 A, Protect and Enhance Biodiversity, if significant harm resulting from development cannot be avoided… then planning should be refused.

According to NPPF Section 15, para 180 A , Protect and Enhance Biodiversity, if significant harm resulting from development cannot be avoided… then planning should be refused.

Conservation status of Dormice:

Protected in the UK under the Wildlife and Countryside Act, 1981. Priority Species under the UK Post-2010 Biodiversity Framework. Listed as a European Protected Species under Annex IV of the European Habitats Directive. (source: wildlifetrusts.org)

NB Enhanced protection of irreplaceable habitats is under review.

Longwood Gill and the Woodland Surrounding Pond 6.

Longwood Gill and the woodland surrounding the pond are clearly shown on Extract of Second Edition Ordnance Survey Map, 1899. Longwood Gill and the surrounding woodlands of Thirty Acre Wood, Shermanreed Wood, Lake Wood, Fir Tree Grove are also depicted on this map and all are Ancient Woodlands.

Pond 6, its surrounding woodland, the mature hedgerow between the pond and Longwood Gill, and surrounding fields provide essential habitats for the Great Crested Newt which has been recorded for many years as being present at this pond site. Notably by Professor Bee Bee in 2007, whose assessment was that the presence of Great Crested Newts at this site was of county importance and SSSI worthy. Dr Stenning has appended Professor Bee Bee's findings to his comments submitted 12th August 2022.

Great Crested Newts require both terrestrial and aquatic habitats, spending the majority of their life on land sometimes hundreds of metres from ponds or other water sources, migrating to ponds in the spring to breed. A wide range of habitats are used by the species including grassland, woodland (with a preference for deciduous woodland), scrub and mature hedgerows, especially during hibernation/over wintering. During this period the newts can be almost undetectable below ground, in voids in banks, log piles etc. The species is particularly vulnerable to changes in its environment due to its reliance on both terrestrial and aquatic habitats. Great crested newts also have more exacting pond requirements, so typically have not been able to take advantage of garden ponds like smooth newts and frogs, for example. Source https://www.discoverwildlife.com/animal-facts/amphibians/facts-about-great-crested-newts/

Therefore, Great Crested Newts, the pond and sounding habitats require ultimate protection from harm, which is not afforded by the proposal for a recreational area immediately adjacent to the pond and hedgerow, neither will the newts be protected from the predation of domestic animals, and human disturbance.

Conservation status of Great Crested Newt
Protected in the UK under the Wildlife and Countryside Act, 1981. Priority Species under the UK Post-2010 Biodiversity Framework. Listed as a European Protected Species under Annex IV of the European Habitats Directive.(source: wildlifetrusts.org)

According to **NPPF Section 15, para 180 A , Protect and Enhance Biodiversity, if significant harm resulting from development cannot be avoided… then planning should be refused.**

Longwood Gill is confirmed as important Ancient Woodland at County and District level; although the developer states that it is not included in the SANG, in fact the base of Longwood Gill is within the SANG boundary. However whether included in the SANG or as part of the development it is all open to harm. It is understood that the proposal is to fence off this area due to the safety risk posed by the steep sides of the Gill, its propensity to flood and fast flowing water. However, there will be impacts on the wildlife that use this Gill, the woodland, and the watercourse that flows to the Shortbridge Stream (cypinid and salmonid). These impacts will be caused by human disturbance, the construction of the development and likely contamination (due to dust deposition, surface run-off of contaminants or silt) [which the developer admits will happen in the case of Lake Wood! See below], restriction of wildlife from using the habitat within the Gill due to fencing, and predation from domestic animals. It is human nature to climb and explore what is on the other side of a fence, and therefore Longwood Gill is in danger of becoming an informal addition to the SANG. Furthermore there should be no SuDs near Ancient Woodland or Ancient Wet Woodland, bigger protective buffers are required so that the Gill's hydrology is not affected. Therefore this scheme will certainly cause the loss and deterioration of an irreplaceable habitat.

National Planning Policy States, Section15 Paragraph 180c, that if a development will result in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) planning permission should be refused

NB Enhanced protection of irreplaceable habitats is under review.

Lakewood

Lakewood (LWS) adjoins the development boundary and managed by the Woodland Trust. Lakewood is an Ancient Woodland with a rare Peat Fed lake at its heart and flanked by sandstone rock outcrops.

The 424 housing development will immediately abut the boundaries of Lake wood and will be on higher ground above the lake, which is at the bottom of a Gill. Water currently flows from the hay meadows creating the right composition and quality of the water needed to support this rare peat fed lake. Lakewood is a completely natural environment highly sensitive to change or

contamination with a truly complex freshwater ecosystem which is in conservation by the Woodland Trust. It recognised as a Local Wildlife Site and Local Geological Site for earth sciences due to the surrounding sandstone rock outcrops. In addition, the lake supports endangered species and priority wildlife including over 70 bird species and European Eels which migrate to/ from the Sargasso Sea and are a UN Critically Endangered, IUCN Red List, UK BAP Priority Species.

The Developer in their Environmental Impact Assessment Non Technical states that 'The construction of the Development would result in some minor adverse effects on Lake Wood LWS (due to dust deposition, surface run-off of contaminants or silt), as well as on faunal species including Foraging and Commuting Bats, Dormouse, Birds, Great Crested Newt and reptiles' This is such a fragile and delicate habitat which supports a peat bog and peat fed lake, rare species and watercourse that flow directly into the protected Shortbridge Stream. Surely any contamination is unacceptable and the slightest change could be catastrophic. They say their mitigations would result in the residual effects being negligible. However, what does negligible mean in this instance? The risk of contamination no matter how small is not worth taking because there is a risk that the natural balance will be tipped and may never recover and therefore planning approval should not be given.

Para 18 a of the National Planning Policy States if significant harm to biodiversity resulting from a development cannot be avoided ……then planning permission should be refused;

National Planning Policy States, Section15 Paragraph 180c, that if a development will result in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) planning permission should be refused

NB Enhanced protection of irreplaceable habitats is under review .

Historic Setting

Buckswood Grange Grade II listed (formerly The Rocks) is part of the old Streatfeild Estate and is located off Rocks Road, Uckfield. The Streatfeild family from the 1800's to the 1900's were central to the evolution and prosperity of Uckfield. The Rocks was designed by the architect Sydney Smirke, a notable architect of his day. His work includes the Hall of Inner Temple and the Circular Reading Room at the British Museum https://en.wikipedia.org/wiki/Sydney_Smirke. The pleasure grounds and gardens of the Estate included (but by no means limited to) Lakewood, Downlands Farm and Budletts Common, all linked by a carriage way starting from The Rocks through to Budletts Common. Some of the carriageway still survives today. Fir Tree Grove and what is now known as West Park Local Nature Reserve were also part of the larger Rocks Estate and pleasure grounds. Richard Shuttleworth Streatfeild was responsible for the design and planting of the garden, pleasure grounds, Lakewood and Fir Tree Grove. He was greatly influenced by William Gilpin, who originated the Picturesque style of landscaping and authored the book 'In Search of the Picturesque', and by Lord Sheffield another Picturesque devotee.

A pedestrian tunnel, which is still in use by the residents of Buckswood Grange, seamlessly links Lakewood with the grounds of The Rocks/Buckswood Grange. Residents still value walking in the footsteps of the Streatfeild's through the grounds, around the sandstone outcrops, past the adjoining West Park Local Nature Reserve, and via the pedestrian tunnel to 'Picturesque' Lakewood and then onward to admire the ancient hay meadows, ghylls and wet and ancient woodlands of Downlands Farm. Beyond are the far reaching and timeless views of open countryside towards the Ashdown Forest.

The entrance gates to Buckswood Grange are diagonally opposite Fir Tree Grove and Chicory Cottage at the point where the proposed cycle path and pedestrian walkway will emerge. Therefore, Buckswood Grange entrance will only be separated from the development by the width of Rocks Road. The setting for the entrance currently is a narrow country lane lined by a wooded embankment, sandstone outcrops, mature and ancient woodlands. If the development goes ahead at the Rocks/Snatts Road junction the nature of the setting would change totally unacceptably and irreversibly. Woodland would be lost and fragmented, there would be a gaping and open view to where once Chicory Cottage stood (home to the last Streatfeild) their garden

embankment cut away to allow for the accommodation of the cycle and pedestrian paths. Additionally the pedestrian crossing, road markings, visual splays and traffic priority layout will urbanise the current rural setting.

Buckswood Grange Grade II sits within part of its original grounds and gardens. However, Lakewood, West Park Local Nature Reserve, Fir Tree Grove and Downlands Farm through to Budletts Common were all part of the original Rocks Estate and are therefore all integral to Buckswood Grange's historic setting . Any development on any part of the former estate especially on the Downlands Farm fields will totally, unacceptably and irreversibly eradicate its historic setting.

The Streatfeild's were central to the evolution and prosperity of Uckfield, therefore their long standing architect designed family home, The Rocks (Buckswood Grange Grade II) can be defined as a building of local historic value (a historic asset) and as such its setting is of equal importance and value and should preserved for future generations.

Reference: The Setting of Heritage Asset's Historic Environment Good Practice Advice. Planning Note 3

NPPF 189 states, Heritage **assets range from sites and buildings of local historic value** to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value [66] . **These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generation**s [67]

In conclusion: Downlands Farm is an intact part of an ancient landscape to the north of Uckfield. This beautiful landscape encompasses Lakewood LWS and extends across Ancient Woodlands to Budletts Common. Uninterrupted views of the Ashdown Forest loom on the horizon. This is our green lung, our area of treasured beauty and wildlife and must be preserved in its natural state for future generations.

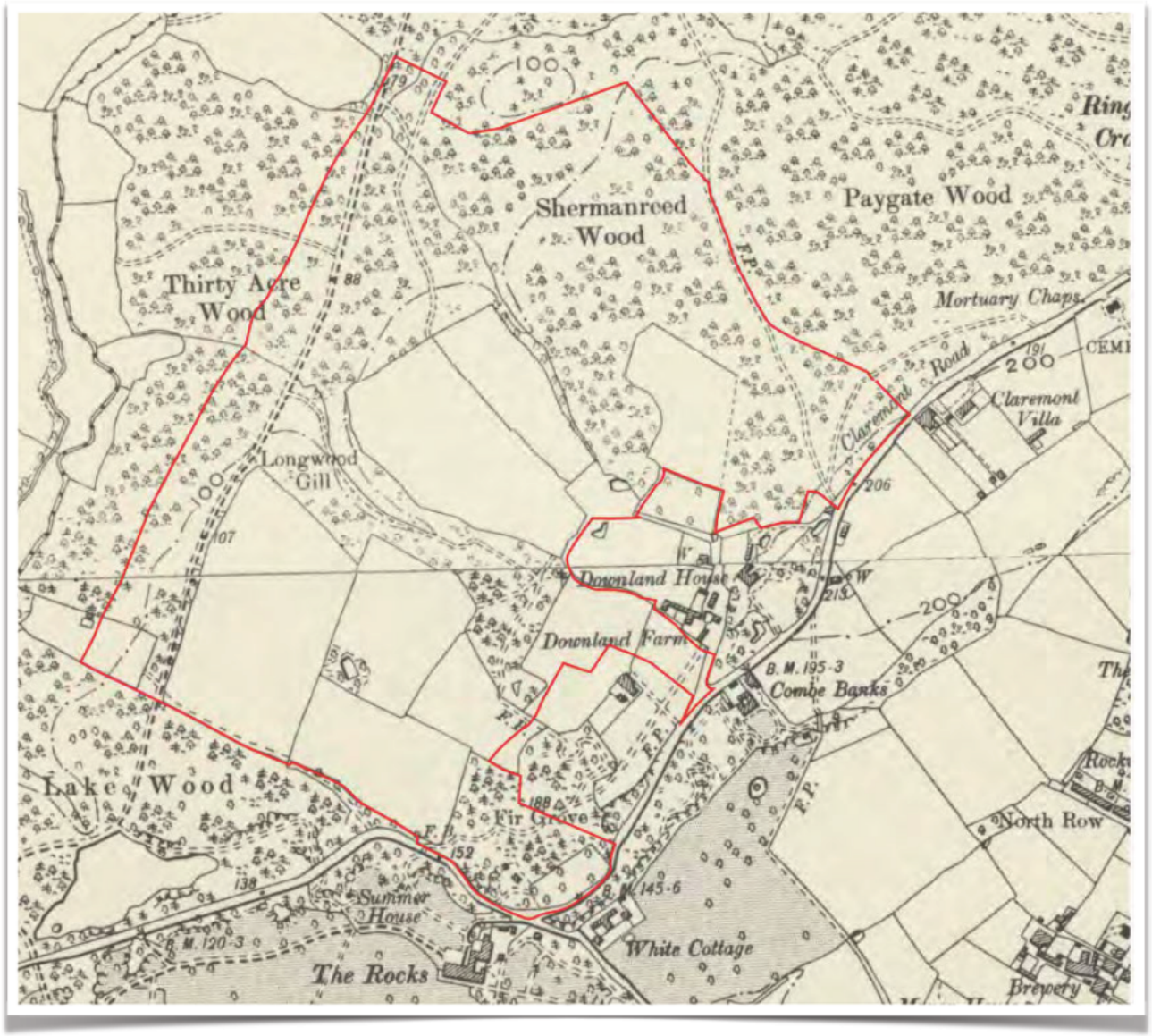


Image EDP 4.2: Extract of Second Edition Ordnance Survey Map, 1899 . Map included in Appendix 1 Landscape Visual Base Line .

Yours Sincerely

Mrs M Stephens
21 Buckswood Grange
Rocks Road
Uckfield

APPENDIX 9:

Public representations of Dr Martin Stenning (‘DMS22’ dated 12 August 2022 and ‘DMS23’ dated 20 January 2023)

Dr Martyn J. Stenning M.Phil. D.Phil. MRSB. CSci.

54 Selby Rise
Uckfield
East Sussex
TN22 5EE

Mrs C. Turner

Case Officer

Development and Building Control Wealden District Council (WDC)
Council Offices
Vicarage Lane

Hailsham East Sussex BN27 2AX

App Ref: WD/2022/1637/MEA - Land at Downlands Farm, Nr TN22 2AR

Proposal: Hybrid planning application comprising: outline application (with all matters reserved except for access) for the erection of up to 424 no. residential dwellings including affordable housing, the provision of vehicular, pedestrian and cycle access and separate emergency access from the Uckfield bypass (A22), pedestrian and cycle access from Snatts road, open spaces including children's play space, sustainable urban drainage systems, associated landscaping, infrastructure and earthworks; and full application comprising creation of a strategic sang, associated landscaping and car parking, and demolition of existing residential property and other buildings and provision of pedestrian and cycle access from rocks road, associated landscaping, infrastructure and earthworks. Site: WD/2022/1637/MEA: - Land at Downlands Farm, Uckfield.

Dear Mrs Turner,

As a regular Consultee of WDC, a Chartered Scientist and a professional Ecologist with some 40 years training in life sciences at the Brighton College of Technology and the University of Sussex I would like to comment in detail on the inappropriateness of the above planning proposal. This is because without the detailed knowledge of the consequences of an action such as is being proposed, it is possible that serious mistakes can be made. My focus will be on the environmental damage and loss of biodiversity that such a proposal would cause. There are also technical issues associated with the plan, such as the site being outside any development boundary that I am aware of, and the impact on the residents of Snatts Road and adjacent dwellings and Budletts Common, the A22/26 and other infrastructure that also concern me, but others with greater knowledge of these issues will comment on them to you I am sure. I would also like to let it be known that I am not an "Adjoining/Neighbour". I do have an address in in Uckfield, but in the south of the town in Uckfield New Town. I have not commented on any aspect of another development at Ridgewood Farm in Uckfield South where, if houses are required, the proposed numbers there would be more than sufficient, and the location could be more appropriate to the local needs for housing, as long as environmental factors are given appropriate consideration, in my professional opinion.

I have been in contact with Mr Stacey Robins on the issue of Downlands Farm in recent years as I have a deep concern for the habitats, environment and the wildlife that currently occupy this unique landscape. At the outset, I would like to comment that it was particularly cynical of the proposers to submit their application at the beginning of the 2022 holiday season, knowing that many of the interested parties opposing this proposal are likely to be away on holiday. I believe that this is a deliberate tactic to minimise what I consider would otherwise have been a considerably larger public response to this consultation.

I was an active participant in the public enquiry that concluded in 2009:

PLANNING INSPECTORATE REF: APP/C1435/A/07/2046982/NWF
PLANNING APPLICATION WD/2006/2855/MEA
DOWNLANDS FARM UCKFIELD

The summarised conclusion of the previous public enquiry was that the Planning Inspector stated verbally that Downlands Farm should never be built on, especially for reasons of landscape quality. I respectfully urge you to read the inspectors report, as it is as relevant today as it was in 2009 when it was signed off by the Secretary of State for Communities and Local Government. There were some particularly excellent points made to that inquiry from the CPRE The Countryside Charity, Sussex Wildlife Trust (SWT), Woodland Trust (WT) and Professor Trevor Beebee on behalf of the British Herpetological Society (BHS) and the Herpetological Conservation Trust (HCT).

My situation is that I have been engaged in scientific research for the University of Sussex at Lake Wood (immediately adjacent to Downlands Farm) since 1987 when I embarked on my D.Phil. research there with the kind permission of Commander Norman Scarlett-Streatfeild, the then owner. Lake Wood was later passed into the ownership of the Woodland Trust, who were a major consultee at the last public enquiry. Because of its high biodiversity and ancient character, Lake Wood has been used for many scientific ecology projects based at several British Higher Education institutions including University of Sussex, Bournemouth University, and Plumpton College. Data collected at Lake Wood has been published in the international scientific press that has contributed to our knowledge of the onset and environmental consequences of climate change (references can be supplied on request). I am co-author on many of these publications. I also wrote and had published a book about my research, much of which was conducted in Lake Wood. The book title is 'The Blue Tit' and it is published by Poyser & Poyser which is an imprint of Bloomsbury Publishing. My overriding concern is that Downlands Farm, which is contiguous with Lake Wood, and is part of the same ecological complex of hills and ghylls, contains habitats of similar character and quality. It is inevitable that the building of hundreds of houses, roads and other engineering projects and infrastructure would have disastrous impact on those habitats and the myriad of species living there, including those in Lake Wood. I will enlarge on these points.

I realise that the details of the current application are different to those of the one submitted in 2006, and fewer houses are proposed at this time. However, even 424 houses plus infrastructure occupants and their pets would have severe detrimental effects on the existing habitats and the populations of life forms currently occupying them. It is highly likely that once part of the land at Downlands Farm is occupied by housing, it will only be a matter of time before further building is proposed there. As a Chartered Scientific Ecologist, I know and understand that it is impossible that the use of Downlands farm as

a site for human habitation could ever result in any form of meaningful biodiversity gain, which seems to be implied by the proposal. Indeed, the use of the site by rarer and more sensitive species recorded there such as curlew, turtle dove and woodcock would cease. Each species has specific habitat requirements, and the scarcer ones and the majority of others would be displaced by the building of even a few houses at Downlands Farm. Dormice and bats would be hunted and killed by domestic cats and public pressure on ancient woodland, rocks and wetland habitats would render their value to wildlife unsustainable. It is naive to believe that they could simply move or be moved elsewhere as suitable sites are becoming fewer and further between, as good sites such as Downlands Farm become increasingly unavailable to them. Moreover, populations of animals in potential receptor sites would already be regulated by natural processes and translocation would lead to conflict and density dependent mortality.

My scientific training as an Ecologist has allowed me to realise that the landscape and ecology of Downlands Farm is exceptional. This was concurred independently by Professor Trevor Beebee during the last public enquiry. Professor Beebee is a leading British expert on reptiles and amphibians, and concluded that Downlands Farm is "an astonishingly good site" and qualifies to be designated as an SSSI using herpetological data collected from there. I have personally recorded 73 species of birds, 23 species of mammals and 132 Lepidoptera species, at the site. There are also other key ecological, archaeological, and geological factors that have been discovered there by me and others. One key factor is hydrology, as the ghyll valleys of Downlands Farm and Lake Wood drain into the Shortbridge Stream which is an EU designated Salmonid and Cyprinid waterway, meaning that migratory trout and members of the carp family use the watercourse to breed in. The Shortbridge Stream and the lake at Lake Wood also supports migratory European eels (*Anguilla anguilla)* that swim from the Sargasso Sea to such places to grow for many years before returning to their origin to breed. The *Sphagnum* peat fed lake at Lake Wood, which also supports a huge biodiversity of aquatic plants, invertebrates and vertebrates, including great crested newts, is also fed with water from Downlands Farm and would be jeopardised by the drainage engineering proposed by the developers.

The existing environmental quality of Downlands Farm was recognised by the previous public enquiry, and nothing has changed there since 2009. The fields have been leased out to a local organic farmer who has used them for harvesting silage and hay for animal fodder. The fields have been described as 'low quality agricultural land' but are actually high quality biodiversity habitats. It is an ecological principle that low fertility grassland leads to high biodiversity at many taxonomic levels. The South Downs chalk grassland is a prime example of that and is often referred to in ecological publications. Downlands Farm was once part of a large estate owned by the Streatfeild family and the fields were part of a dairy farm and used to graze cattle there. The habitats, many of which are primeval in character, would be irreversibly and profoundly damaged by <u>any</u> development. The proposed development would change the landscape irrevocably. Downlands Farm is a historic rural downland landscape described as being of High Weald character, punctuated by ancient woodland and prehistoric ghyll valleys formed during many planetary ice ages. These valleys support a rare and biodiverse assemblage of native British species that have evolved there since the Younger Drias ice age that ended 10,000 years ago. If permitted by WDC, these Sussex downlands would become a busy housing estate hostile to wildlife and would smother the timeless history and ecology of the site. My species list, compiled over 35 years, can be supplied on request. I also include the letter written by Prof. Beebee as an appendix. Additionally, I include a

description of the Lake Wood ecology described in c. 1820 by Dr Gideon Mantell, the famous local first discoverer of the previous existence of Dinosaurs.

There is a crescent of countryside habitats around the northern semicircle of Uckfield which is of particularly high quality for biodiversity. This has been demonstrated by the number of designations that can be found there, including Buxted Park SSSI, Uckfield Cemetery LWS, Lake Wood LWS and LGS, West Park LNR LWS, I would also include Hempstead Meadows LNR which is also north of the River Uck and part of the Uck flood plain extending through Buxted Park. Please may I also draw your attention to the fact that this crescent of land is also included within the WDC Biodiversity Opportunity Areas. As such, it represents an area that is already biodiverse presenting an opportunity for WDC to protect this biodiversity for perpetuity. These sites are highly valued by the people of Uckfield and essential to the wildlife that lives there. It may be that this area was not included within the HWAONB at the time of designation in 1983 because little was known about its environmental quality at that time, and there may have been arguments from developers that wanted to allow space for Uckfield to grow in that direction, but this is only speculation as I am mystified as to why land north of the river Uck was not protected at that time. I would also add that I have been part of the Uckfield Neighbourhood Plan Steering Group since 2014, and this plan has been the subject of a great deal of work by a large number of people and is nearing completion, please contact the Town Clerk for details. Downlands Farm was identified as a key green space for preservation, endorsed by every consultation exercise held during the process of compilation.

May I respectfully suggest that Wealden District Council protects the site with a charter that prevents development there for perpetuity as implied by the result of the public enquiry concluded in 2009. This will reduce the commercial value of the site such that it can be purchased by WDC or a suitable benefactor or charity who will support an application for Downlands Farm and its satellite habitats to be designated a Site of Special Scientific Interest. The use of the land can then be regulated and managed in order to protect, maintain and even increase its biodiversity in line with its WDC designation as a Biodiversity Opportunity Area. This will also serve the residents of Uckfield and the rest of Wealden District as a resource for education and recreation.

Until recently, there was a 7 km Ashdown Forest shadow area that gave some protection for the north of Uckfield. I gather that this has now been abandoned. However, the habitats still exist unchanged and the reasons for that protection have not gone away. We now have a huge amount of information about the habitats and history of Downlands farm going back some 150 million years to the formation of the Lower Cretaceous sand rocks that lie beneath its surface. The pushing up of those rocks some 60 million years ago to form the High Weald and then the ice ages that carved out the ghyll valleys feeding the biodiverse streams and tributaries of the River Ouse. We know about the gradual colonization of England after the last ice age 10,000 years ago by pioneer herbs, trees, birds, mammals, reptiles, amphibians, freshwater fish, and invertebrates. All these are still there and thriving (please see my species list). If we chose to make Downlands Farm into another modern human colony it will add to the destruction we are seeing globally with the extinction of some 200 – 2000 species every year, largely due to habitat degradation and other anthropogenic influences.

In Downlands Farm, Lake Wood, Budletts Common and the other habitats of North Uckfield we have a reservoir of life that can only mitigate the destruction that is

happening elsewhere. Despite the developers claims, no additional planting or environmental engineering can replace a habitat that has persisted for so long unchanging and allowing local genotype adaptations to occur in species that cannot be captured and relocated as the relocation zones will have their own better adapted individuals that will out-compete them. This is a fundamental population ecology principle.

The developers proposal would violate a beautiful living landscape that was enjoyed during the lifetime of the owner, Mr Preston who then, it appears to me, exposed Downlands Farm to other ruthless economic opportunists after his death.

The developers have even purchased the beautiful historic Chicory Cottage, the last home of the Streatfeild family, with a view to demolishing it and running a strategic cycle route through its grounds which include ancient woodland and sand rock outcrops.

It is necessary for the planning process at WDC to be strong, just and decisive in preventing a process that is both unpopular with the people Uckfield and Maresfield and a wider body of organisations, and also destructive to the ancient and historic living landscape we know as the Weald of Sussex.

I would respectfully ask you Mrs Turner, Mr Robins and your colleagues to please realise that Downlands Farm is an exceptional case. The issue has developed from a deceased property speculator with no apparent training in ecology writing a 'Last Will and Testament' decreeing that the land must not be sold without planning permission for several hundred houses. This was left with his executors who are accountants who have tried repeatedly to expedite this wish and failed. I would argue that so many reasons have been voiced over the many years since Mr Preston died as to why this wish should not be granted. Also, an expensive long and detailed forensic public inquiry determined that such a development should never happen just 13 years ago. Since then, the only thing that has changed is the strategy of the developers. The habitats are as healthy and thriving now as they were then, perhaps more so due to the continued lack of disturbance rightly secured by Wealden District Council and people and organisations such as CPRE, WT and SWT supporting the Council's virtuous actions.

I respectfully ask you and your team to do all you can to avert what can only be described as a potential environmental disaster at all levels. Namely, I urge Wealden District Council to refuse both the outline and full applications for this development proposal from Gleeson Land and John Alison Land & Research Ltd.

With kind regards,

Dr Martyn Stenning M.Phil. D.Phil. MRSB CSci.

Appendix
Trevor Beebee's letter
Gideon Mantell's description

University of Sussex

Mr G Findlay,
The Planning Inspectorate,
4/04 Kite Wing,
Temple Quay House,
2 The Square,
Temple Quay
BRISTOL BS1 6PN

18.12.07

Dear Mr Findlay,

PLANNING INSPECTORATE REF: APP/C1435/A/07/2046982/NWF
PLANNING APPLICATION WD/2006/2855/MEA, DOWNLANDS FARM UCKFIELD

I wish to register an objection to the proposed housing development (as above) at Downlands, near Uckfield. The basis of my objection is the irreversible damage that the development will cause to a site of outstanding importance to amphibians and reptiles, a group of species widely recognised as being of great risk in Britain today. Survey by the developer's consultants clearly demonstrates that this an astonishingly good site, as summarised in the table below. The data are taken from the document ES6, which includes surveys in 2003 and 2007. Minimum numbers (amphibians) are based on the lowest numbers in the ranges defined by the consultants (e.g. 11 for an "M" rating, which was defined for numbers between 11-100), and therefore will in some cases be underestimates.

Species	**Occurrence at Downlands**	**Abundance at Downlands**	**Abundance "score" (see below)**
Reptiles	No. compartments where present (/9)	Average no. sightings per compartment	
Common lizard	9	6.0	Not relevant to reptiles
Slow-worm	9	8.7	
Grass snake	9	2.5	
Adder	5	0.8	
Amphibians	No. ponds occupied (/6)	Minimum number of animals seen (total across all ponds)	
Common frog	5	55	1
Common toad	3	47	1
Smooth newt	6	46	2
Palmate newt	6	135	3
Great crested newt	6	94	2

This site qualifies for SSSI status under Natural England's criteria specifically for amphibians and reptiles, which require a minimum abundance score of 10. The score is calculated by adding numbers for individual species of amphibians (summing at 9 in the

contact us

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table above), and adding 2 points for an assemblage with all five species (as here), thus giving Downlands a score of 11. On top of this, SSSI status is appropriate for "the best reptile locality in a survey area, with at least three reptile species". I have been involved with amphibian and reptile ecology and conservation for more than 35 years, and published many scientific papers (and several books) on the British species, including the *New Naturalist* volume on "Amphibians and Reptiles" in 2000. I know of no better sites for reptiles in the Uckfield area, and Downlands has good numbers of all four species. The combination of all five amphibians and the four reptiles together, each set of which alone would qualify for SSSI status, is remarkable and quite possibly unique in the region.

I should add that the damaging effects of a housing development will not be restricted to the obvious consequences of habitat destruction. Increased predation from pet cats on reptiles, especially common lizards and slow worms, is likely to be intense in the surrounding areas even where these are not physically destroyed (as has been shown on heathlands surrounding Bournemouth). Adders, a species of increasing conservation concern nationally, are very likely to suffer increased persecution by humans so close to an urban development, irrespective of the law that nominally protects them. Great crested newts, a priority species under the EU habitats directive for conservation throughout Europe, are highly vulnerable to the introduction of fish into their breeding ponds. Experience has shown that this is very probable where housing extends close to such ponds. Exactly this problem occurred at Peacehaven in the 1980s, when a pond created near a new housing estate in mitigation for destroying a crested newt site was rendered useless within a few years by the release of pet fish.

All the reptiles found at Downlands, and two species of the amphibians (common toads and great crested newts) are the subjects of UK Biodiversity Action Plans on account of their threatened or declining status. In my view, and the official views of two key organisations involved in amphibian and reptile conservation in Britain (the British Herpetological Society and The Herpetological Conservation Trust), it would be grossly irresponsible to permit the development to go ahead at Downlands. None of the proposed ameliorations are likely to safeguard the amphibians and reptiles there. "Green bridges", for example, are unproven concepts that are essentially evidence-free when considering their value for amphibians and reptiles. Their likely desiccation in summer may well deter amphibians from using them, while shade from dense vegetation (with or without trees) is equally likely to deter use by reptiles. Improved pond management, even if maintained, is unlikely to counter the threat from fish introductions (which only has to happen once). Fences to protect areas from cats are extremely unlikely to work for such an agile and determined predator.

I therefore urge, on behalf of the British Herpetological Society and the Herpetological Conservation Trust as well as myself, that the inquiry rejects the development proposal at Downlands and thus safeguards the future of this important and attractive piece of countryside.

British Herpetological Society

Herpetological Conservation Trust

Yours sincerely,

Prof. Trevor J.C. Beebee

A description of Lake Wood by Dr Gideon Mantell

Near "the Rocks," the seat of ---- Streatfeild, Esquire, about half a mile west of Uckfield, a group of sandstone rocks occurs, under circumstances of considerable beauty and picturesque effect. The path that leads to this interesting spot lies to the right of the road, and by circuitous route, conducts the spectator to the centre of a wood, where a beautiful lake, nearly surrounded by rocks, suddenly opens to the view. The cliffs, overhanging the water, are from twenty to thirty feet high, and are surmounted by forest trees and underwood. In some places the rocks are nearly perpendicular; in others, they descend with a gentle slope to the water's edge, the declivity being covered by a luxuriant vegetation. On the northern margin, a projecting point of high rock is perforated by a natural archway, that has been enlarged by art, and this leads to a recess in the sandstone on a level with the bosom of the lake. From this point the picturesque beauty of the scene is exhibited to particular advantage. On the opposite shore, the base of a rock that juts into the water is in like manner excavated into an arch, beneath which a shallop was moored at the time of my visit. In one of the vertical cliffs, some fine young birch trees had taken root between the thin layers that separate the strata, and in almost every fissure of the rock numerous plants had insinuated themselves, and by the beauty and variety of their foliage, relieved the monotonous and sombre appearance of the smooth grey sandstone. On the less elevated masses, lichens, mosses, and heaths were growing in great profusion and luxuriance. The strata are nearly horizontal, and partake of the characters of those already described.'

A description of Lake Wood from: The Geology of the South-East of England (Mantell 1833 p.203).

Dr Martyn J. Stenning M.Phil. D.Phil. MRSB. CSci.

54 Selby Rise
Uckfield
East Sussex
TN22 5EE

Mrs C. Turner

Case Officer

Development and Building Control Wealden District Council (WDC)
Council Offices
Vicarage Lane

Hailsham East Sussex BN27 2AX

App Ref: WD/2022/1637/MEA - Land at Downlands Farm, Nr TN22 2AR

Proposal: Hybrid planning application comprising: outline application (with all matters reserved except for access) for the erection of up to 424 no. residential dwellings including affordable housing, the provision of vehicular, pedestrian and cycle access and separate emergency access from the Uckfield bypass (A22), pedestrian and cycle access from Snatts road, open spaces including children's play space, sustainable urban drainage systems, associated landscaping, infrastructure and earthworks; and full application comprising creation of a strategic sang, associated landscaping and car parking, and demolition of existing residential property and other buildings and provision of pedestrian and cycle access from rocks road, associated landscaping, infrastructure and earthworks. Site: WD/2022/1637/MEA: - Land at Downlands Farm, Uckfield.

Dear Mrs Turner,

Thank you for all the work you are doing to evaluate the merits and demerits of the above proposal. Having read recent representations on the public portal, I feel moved to write to you again in response to the 2 emails from Heather Hall, Heritage Officer, Planning and Environmental Services, Wealden District Council. Also, the response to them by: Environmental Dimension Partnership, Unit 11B, Waterside Court, St Helens, Merseyside, Lancashire, WA9 1AU, who are the global consultants engaged by Gleeson Land (Ancells Business Park, Sentinel House, Harvest Cres, Fleet GU51 2UZ). The latter's intention seems to be to cast doubt on the conclusions and estimations of Heather Hall.

My credentials are that I am one of 5 generations of Stennings to have lived in Uckfield. I have been an Uckfield Town Councillor, and served on several committees including, for many years, the Neighbourhood Plan Steering Group, Chaired by Holly Goring, Town Clerk, Uckfield Town Council. I also served as Chairman of the Uckfield and District Twinning Association for about 10 years. I am also a Chartered Scientist with a Doctorate in Ecology. It may be relevant that I did much of my doctorate research in Lake Wood which is adjacent to the proposed building site. I also knew the Streatfeild family, who originally gave me permission to work there, and I am, therefore familiar with much of the history of Downlands Farm and The Rocks Estate. All my views in the text are mine alone, but the facts are from reliable sources. I know also that I write on behalf of a very large number of residents of Uckfield who have voiced their opposition

to the above proposal, largely due to the landscape quality and biodiversity, but also due to the local cultural heritage included in this very special part of the Weald of Sussex.

I considered that it might be useful for you to have input from someone who has lived in close contact with the structure and history of the site. Also someone who understands, at first hand, exactly why 84 local residents (objecting to the proposal) attended the Uckfield Town Council Plans Committee meeting on 26th September 2022. Many of the attendees spoke eloquently and passionately about the reasons why they have objected to Gleeson's proposals. Those who did not speak clapped enthusiastically after those who did. Also, I write on behalf of (at least) 355 people of Uckfield and district who have taken the trouble to write to WDC because they oppose the proposals of Gleeson. I know there are many more residents who have not made their opposition to the proposals known, and many who have scant knowledge of all the facts.

I would like to start by highlighting the glaring errors apparent in the EDP report indicating a lack of conscientiousness in compiling the text, which is largely a desktop exercise with apparently just one site visit. EDP consistently mis-spell the name of the former Rocks Estate owners who landscaped and protected the estate for more than 200 years. The most recent owner of the estate was Commander Norman J. Scarlett Streatfeild D.S.C.. Please note the name Streatfeild is spelt with ei rather than "ie" as erroneously used in the EDP report. The estate consisted of a huge land holding of which Downlands Farm was a small part. The current house, now regarded as "Buckswood Grange", was built on the site of previous houses by the Streatfeild family in 1838 and was called "Rocks House" and only became "Buckswood Grange" when it became occupied by Buckswood School, which moved to Uckfield from Crawley during the 20th century. The name of the school became the address, and remained so after Buckswood School left the premises and moved to Guestling. More information can be found at:

https://theweald.org/P3.asp?PId=Uc.Rcks

The first known house on the site was called Copwood House which was demolished in 1770 and rebuilt as Rocks House, or sometimes just "The Rocks". This was demolished in 1838 and rebuilt to its current general appearance and form. Please note that the EDP report (section 1.19) claims that the building at this date, 185 years ago, has "…*recently been constructed*". Is 1838 recent? This house remained occupied by the Streatfeilds until 1938, but some of the family remained in Uckfield. There were Streatfeilds (by marriage into the Brocklebank family) still living at Chicory/Rocks Cottage until the late 20th century when they emigrated abroad. Since then, the cottage has had several owners.

Please note that on the above web-site, the dwelling known as Chicory Cottage was called "Rocks Cottage" photographed in 1922. Also, there is an excellent picture of the foot-bridge over the Rocks Road taken in c. 1944. There is much current discussion about the future of Chicory/Rocks Cottage with Gleeson wishing to demolish it and construct an access to Downlands Farm from the Rocks Road and through Fir Tree Grove, which EDP repeatedly (erroneously) refer to as "Fir Grove".

The EDP report is in error when refering to Gormanston (last residence on the estate of Mr Clarence Preston, whose last will it was to develop the site) as Godmanston (section 1.45). The report implies that this "…*reflected the trend of the wider residential expansion of Uckfield to the east of Snatts Road*." I would contend that this is not a trend as this seems to be the only new green field site building that I know of to the west of Snatts Road

which has consistently been the north western perimeter of the development boundary of Uckfield. All development to the east of Snatts Road was within the historic development boundary. As owner occupier of Downlands Farm, it was clearly the wish of Mr Preston to live within the high quality landscape and environment that he owned. His reason for building and naming the house Gormanston was that "Viscount Gormanston is a title in the Peerage of Ireland created in 1478 and held by the head of a branch of the Preston family, which hailed from Lancashire. It is the oldest vicomital title in the British Isles; the holder is Premier Viscount of Ireland." Mr Clarence Preston was declaring his (implied) connection to the noble family by naming his new house Gormanston. However, I understand from the Streatfeild family that there was no known family connection. This is apparently the only building NW of Snatts Road that was not built on the site of a previous building (i.e. brownfield). One wonders how it got permission as it was on a greenfield site outside the Uckfield development boundary and local plan.

The heritage tragedy is that in his last will and testament, Clarence Preston, formally co-director of Barham Estates Ltd, willed that Downlands Farm should not be sold without planning permission for the building of a housing or industrial estate. This decree has been pursued by his executers and accountants ever since. However, this outcome is not the will of hundreds of <u>living</u> occupants of the market town of Uckfield that has always been surrounded by farms since time immemorial. If Downlands Farm were to be built on, this would no longer be the case, marking the first step in merging Uckfield with Maresfield and the eventual conurbation of Uckfield with its surrounding villages. Indeed, in section 1.10, the report states that the land comprises parts of the "parishes of Uckfield and Maresfield". This itself complicates democratic processes. Section 1.12, the map and section 1.13 are useful indicators of how the landscape was in 1829, and how extensive the woodland was at that time. I know for sure that some of those woodlands have been thinned and felled since that time fairly recently while owned by Mr Preston. It would be useful to compare the O/S maps of the intervening time.

In section 1.17, EDP mistakenly refer to what was formerly Downlands House, then Charlwood Manor as "Charlwood House", correctly named in section 1.35. Then in 1.19 EDP refer to Fir Tree Grove as "Fir Grove".

EDP present some useful images of Downlands Farm in winter, illustrating the open grassy downland and frequent areas of woodland that makes up the rich environmental diversity that hosts the exceptional assemblage of wildlife that currently uses it as a refuge and breeding habitat. In the text, the author uses words such as "scrubby woodland" and "ruderal vegetation" that may imply that it is of little value, but it is just these successional stages in forest development that manifest habitat diversity and often hosts the largest range of species.

In 1.54, the author asserts that "it is not expected that the proposals development would diminish the setting of any of the (existing) buildings". Also that "Charlwood Manor would also be unaffected.". How can this be possible if some 424 houses, roads and other infrastructure is to be built within a few tens of metres of your home. A process that may take some years and result in the loss of High Weald quality landscape on your doorstep and outside any development boundary that has existed. How can this statement of EDP possibly be justified?

EDP list the factors convenient to them in the sections 1.60 to 1.90, but fail to mention several items. First, the existence of West Park Local Nature Reserve (WPLNR) which

was part of the Rocks Estate designated as a Local Nature Reserve in about 1996 and is a LWS and LGS similarly with Lake Wood.

In section 1.69 the author mentions only one tunnel beneath the Rocks Road connecting the Rocks House parkland with Lake Wood. However there are 2 tunnels. One is a coach tunnel that carries the coach road from Rocks House through the parkland, under the Rocks Road (this tunnel was bricked up by Mr Charlie Figg during the 1970s) when the Rocks Park (West Park) estate was sold off. However, access is still possible for wildlife though openings at the wall bottom. The coach road runs through Lake Wood and out into Downlands Farm all the way to Budletts Common and eventually to the public road near Maresfield. Although this track is no longer used by vehicles, it is still a track/pathway, there are local people who have used this path for decades and therefore it should be eligible to be a public right of way. The second tunnel is a pedestrian tunnel at the eastern end of Lake Wood with access between Lake Wood and the grounds of Buckswood Grange. The tunnel has bat-friendly metal gates at each end and are kept locked, but access is given to the residents of Buckswood Grange and Woodland Trust staff as required.

Additionally, no mention is given to the historic ice-house in the grounds of Buckswood Grange. Also, the whole complex has been shown to be a Mesolithic site with multiple rock shelters that have been investigated by M. F. Hemmingway during the 1970s and written up by the Sussex Archaeological Society. Many flint tools were found in Lake Wood and what is now WPLNR. The site was confirmed to have been occupied by Mesolithic people. There are outcrops of sandstone also within the proposed building site, but to date I have no knowledge as to whether these have also been investigated.

In 1.70, the author is misleading about the landscaping of Lake Wood. Most of the wood was managed for forestry, and only the relatively small area around the lake was used as amenity. Most of the woodland is ancient semi-natural woodland, part of the woodland is coppice with standards, the rest is mixed, mostly deciduous ancient woodland with several notable self-seeded veteran trees. A species list can be provided on request. Lake Wood is 9.471 hectares and is part of the local mosaic of habitats including WPLNR and the grounds of Buckswood Grange and should not be described as "*an isolated remnant of the wider grounds of The Rocks*". Also the author is in error to say that "*there is no longer any direct connectivity with the former mansion house to the south of Rocks Road*". The mansion house still exists, it has been divided into apartments and the residents frequently use the pedestrian tunnel beneath Rocks Road to visit and enjoy Lake Wood. Also, there are actually 3 access points from Rocks Road into WPLNR, which is contiguous with the grounds of Buckswood Grange, not just one as the author asserts. Indeed, the photograph comprising Figure 29 is taken from WPLNR. This nature reserve has signs at entrances and within, indicating its status, but this is ignored by the author. There is a gate, usually locked, for residents of Buckswood Grange to enter WPLNR through the dividing chain-linked fence.

1.79 asserts that "*there is no experience of the land within the site*." Referring to Lake Wood and Downlands Farm. This is totally untrue as there is a view across Downlands Farm right across to Ashdown Forest from the path at the eastern edge of Lake Wood. Indeed, people photograph Downlands Farm from the wood and also paint pictures. I have one such painting in my possession. This paragraph of the author is misleading.

The authors assert that the development "*is not expected to result in any change to the experience of Lake Wood*". I, however, do expect the development to have profound consequences to the experience of Lake Wood. I have already mentioned the views over Downlands Farm from the path from the eastern entrance, but the whole patchwork of habitats including the ancient woodland of Lake Wood, the ghyll valleys of Lake Wood, Shermanreed Wood and Longwood Ghyll ring with the sound of birdsong in the summer, also the buttercups of the organically farmed fields and the orchids, wood anemones and bluebells of Lake Wood and the woods of Downlands Farm are a continuous living land and soundscape. The total population of the proposed Downlands Farm human colony would probably exceed 1000 people among the c. 424 houses and also their pets. Lake Wood would become an obvious place for dog-owners to exercise their pets and let them defaecate. Domestic cats would roam within the woodland reducing the populations of dormice, yellow-necked mice, bats, lizards and nesting birds. The experience of Lake Wood would become vastly different. I am not convinced that a fence along the southern boundary of the proposal site would persist as a barrier to prevent "*any adverse impacts on its woodland character*", in section 1.88. Therefore section 1.89 becomes redundant.

Figure 32 depicts the wall along the southern boundary of Lake Wood that is believed to be more than 100 years old. The authors assert that this represents a severing of links between the components of the estate. However this very old wall and the fence along the boundary of Buckswood Grange and WPLNR have always been there in some form for over 100 years as this was a public road through a private estate. The 2 tunnels also still exist as preserved features. On the ground, there is a good relationship between the residents of Buckswood Grange and the Woodland Trust and also the Town Council who manage WPLNR. Also the vast number of animals using the various grounds move freely between them. The connectivity is essential to the functioning of the entire ecosystem of the various holdings, including Downlands Farm.

Regarding Chicory Cottage, it is clear that this dwelling has evolved since at least the early 19th century, and is a locally much loved place as part of 'Old Uckfield', and the last dwelling place of the historic Streatfeild family. The grounds consist partly of about a hectare of ancient woodland and is punctuated with lower Cretaceous sandstone outcrops. Many local people believe that Chicory Cottage should be preserved.

In summary, the "heritage addendum" by the author working for EDP and retained by Gleeson Strategic Land Limited serves not to allay fears concerning the consequences of expediting the plans proposed, but on the contrary, those fears have been confirmed and even multiplied by this report. I do appreciate the good work done by Heather Hall.

I respectfully ask you and your team to do all you can to avert what can only be described as a potential environmental disaster at all levels. Namely, I urge Wealden District Council to refuse both the outline and full applications for this development proposal from Gleeson Land and John Alison Land & Research Ltd.

With kind regards,

Dr Martyn Stenning M.Phil. D.Phil. MRSB CSci.

APPENDIX 10:

Dictionary of Scottish Architects – DSA Architect Biography Report
https://www.scottisharchitects.org.uk/architect_full.php?id=203723

Basic Biographical Details

Name: **Sydney Smirke**

Designation:

Born: 20 December 1797

Died: 8 December 1877

Bio Notes: Sydney Smirke was born in London on 20 December 1797, the fifth and youngest son of Robert Smirke RA, painter and illustrator, and his wife Elizabeth. He was baptised on 14 Jan 1798. He was educated at Eywood, Herefordshire, studying under a private tutor with Lord Oxford's eldest son. At the age of about eighteen he entered the office of his eldest brother Sir Robert Smirke and studied at the Royal Academy Schools, winning the Gold Medal in 1819. This enabled him to visit Italy and Sicily. In 1827 he obtained a clerkship of the Kings' Works, engaged on St James's Palace, at which point his career temporarily diverged from that of his brother. The post was abolished in 1832, but in the following year he obtained his first major commission, the reconstruction of the Pantheon in London's Oxford Street, and gradually built up a large practice, partly from clients passed on to him by his elder brother, enabling him to marry Isabella Dobson, daughter of the architect John Dobson of Newcastle.

Sydney Smirke succeeded to his brother's practice in 1846, retaining the Surveyorship of the Inner Temple, the Duchy of Lancaster, the British Museum and the General Post Office. He was admitted FRIBA surprisingly late on 29 April 1844, his proposers being Sir William Tite, Thomas Henry Wyatt, Edward Buckton Lamb and the Catholic architect Joseph John Scoles. He received the Royal Gold Medal in 1860 and was Professor of Architecture 1861-65 at the Royal Academy where he reconstructed their buildings between 1867 and 1872, his last major work. He died at Tunbridge Wells on 8 December 1877, leaving estate of £80,000.

Private and Business Addresses

The following private or business addresses are associated with this :

Address	Type	Date from	Date to	Notes
London, England	Business			

Employment and Training

Employers

The following individuals or organisations employed or trained this (click on an item to view details):

Name	Date from	Date to	Position	Notes
(Sir) Robert Smirke	c. 1815(?)	1819(?)	Apprentice(?)	
(Sir) Robert Smirke	1819(?)	1827	Assistant(?)	
H M Office of Works (later Ministry of Works, Department of the Environment and Property Services Agency)	1827	1832	Clerk	

Employees or Pupils

The following individuals were employed or trained by this (click on an item to view details):

Name	Date from	Date to	Position	Notes
Gilbert Robert Blount			Assistant	
James Wylson	Before 1843	c. 1845	Senior Clerk	
Sydney Smirke	1855	1862	Apprentice	

RIBA

RIBA Proposers

The following individuals proposed this for RIBA membership (click on an item to view details):

Name	Date proposed	Notes
Edward Buckton Lamb	29 April 1844	*for Fellowship*
Joseph John Scoles	29 April 1844	*for Fellowship*
(Sir) William Tite	29 April 1844	*for Fellowship*
Thomas Henry Wyatt	29 April 1844	*for Fellowship*

RIBA Proposals

This proposed the following individuals for RIBA membership (click on an item to view details):

Name	Date proposed	Notes
Francis Thomas Dollman	4 January 1846	*for Associateship*
George Fowler Jones	17 February 1888	*for Fellowship*

Buildings and Designs

This was involved with the following buildings or structures from the date specified (click on an item to view details):

Date started	Building name	Town, district or village	Island	City or county	Country	Notes
1843	Luton Hoo			Bedfordshire	England	*Reconstruction after fire.*

References

Bibliographic References

The following books contain references to this :

Author(s)	Date	Title	Part	Publisher	Notes
British Architectural Library, RIBA	2001	Directory of British Architects 1834-1914			
Crook, J Mordaunt		Sydney Smirke: The Architecture of Compromise		Fawcett, Jane (ed.): 'Seven Victorian Architects'	

Periodical References

The following periodicals contain references to this :

Periodical Name	Date	Edition	Publisher	Notes
Builder	5 December 1877			*Obituary*

Archive References

The following archives hold material relating to this :

Source	Archive Name	Source Catalogue No.	Notes
Courtesy of Dr Aileen Reid	Information per 'Contact Us' on website		*Sent June 2011*

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Website and database design by Codex Geodata

APPENDIX 11:

Public representation of Vivienne Blandford

Comment for planning application WD/2022/1637/MEA

Application Number	WD/2022/1637/MEA
Location	LAND AT DOWNLANDS FARM, UCKFIELD
Proposal	HYBRID PLANNING APPLICATION COMPRISING: OUTLINE APPLICATION (WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS) FOR THE ERECTION OF UP TO 424 NO. RESIDENTIAL DWELLINGS INCLUDING AFFORDABLE HOUSING, THE PROVISION OF VEHICULAR, PEDESTRIAN AND CYCLE ACCESS AND SEPARATE EMERGENCY ACCESS FROM THE UCKFIELD BYPASS (A22), PEDESTRIAN AND CYCLE ACCESS FROM SNATTS ROAD, OPEN SPACES INCLUDING CHILDREN'S PLAY SPACE, SUSTAINABLE URBAN DRAINAGE SYSTEMS, ASSOCIATED LANDSCAPING, INFRASTRUCTURE AND EARTHWORKS; AND FULL APPLICATION COMPRISING CREATION OF A STRATEGIC SANG, ASSOCIATED LANDSCAPING AND CAR PARKING, AND DEMOLITION OF EXISTING RESIDENTIAL PROPERTY AND OTHER BUILDINGS AND PROVISION OF PEDESTRIAN AND CYCLE ACCESS FROM ROCKS ROAD, ASSOCIATED LANDSCAPING, INFRASTRUCTURE AND EARTHWORKS.
Case Officer	Mrs C Turner
Organisation	
Name	Vivienne Blandford
Address	Greenbank,Shepherds Hill,Buxted,TN22 4PX
Type of Comment	Objection
Type	neighbour
Comments	In the archaeological assessment prepared for this development it inevitably included only that which is known. Further research and expert local knowledge brought to light much more information, both ecologically, and in this accompanying assessment, concerning the historic landscape. The NPPF sets the national agenda for 'Conserving and enhancing historic environment'. In particular, it requires the significance of any heritage asset to be identified and assessed that may be affected by a proposal. The NPPF also states that planning should conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for the contribution to the quality of life of this and future generations. I would urge Wealden District Council to consider the impact such a development would have on, not only the known assets, but also those that are not yet recognised but are clearly present, in particular in the overall historic landscape, as detailed in the accompanying reports. This development would have a severe and damaging effect on Lake Wood and change a predominantly, albeit, changed though time, to a medieval farmed and wooded landscape which has seen very little modern development.
Received Date	08/09/2022 09:13:02
Attachments	The following files have been uploaded: Land North of Uckfield v1.pdf Lake Wood history.pdf

Land north of Uckfield: A brief historic landscape assessment with additional knowledge to that submitted by Gleeson in their Archaeological and Heritage Assessment.

Summary

The following brief historic landscape assessment covers a slightly wider area than that of area the submitted planning application of Downlands Farm WD/2022/1637/MEA. However, it is important that the landscape is considered holistically rather than in separate parcels. This assessment covers mainly that which is not in the public record and comes from local knowledge and research into the area. The assessment carried out by Gleeson for the Downlands Farm application more than adequately covers that which is known, it is the unknown, or unacknowledged which causes concern by its omission. In fact, the response from Heritage England did include the fact that development on this site has the potential to impact on undesignated archaeology as well as designated heritage assets.

The following document hopes to address that concern about the undesignated, or unknown. It, therefore, does not repeat the archaeological or historical facts, covered in the Gleeson report, in any depth. The known archaeology ranges from Mesolithic to Modern, including Mesolithic rock shelters, Roman sites, and a predominantly medieval landscape carved out of the woodland. It also includes different periods of the Wealden Iron Industry from bloomery sites to Blast furnaces, the water which drove the Blast furnaces later utilised for Gunpowder Mills. The known sites are recorded and discussed in the Gleeson report which include Conservation Areas in Maresfield and Uckfield, Listed buildings and other Heritage Environment data. This report does cover, in any detail, the ecological diversity unless it is relevant to the archaeological or historical nature of the site.

Introduction

Land North of Uckfield is bounded by Snatts Road to the south and westwards where the A22 bypass cuts through the western end of Lake Wood and through Butcher's Wood. It includes Park Wood as a stand-alone area. The London Road (old A22) forms the eastern boundary and Malling Budletts Common forms the northern boundary (Fig 1).

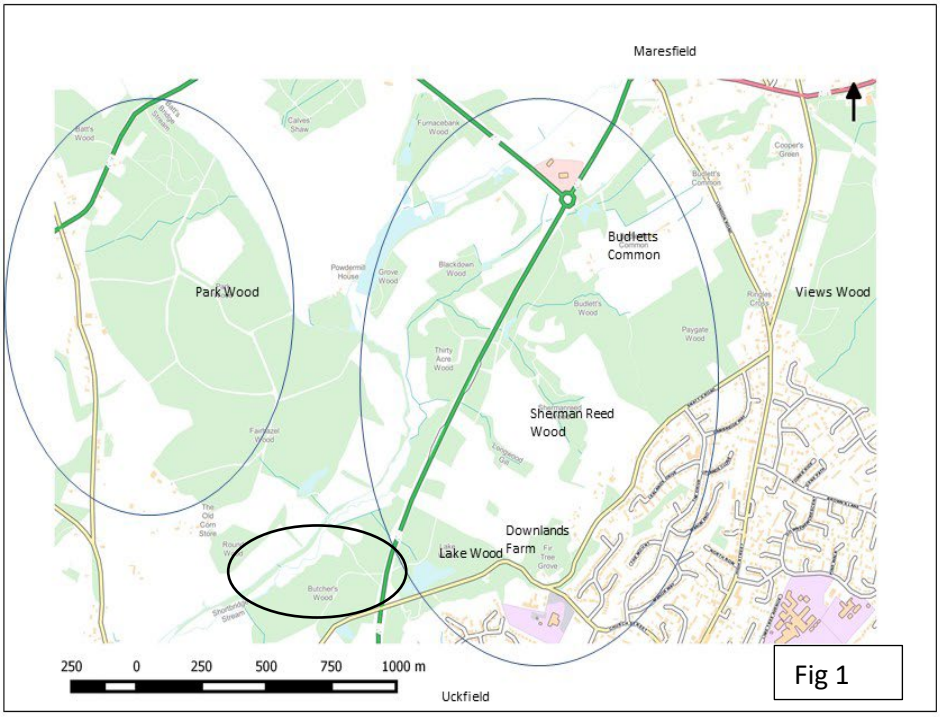
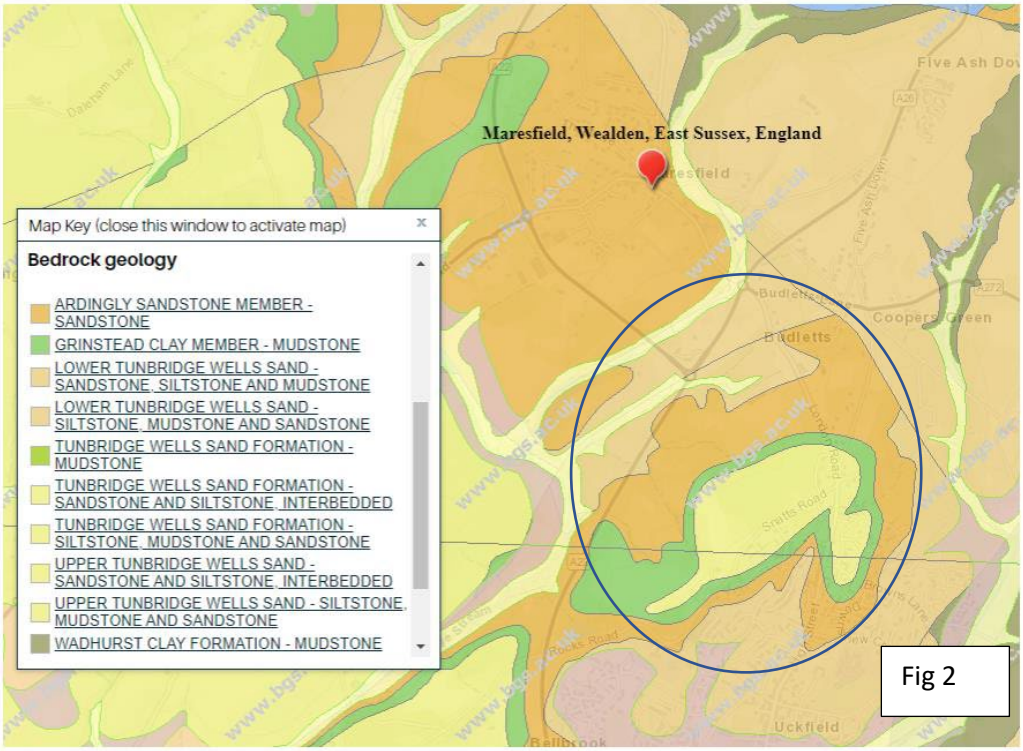


Fig 1

The area falls within the Low Weald of Sussex but is close to the High Weald ANOB which lies to the north-east. At present this forms a landscape devoid of much modern development which therefore retains an important historic landscape with a high degree of diverse forms of ecology comprising of an important east-west corridor north of Uckfield, stretching from Buxted Park to Shortbridge and northwards to Ashdown Forest. The geology is a mixture of Ardingly Sandstone, Grinstead Clay, and Tunbridge Wells Sandstone, in roughly concentric circles with the most part being of Ardingly Sandstone, which has made good building sandstone, providing ashlar stone for buildings (Fig 2). Budletts Cottage C16 and Budletts Lodge C19 are part built with this local sandstone with more modern additions. It includes an ecologically rich and diverse range of habitats from the ghyll valleys, Longwood ghyll within Downlands, remnants of ancient woodland and an unknown heathland habitat at Malling Budletts. The drainage and consequential run off, of a development in the area, would adversely affect wetland habitats from the east-west drainage to the Shortbridge Stream and onto the Ouse and southwards into the peat fed lake at Lake Wood.



Whilst the area under consideration today falls mostly within Uckfield, the northern part falls with the parish of Maresfield and its history more closely tied with Maresfield. The land in this area was once part of the Archbishops of Canterbury land holding of the Manor of South Malling and was already held by them in 1086 and was only split up in the mid-16th century. The church dates from the 11th century and very early Maresfield would have grown up around the church which is to the north of the study area. Budletts Common belonged to one of the manors of South Malling[1]

History

Maresfield has also been known by various other spellings, for example, Marysfyld, Marsfield and Meresfeld in 1234 'mere-field' open land by a pool (EPN).[2]

The church of St Bartholomew dates from the 12th century with additions throughout the 11th 12th and 15th centuries[3]. In a charter granted in 1332, King Edward 11 granted the manor of Maresfield to Queen Philippa. Thus, placing the development of the historic landscape firmly in the medieval period.

In the C19, the Reverend Edward Turner states that in one of the Register Books of the Archbishop of Canterbury reference is made to a deed of John Duke of Lancaster, by which Gilbertinus de Aquila gives to the church of Maresfield, towards its endowment, an annual rent of 60s., and divers lands in the parish. Perhaps Budletts Common, alias St Bartholomew's Common was part of these lands? The

[1] Mawer and Stenton. 'The Place names of Sussex Part 11, 1930: CUP
[2] Mawer and Stenton. 'The Place names of Sussex Part 11, 1930: CUP
[3] ESCC Monument Report

Manor of Maresfield was extensive and was the property of John of Gaunt who also owned Ashdown Forest when it was known as the as the Great Park of Lancaster.

The Reverend Edward Turner, a Victorian historian who lived in Maresfield mentions that in a meadow, close to Black house Farm, there is a moat with two sides extant and part of the third with the fourth arm filled in. This is likely to be the possible moated site visible in the scrubby woodland on the northern edge of the meadow, very close to Budletts roundabout, it is roughly 'D' shaped (TQ46832297). Whilst it looks like a moated feature on aerial photographs and EA lidar images, it is now very shallow ditch about 0.5 metres wide with a depth of 0.25 but much silted with a fairly flat low platform. Whilst he speculated that it may have had a house within in it is more likely to have been some kind of stock enclosure on the northern edge of the common (TQ467229). There are a couple of other enclosures on this common land, identified by aerial photographs and can be seen on Environmental data lidar images These are possibly medieval stock enclosures on common land.

Rocks settlement Mesolithic Rock shelters

There are known and fairly well documented Mesolithic rock shelters in the southern part of the area (MES4826) but there are other sandstone outcrops, Budlett Rocks to the east and more on the western part of Budletts Common. No archaeological investigations have taken place in these other locations. Also unrecorded in the Heritage Environment Record are flint implements and flakes found in Lake Wood, thus proving there was an active Mesolithic presence in the area. Perhaps more than just passing though as suggested in the planning assessment.

Roman

There is recorded information of Roman occupation locally from Roman and Romano-British bloomery, iron making sites, a corn-drying kiln to the east, in part, still extant Roman Road in Park Wood to the west (MES5318). This extant line of the Roman road is not only visible on EA lidar images but also on the ground in Park Wood.

Medieval, Post Medieval

Park Wood is also the likely location of the Archbishops of Canterbury Deer Park, known to be somewhere in the Maresfield area but its whereabouts hitherto unknown. This small deer park was contemporaneous with Ashdown Forest deer park but had a short-lived existence and has a poorly documented, or virtually non-existent history. However, in Park Wood on the western boundary, close to the Isfield golf course there is evidence of the ditch and bank of the Pale surviving (TQ45042258). Thus, with the name Park Wood, this seems a good location for this lost park.

The story of settlement of the main study area, that is from, and including Lake wood to the northern edge of Budletts Common is one of piecemeal land enclosure and small asssarting and enclosure from the woodland landscape which was once part of the woodland that stretched from Pevensey to Tonbridge and known as Andreasweald. Blackhouse farm, and its immediate landscape is recognised a medieval dispersed settlement. Park Farm and Downlands Farm also have their medieval origins.

Just south of Blackhouse Farm is Budletts Common, and this small enclosed and somewhat hidden landscape was once part of a wider landscape, some of which still exists to the west of the A22. This common stretched across the A22 and its name lives on in Budletts Lane and in the names of some of the houses to the east of the A22. There is some historical reference to the common previously being called St Bartholomew's Common which would mean it was connected to St Bartholomew's Church in Maresfield and now is but a small extant part of a much wider landscape. In Booker's 1888

guide to Uckfield Budletts was described as: 'The Budletts is a piece of waste land, covered with large masses of sandstone rock, interspersed with patches of heath and gorse, and having a background of birch and pine trees, the whole forming as pretty and romantic a spot as it is possible to conceive' [4]. This description covers the common land known as Malling Budletts, mainly to the west of the A22 but also to the east. This area still contains ecologically rich remnants of heathland grasses, plants, alder carr and wet flushes. There are areas of standing water and a good specimen of a stump cut boundary marker tree, marking the boundary between Maresfield and Uckfield.



Fig 3

Centred at TQ47062309

Malling Budletts Common 2022

Origins of Stookilstones, Stucklestones, Stukle

In 1492 Stukels Ferling and Stone were two hamlets recorded in the Customals of the Sussex Manor of the Archbishop of Canterbury, also an early reference to Shermanreed, Birchett, Lodgelands, Mallings Buddell Common and Ringley Cross. There is also a reference to a Ralph Stukele[5]. Perhaps the name derives from this Ralph and the sandstone outcrops that occur from Rocks Road, in the south, to Malling Budletts Common in the north of the study area. These early documents refer to land use as being mainly woodland, with pasture and meadow. The woods were sometimes managed as coppice as wood was a valuable commodity. Some of the woodland management continued into the C20.

Richard J Streatfeild (1844-1931) looked after, and added property to the estate into the early C20, and he carried research into the name Stucklestones, Stookistones and other variations which were mentioned in the early documents, starting in 1585 which were giving a location to the places mentioned. He made enquiries in 1925 to an early forerunner of the East Sussex Record Office with the result, in a letter sent back to RJS, there was proof of several references to Stucklestones still in the Court Rolls of Framfield. The earliest that RJS found then was dated to 1725 when five acres of land at Stucklestones, alias St Bartholomew's Common was granted to John Egles. One of Budletts rocks is known as Eagle Rock, presumably after this early owner. It would seem that the Sticklestones Common was the name of the waste which was enclosed by grant in early days [6]. Large outcrops of stone still exist but the name has fallen out of use.

[4] www/http:theweald.org/P2asp
[5] M K Hakiel notes undated
[6] ESRO ACC 6497/1/18/4

Another record is in 1585 when there was a conveyance for £800.00 for three pieces of land called Shermanrede, Byrchett and Lodgeland, amounting to 40 acres in Uckfield[7]. Also mentioned is the common called Malling Budletts west of the road from Ringles Cross to Stocklestones. In 1645 a conveyance mentions two messauges, barn, buildings, brick-kiln and 60 acres called Downe Lands in the chapelry of Buxted[8]. In 1703 a lease for a year includes coppice, lands and woodgrounds called Shermanrede, Birchett and Lodgeland (40 acres) with the same geographical references to Malling Budletts Common, Ringles Cross and Stocklestones[9]. In 1717 there is a lease for a year to a James Croke of Blackfriars, woodmonger for the same coppice, lands and woodgrounds called Sherman Reed, Birchett and Lodge Land There are similar refences for leases and mortgages in 1717[10]. This land was obviously profitable and interesting that it attracted interest from a London based woodmonger. In 1767 the lease was held bought by John Newham of Maresfield, esq and this was when the land became owned by the Newnham and Shelley family of Maresfield[11]. The early building, a lodge referred, first in 1492 still exists as an undesignated heritage asset, Budletts Cottage which has a sandstone ashlar 'lodge like' entrance which probably dates to the C15- C16 with later additions. It is located on the western edge of Malling Budletts Common (TQ46932278) and may have started its life as a practical lodge, was it for hunting?



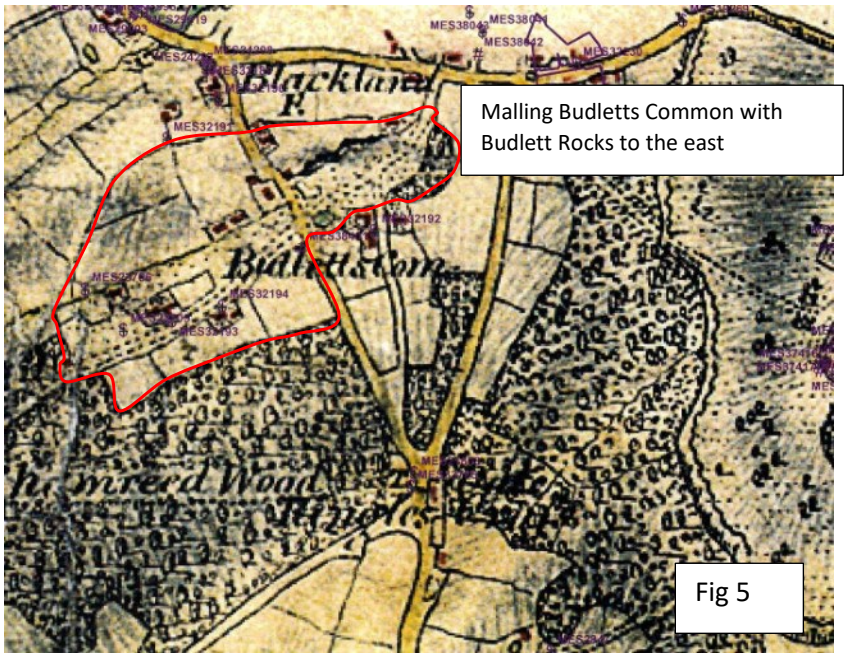
Fig 4

Budletts Cottage

This land stretching from Rocks Road to Malling Budletts was mainly waste land with a common forming a large part of it, mainly driven by its geology. Large outcrops of Cretaceous Ardingly

[7] ESRO AMS6994/3/1/1
[8] ESRO AMS 7036/1/4/1
[9] ESRO SAS/AB/1072
[10] ESRO SAS/AB/1074
[11] ESRO SAS/AB/1080

Sandstones with resulting poor sandy soils. Part woodland, part common which may have reached as far as Maresfield. Unusually this 'common land' was part farmed which is rare in the historic landscape and still survives in the northern part of the study area in Malling Budletts Common. It was not fit for agriculture owing to the poor soils and parts were also known as waste land.



OS surveyor's 1st edition circa 1813 showing rough extent of Budletts Common



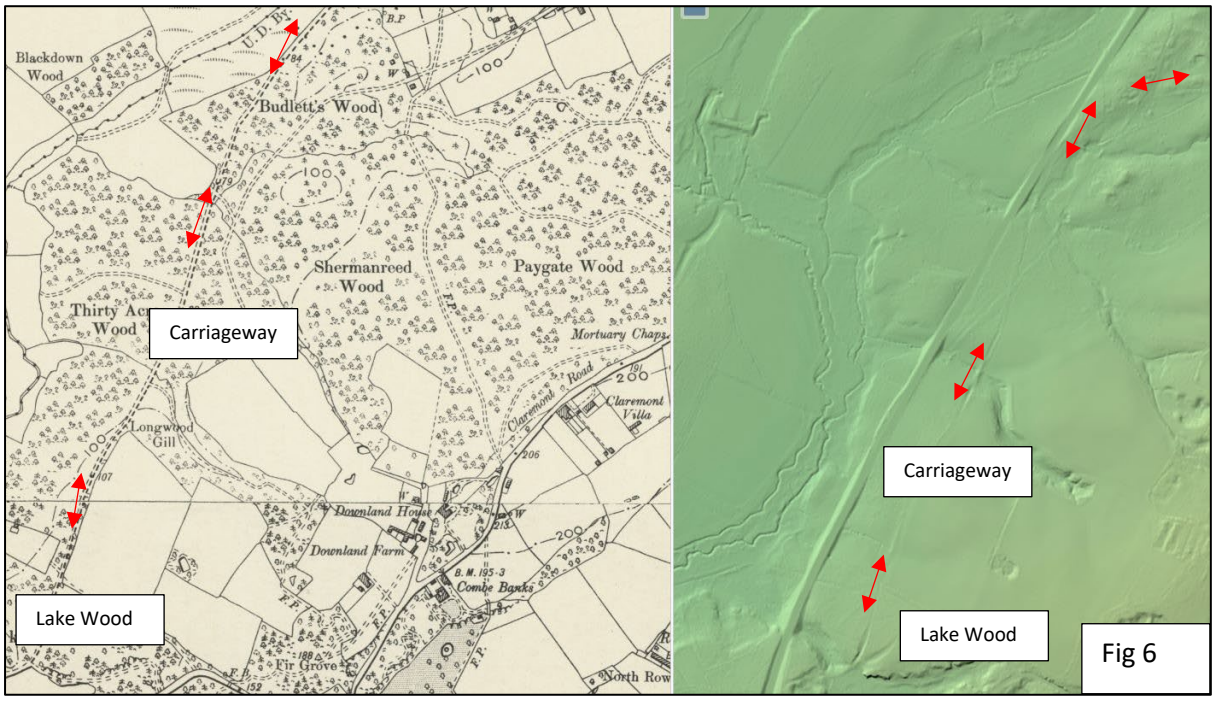
ESRO TD/E 33

Tithe Map 1841 showing common/waste with barn fields/houses farmed land

The southern part which was once part of the Streatfeild estate has been built over, the Rocks Park Estate, the name taken from the many outcrops of Rocks found within the housing estate and in West Park Nature Reserve, but the northerly part survives and should be considered a remarkable survivor of an unusual landscape. It is an unremarkable landscape at first glance but has hidden depth and has been poorly researched but nevertheless is an important survivor of a wooded, farmed and heathland landscape.

Georgian through Victorian

The Streatfeild family were one of the larger landowners in and around Uckfield from the first owner Richard Beard Streatfeild in 1710 who owned the Copwood estate. His nephew, Richard Thomas Streatfeild had bought the Rocks House and farmlands in 1784, which included one half of Lake Wood and inherited the Copwood estate in 1789, which included the western half and Butchers Wood. Part of the wood was called Rockwood Richard Thomas started to develop and plant Lake Wood, which was continued by his son, Richard Shuttleworth Streatfeild (RTS) (1805-1851). The history of this lake is covered in separate document. The lake is a late C18 historic designed landscape which was 'built' as part of a picturesque woodland garden with sandstone outcrops and exotic planting (NGR centred at TQ4682167). However, as much as the lake and adjoining house gardens were designed for pleasure and status, the surrounding woodlands were used for economic benefit and there are various records in the newspapers of the time of coppiced underwood being sold, and in one case, standing trees. Two carriage drives were built in the late C18, from Lake Wood to Shortbridge in the west and north-east to the A22 near what is now Budletts roundabout. The north-eastern one survives in the woodland, west of Downland Farm and exits at Budletts Lodge on the A22 (TQ47212334). In places it was built up into a causeway and at other places sunk in or totally flat. It is depicted on the 1898 OS map and on the lidar image.

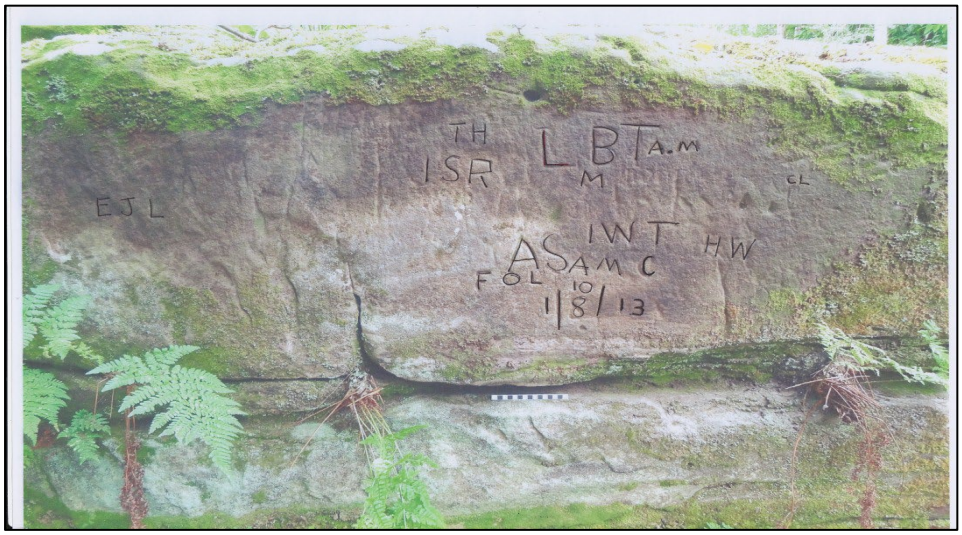


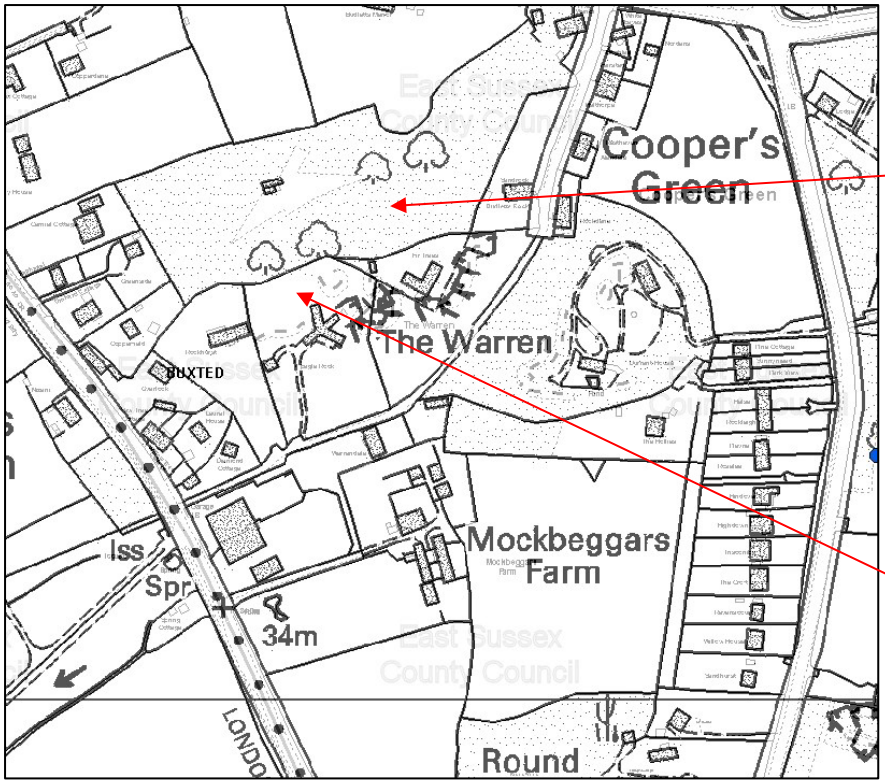
National library of Scotland image OS 1813 side by side lidar

The carriageway to Shortbridge, through Butcher's Wood, has not survived but used to provide access to the short-lived quay and barge transport there.

Modern Period

This area has remained very little changed during the modern period with some infilling taking place during the 1930's in the northeast after the sale of Buxted Park Land. Part of the eastern 'waste' around the Warren and Budletts Rocks has seen some changes, including an army presence in WW1 and W11. The area known as the 'Warren' contains numerous sandpits which were actively dug until just before the WW11. However, the surviving part of Malling Budletts common in the north down to Snatts Road in the south has remained unchanged except for modern additions to older buildings and to the medieval farmsteads.





Row of Army huts on seen on 1947 aerial. A previous owner of the Warren said that the graffiti dated to just before and during the First World War. They could remember army huts being used as a garage by the house opposite the end of their drive

Graffiti on sandstone outcrop, vertical face as above (TQ474232)

Conclusion

This historic landscape assessment has not been carried out in depth and the whole area would benefit from a comprehensive study which would include that what is already known. The Roman Road in Park wood is still visible as distinct bank with ditches to the side and there is evidence of a pale boundary with the ditch inside the woodland and the bank to the outside. This is the likely location of the Archbishops of Canterbury medieval deer park. This study highlights the development of a largely medieval landscape with piecemeal dispersed settlements carved out of the extensive woodland. Some woodland now exists as pockets of ancient woodland and parts were still actively being managed into the mid C20. A rare, part farmed, common land and waste, can be dated back to late medieval times exists at Budletts Common. It may have been connected to the church at Maresfield (St Bartholomew's) as at one time it was known by that name. Several enclosures remain hidden under the bracken cover but can be seen in early aerial photographs and on lidar images. There are large sandstone outcrops, with potential for Mesolithic activities and elsewhere in the study area are the remains of the Wealden Iron Industry from bloomeries to Blast Furnaces, later used as Gun Powder Mills. There is a direct link with the western carriage drive to the canal at Shortbridge and the northern carriage drive leading from Lake Wood still survives for most of its length, existing at the extant C19 lodge on the course of the old A22, near Budletts roundabout.

Any development, such as is proposed currently at Downlands, is located precisely between two historic landscapes. Lake Wood, a C18 historic designed woodland garden, remnants of a dispersed medieval landscape and medieval common land, this landscape would be adversely affected.

Vivienne Blandford, MA: Landscape Archaeologist

September 2022

Lake Wood: A Designed Historic Landscape

Summary

The following abbreviated history about Lake Wood has been written to enhance the knowledge about this specific site in the light of the application of Downlands Farm WD/2022/1637/MEA. There are severe concerns about the impact that the development would have on Lake Wood, which is essentially a picturesque type woodland garden dating from the late C18. It is located to the south of the development, and in close proximity. This analysis covers the period from the late C18 to the present day. The inevitable increased footfall would have a negative impact on the fragile and unique ecosystems, which has not been covered in this historic analysis but is more than adequately considered elsewhere in the objections to this development. Increased footfall would also have a damaging impact on the managed natural and historic fabric of Lake Wood.



WD_2022-1637 MEA Block Plan130902

Lake and Lake Wood

Early History

The Streatfeild family were one of the larger landowners in and around Uckfield and the first was the Richard Beard Streatfeild in 1710 who owned the Copwood estate. His nephew, Richard Thomas Streatfeild had bought the Rocks House and farmlands in 1784, which included one half of Lake Wood and later inherited the Copwood estate in 1789, which included the western half of Lake Wood and Butchers Wood. Richard Thomas started to develop and plant Lake Wood, which was continued by his son, Richard Shuttleworth Streatfeild (RTS) (1805-1851).

In the Yeakell and Gardner map of 1778 the definition of this area is poor, but it does show a lake, similar is shape to the lake depicted in later maps, surrounded by woodland with the Rocks House surrounded by a more open landscape *(Fig 1.).* Before the purchase of Lake Wood by the Streatfeilds this lake had been known as Old Rocks Pond or Uckfield Pond, this is likely the pond on the Yeakell and Gardner map.

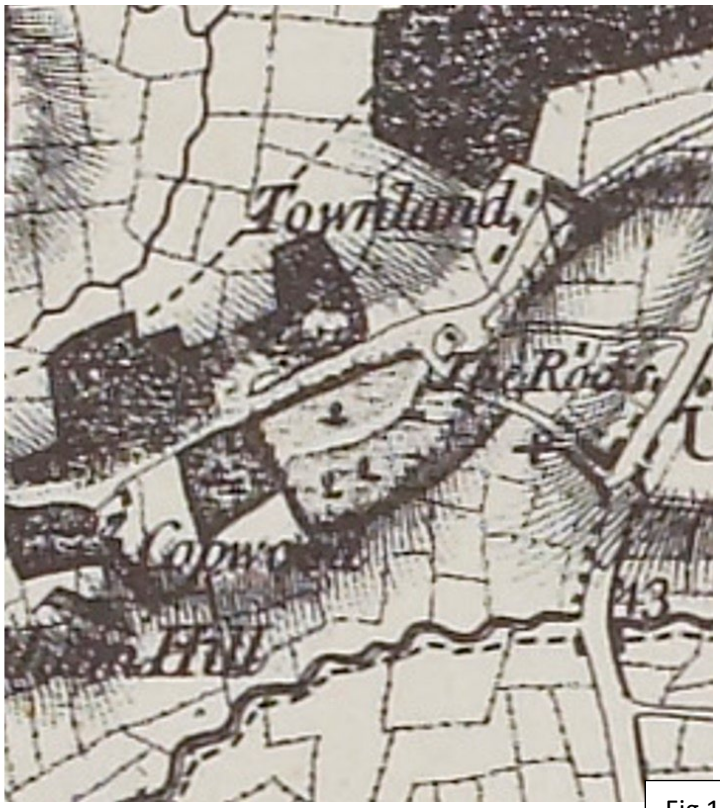


Fig 1 1778

In the Figg map of 1786 part of Copwood, and other lands the eastern corner, shows Lake Wood, as a familiar shape with the early carriage drives stretching westwards to Shortbridge and north-eastward towards Budletts *(Fig 2).* The carriageways are said to have been built in 1789 and possibly the dam at the same time. Accounts, held by the family gave evidence that RTS constructed the two main drives, which ran from Shortbridge Lodge in the west to Budletts Lodge in the north, exiting at Budletts lodge on the former A22. Budletts Lodge still exists and has the appearance of early C19 small sandstone lodge with later brick additions *(Image 1)*. The stone, probably Ardingly sandstone is of good quality ashlar blocks. The road's surface still exists in the garden of Budletts lodge, some 5-10 cm deep and appears to be of packed chalk in this location.

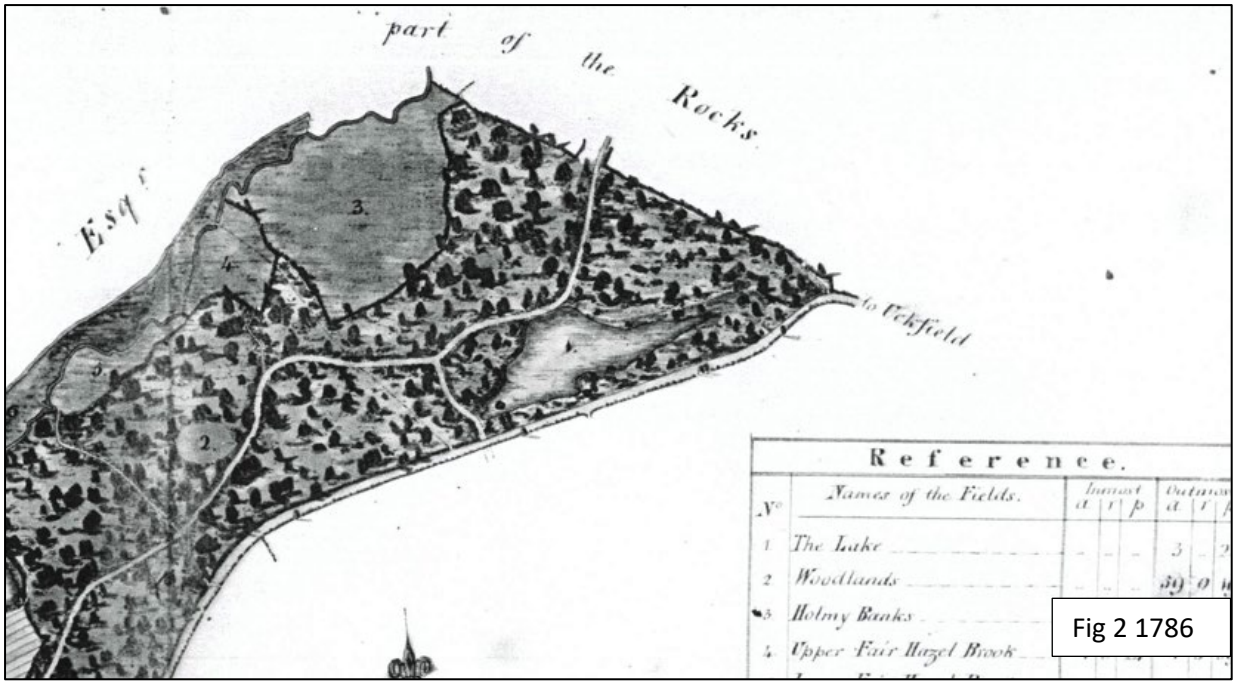


Fig 2 1786



Budletts Lodge

Image 1

These roads were connected to the road that formed the drive southwards to Rocks House which ran through a tunnel under the road, the carriage drive having passed over the dam at the western end of the Lake. It is said that RTS's mother, Anne Prime had suggested to her son, in a letter dated November 1840, that he might use the services of the well-known landscape gardener, William S Gilpin. It is not known whether he did but there was book by William Gilpin in library at Rocks House. 'Practical Hints on Landscape Gardening '1835. In 1836 Anne refers to the architect of the new Rocks House, Sidney Smirke, mentioning both lay out and elevation. Apparently, advice was also sought from Lord Sheffield of Sheffield Park who had work done of Sheffield Park by Capability Brown. Regrettably no details of the planting were found or whom was actually consulted. (*Notes signed by Pamela Scarlett Streatfield 1990*).

The main changes and landscaping were implemented between 1826 and 1851 by Richard Shuttleworth Streatfeild (RSS), the son of RTS, had inherited the estate after the unexpected and early death of his father. Advice sought from Lord Sheffield, whose garden had been designed by Capability Brown influenced the planting at Lake Wood in the opinion of the Woodland Trust who took ownership of the site in 1993 to protect it from developers. The influence in planting could be seen, from the large exotics and other non-native species surviving around the lake, such as the royal fern and rhododendrons that were planted between 1800 and 1850. The specimen trees included Coastal redwood *(Sequoia sempervirens)* Wellingtonia (*Sequoiadendron gigantium)* and Monterey pine *(Pinus radiata).* RSS also created and planted a water garden, later infilled due to lack of maintenance. The dramatic outcrops of the Cretaceous Ardingly sandstone were utilised for dramatic effect and the boat house, steps and tunnel were carved out of the sand rock on the south side of the lake. A sandstone block wall was built on the boundary along Rocks Road which is still extant today.

Some of the nature of the layout of a designed space can be seen depicted in the Ordnance Survey 1874-1878 map. 'The gardenesque' nature of the environs of Lake Wood with the rock outcrops to the east, smaller paths around the perimeter of the lake and the carriageways with their connection to the house and landscape gardens are well represented *(Fig 3).*



Fig 3

However, as much as the lake, wood and adjoining house gardens were designed for pleasure and status, the surrounding woodlands were used for economic benefit and there are various records in the newspapers of the time of coppiced underwood being sold, and in one case, standing trees. In 1834 there were six acres of underwood being sold from Lake Wood.[1] In April 1835 111 oak trees, in

[1] British Newspaper Archive Sussex Advertiser: 01/12/1834

the Rocks Wood, were to be sold at Auction and Mr Murrell of the Rocks will show this lot, presumably still standing. In 1846, at 'a capital auction of underwood', Lot 2 consisted of two acres in Butcher's Wood, near the lake and others lots, nearby, on land belonging to RJS in Shermanreed Wood, Paygate Wood and Budletts Wood[2] . In a document, written by the Woodland Trust, it is stated that the pattern of coppicing was carried out in rotation cycles of 15 years which appears to have continued sporadically until the 1960's. The last Streatfeild owner, Commander N Scarlett-Streatfeild, used to sell coppice from the 'Rocks Wood' area, and it was this Streatfeild that did not want the drives to be used or seen as a permissive footpath and subsequently some were blocked at the edges of the wood, whilst the drives became overgrown. Two woodmen were employed in the woodlands and there was a steam driven sawmill at Downlands Farm[3] .

The Garden in literature and Science in late Edwardian/ Victorian times

Gideon Mantell (1730-1852) was a local obstetrician, geologist and palaeontologist who wrote a journal between 1818 and 1852. The value of this journal lies in its portrayal of contemporary manners, events, and long excursions, whilst working. On October 18th, 1820, he rode with Mr Relfe to the Rocks near Uckfield where: 'we had a most delightful ride: the rocks are picturesque and romantic, it is the most enchanting spot I ever witnessed. A beautiful shallop was moored in the water under a natural archway in the rock; the summits were covered with lichens, mosses and ferns and surmounted by birches, firs, and larches. Before we quitted this lovely lake the moon had risen, and the reflection in the water, heightened, if possible, the beauties of the scene. In 1826 he attended a 'Grand Fete at Rocks Uckfield'. In August 1831 he drove to Uckfield with his wife and son to leave his son, Walter at school. He strolled to the Rocks and approached them, on foot, by a public footway and: 'when we reached the borders of the lakes, a dandy young man was fishing in a boat who hailed us in insolent terms and ordered them to quit the premises.' Mantell was disinclined to quarrel with him as the scene was most enchanting. It was provoking to be deprived of the enjoyment of the scene by an upstart youth[4].

[2] British Newspaper Archive Sussex Advertiser: 22/12/1846

[3] Notes written by Pamela Streatfeild

[4] Journal of Gideon Mantel, Surgeon, and Geologist. Curwen, E Cecil 1940: Oxford



In the early C19 there was a postman poet from Uckfield, called Thomas Pentecost, who wrote some flowery poems about Lake Wood, one entitled 'The Island Grave' in which the rocks, water, island, and romantic cavern with tall cypresses are woven into the poem[5].

Final years of the Streatfeilds

R J Streatfeild died in 1931 and the estate passed to his only child, Annette, who died in 1937 and the estate came up for auction in 1938. A beneficiary of her estate was a second cousin who bought Rocks House and a large area of land, including Lake Wood. He was subsequently killed in W11, after which his estate passed to his brother, Commander N J Scarlett-Streatfeild. The land and Lake Wood was managed by an agent, not very well, and when the Uckfield bypass, was built in 1986, it was located right on the western extreme of Lake Wood. No correct measures were taken to protect the wood and consequently left this western edge open after the felling of some mature trees which had protected the woodland within. The following year, 1987 the October hurricane caused much damage, blowing down many of the large specimen trees and approximately 100 oak standards, allowing the spread of invasive Rhododendron ponticum. Commander Scarlett-Streatfeild died in 1993 and the Woodland Trust has owned and managed Lake Wood soon after his death. The Woodland Trust describes Lake Wood today as: In the northern part of the site there is overstood mixed coppice (including hazel, hornbeam, and sweet chestnut this once part of the woodland which was managed for regular sales of underwood. The site is heavily used by local people but suffers from regular anti-social behaviour such as camping, fires, swimming litter and vandalism. This increased during the recent lockdowns in 2020-2021.

[5] Sussex Advertiser 12/09/1825

The Woodland Trust's 20-year management plan from 2001-2026 can be found here: extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.woodlandtrust.org.uk/media/50676/4523-lake-wood.pdf.

Conclusion

However, the significance of this site attributed by the Woodland Trust, sis as follows: The site is an interesting small-scale example of a designed historic landscape which has been allowed to develop naturally over 100+ years. In the past 20 years it has been sympathetically restored to remove the threat from invasive rhododendron and to preserve its historic features. In addition to its aesthetic and historic value the site contains important habitats such as veteran trees, sandstone outcrops, standing open water and ancient woodland. The site has been extensively studied over by local ecologists over a long time and has an impressive list of species including various rare and protested plants and animals.



The above image is from an undated postcard, probably early C21, late C20.

It is hoped that the lake and it's woodland and sandstone historic setting together with its fragile ecosystems will not come under threat from any future development and that this unique garden gets the statutory protection it deserves.

Vivienne Blandford, MA: Landscape Archaeologist

August 2022

APPENDIX 12:

Sussex Gardens Trust (SGT) and Parks & Gardens UK:

a) **SGT webpage from 26 October 2021 via Way Back Machine Internet Archive: Other Notable Sussex Parks and Gardens List:** https://web.archive.org/web/20211026235047/https:/sussexgardenstrust.org.uk/other-notable-parks-and-gardens
b) **SGT webpage from 29 July 2014 via Way Back Machine Internet Archive: Buckwood Grange, (also known as Rocks Park Primary School and The Rocks), Uckfield, England, record ID: 5565** https://web.archive.org/web/20140729160547/http:/www.parksandgardens.org/places-and-people/site/5565/summary
c) **Parks & Gardens UK webpage for Buckwood Grange (also known as Rocks Park Primary School, The Rocks):** https://www.parksandgardens.org/places/buckwood-grange

The Wayback Machine - https://web.archive.org/web/20211026235047/https://sussexgardenstrust.org.uk/other-notable-parks-and-gardens

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(C) 2019 Sussex Gardens Trust - Website design Dan Stockwell

Historic Gardens

- Medieval & Tudor
- 17th Century Gardens
- 18th Century Gardens
- 19th Century Gardens
- 20th Century Gardens
  - Literary & Artistic
  - The Plantsman's Garden
- 21st Century Gardens
- Registered Sussex Parks & Gardens
- Other notable Parks and Gardens
- Visiting Sussex Gardens

Other Notable Sussex Parks and Gardens

Where a local authority receives a planning application affecting a park or garden that is included in the English Heritage Register (see **Registered Sussex Parks and Gardens**), the Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the landscape's special character.

However, while this provides a degree of protection for the most important sites, there are many more sites that are important to our heritage, even though they aren't registered. When proposed developments affect these sites there is a real threat to our heritage - which may not even be appreciated. It is here that SGT has a major role to play by:

- Helping Sussex local authorities develop their own "Local Lists" so that conservation issues are recognised
- Commenting on planning applications - see the **Conservation** section of this web site
- Researching Sussex sites so information is available to any interested party

The table below provides a more complete list of Sussex Parks and Gardens. Some of these sites are included on the English Heritage Register, but most are not. However for many more information is is available on the Parks and Gardens web site which can be accessed by clicking the hyperlink.

In many cases this information has been provided by SGT research volunteers. For sites where there is no hyperlink, the Trust's research material may be available in hard copy format. To find out more please contact the Sussex Gardens Trust, using this link **Contact us**. There will be a minimum charge of £5.00 for reproducing hard copy information about each site. Rates for students and members of county gardens trusts are reduced by 50 per cent.

Site Name (with hyperlink where available)	County	District	Parish	Map Ref
Adsdean Park	WS	Chichester	Westbourne	SU 7909
Alciston Court	ES	Wealden	Selmeston	TQ 5005
Aldingbourne House	WS	Arun	Aldingbourne	SU 9207
Alexandra Park	ES	Hastings	Hastings	TQ 6624
Arches (Farm) Manor	ES	Wealden	Framfield	TQ 4919
Arundel	WS	Arun	Arundel	TQ 0107
Ashburnham Place	ES	Rother	Ashburnham	TQ 6814
Ashdown House	ES	Wealden	Forest Row	TQ 4435
Ashdown Park (A.P.Hotel)	ES	Wealden	Maresfield	TQ 4332
Ashdown Place	ES	Wealden	Forest Row	TQ 4233
Bailiffscourt/Manor of Atherington	WS	Arun	Climping	TQ 0000
Baldys Garden	ES	Lewes	St Thomas	TQ 4210
Barham House	ES	Wealden	East Hoathly	TQ 5317
Barkham Manor	ES	Wealden	Fletching	TQ 4321

Barnham Court, or Church Farm	WS	Arun	Barnham	SU 9563
Batemans	ES	Rother	Burwash	TQ 6624
Battle Abbey	ES	Rother	Battle	TQ 7415
Bayham Abbey	ES	Wealden	Frant	TQ 6536
Beech Hurst	WS	Haywards Heath	Haywards Heath	TQ 3223
Beeches Farm	ES	Wealden	Isfield	TQ 4520
Bentley Wildfowl	ES	Wealden	Framfield	TQ 4814
Bentley Wood	ES	Wealden	Framfield	TQ 4816
Berwick Court	ES	Wealden	Berwick	TQ 5204
Bignor Park	WS	Chichester	Bignor	SU 9915
Birling Manor	ES	Wealden	East Dean	
Blackdown House	WS	Chichester	Lodsworth	SU 9128
Blackham Court	ES	Wealden	Withyham	TQ 5037
Blakers Recreation Ground (BP)	ES	Brighton		TQ 2908
Bolebroke	ES	Wealden	Hartfield	TQ 4737
Borde Hill	WS	Mid Sussex	Cuckfield Rural	TQ 3236
Bowhill	WS	West Stoke	Funtington	SU 8109
Bramblehurst	ES	Wealden	Forest Row	TQ 4135
Brambletye House	ES	Wealden	Forest Row	TQ 4135
Brickwall	ES	Rother	Northiam	TQ 8324
Brightling Park	ES	Rother	Brightling	TQ 6821
Brockhurst	WS	Mid Sussex	East Grinstead	TQ 4037
Brookhill House	WS	Cowfold	Cowfold	TQ 2232
Brownings Manor (Grove)	ES	Wealden	Framfield	TQ 5320
Bryckden Place	ES	Wealden	Waldron	TQ 5420
Buckham Hill House	ES	Wealden	Isfield	TQ 4520
Buckhurst Park	ES	Wealden	Withyham	TQ 5035
Buckwood Grange (The Rocks)	ES	Wealden	Uckfield	TQ 4621
Burton Park	WS	Chichester	Barlavington	SU 9617
Buxshalls	WS	Lindfield	Lindfield Rural	TQ 3227
Buxted Park	ES	Wealden	Buxted	TQ 4923
Camberlot Hall	ES	Wealden	Hellingly	TQ 5511
Carter's Corner Place	ES	Wealden	Hellingly	TQ 6012
Castle Goring	WS	Durrington	Ferring	TQ 0511
Castle Hill (House)	ES	Wealden	Rotherfield	TQ 5428
Charleston Manor	ES	Wealden	Westdean	TV 5200
Chelwood Beacon	ES	Wealden	Danehill	TQ 4229
Chestham Park	WS	Horsham	Henfield	TQ 2117
Chesworth House	WS	Horsham	Southwater	TQ 1729
Chidmere House	WS	Chichester	Chidham	SU 7903
Church Farm	WS	Aldingbourne	Aldingbourne	SU 9205
Church Place	WS	Pulborough	Pulborough	TQ 1805
Clapham House	ES	Wealden	Friston	TQ 5309
Claverham Manor	ES	Wealden	Ripe	TQ 5370
Clinton Lodge	ES	Wealden	Fletching	TQ 4223
Cobblers	ES	Wealden	Crowborough	TQ 5329
Compton Place	ES	Eastbourne	Eastbourne	TV 6098
Cooke's House	WS	Chichester	Bury	TQ 0013
Coolhurst, near Horsham	WS	Horsham	Colgate	TQ 1929
Cotchford Farm	ES	Wealden	Hartfield	TQ 4734
Cotmaton	WS	Lindfield	Lindfield Urban	TQ 3425
Courtlands	WS	Worthing	Goring	SU 1303
Cowbeech House/ Hall Farm	ES	Wealden	Cowbeech	TQ 6314
Cowdray House	WS	Chichester	Easebourne	SU 8921
Cranesden	ES	Wealden	Mayfield	TQ 5826

Criplands	WS	Lindfield	Lindfield Rural	TQ 3424
Crossways House (St Bede's School)	ES	Wealden	Upper Dicker	TQ 5609
Cuckfield Park	WS	Mid Sussex	Cuckfield Rural	TQ 2924
Dale Park	WS	Arun	Madehurst	SU 9709
Danehurst	ES	Wealden	Danehill	TQ 4026
Dangstein, Rotherbridge	WS	Chichester	Rogate	SU 8224
Danny, Hurstpierpoint	WS	Mid Sussex	Hurstpierpoint	TQ 2814
Delves House	ES	Lewes	Ringmer	TQ 4412
Denman's, Fontwell	WS	Arun	Aldingbourne	SU 9407
Denne Park	WS	Horsham	Southwater	TQ 1629
Dewhurst Lodge	ES	Wealden	Wadhurst	TQ 6133
Dutton Homestall	ES	Wealden	Ashurst Wood	TQ 4237
Eartham Park (Great Ballard School)	WS	Chichester	Eartham	SU 9409
Eckington Manor	ES	Wealden	Ripe	TQ 5210
Ely Grange	ES	Wealden	Frant	TQ 5936
Eridge Park	ES	Wealden	Frant	TQ 5635
Fiddlers Copse	WS	Plaistow	Plaistow	TQ 3001
Field Place	WS	Broadbridge Heath	Warnham	TQ 3215
Findon Place	WS	Arun	Findon	TQ 1109
Firle Place	ES	Lewes	West Firle	TQ 4707
Fishbourne Roman Palace	WS	Chichester	Chichester	SU 8304
Fishers Gate	ES	Wealden	Withyham	TQ 4933
Folkington Manor	ES	Wealden	Folkington	TQ 5603
Folkington Place	ES	Wealden	Folkington	TQ 5604
Foxhunt Manor	ES	Wealden	Waldron	TQ 5417
Framfield Grange	ES	Wealden	Framfield	TQ 5020
Framfield Place	ES	Wealden	Framfield	TQ 4920
Frankham Park	ES	Wealden	Wadhurst	TQ 5931
Frant Court	ES	Wealden	Frant	TQ 5825
Frant Lodge	ES	Wealden	Frant	TQ 5935
Frant Manor Cottage	ES	Wealden	Frant	TQ 5935
Friston Place	ES	Wealden	Friston	TV 5598
Gamelands	ES	Wealden	Hellingly	TQ 5715
Glen Andred	ES	Wealden	Withyham	TQ 4418
Glynde Place	ES	Lewes	Glynde	TQ 4509
Glyndebourne	ES	Lewes	Glynde	TQ 4510
Glyndley Manor	ES	Wealden	Westham	TQ 6006
Goodwood House	WS	Chichester	Westhampnett	SU 8808
Gravetye Manor	WS	Mid Sussex	West Hoathly	TQ 3634
Graylingwell Hospital	WS	Chichester	Chicester	SU 8606
Great Dixter	ES	Rother	Northiam	TQ 8125
Halnaker Park	WS	Chichester	Boxgrove	SU 9109
Ham Manor	WS	Arun	Angmering	TQ 0503
Hammerwood Park	ES	Wealden	Forest Row	TQ 4339
Hammond's Green	ES	Wealden	Framfield	TQ4920
Hamsell Manor	ES	Wealden	Rotherfield	TQ 5533
Hamsey Place	ES	Lewes	Hamsey	TQ 4112
Hankham, Handcombe Hall	ES	Wealden	Handcombe	
Harvest Hill	WS	Ansty	Cuckfield	TQ 2925
Heaselands	WS	Mid Sussex	Cuckfield Rural	TQ 3122
Heasmonds (Prospect House)	ES	Wealden	East Hoathly	TQ 5216
Heatherden	ES	Wealden	Waldron	TQ 5621
Heathfield	ES	Wealden	Heathfield	TQ 5820
Heron's Ghyll Gardens	ES	Wealden	Buxted	TQ 4827
Herstmonceux Castle	ES	Wealden	Herstmonceux	TQ 6410

Herstmonceux Place	ES	Wealden	Herstmonceux	TQ 6311
High Beeches (The)	WS	Mid Sussex	Cuckfield Rural	TQ 2731
High Cross	ES	Wealden	Framfield	TQ 4918
Highdown	WS	Worthing	Worthing	TQ 0904
Highfield Park	ES	Wealden	Hartfield	TQ 4938
Highlands, Holtye	ES	Wealden	Hartfield	TQ 4539?
Hilders Court	ES	Wealden	Chiddingly	TQ 5415
Hollingbury Park (BP)	ES	Brighton		TQ 3207
Holly Hill	ES	Wealden	Hartfield	TQ 4533
Holly Mount	ES	Wealden	Buxted	TQ 4926
Hollycombe House	WS	Chichester	Linchmere	SU 8529
Hoo (The)	ES	Wealden	Willingdon	TQ 5802
Horeham Manor	ES	Wealden	Horam	TQ 5717
Horselunges Manor	ES	Wealden	Hellingly	TQ 5812
Horsted Place	ES	Wealden	Little Horsted	TQ 4618
Hotham Park (was Bersted Lodge)	WS	Arun	Bognor Regis	SU 9399
Idsworth	WS	Chichester	Compton	SU 7413
Isenhurst	ES	Wealden	Mayfield	TQ 5623
Isfield Place	ES	Wealden	Isfield	TQ 4418
Itchenor Park House	WS	West Itchenor	West Itchenor	SU 7900
Kemp Town Enclosures	ES	Brighton	Brighton	TQ 3303
Kidbrooke Park	ES	Wealden	Forest Row	TQ 4134
King Edward VII Hospital	WS	Chichester	Easebourne	SU 8724
Knepp Castle	WS	Horsham	Shipley	TQ 1521
Knole	ES	Wealden	Frant	TQ 6034
Ladyholt	WS	Chichester	Compton	SU 7516
Laughton (Lodge) Manor	ES	Wealden	Laughton	TQ 4913
Laughton Place	ES		Laughton	TQ 4811
Lavington Park	WS	Chichester	East Lavington	SU 9416
Lealands	ES	Wealden	Hellingly	TQ 5713
Legh Manor	WS	Mid Sussex	Cuckfield Rural	TQ 2822
Leonardslee	WS	Horsham	Lower Beeding	TQ 2225
Level, The (BP)	ES	Brighton	Hanover Ward	TQ 3105
Lewes House	ES	Lewes	All Saints	
Lewes Priory and Lord's Place	ES	Lewes	Southover	TQ 4109
Leyswood	ES	Wealden	Groombridge	TQ 5235
Lime House	ES	Wealden	Herstmonceux	TQ 6312
Little Green, Compton Park	WS	Chichester	Compton	SU 7715
Little Thakeham	WS	Horsham	Thakeham	TQ 1015
Littlecote (demolished)	WS	Lindfield	Lindfield Urban	TQ 3425
Lock House	WS	Partridge Green	West Grinstead	TQ 1818
Lordington, Racton	WS	Chichester	Funtington	SU 7809
Lower Sandhill	ES	Wealden	Framfield	TQ 4917
Ludlay	ES	Wealden	Selmeston	TQ 5207
Maresfield Park	ES	Wealden	Maresfield	TQ 4624
Markly	ES	Wealden	Warbleton	TQ 6218
Michelgrove	WS	Patching	Patching	SU 0808
Milton Court and Milton	ES	Wealden	Arlington	TQ 5507
Molesley Gore	ES	Wealden	Uckfield	TQ 4721
Monk's House	ES	Lewes	Rodmell	TQ 4306
Monks Park	ES	Wealden	Wadhurst	TQ 6434
Mount, The	ES	Wealden	Wadhurst	TQ 6132
Muntham Court	WS	Arun	Findon	TQ1109
New Hall	WS	Small Dole	West Grinstead	TQ 1321
Newick Park	ES	Lewes	Newick	TQ 4219

Newplace Farm	ES	Wealden	Framfield	TQ 5019
Newtimber Place	WS	Newtimber	Newtimber	TQ 1327
Novington Manor	ES	Lewes	Plumpton	TQ 3714
Nymans	WS	Mid Sussex	Cuckfield Rural	TQ 2629
Nyton House	WS	Aldingbourne	Aldingbourne	SU 9305
Oaklee	WS	Lindfield	Lindfield Urban	TQ 3425
Oakwood Park, East Ashling	WS	Chichester	Funtington	SU 8206
Old Buckhurst	ES	Wealden	Withyham	TQ 4935
Old Place, Lindfield	WS	Horsham	Lindfield	TQ 3525
Old Vicarage, Firle	ES	Lewes	West Firle	TQ 4607
Old Whyligh	ES	Wealden	East Hoathly	TQ 5116
Orchards	WS	Rowfant	Worth	TQ 3634
Otham	ES	Wealden	Polegate	
Owlesbury Park	ES	Wealden	Rotherfield?	TQ 6120
Parham	WS	Horsham	Parham	TQ 0514
Park Crescent (BP)	ES	Brighton	Lewes Road	TQ 3105
Paxhill Park	WS	Lindfield	Lindfield Rural	TQ 3626
Pelham House	ES	Lewes	St Michaels	
Penns in the Rocks	ES	Wealden	Withyham	TQ 5234
Petworth House	WS	Chichester	Petworth	SU 9722
Pilgrim Cottage	WS	Itchenor	West Itchenor	SU 7901
Pitshill	WS	Chichester	Tillington	SU 9422
Pixton Hill	ES	Wealden	Forest Row	TQ 4335
Plawhatch Hall	ES	Wealden	East Grinstead	TQ 3932
Plumpton Place	ES	Lewes	Plumpton	TQ 3613
Possingworth Manor House	ES	Wealden	Waldron	TQ 5320
Preston Manor	ES	Brighton	Brighton Pavilion	TQ 3006
Priesthawes Manor	ES	Wealden	Westham	TQ 6006
Priory Park	WS	Chichester	Chichester	SU 0587
Queen's Park (BP)	ES	Brighton and Hove	Brighton	TQ 3303
Ragged Lands	ES	Lewes	Glynde	TQ 4608
Rocks, The	ES	Wealden	Buxted	TQ 4925
Rotherfield Hall	ES	Wealden	Rotherfield	TQ 5429
Royal Pavilion (The), Brighton	ES	Brighton	Brighton	TQ 3105
Rymans	WS	Chichester	Appledram	SU 8403
Saddlescombe Farm	WS	Mid Sussex	Newtimber	TQ 2711
Saint Hill Manor	WS	Saint Hill	East Grinstead	TQ 3539
Searles	ES	Wealden	Fletching	TQ 4325
Sennicotts	WS	Funtington	Funtington	SU 0784
Sharnden	ES	Wealden	Mayfield	TQ 6028
Sheffield Park	ES	Wealden	Fletching	TQ 4124
Shepherd's Hill	ES	Wealden	Hadlow Down	TQ 4433
Shernfold Place (Park)	ES	Wealden	Frant	TQ 5934
Sherrington Manor	ES	Wealden	Selmeston	TQ 5007
Shillinglee Park, Kirdford	WS	Chichester	Kirdford	SU 9631
Slaugham Place	WS	Mid Sussex	Slaugham	TQ 2627
Slindon Park	WS	Arun	Slindon	SU 9570
Snape	ES	Wealden	Wadhurst	TQ 6230
Sompting Abbots	WS	Adur	Sompting	TQ 1605
Southover Grange	ES	Lewes	Southover	TQ 5410
St George's Retreat	WS	Burgess Hill	Ditchling	TQ 3418
St John's Lodge (BP)	ES	Brighton		TQ 3104
St Leonards Gardens	ES	Hastings	St Leonards	TQ 7908
St Leonards Park/New Lodge	WS	Horsham	Colgate	TQ 2031
Stanmer Park	ES	Brighton and Hove	Stanmer	TQ 3134

Stansted Park	WS	Chichester	Stoughton	SU 7610
Steep Park	ES	Wealden	Rotherfield	TQ 5327
Steyne, The (BP)	ES	Brighton		TQ 3104
Stilliands Tower/Stillyans	ES	Wealden	Heathfield/Waldron	TQ 5818
Stonehurst	WS	Mid Sussex	Ardingly	TQ 3431
Streat Place	ES	Ditchling	Streat/Westmeston	TQ 3414
Tanners Manor	ES	Wealden	Waldron	TQ 5618
Ticehurst House Hospital	ES	Wealden	Rother	TQ 3491
Tilton Farmhouse	ES	Wealden	Firle	TQ 4906
Tivoli Gardens (BP)	ES	Brighton		TQ 2906
Tortington Manor	WS	Arun	Arundel	TQ 0005
Tottingworth Park	ES	Wealden	Waldron	TQ 6122
Trulls Hatch	ES	Wealden	Rotherfield	TQ 5729
Uppark	WS	Chichester	Harting	SU 7717
Valewood Farm	WS	Haslemere	Lurgashall	SU 9031
Victoria Gardens (BP)	ES	Brighton		TQ 3104
Wadhurst Castle	ES	Wealden	Wadhurst	TQ 2292
Wakehurst Place	WS	Mid Sussex	Ardingly	TQ 3331
Walberton House	WS	Walberton	Walberton	SU 0597
West Ashling Park	WS	Chichester	Funtingdon	SU811075
West Dean	WS	Chichester	West Dean	SU 8612
West Stoke	WS	Chichester	Funtington	SU8208
White Lodge, The	ES	Brighton	Kemptown	TQ 3403
Whyly (now Pilgrim Hall)	ES	Wealden	Framfield	TQ 5017
Wild Park (BP)	ES	Brighton		TQ 3207
Windmill-hill Place	ES	Wealden	Wartling	TQ 6511
Wiston Park, Steyning	WS	Horsham	Wiston	TQ 1512
Woodside	ES	Wealden	Frant	TQ 5934
Woodvale Cemetery	ES	Brighton and Hove	Brighton	TQ 3205
Woolbeding House	WS	Chichester	Woolbeding	SU 8722
Wootton Manor	ES	Wealden	Folkington	TQ5605
Worth Park	WS	Crawley	Worth	TQ 3730
Wych Cross Place	ES	Wealden		TQ 4131
Yew Tree Hall	ES	Wealden	Forest Row	TQ 4333

The Wayback Machine - https://web.archive.org/web/20140729160547/http://www.parksandgardens.org:80/places-and-people/site/5565/summary

Parks & Gardens UK

Buckwood Grange, (also known as Rocks Park Primary School and The Rocks), Uckfield, England

Record Id: 5565

Summary (/web/20140729160547/http://www.parksandgardens.org/places-and-people/site/5565/summary)

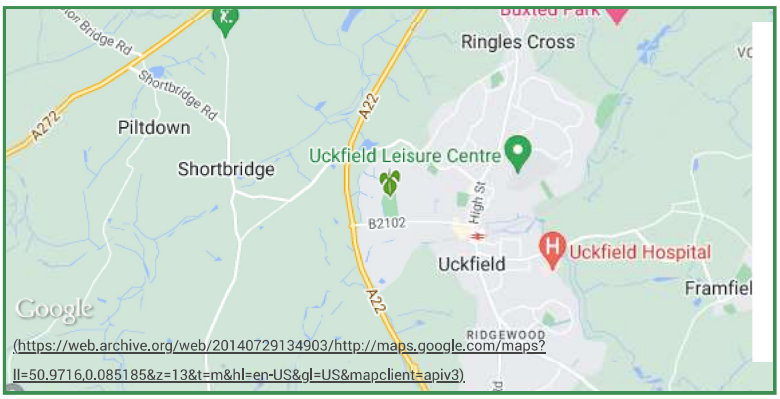
Description(/web/20140729160547/http://www.parksandgardens.org/places-and-people/site/5565/description)

History(/web/20140729160547/http://www.parksandgardens.org/places-and-people/site/5565/history)

References(/web/20140729160547/http://www.parksandgardens.org/places-and-people/site/5565/references)

Images(/web/20140729160547/http://www.parksandgardens.org/places-and-people/site/5565/images)

This site is NOT open to public.



(https://web.archive.org/web/20140729134903/http://maps.google.com/maps?ll=50.9716,0.085185&z=13&t=m&hl=en-US&gl=US&mapclient=apiv3)

Brief description of site

The 1st edition Ordnance Survey map shows the site as a large estate with ornamental gardens, a possible stable block and a lodge. The Uckfield bypass cuts through the estate and most of the park is now covered by a housing development. Lake Wood survives across the A272.

Location information:

Address: Lashbrooks Road, Uckfield, TN22 2AY
Locality: Uckfield

Local Authorities:

East Sussex; Wealden; Uckfield
Historical County: Sussex

OS Landranger Map Sheet Number:	198	**Grid Ref:**	TQ465212
Latitude:	50.9716	**Longitude:**	0.0851854

Key information:

Form of site: garden
Purpose of site: ornamental garden
Context or principal building: school
Survival: Part: standing remains

Print preview (/web/20140729160547/http://www.parksandgardens.org/places-and-people/site/5565?preview=1)

Record created: 10/11/2008

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Parks & Gardens

Places

Buckwood Grange *(also known as Rocks Park Primary School, The Rocks)*

Introduction

The 1st edition Ordnance Survey map shows the site as a large estate with ornamental gardens, a possible stable block and a lodge. The Uckfield bypass cuts through the estate and most of the park is now covered by a housing development. Lake Wood survives across the A272.

Visitor Access, Directions & Contacts

Other Websites

- http://www.rockspark.e-sussex.sch.uk/home.htm [http://www.rockspark.e-sussex.sch.uk/home.htm]

History

The 1st edition Ordnance Survey map shows The Rocks as a large estate with ornamental gardens, with a possible stable block and a lodge. The 1961 Ordnance Survey map shows the estate intact, still named The Rocks, but the house had become a school. The Ordnance Survey Explorer map of 1996 shows the Uckfield Bypass cutting through the estate and a housing development built over most of the park. The main house is still a school and there may be some garden left around it. Lake Wood still survives across the A272.

Features & Designations

Features

School (featured building)

Tree Feature

Description: Lake Wood.

Stable Block, Ornamental garden

Lodge

Parkland

Estate Hall

Housing Estate

Key Information

Type
Garden

Purpose
Ornamental Garden

Principal Building
School

Survival
Part: standing remains

Open to the public
Yes

Civil Parish
Uckfield

References

Contributors

- Sussex Gardens Trust

Locality

Address	Lashbrooks Road, Uckfield
Locality	England, East Sussex
City	Uckfield
Postcode	TN22 2AY
Grid	OSGB
Latitude	50.9731476
Longitude	0.0892607
Map Sheet No	198
OS Eastings ABS	5465

OS Northings ABS	1212
OS Original	TQ465212
Historical Locations	England, Sussex

Nearby Places:

- Molesley Gore [https://www.parksandgardens.org/places/molesley-gore]
- Heron's Ghyll [https://www.parksandgardens.org/places/herons-ghyll]
- Buckham Hill House [https://www.parksandgardens.org/places/buckham-hill-house]
- Buxted Park [https://www.parksandgardens.org/places/buxted-park]
- Framfield Place [https://www.parksandgardens.org/places/framfield-place]
- Horsted Place [https://www.parksandgardens.org/places/horsted-place]
- High Cross [https://www.parksandgardens.org/places/high-cross]
- Maresfield Park [https://www.parksandgardens.org/places/maresfield-park]
- Isfield Place [https://www.parksandgardens.org/places/isfield-place]
- Arches Manor [https://www.parksandgardens.org/places/arches-manor]

APPENDIX 13:

1888 Brooker's Guide Directory

time of my visit. In one of the vertical cliffs some fine young birch trees had taken root between the thin layers that separate the stata, and in almost every fissure of the rocks numerous plants had insinuated themselves, and by the beauty and variety of their foliage relieved the monotonous and sombre appearance of the smooth grey sandstone. On the less elevated masses, lichens, mosses, and heaths were growing in great profusion and luxuriance. The strata are nearly horizontal, from three to six feet thick, and are separated from each other by thin layers of soft sandstone shale." There is a legend connected with this romantic spot, also noticed by Dr. Mantell, which has been very prettily recorded in the following lines by the late Thomas Pentecost, known as the Uckfield poet.

"Know you this lake was Fanny's tomb?
Sweet girl, when last she came to meet
Her Edwin in the twilight's gloom,
(Where oft they'd met in this retreat,)
'Twas from yon rock, where high she stood
To watch her Edwin pace the shore,
Her footstep slid, deep in the flood
She fell beneath, to rise no more!

"To mourn her fate, lone in this shade
In silent sorrow Edwin came,—
And where their mutual vows were made,
On every birch carv'd Fanny's name;
But oh, sad tale!—no longer sane,
Here, self-destroy'd, was Edwin found;
And buried was his cold remain—
His grave yon little island mound—

Where, long (with ivy seen to twine)
The pale-white rose her graces lent,—
O'ershading Edwin's little shrine,
The weeping cypress o'er it bent!

But time has here dissolved the spell,
No pale-white rose, no weeping pine
Is longer seen! nor lovers tell,
Nor point the spot where Fanny fell—
Where Edwin plunged beneath the wave—
His shrine—the little island grave!

PENTECOST.

It must be understood, however, that these grounds are private, and can only be viewed by permission of the owner.

Adjoining The Rocks, to the west, is the Copwood

From the time when the living of Uckfield was separated from Buxted, in 1846, till 1883 no suitable residence had been provided for the minister of the parish church. The result of an earnest endeavour to supply this need was the erection of the Rectory, a red brick building to the south of Belmont, approached by a short carriage drive. It is pleasantly situated, and was erected from plans by Ewan Christian, Esq., at a total cost (including site and conveyance) of £3578, which sum was raised by voluntary contributions, with the exception of a loan of £1,000 secured on the income of the benefice. It has a large room used for meetings in connection with church work. The interior of the Rectory is admirably arranged for comfort.

The Rocks is the handsome seat of Richard James Streatfeild, Esq., J.P. On the estate is one of the completest collections of coniferous trees to be found in Great Britain. One of the lions of Uckfield is the very picturesque lake on the Rocks estate, surrounded with varied and luxurious foliage, and having on its margin caverns, natural and artificial, in the sand rocks which form so remarkable a feature of the locality. Respecting this favoured nook, Dr. Mantell says, in his *Geology of Sussex*—"Near The Rocks, about half-a-mile west of Uckfield, a group of sandstone rocks occurs, under circumstances of considerable beauty and picturesque effect. The path that leads to this interesting spot lies to the right of the road, and by a circuitous route conducts the spectator to the centre of a wood, where a beautiful lake, nearly surrounded by rocks, suddenly opens to the view. The cliffs overhanging the water are from twenty to thirty feet high, and are surmounted by forest trees and underwood. In some places the rocks are nearly perpendicular, in others they descend with a gentle slope to the water's edge, the declivity being covered by a luxuriant vegetation. On the northern margin, a projecting point of high rock is perforated by a natural archway that has been enlarged by art, and this leads to a recess in the sandstone on a level with the bosom of the lake. From this point the picturesque beauty of the scene is exhibited to peculiar advantage. On the opposite shore, the base of a rock that juts into the water is in like manner excavated into an arch, beneath which a little shallop was moored at the

APPENDIX 14:

Chicory Cottage Sales Particulars



Chicory Cottage

Rocks Road, Uckfield, East Sussex, TN22 3PT

Batcheller Monkhouse

CHICORY COTTAGE

A charming 4 bedroom period house with excellent reception space and stunning gardens and grounds including woodland, located on the outskirts of Uckfield. In all approximately 5.27 acres.

- Entrance Hall
- Drawing Room
- Dining Room
- Sitting Room
- Conservatory
- Kitchen/Breakfast Room
- Utility Room/Cloakroom
- Master Bedroom with En-Suite Bathroom
- 3 further Bedrooms
- Family Shower Room
- Timber-framed Double Garage
- Heated Swimming Pool
- Summerhouse
- Outbuildings
- Gardens
- Woodland
- In all approximately 5.27 acres









AMENITIES

Chicory Cottage is located in a semi-rural situation on the edge of Uckfield, less than half a mile to the north-west of the town. Uckfield is a well-served town with a number of amenities and shops including 2 major brand supermarkets, award-winning independent cinema, leisure centre, and a well-respected secondary school, Uckfield College. Uckfield also has a train station offering services to London (London Bridge) in approximately 75 minutes. The popular county town of Lewes is also within easy reach, being approximately 8 miles distant, offering an eclectic mix of shops, pubs and restaurants. There are also a number of attractive villages close by, including Piltdown, Fletching and Newick. For education, in addition to Uckfield College, there is a wide choice of local state primary schools and preparatory schools including Cumnor House, Great Walstead and Brambletye with further education at St Bede's and Lewes Old Grammar School, to name but a few. There are good transport links with both the main A22 and A26 roads being easily reached, and the area is surrounded by beautiful countryside including both the South Downs National Park and Ashdown Forest, and close by, Piltdown Golf Club offers a well-respected golf course.

DESCRIPTION

Chicory Cottage is a charming and beautifully presented family house, believed to have been built in the 1890s as the butler's house for Buckswood Grange. The house offers a number of period features and has been subject to improvements by the current owner. Presenting traditional brick elevations under a tiled roof with UPVC double glazed units throughout, many rooms feature a double aspect inviting an abundance of natural light. The main features of the property include:

- Entrance Hall with woodblock flooring continued throughout the reception rooms, part-panelled wall.
- Dining Room with double doors leading through to the Drawing Room, being an elegant room with plenty of natural light having a double aspect and open fire and linking to the Conservatory, being wood-framed with a solid roof, tiled floor and radiators for year-round use.
- Sitting Room with views to the front, former fireplace, and door to the Hall and Kitchen.
- Kitchen/Breakfast Room, stone quarry tiled floor, range of units









with integrated AEG double oven, and AEG 4-ring induction hob with extractor over, low-level fridge and integrated Bosch dishwasher.

- Large Utility/Boot Room with stable door to the front, quarry tiled floor, range of units with sink and space for washing machine, fitted cupboards and pantry/wine store.
- Generous Master Bedroom with double aspect, walk-in wardrobe and En-suite Bathroom with wood floor and heated towel rail.
- 3 further Bedrooms together with a Family Shower Room having a large walk-in shower and tiled floors.

OUTSIDE

Chicory Cottage is approached from the road through wrought iron remotely-controlled automatic gates leading to a tarmacadam driveway providing plenty of parking to the front of a timber-framed double garage. The well-presented gardens surround the property with large areas of lawn backed by rocky outcrops with an abundance of herbaceous borders including rhododendrons and leading into a large area of woodland with a carpet of bluebells. To the rear of the main lawn is a heated swimming pool with an adjacent summerhouse and a greenhouse. There is a further garden shed and an attractive seating area under a timber pergola. In all, the gardens and land measure approximately 5.27 acres.

DIRECTIONS

Travelling north on Uckfield High Street, turn left into Church Street at the traffic lights immediately after the cinema. Continue along Church Street, leading into Rocks Road and the entrance to Chicory Cottage will be found on the right, shortly after passing Snatts Road on the right.

Additional Information:

Local Authority: Wealden District Council. Tel: 01323 443322 www.wealden.gov.uk
Services: All main services connected.
Links: www.environment-agency.gov.uk, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk
Tenure: Freehold. Land Registry Title Nmber ESX274619
EPC: EPC Rating D.

GUIDE PRICE £875,000 - £925,000

VIEWINGS

For an appointment to view please contact our Haywards Heath office, telephone 01444 453181

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

London
Mayfair Office
mayfair@batchellermonkhouse.com

Chicory Cottage, Rocks Road, Uckfield, TN22 3PT

APPROX. GROSS INTERNAL FLOOR AREA 2382 SQ FT 221.3 SQ METRES (EXCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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2. The particulars do not constitute any part of a Contract;
3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;
4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

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MAYFAIR office.co.uk

APPENDIX 15:

Charlwood Manor application consultation responses from Senior Heritage Officer and ESCC Archaeologist, under application WD/2018/0780/O

planning

From: Jo Tucker
Sent: 31 August 2018 11:53
To: Matthew Taylor
Cc: planning
Subject: WD/2018/0779/O - Charlwood Manor, Snatts Road, Uckfield TN22 2AR

Categories: Consultee

Dear Mat,

Thank you for consulting me on the above outline planning application which involves demolition of a building.

I can confirm that I have visited the site, along with the County Archaeologist, and have viewed the building internally and externally.

The building appears to be late Victorian in origin and whilst it contains remnants of original detailing, internally and externally, it is in an extremely poor state of repair. I cannot see that the current building could be repaired and reused.

I am satisfied that there is not an older building fossilised within the current 19th century building.

I would agree with the County Archaeologist that the building should be recorded before demolition as it is of local historical and social interest and would suggest an appropriate planning condition is added to any future planning permission.

Joanna Tucker
Senior Heritage Officer
BScHons Building Conservation Technology | MA Town Planning | MRTPI

Planning and Environmental Services
Wealden District Council
Council Offices
Vicarage Lane
Hailsham
East Sussex
BN27 2AX
Tel. 01892 602517
Web. www.wealden.gov.uk

planning

From: County Archaeology <County.Archaeology@eastsussex.gov.uk>
Sent: 31 August 2018 10:26
To: planning; Matthew Taylor; Jo Tucker
Subject: RE: Planning Application WD/2018/0779/O

Categories: Consultee

Dear Matt
Thank you for consulting us on this application and for arranging yesterday's site visit to look at this old house.

Although a building is recorded on this site in the late 18th century on historic maps, the current building which matches the footprint shown on the more detailed later 19th century maps appears, from our inspection, to be of a late Victorian date.

The building was clearly once a high status residence and contains a number of interesting features. It is sadly in a very poor condition and certainly not a building that could be considered for listing.
However it is of local archaeological, architectural and historical interest, and as it is going to be knocked down and record of it should be made. I understand the applicant has plans and elevations of the building, so can I request that a condition is added to the consent requiring a rapid and targeted photographic survey of the building (including an index of locations the photos were taken from) and these along with the drawings are deposited at the East Sussex Record Office.

Happy to discuss this requirement in more detail with the applicant if planning is granted.

Kind regards

Greg Chuter MA, MCIFA
County Archaeologist
Environment Advice Team,
Communities Economy and Transport

01273 336177 | 07500123634
eastsussex.gov.uk

From: Louise Evans [mailto:Louise.Evans@wealden.gov.uk]
Sent: 11 June 2018 9:43 AM
To: County Archaeology <County.Archaeology@eastsussex.gov.uk>
Subject: Planning Application WD/2018/0779/O

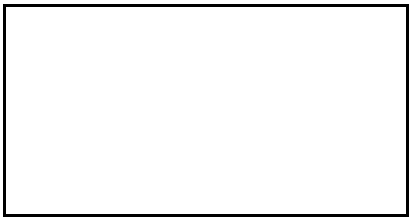
IMPORTANT - PLEASE DO NOT RESPOND TO THIS EMAIL BUT SEND ANY COMMENTS TO planning@wealden.gov.uk. REPLYING TO THIS EMAIL COULD RESULT IN YOUR CONSULTATION RESPONSE BEING DELAYED IN REACHING THE CASE OFFICER. Please find document attached relating to planning application number WD/2018/0779/O for CHARLWOOD MANOR, SNATTS ROAD, UCKFIELD TN22 2AR. Please note that the documents relating to this application will be available on the website within the next 24 hours.

Louise Evans
Technical Officer
Wealden District Council
Planning and Environmental Services
Council Offices
Vicarage Lane
Hailsham
BN27 2AX
Tel: 01892 602481
Fax: 01892 602777
Email: HYPERLINK "mailto:planning@wealden.gov.uk"planning@wealden.gov.uk
HYPERLINK "http://www.wealden.gov.uk/"www.wealden.gov.uk

Communities

Environment

Economy



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@wealdenDC

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Wealden District Council

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You can visit our website at https://www.eastsussex.gov.uk

APPENDIX 16:

Downlands Farm HER Entries:

- **MES32152 Downland Farm, Uckfield: Medeival Farmstead**
  https://www.thekeep.info/collections/getrecord/ESHER_MES32152
- **MES32153 Downlands Farm Cottages, Uckfield: C19 Farmstead**
  https://www.thekeep.info/collections/getrecord/ESHER_MES32153
- **MES38141 Barn at Downlands Farm, Snatts Road, Uckfield: C16 Building**
  https://www.thekeep.info/collections/getrecord/ESHER_MES38141
- **MES38142 Patridges Oast, Downlands Farm, Uckfield: C19 or earlier Oasthouse**
  https://www.thekeep.info/collections/getrecord/ESHER_MES38142

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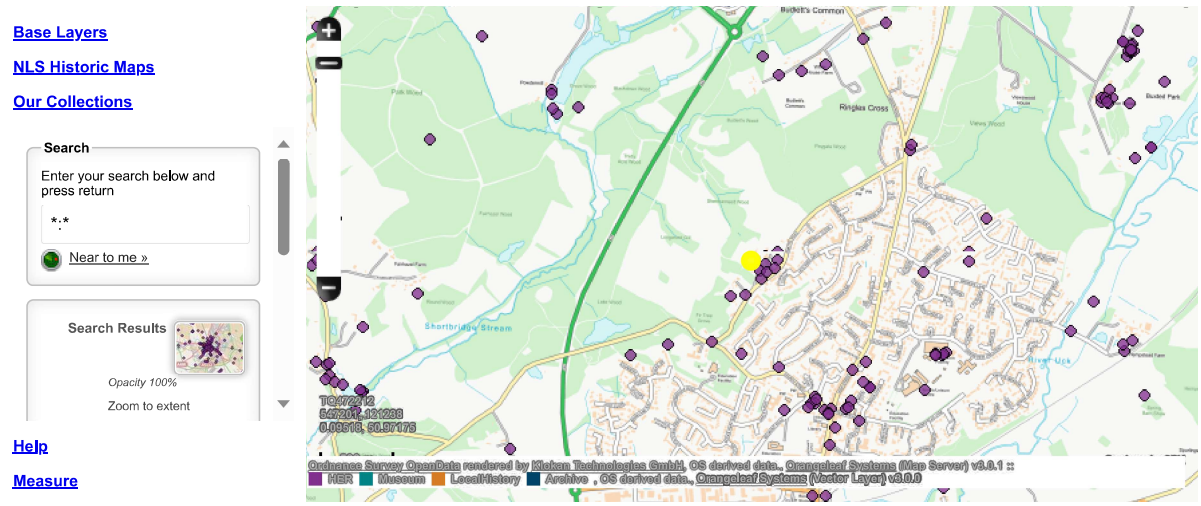
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Downland Farm, Uckfield : Medieval Farmstead

« Back

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RefNo:
MES32152

Site Name:
Downland Farm, Uckfield : Medieval Farmstead

Grid Reference:
546935 122018

Civil Parish:
CROWBOROUGH, WEALDEN, EAST SUSSEX , Civil Parish

Monument Type:
1066 - 1899 (1066 to 1899)

Summary:
Partially extant medieval and post-medieval farmstead.

Description:
Downland Farm, Uckfield. Partially extant medieval farmstead. The farmstead is of a dispersed plan with multiple yards. The farmstead is in an isolated location. Large modern sheds have been identified on the site, and may have destroyed or obscured historic buildings. There has been a partial loss (less than 50%) of traditional buildings. [1] [2] [3] [4]
The early maps include Yeakell and Gardner?s survey undertaken between 1778 and
83 and Mudge?s map of 1813 (Figure 2). The Yeakell and Gardner map shows Townland within a distinctive irregular enclosure situated on the northwest side of the road. The property is surrounded by fields on all sides, interspersed with large tracts of well-established woodland (Figure 2). Downlands (Townlands) was part of the Rocks Estate acquired by Thomas Streatfeild
in c. 1784 (Streatfeild family records, The Keep: ACC 6497). The subsequent map shows a little more detail: the map displays an irregular enclosure comprising a series of buildings, distinct from a road/track or forestall against its southwest and northwest boundaries. Several structures are shown outside the enclosure, the group commensurate with the separate zones of activity extant at Downlands, comprising the farmland and farm buildings to the west and the domestic building, gardens and grounds (within the irregular enclosure) to the east. The Rocks Estate was surveyed by William Figg in 1929, resulting in an excellent map showing the layout of the property at that time. The 1841 tithe map shows the same general layout to the estate: the well-defined domestic enclosure for the manor house, gardens and grounds to one side of a wide track and forestall, and the farmstead to the other, complete with the separate enclosure for Oast Cottage at the corner of barn field. [5]

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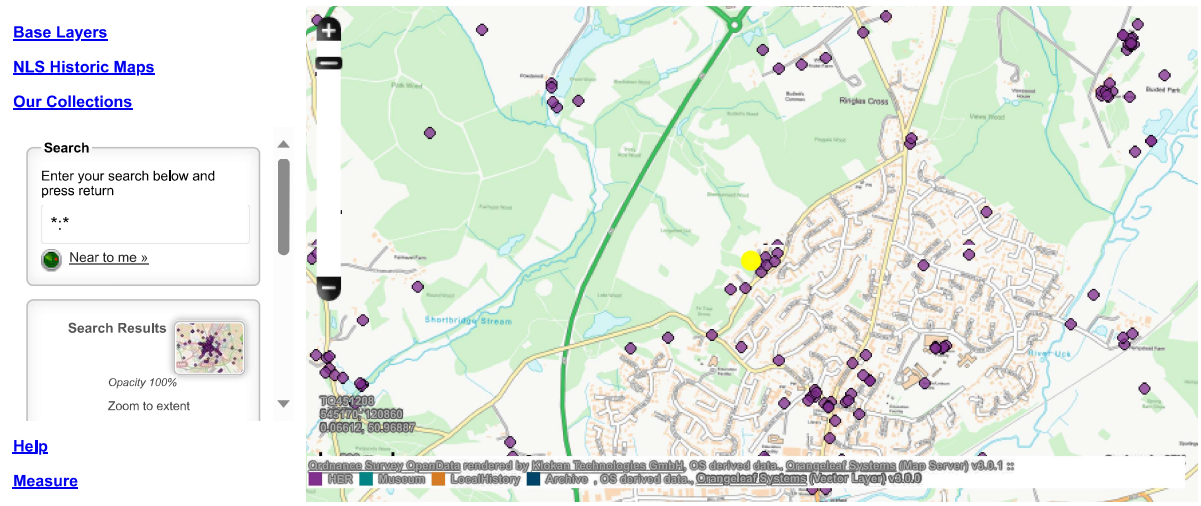
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Barn at Downlands Farm, Snatts Road, Uckfield : C16 Building

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RefNo:

MES38141

Site Name:

Barn at Downlands Farm, Snatts Road, Uckfield : C16 Building

Grid Reference:

546938 121986

Civil Parish: WEALDEN, EAST SUSSEX , Civil Parish

Monument Type:

1500 - 2050 (1500 to 2050)

1500 - 2050 (1500 to 2050)

Summary:

A 16th century grade II listed barn.

Description:

Barn. C16 with C17 extension to south. Timber-framed on brick plinth and weatherboarded with plain tiled roof, hipped with gablet to north and half-hipped to south, and with deep catslide to west and wagon-doors to east. Interior: 5 bays, with 2 sets of purlins in roof lining through, the upper supported by wind braces, in northern 3 bays; southern 2 bays with staggered purlins. Jowled posts with queen post trusses, with simple queen truss in southern most bay. [1]

The barn is described as being of 16th century origin with a 17th century extension to

the south. The barn at Downlands Farm was awarded consent in 1996 for conversion to a domestic dwelling (WDC reference: WD/96/2693/F). Amendments were agreed in 2002 to include the conversion and the addition of a garage and store. The barn is undoubtedly significant, based on limited views of it from the road and through its List description, based on its traditional timber-framing and early origin (16th century ? Appendix 1; Plate 3). The conversion of the building has certainly altered its outward appearance, its agricultural origin hinted at by the retained traditional elements of weather-bard cladding and a substantial asymmetrical tiled roof (Plate 3), despite the addition of clear domestic detail at the former wagon entrance and in the number of windows. The fact that Downland Barn had been converted after it had gained its Listed status in 1984 would have ensured that attention was paid to protecting some of its agricultural character. [2]

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APPENDIX 17:

Yeakell and Garder's 1778-83 'Topographical Map of the County of Sussex Divided into Rapes, Deaneries and Hundreds, Planned from an Actual Survey'


Howard F.
Park F.
The Butts
Marsfield Mill
Black House F.
Townland
Rock Hall
The Rocks
Ork Mill
Uckfield
Copwood
Buddam Hill
42
43

APPENDIX 18:

Thomas Budgen OS Surveyors Drawing for Eridge Park, published 1789-1806 and depicting 1789: https://britishlibrary.oldmapsonline.org/maps/40f01d99-a60c-52c2-a4af-64eeba08499d/view


Blackland F.
Park Wood
Downland
Rocks
Uckfield
Shortbridge F.
Copwood F.

APPENDIX 19:

Extract of Mudge's map of 1813


Shamrock
Wood
Kingles
Cliffs
Downland
Rocks
Uckfield

APPENDIX 20:

Auction particulars of Downlands Estate, extract from the Sussex Advertiser 28 June 1813

The Sussex Weekly Advertiser;

Or, Lewes and Brighthelmston Journal.

Printed and published by and for William and Arthur Lee.

VOL. LXV. No. 3479.] MONDAY, *JUNE* 28, 1813. [PRICE SIX-PENCE.

This Paper which has been regularly published every Monday Morning, for upwards of SIXTY YEARS, is delivered with the utmost Dispatch and Regularity, in every Town and Village of SUSSEX, in Parts of KENT, SURREY, and HAMPSHIRE; and is forwarded by the POST, to Persons of the first Distinction, in London, and to every considerable Town in the United Kingdom.

The SUSSEX WEEKLY ADVERTISER is regularly filed by Messrs. TAYLER and NEWTON, WARWICK-SQUARE, near ST. PAUL'S, and Mr. WHITE, FLEET STREET, by whom ADVERTISEMENTS, &c. will be received and punctually forwarded to the Publishers. It may also be seen at all the principal COFFEE-HOUSES in the Metropolis.

THE COMMITTEE for managing the Affairs of the OLD TONBRIDGE-BANK, beg to acquaint the Public, that agreeably to the resolution of the General Meeting held in December last, they met on the first Instalment, of the Demands on the House of Messrs. CHILDREN, WOODGATE, and SCOONES, at the BANK ROOM, TONBRIDGE TOWN, on MONDAY the SEVENTH Instant. And that they met for the same Purpose on TUESDAY, the following Day.

And that they will meet at the same Place every MONDAY, during the present month, and afterwards on every first Monday in the Month, from ELEVEN till THREE o'Clock, for effectuating the Payment of the said Instalment and Interest.

TONBRIDGE, JUNE, 1813.

ROMAN ANTIQUITIES AT BIGNOR.

MR. TUPPER begs leave to inform the public, that in addition to the MOSAIC PAVEMENTS discovered at the remains of a Roman Villa, at Bignor, which are secured by buildings erected over them, and have been lately found, a-d is now open to the public, measuring 32 feet long, and 20 wide, richly ornamented with a variety of very curious figures, which may also be seen under the pavement, where the room was warmed.

Admission, ONE SHILLING.

PEVENSEY TYTHE.

THE Jurors give NOTICE, that I shall attend at the Court Leet, on Monday the fifth day of July next, at nine o'clock in the morning, to receive the TYTHE of that Parish, which became due on the 29th June, 1813.

J. HOPER.

PURSGLOVE'S CREDITORS.—Such of the Creditors of Robert Pursglove, of Horsmonceux, Sussex, as have not been paid a composition of twelve shillings in the pounds, on their respective debts, may receive the same, on application at the office of Messrs. Bishop and Thorpe, Solicitors, Basinghall-street, London, on or before the fifth of July next—15th June, 1813.

CHICHESTER and PETWORTH DUKE of RICHMOND new POST COACH, sets out from the Swan, Lodgate Hill, Angel, St. Clement's; Bull, Holborn Cross, Bull, Snow-hill, every morning (except Sunday), at half past six, arrives at the Three Tun, Chichester, Eight, and in good time to proceed to Petworth, Midhurst, and Havant.

Parcels, parcels will be charged as low as possible, and will be forwarded by the above conveyance much delay will be prevented.

ARUNDEL, LITTLE HAMPTON, and PETWORTH POST COACHES, will in future set out from the Bell Savage, Ludgate Hill, Angel, St. Clement's, and Star, Charing Cross, every morning, at half past six, for the summer season.

BRIGHTON and LONDON DUKE of NORFOLK and more excellent POST COACH, carrying four inside, through Henfield, Horsham, Dorking, Kingston, Ewell, Epsom, Mordon, and Tooting, sets out from the Red Cross Coach Office, No. 18, Castle Square, Brighton, every morning at six o'clock, to the Angel Inn, Belle Savage, Ludgate Hill, and Golden Cross, Charing Cross, by Regis, Gracechurch street, London.—Performed by JOHN EAMES, WM. HORNE, & CO.

ARMY CONTRACTS.

Great George Street, London, 14th June, 1813.

NOTICE is hereby given to all persons desirous of contracting to supply FRESH BEEF and MUTTON to his Majesty's Land Forces in Canada, Gibraltar, Malta, Sicily, Cadiz, Lisbon, Cork, Kinsale, Passage and Islands;

Also including the town of Hungerford,)	Isle of Wight,
Berkshire,	Kent,
Buckingham,	Lancaster,
Cambridge, (including the Isle of Ely,)	Leicester,
Chester,	Lincoln,
Cornwall, (including Scilly,)	Monmouth,
Cumberland,	Middlesex,
Derby,	Monmouth,
Devon,	Montgomery,
Dorset,	Norfolk,
Durham, (including Holy Island,)	Northampton,
Essex,	Northumberland,
Gloucester,	Nottingham,
Hereford,	Oxford,
Hertford,	Pembroke,
Huntingdon, (including the Isle of Man,)	Radnor,
Kent,	Rutland,
Lancaster,	Salop,
Leicester,	Somerset,
Lincoln,	Stafford,
Monmouth,	Suffolk,
Middlesex,	Surrey,
Monmouth,	Sussex,
Montgomery,	Warwick,
Norfolk,	Westmoreland,
Northampton,	Wilts,
Northumberland,	Worcester,
Nottingham,	York,
Oxford,	
Pembroke,	And in the several Counties in North Britain.
Radnor,	
Rutland,	
Salop,	
Somerset,	
Stafford,	
Suffolk,	
Surrey,	
Sussex,	
Warwick,	
Westmoreland,	
Wilts,	
Worcester,	
York,	

And in the several Counties in North Britain.

The first deliveries are to commence on and for the twenty-fifth day of September next; that proposals in writing will be received and marked, Tender for Army Supplies, and addressed to this Office, on or before Wednesday the twenty-fifth day of August (but none will be received after Twelve o'clock on that day), and, if sent by Post, the postage must be paid.

Tenders must be made separately for each county in England, except for the counties comprising North Wales, which must be all of which must be included in one Tender; and the proposal must have the letter which is to be marked on the outside of the cover, and properly filled up, by two persons engaging to become bound with the person tendering in the amount stated in the printed form, for the due performance of the contract; and no Tender will be noticed unless made on a printed form, which may be had at this Office, or by application in writing as at length; and it is to be understood that during the continuance of the contract, the troops should be stationed or supplied at such places as may be most convenient for them, by the contractor to be refunded the expence of the contract and bond, by the Commissary in Chief.

Printed forms of the contracts may be had upon application at this Office, between the hours of eleven and three, or at the Office of Deputy Commissary General Erskine, Edinburgh.

IMPORTANT TO THE ARMY.

B. and W. RIDGE, of CHICHESTER, having established extensive Warehouses in that City, beg leave to offer their services in furnishing the Army in general, but more particularly Regiments passing through the Sussex District, with Necessaries, Clothing, and Accoutrements, of every description. Their Stores are so extensive, and such arrangements have been made to merit patronage and approbation, that a Regiment may be supplied, at an hour's notice, with every article required for the complete equipment of the Soldier.

N. B. Regiments going to, or returning from the Peninsula, would find great advantages in the contiguity of the above warehouses to Portsmouth.

TURNPIKE TOLLS TO LETT.

NOTICE is hereby given, That the next Meeting of the Trustees of the Turnpike-road, leading from the town of Brighthelmston, through Cuckfield, to the County Oak, on Lovel Heath, in the county of Sussex, is appointed to be holden at the Talbot Inn, in Cuckfield, on Thursday, the 22nd day of July next, at the hour of eleven in the forenoon, at which Meeting, between the hours of twelve and two of the same day, the Tolls arising at the several toll-gates on the said road, called Preston, Stone Pound, Saint John's Bar, Ansty, and Ansty Side Gate, Slough Green, Handcross, Ifield Bar, and Crawley Gates,

WILL BE LETT BY AUCTION,

to the best Bidder, for one year, from the 30th day of September next, in the manner directed by the act passed in the 13th year of his present Majesty's reign, "for regulating the Turnpike-Roads," and will be put up into Lots, viz. Slough Green, Handcross, Ifield Bar, and Crawley Gates, to the first lot; and Preston, Stone Pound, St. John's Bar, Ansty, and Ansty Side Gates, in the second lot; which Tolls were let the last year at several rents or sums following, viz. Slough Green, Handcross, Ifield Bar, and Crawley Gates, at the sum of £1570, and Preston, Stone Pound, St. John's Bar, Ansty, and Ansty Side Gates, at the sum of £1525, and will be respectively put up at those sums. Whoever happens to be the highest bidder, must pay into the hands of the Treasurers of the said Road, two months' rent in advance, and also give security, with sufficient sureties, to the satisfaction of the Trustees of the said Road, for payment of the remainder, at such times as they shall direct.

SAM. WALLER,
Clerk to the Trustees of the said Road.

CONEYBOROUGH PARK.

TO BE LETT,
For a Term of Seven or Ten Years,
From May to, 1813

THE above Residence, delightfully situated within three miles of Lewes, nine of Brighthelmston, and 46 of London. The Mansion comprises a good entrance hall, a drawing-room 26ft. 6in. by 19ft. dining-room 26 by 19 feet, two small parlours, billiard room, library, breakfast room, convenient nursery, eight best bed chambers, dressing room, and good attics, with suitable offices, attached and detached; good kitchen gardens, coach house, and stabling for 16 horses. The Park contains 50 acres of the best-conditioned land for deer, and excellent fish ponds. The tenant will have the privilege of shooting and hunting over an extensive manor.

For further particulars apply to Messrs. Forster, Cook, and Freere, New Square, Lincoln's Inn, London; or to Mr. Stephen Grantham, Stoneham, near Lewes.

TO BE SOLD BY PRIVATE CONTRACT,

A FREEHOLD MESSUAGE, buildings, and large garden, exonerated from the land tax, situate in the parish of Saint Thomas in the Cliffe, near Lewes, late the property, and in the occupation of the Rev. Dr. Belsy, deceased.

For particulars enquire of Mr. SMITH, Solicitor, at Lewes.

Most desirable Property on the Sea-Coast, sixty-four Miles from London.

TO BE SOLD BY PRIVATE CONTRACT,

A MOST VALUABLE ESTATE, part Freehold and the remainder Copyhold, situate at Bexhill, in the county of Sussex; comprising a substantial modern Dwelling-house, fit for the reception of a family of respectability, with all necessary attached and detached offices, walled garden fully cropped, plantations and pleasure grounds, the whole perfectly secluded from the village, and commanding a most beautiful view over Pevensey Bay, East Bourn, and the adjacent country.

A newly-erected DWELLING HOUSE, garden, and pleasure ground, and every requisite office, together with about 16 acres of meadow land, extremely fertile, and, having been for many years in the occupation of the proprietor, in a high state of cultivation.

Bexhill is one of the most healthy and pleasant situations on the coast of Sussex, and well adapted for sea-bathing, for which purpose it is occasionally resorted to: it is six miles from Hastings, 14 from East-Bourn, and 64 from London.

This estate holds out an opportunity for investing capital seldom to be met with; as, from the increasing population of the place, every species of landed property is rapidly advancing in value. Several lots of this property have been sold for great prices as building ground, for which purpose there is every prospect of the remainder being appropriated.

For a view of the Estate, apply to Mr. Mate, Post-Office, Bexhill; and to treat for purchase to Messrs. Shadwell, Bishop, and Co. solicitors, Hastings; and to Mr. James, New Boswell Court, Lincoln's-Inn, London.

N. B. The Houses are both furnished; and a purchaser may be admitted immediately as Tenant till the completion of the purchase.

FREEHOLD ESTATE, SHIPLEY, SUSSEX,

TO be SOLD by AUCTION, by PLUMER and SON, at the King's Head Inn, Horsham, on Saturday, the 10th day of July, 1813, between the hours of three and five in the afternoon, a FREEHOLD MESSUAGE or tenement, barn, stable, and other convenient outbuildings, with 28 acres (more or less), of exceedingly good arable and meadow land, called WHITEMAN'S, in the parish of Shipley, seven miles from Horsham, in the occupation of Edward Worsfold.

For further particulars, apply to Mr. Isaac Dean, at Nash Farm, Thakeham; or the Auctioneers, Horsham

TO be SOLD by PRIVATE CONTRACT,

A Copyhold Farm, called the THE BURTERS, consisting of a good Dwelling-House, barn, hovel, yard, &c. and, by estimation, about 50 acres (be the same more or less) of meadow, pasture, arable, and wood-land, lying in the hamlet of Chiltington, in the parish of Westmeston, Sussex, holden of the manor of Westmeston, and has an extensive right to commonage on Chiltley Common. Possession may be had at Old Michaelmas next. The above would be a desirable acquisition to a Downish Farmer, being dry, sound land for sheep, and very conveniently situated for improvements, being within half a mile of the turnpike-road leading from Lewes to Chailey. Apply to the proprietor, near the premises.—N. B. Part of the purchase-money may be on mortgage, if required,

CAPITAL FREEHOLD ESTATE, HUNDRED, MANORS, and RESIDENCE, Near the Sea, in Sussex.

TO BE SOLD BY PRIVATE CONTRACT,

AN elegant and capital MANSION HOUSE, called HERSTMONCEUX PLACE, with all requisite offices for a great Establishment, and an ancient Park, a Lawn, Plantations, and Gardens, commanding extensive and beautiful prospects of Land and Sea.

And several adjoining FARMS, containing, in the whole, 1154A. 1R. 0P. of rich Meadow, Pasture, Arable, and Wood Land, lying very compactly, with suitable Farm Houses, [illegible] Outbuildings, and situate in the parishes of Herstmonceux and Wartling, in Sussex.

Also, a HUNDRED, and three valuable MANORS, extending over a large tract of country, abounding with GAME.—The Quit-rents, Fines, and Heriots belonging to which Manors are very considerable.

The MANSION-HOUSE (which is in complete repair) the MANORS, and 515A. 0R. 23P. of LAND, are now in hand; the residue is Let to respectable tenants.

In the Park are the Ruins of an ancient, noble, and spacious CASTLE.

Distances:—from London, 59 miles; from Battle 9; from Eastbourne, 10; from Hastings, 14; from Hailsham, 4; and from the Sea, 5.

Applications to be made to Mr. E. Ellis, 49, Hatton-Garden, London; or to Messrs. Hoper and Son, at Lewes; with a Plan of the Estate are left, and from whom orders may be obtained to view it.

KENT.

TO BE SOLD BY PRIVATE CONTRACT,

A Capital FREEHOLD ESTATE, of 240 Acres, including 4500 Oak Trees, and near 20 Acres of Hop and Fruit Plantations, in a high state of cultivation, very pleasantly situated on the Turnpike-road, in the wealthy and truly respectable neighbourhood of Tenterden, late the residence of William Wells, Esq. deceased. Immediate possession may be had, and the greatest part of the purchase money may remain on security if required.

The Farmhouse consist of a small Mansion House, fit for the residence of a Gentleman Farmer; two detached Bailiff's Houses; five barns; two oast houses; a cottage, and other out buildings; together with 240 acres of rich meadow, arable, orchard, and 20 acres of Hop plantation, in a high state of cultivation; and 4500 oak trees of a vigorous growth, which are intended to be included in the price of the Estate.

This most desirable property is very pleasantly situated on the Turnpike road leading into one of the pleasantest Villages in the county, and only a quarter of a mile from the church, in the midst of good markets, and the London coaches pass through the Estate, which will be sold at a price that will produce, if let, a rental of near 5 per cent. exclusive of the growth of the timber.

Any Gentleman inclined to enter into the Farming Business will find this a most desirable opportunity, as the land and Plantations are in a good state of cultivation, and the timber in a thriving state, the soil being particularly congenial to the growth thereof; and is presumed will, in a few years, be of greater value than the Estate itself.

The new Canal will pass within half a mile of the Estate, which will very much improve the value.

If required, a price will be made of the land, including all the stock and effects thereon, (houshold furniture excepted) and possession will be given immediately, Midsummer, or Michaelmas next.

No. 2, a small, but desirable Farm, containing 50 acres.—No. 3, ditto, containing 26 acres.—No. 4, 120 acres of Wood Land, with the underwood now standing and growing thereon.—Also a desirable Farm of 135 acres, and 3000 oaks.

The above Estates, adjoining each other, are abundantly supplied with Game, and will be sold either separate or together.

For further particulars apply (if by letter, post paid) to Mrs. Wells, on the premises; of the Executors; of Mr. Wildes, Solicitor, Maidstone; or of the Printers of the Sussex Advertiser.

SUSSEX.

To BE SOLD BY PRIVATE CONTRACT,

AN excellent FAMILY HOUSE, in complete repair, consisting of a convenient entrance hall breakfast, dining, drawing and a sleeping rooms, with very good offices; a three-stall stable, double coach-house, brewhouse, wash house, and dairy, and soft water in great plenty, and extensive kitchen garden in high cultivation.

The premises are copyhold, of the manor of Frant, and are most pleasantly situated on Frant Green near the church, about two miles from Toobridge-Wells, and may be viewed by application to the Occupier.

Possession may be had as soon as the purchase is completed.

For particulars apply (if by letter post paid) to SCOONES and SON, TONBRIDGE, Kent.

TO BE SOLD BY AUCTION,
By Mr. FAREBROTHER,

At the Auction Mart, in the City of London, on Thursday 1st. 1813, (by order of and before the Commissioners named and authorised in and by a Commission of Bankrupt against WILLIAM PHILLIPS, of Brighthelmston, Builder.)

ALL those three pieces or parcels of FREEHOLD LAND, containing Twenty Poles, or Two Acres and an half, tenantry measure, lying in the third furlong in the Hilly Laine, in Brighthelmston, now or late in the occupation of the Bankrupt.

Further particulars may be obtained by applying at the Office of Mr. George Palmer, solicitor, No. 6, Doughty-street, London; or to Mr. Hill, solicitor, Brighton.

LINGFIELD, SURREY.

Freehold Land and Tithes, Lingfield, in the County of Surry,

TO BE SOLD BY AUCTION,
By MESSRS. DRIVER,

At the Eyelyn Arms, New Chapel, near Eastgrinstead, Sussex, on Wednesday, 30th June, at two o'clock, in ten lots, (unless previously disposed of by private contract,)

A VERY improvable FREEHOLD ESTATE, most delightfully situate in the parish of Lingfield, in the county of Surry, two miles from Eastgrinstead, seven from Godstone, and about 28 from London, consisting of about 900 acres of newly enclosed land, remarkably eligible for building upon, commanding the richest and most extensive views.

Also the great and small TITHES, of a large and compact Farm, together with sundry small Farms, Cottages, and Parcels of Land, also situate within the same parish.

Printed Particulars may be had at the Evely Arms, New Chapel; White Hart, Godstone; King's Arms, Croydon; of H. Barrow, esq. Eastgrinsted; and of Messrs. Driver, Surveyors, and Land Agents, Kent Road; or at their Offices, in the Auction Mart.

TO BE SOLD BY AUCTION,
By Mr. MOTT,

At the Queen's-Head Inn, Hawkhurst, on the 12th of August, 1813, between the hours of four and six in the afternoon, if not in the mean time disposed of by Private Contract, of which, should it happen, notice will be given;

A FREEHOLD FARM, situate in the parish of Benenden, near the paper mill, and adjoining the parishes of Hawkhurst and Sandhurst, Kent, and containing 266A. 1R. 28P. of excellent arable, meadow, and pasture Land, and a late planted Hop Garden, for which the land has been very productive and kindly.

The Land tax is redeemed. The Tythe for hops and grass is by modus, at two pence per acre, and that certain. Possession may be had at Michaelmas next, or at any time, by taking the Effects in the customary manner. No part of the payment (security being given) will be required before the month of November or December, 1813.

For particulars, apply to Mr. Richard Winch, Elford's, Hawkhurst, Kent, who will shew the premises; and where a map may be seen.

TO BE SOLD BY AUCTION,
By Mr. STUBBS,

Under three several Commissions of Bankruptcy, at the Steyne Hotel, Worthing, on Monday the 12th day of July, 1813, at Twelve o'clock at noon, in three Lots, entitling the owners to vote at all Elections for the Rape of Bramber, and also for the County of Sussex.

LOT I.

A Commodious, FREEHOLD DWELLING HOUSE, No. 4, Bedford-Row, fit for the residence of a Family, or a Lodging House, late the property of William Cook, a bankrupt.

LOT II.

A Freehold DWELLING HOUSE, in Chapel Field, late the property of Henry Knight, a bankrupt, in the possession of ——. LOT III.

The valuable plot of Freehold BUILDING GROUND, opposite the Steyne, late the property of William Weeks, a bankrupt.

Particulars may be had at the Hotel, Worthing; the Old Ship Tavern, Brighton; Norfolk Arms, Arundel; Dolphin, Chichester; Star, Lewes; King's Head, Horsham; of the Printers of the County Papers; of Mr. Withy, Solicitor, Buckingham street, Strand; of Mr. Watts, Solicitor; and Mr. Stubbs the Auctioneer, at Worthing.

CHIGWELL HALL, in the COUNTY of ESSEX.
TO BE SOLD BY AUCTION,
On the Premises,
BY VERRALL AND SON,

On Thursday the 1st. day of July, 1813, at eleven o'clock, ALL the Farming LIVE and DEAD STOCK of the late Thomas Tourle, esq. of Chigwell Hall, in the county of Essex, comprising

About 50 Quarters of unthreshed Wheat.
About 50 Acres of growing Wheat.
About 30 Acres of Oats.
About 80 acres of Grass, ready for cutting.
About 5 acres of Beans.
About 400 Loads of excellent meadow and clover Hay.
About 50 Loads of trussed Straw.
5 capital milch Cows and Calves
A pure-bred Sussex Bull.
A ditto Heifer.
4 Cart Horses—3 Cart Colts—3 Saddle and Gig Horses
35 South Down Sheep—5 Hogs.

Three waggons, nine carts, five ploughs, six harrows, three rollers, and other husbandry implements in general; a neat gig and harness, a domestic carriage, and a great variety of other effects.

Catalogues to be had, in due time, at the Cock, Epping; Falcon, Waltham Cross; Green Man, Harlow; Bull, Ongar; Blackboy, Chelmsford; White Hart, Romford; George, Woodford; King's-Head, Chigwell; Bull, White Chapel; Auction Mart, opposite the Bank of England; and of the Auctioneers.

A most desirable Residence for a small genteel Family, in complete Repair, with early possession.—Land Tax redeemed.

TO BE SOLD BY AUCTION,
By VERRALL and SON,

At the Star Inn, Lewes, on Saturday, the 24th day of July, 1813, at five o'clock in the afternoon, (unless an acceptable offer should be made in the mean time),

A Desirable and compact ESTATE, called DOWNLAND, delightfully situate in the parish of Uckfield, in the county of Sussex, commanding beautiful and extensive views of the South Downs and surrounding country. The House comprises a cheerful entrance hall, a drawing-room, 20ft. by 18ft. a dining parlour the same size, a breakfast parlour, butler's pantry, store room, water closet, two kitchens, laundry, dairy, a comfortable chambers, & dressing rooms, 4 good servant's bed rooms, capital cellars, excellent water, a detached brewhouse, coach house, woodhouse, stables, cow-house, piggery, farm yard, and convenient offices, together with upwards of fifteen acres of good meadow land adjoining, including lawn, orchards, gardens, shrubbery, and fish ponds.

Uckfield is situate eight miles from Lewes, (whence the London coach passes daily) 16 from Brighton, 13 from Tunbridge Wells, 20 from East Bourne, and 42 from London.

The premises may be viewed on Monday only, between the hours of ten and two, and further particulars may be known, of Messrs. Hoper and Son, Lewes; or of the Auctioneers.

TO be SOLD by AUCTION, by Mr. LAMBE, at the King's Arms Inn, George Street, Brighton, on Friday the 2d of July, 1813, at seven o'clock in the evening,

Lot 1. A FREEHOLD MESSUAGE or Tenement, and Smith's Shop, in a most desirable situation, and the shop in full trade, situate in George street, in Brighton, in the occupation of Mr. Edward Palmer, as tenant at will, at the rent of 30 guineas per annum.

Lot 2. A substantial FREEHOLD MESSUAGE or Lodging House, being No. 9, situate in Broad street, with a piece of leasehold ground behind the same, now in the occupation of Miss Wade, as tenant at will, at 30 guineas per annum.

Lot 3. All those STABLES and COACH HOUSES, containing 14 stalls, with the ground thereto belonging, and a shop, and vaults under the same, situate on the west side of George-street, and adjoining to Little George-street, now in the occupation of Mr. George Knowles, and his undertenant, Thomas Coates, at the rent of 40l. 17s. per annum.

Lot 4. A FREEHOLD MESSUAGE, or Tenement, situate the west side of George street, fronting to the King's Arms Inn, now in the occupation of William Prett, as tenant at Will, at 14 guineas per annum.

Lot 5. A FREEHOLD MESSUAGE, situate in Little George-street, late in the occupation of Phillip Legat, and now of —— Silburne, at 12 guineas per ann.

Lot 6. A FREEHOLD MESSUAGE, No. 1, situate in George-street Corner, in the occupation of Mrs. Matthews, at eight guineas per annum.

Lot 7. To be Let, unfurnished, to the highest bidder, for a term of seven years, subject to such conditions as will be produced at the time of sale, all those two substantial well-built LODGING HOUSES, commanding a beautiful sea view, being Nos. 35 and 36, situate on the East Cliff, in Brighton.

Immediate possession may be had, and the furniture and fixtures may be taken, at a fair appraisement.

For further particulars, apply to Messrs. Reardon & Davis, Solicitors, Carlisle-street, Gracechurch-street, London; or to Mr. Hill, Solicitor, Brighton.

LAMB INN, HORSHAM.

TO BE LETT or SOLD, and entered upon at Michaelmas next, (being the expiration of the present Lease) that old-established, and well-accustomed Inn, the LAMB, at Horsham:

Apply to Mr. W. Hammond, East-street, Horsham.

SUSSEX.—TO BE SOLD BY AUCTION,
By Mr. WELLER,

On the Premises, on Wednesday, 30th June, 1813, precisely at Twelve o'clock,

A Truly desirable FREEHOLD RESIDENCE, called LYMINSTER COURT PLACE, with a garden, coach house, stable, dairy, and five acres of rich Meadow Land surrounding the house; the property of the late Rev. Robert Sayer; situate in the much admired Village of Lyminster. The prospects are most enchantly picturesque, the soil dry and healthy; it lies between Arundel and Littlehampton, two miles from former, and one from the latter; the London coaches to and from every day, and also the Brighton at a short distance, with excellent roads in every direction.—And immediately after the foregoing will be Sold by Auction, on this, and the following day, the genuine and entire modern Household Furniture, books, linen, plate, &c. consisting of large four-post, wardrobe, and field bedsteads, with corded dimity, and printed chintz furniture, prime goose feather beds, mattresses, blankets, and counterpanes; mahogany chests of drawers, a set of dining tables, a sideboard with a cellaret, chairs, card, Pembroke and dressing tables, a library bookcase nd ladder, dressing glasses and mirrors, Turkey, Brussels, and Kidderminster carpets; linen, plate, and china; an extensive and valuable Library, in most branches of Theology, Philosophy, and the Belles Letters; the usual assortment of kitchen, brewing, dairy, and washing utensils; a curious two wheeled carriage, that will take nine persons, with lamps, head and curtains to take off; this carriage is constructed on such just mathematical principles that one horse will draw it with facility; a whiskey, light and handy for pony, chaise and cart harness, a clever brown harness mare, two pigs, stump and jack of meadow hay, &c. &c.—Catalogues may be had, in due time, at one shilling each, at the place of sale; Sea Hotel, Littlehampton; Old Ship, Brighton; Star, Shoreham; Chequers, Steyning; King's-Head, Horsham; Auction Mart, London; the Printers of the Lewes and Portsmouth Papers; Bland, Worthing; Crown, Arundel; and of Mr. WELLER, Chichester.

SUSSEX.

TO BE SOLD BY AUCTION,
By Mr. WELLER,

On the Premises, on Tuesday, the 6th July, precisely at Eleven o'clock,

THE genuine and entire HOUSHOLD FURNITURE of the late Rev. Robert Sayer, at the Vicarage House, Rudgewick; comprising four-post, field, and other bed-steads, with dimity and check furnitures, goose feather bed-, mattresses and counterpanes, mahogany chest of drawers, dining, Pembroke, card, and reading tables, parlour chairs, two large sofas, a 30 hour clock; register, Rumford stoves and rang; linen; kitchen, brewing, washing, and dairy utensils; a handsome cow in full milk, a pigs, a stump and a rick of meadow hay, a wood roller, a quantity of bricks, paving stone fir bats, poles, and boards. Catalogues may be had, in due time, at the place of sale; King's-Head, Horham; King's-Head, Billingshurst; Blacksmith's-Arms, Aviversane; Swan, Pulborough; Half Moon, Petworth; Crown, Arundel; and of Mr. WELLER, Chichester.

HANTS.

TO BE SOLD BY AUCTION,
On the Premises,
By Mr. WELLER,

On Tuesday the 13th day of July, 1813, precisely at Twelve o'clock,

A COTTAGE ORNEE, embracing neatness, comfort and convenience, and comprises two cellars in the basement, ground floor, excellent eating and breakfast rooms, butler's pantry, a good kitchen, a brew-house; first floor, a well proportioned drawing-room, three bed chambers, and a dressing room, two garrets and a store room; detached offices, a dairy, three stalled stable, carriage house and groom's room, a hay loft over; a spacious yard, piggery, cow and poultry houses; a most delightful garden, well stored with fruit trees, and fully cropped with vegetables, greenhouse, orchard and pleasure grounds, together with about seven acres of rich meadow land, situate in the rural, healthy and much-admired village of Hambledon, possessing almost every advantage, point of local circumstances, on the spot near the church, the best medical aid, good shops, experienced mechanics, post house, post chaise and horses; the parochial rates moderate; the society respectable; a subscription pack of hounds, a good shooting country, the residence and property of Captain RUTHERFORD, R. N. who will give a direct possession.

And immediately after the sale of the Estate, will be SOLD by AUCTION, the genuine and entire modern Household Furniture, consisting of handsome feather bed and field bed-steads, with neat printed calico, dimity and other furnitures, French window curtains, prime bedding, a mahogany pedestal, sideboard, dining, card, and Pembroke tables, drawers, chairs, glasses, mirrors, Brussels, Venetian, and Kidderminster carpets, kitchen and brewing utensils; a clever brown hackney; a beautiful Normna cow and other effects.

Catalogues and particulars, in due time, may be had at the place of sale; or the Printers of the Lewes and Portsmouth papers; Dolphin, Petersfield; King's-arms, Godalming; Dolphin, Southampton; George, Winchester; Libraries,—Brighton, Worthing, and Littlehampton; Auction Mart, London; and of Mr. WELLER, Chichester.

Very valuable Freehold, Copyhold, and Leasehold Estate, for long terms, with extensive Manors: a capital Mansion-house, gardens, and pleasure grounds, in the county of Sussex, on the borders of Hants.

TO BE SOLD BY AUCTION,
By Mr. WELLER,

At the Auction Mart, London, at one o'clock in the afternoon, on Wednesday, the 21st day of July, 1813,

THE truly valuable FREEHOLD, COPYHOLD, and LEASEHOLD ESTATES, with the extensive Manorial rights over several parishes, with a plenitude of game and fish, of the late John Uthwatt, Esq. and will be divided to various lots.

These estates are situate about 45 miles from London, in a most beautiful and picturesque part of the county; two miles from Liphook, 24 from Portsmouth, six from the Market Towns of Midhurst and Petersfield. The high road from the Metropolis to Portsmouth runs through the centre of the property.

Descriptive particulars may be had 14 days preceding the sale; and further information may be obtained, by applying to Messrs. Rhodes and Son, Solicitors; or to Mr. WELLER, Chichester.

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APPENDIX 21:

John Farncombe The Sussex Breed of Cattle in the Nineteenth Century by J. P. Boxall
https://bahs.org.uk/AGHR/ARTICLES/20n1a2.pdf

IV.—*On the Farming of Sussex.* By John Farncombe.

Prize Report.

This county, of 1,400,000 acres, and between 300 and 400 parishes, contains a great variety of soils and systems of usage, which consequently render it too difficult to describe in particular; but having been bred a farmer, and having practised in different parts of the county on a great variety of soils and systems applicable thereto, having had twenty-five years' practice as a valuer, with the advantage also of being employed by the Tithe Commissioners as their usual local agent for the county, in reporting on the agreements for the Commutation of Tithes; and having been likewise extensively engaged in the apportionment of the rent-charges, I am induced to offer to your notice my experience, and to report on the Farming of Sussex. I shall begin by dividing the county into three districts. The first comprises

South and West Downs, which rise towards the east at Southborne, and continue westward as far as Hampshire,—southward by the places named as the northern boundary of No. 2, and northward by the great valley of the Weald.

The *soils* on this range are various, but generally kind and principally of chalk quality, some flinty, a small portion sandy, and the smallest portion of all adhesive and black land.

The *systems* of farming, like the soil, vary very much and generally according to the proportion of the arable to the meadow and pasture. Where the arable land is in much the lesser proportion the general system is in thirds, viz.—

One-third wheat.
One-third barley.
One-third in equal proportion of seeds to mow and feed and of green fallow for sheep-feed.

In cases where the proportion is more equal, generally in fourths, viz.:—

One-fourth wheat.	One-fourth seeds.
One-fourth barley.	One-fourth fallow for sheep-feed.

Where there is less meadow and pasture, in fifths, viz.:—

One-fifth wheat.	One-tenth seeds.
One-fifth barley.	One-tenth oats.
One-fifth seeds.	One-fifth fallow.

And in some very few instances in sixths, viz.:—

One-sixth wheat.	One-twelfth oats.
One-sixth barley.	One-sixth fallow.
One-sixth seeds.	One-sixth sainfoin.
One-twelfth ditto.	

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The above systems are those in general use; the adoption of them varies of course according to the proportion of the quality of soil and the local circumstances under which they are situated, There are some instances in large concerns in which the same system would not be desirable to be practised throughout, and consequently an incorporation of systems occurs.

This district is applied to the purpose it is so eminently calculated for—the production of the justly esteemed South Down sheep. The usual course of maintaining the flocks is in the proportion of three ages, 1, 2, and 3 years old. The third portion of the ewe flock is drafted, on or before Michaelmas, for sale, with the lambs, (exclusive of those required for keeping up the flock,) and sold at the fairs held at convenient times and places. The tegs, which are now eighteen months old, supply the place of the drafted ewes. The flocks are usually lambed down about the latter end of March, that being found the time best suited to avoid the inclemency of the weather in exposed situations, and likewise to meet the provision of food made for them. Three weeks after lambing they are collected and put to fold, generally on the arable lands, the manure being very valuable. Indeed it may be calculated at quite one-fourth of the return made by the flock, viz.:—if 100 ewes produced 100*l.*, the manure deposited by them would be valued at 25*l.*, and so in proportion, and hence it becomes the occupier's interest to keep them well, in order to have his land properly manured. A good, clean clover-lay, folded in the autumn, is generally the most productive part of the wheat crop. Rape is the principal provision for autumnal feeding, which is generally commenced being fed off about the middle of September, and continued till near Christmas for a wheat crop. The sheep generally thrive very fast on this till the frost comes, when they require some portion of hay or old grass with it. About forty years ago the feeding of sheep with hay and water, shut up entirely in yards, was begun, and found to succeed so well that it is continued by some, and partially by the generality of flockmasters. I have kept 500 ewes in lamb this way for more than three months after Christmas, and had them in very high condition with plenty of milk on their lambing down. This may be supposed a very expensive mode of keeping a flock; but when I explain that my occupation consisted of four-fifths of cultivated land of not more value than 12*s.* per acre on the average, 40 acres of which in sainfoin were more than sufficient to produce this quantity of hay, it may be thought not a very expensive, but very profitable mode of applying such land. Having represented the general provision under the flock system to be in rape for autumnal feeding, and the reason for this being, that it is a good preparation for wheat, I

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have only to add that, for the winter, a small portion of turnips and mangold are grown for cattle and sheep, which are generally drawn off the land which is sown with wheat or other corn; but it may be quoted as a very small portion of the preparation, being very unkind for wheat and unhealthy for breeding ewes. A very experienced farmer (a neighbour of mine for many years) remarked, respecting turnips, that if you had an extra quantity of hay you were desirous of consuming, he thought it might be desirable to raise some turnips to encourage the appetite of the animals, as there was no satisfying quality in them. He planted cabbage (Drumhead) instead, which continue to be raised to a considerable extent for working cattle, being a much more certain crop (no fly to contend with), as well as being much more nutritious. He observed with what advantage I had for several years, in the same parish, raised this plant in preference to any other for at least six months in the year in maintenance of cows kept for milk near Brighton from the adjoining parish of Rottingdean. This is still continued, and also now adopted by almost all the cowkeepers as the principal winter provision for milk.

On Sheep-breeding.—Having been for many years not unsuccessful as a South Down sheep-breeder, I may venture a few remarks on this subject; and first, I shall bring to your notice that most distinguished and indefatigable character, the late John Ellman, Esq., of Glynde, near Lewes, deserving of remembrance for his improvement of this most valuable animal. I was resident near to Glynde, and consequently had the opportunity of observing how Mr. Ellman managed his flock; and I feel I shall not be doing justice to his merits if I do not state the perfection to which he brought his sheep. I have competed with some of the most eminent breeders from other counties, the Duke of Bedford, the Earl of Bridgewater, Sir John Sebright, Mr. Boys, and many others whose blood was almost entirely from Glynde, and who displayed the benefits of pure breeding. Nay, I state that in fifty years' experience I never knew a flockmaster in the county or out of it who had better sheep than others, but the improvement was to be traced to Glynde; and this most valuable blood still remains with the son at Landport, near Lewes. The mode adopted, and still continued, which produced so much perfection, is in the choice of the ewes to the rams, and the constant attention to the produce from such selections. This should be practised annually by every flockmaster, who might thereby much improve his flock. As one ram only is necessary for 100 ewes, so would the expense be small and the trouble little for him to be always certain of the sort he is breeding from; but when five rams, perhaps of different character and blood, are

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used indiscriminately amongst 500 ewes, such uncertain breeding renders it impossible that he can make any selection from them to be depended on for stock; this, with hard keeping, accounts for the now generally inferior quality of the South Down sheep.

I must not pass over in silence the mistaken practice generally followed in this district of sowing too much wheat, a portion of which is illtimed, sparingly manured, and therefore on such soils not to be calculated on to produce profitably. It is better to confine the quantity sown to that which can be done well, and improve the flocks in condition, by growing more green keep for them; thus raising also the condition of the land, and eventually increasing the yield of corn. And here I propose some calculations which I hope may be useful as being the soundest mode whereby occupiers can ascertain what quantity of sheep or stock can be kept in good and profitable condition. The way to apply them is to value the produce to arise, exclusive of corn, from the land according to its quality, and the result will give the amount of money to be thus obtained. *Thousands of acres on these downs, I believe, may be profitably cultivated, which produce now little but heath and furze.* I give, as under, examples of the best systems in support of my opinions.

No. 1.—Farm supposed to be 240 Acres.

	Acres.	Acres.	£.	s.	d.
Arable	80	20 Barley and wheat	0	0	0
Down pasture	160	20 Seeds, to mow and feed	50	0	0
		20 Oats	0	0	0
	240	20 Fallow for rape and turnips	50	0	0
		160 Sheep-pasture	80	0	0
		240	180	0	0

No. 2.—Farm 240 Acres.

Arable	80	16 Sainfoin	40	0	0
Down pasture	160	16 Barley and wheat	0	0	0
		16 Seeds to pasture	40	0	0
	240	16 Oats	0	0	0
		16 Fallow for rape	40	0	0
		160 Sheep pasture	80	0	0
		240	200	0	0

No. 3.—Farm 240 Acres.

Arable	120	20 Sainfoin	50	0	0
Down pasture	120	20 Barley and wheat	0	0	0
		20 Pasture	50	0	0
	240	20 Ditto	33	6	8
		20 Oats	0	0	0
		120 Down pasture	60	0	0
		240	243	6	8

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No. 4.—Farm 240 Acres.

	Acres.
Arable	160
Down Pasture	80
	240

Acres.				£.	s.	d.
26	2	6	Sainfoin	66	13	0
26	2	6	Barley or part wheat	0	0	0
26	2	6	Seeds to pasture	66	13	0
26	2	6	Ditto ditto	44	8	0
26	2	6	Oats	0	0	0
26	2	6	Fallow	66	13	0
80	0	0	Sheep pasture	32	0	0
240				276	7	0

These calculations are proffered also for the encouragement of increased cultivation, founded on practical experience and observation; and with reference to the No. 4 system being so much the best, I have no doubt of the proportionally increased number of sheep, that it will keep in the flock, being also of at least 3*s.* per head improved value. No Down flockmaster can farm certainly well without sainfoin, it being a safeguard for winter provision and summer condition, taking also into consideration the often serious loss of other seed-plants, particularly clover, on light lands, which arises generally from its being sown too frequently, and from the previously exhausted state of the land. No seeds should consequently be sown either to mow or feed but in the first crop of corn manured for, and no red clover but once in eight years to mow, or any for feeding. One example of several that I have been employed in will serve to support my opinions on this subject; it consisted of 100 acres of old sown land.

Former State.

Acres.	£.	s.	d.
25 Wheat	0	0	0
25 Seeds	62	10	0
25 Corn	0	0	0
25 Fallow for rape	62	10	0
25 Down pasture	12	10	0
Former produce	137	10	0

Improved State.

Acres.	£.	s.	d.
25 Wheat	0	0	0
25 Seeds	62	10	0
25 Corn	0	0	0
25 Fallow	62	10	0
25 Sainfoin	62	10	0
	£187	10	0
Former state	137	10	0
Improved return	£50	0	0

This exhibits a benefit of 8*s.* per acre, independent of the rest given to the old sown land; and on this latter point I must remark, that any extraordinary crops I happened to grow were always to be attributed to the rest the land had, and not to extra cultivation or manuring; for example, 60 bushels of wheat per acre on land rested in lucerne, 54 bushels of wheat per acre after two years fallow, 52 ditto rested in sainfoin, 50 ditto from fresh broken down, and 10 and 12 quarters oats per acre rested in

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sainfoin, these crops being grown on soil of that quality not to be rated at much more than half these returns on the average, without extraordinary farming. To these arguments for breaking up down may be added the further inducements in the commutation of tithes and the employment of labourers; and last, though not the least, the present facility for obtaining artificial manures at a very moderate price.

District No. 2

commences at New Shoreham, and is bounded southward by the sea and northward by the hills, beginning at Shoreham and passing in a line through Sompting, Patching, Arundel, Boxgrove, Chichester, Westborn, and Futington, &c., to Hampshire.

Soils.—This district may be called the garden of Sussex, the soil being mostly of good sound land, some small portion being adhesive on clay subsoil, and some portion on the higher parts flinty, and not so deep, but of similar quality. The meadow and pasture land is proportionally good in quality, but little of it is used for the purpose of sheep feeding on the stock system, being principally applied to the fattening of cattle and sheep.

Systems.—These are various and applicable to the soil, the adhesive land being alternately sown with wheat after tares, fallow, beans, seeds, and a few turnips. Part is farmed in fourths, viz.:

One-fourth wheat.	One-eighth oats.
One-fourth turnips.	One-eighth seed, peas, and beans.
One-fourth barley.	

Part used in sixths, viz.:

One-sixth turnips.	One-sixth wheat.
One-sixth barley.	One-sixth beans or peas.
One-sixth seeds to mow and feed.	One-sixth wheat.

And in this much recommended system (on good land) I observed that the seeds for feeding were trefoil and white clover together, with which ewes and lambs are kept and fatted.

In some parts where breeding flocks are kept, and there is a portion of down, or the greater proportion of the farm is of thinner soil, the four-course system with the alternate cropping is adopted.

Remarks.—I visited many parishes in this district for the commutation of tithes that were estimated at 40 bushels of wheat per acre and the other crops in proportion. A great number of sheep and lambs are fatted on the arable lands on turnips and seeds, &c., and also cattle and sheep on the pasture lands, as well as in stalls, on cake, linseed, &c., and on hay and roots, principally Swedish turnips, which contain so much nutritive quality, that on some farms neither corn nor oil-cake is given to sheep on

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the land, nor to stall-fed cattle. I have no improvements to suggest in this district. The soil is good, well cultivated, and very productive.

District No. 3.

This district comprises all the remainder of the county lying northward of the two first described, and is commonly known as the Weald of Sussex.

Soils.—This extensive division of the county may be considered to contain a considerable portion of what is called cold clay, some part shravy land, flinty, and gravelly, on clay subsoil; sandy lands, both black and white; black lands, sandy and chalk loams, and a small portion of marly soil, with very extensive unproductive waste or common land, and also extensive marsh grazing lands. The greater portion of pasture is of that quality which is applied to the breeding and rearing of cattle and sheep, and for dairying and suckling, &c.

System.—The farming of the arable land is of course various, principally three and four-course, and in some of the most inferior lands five, six, seven, and eight-course, with some portion only occasionally cultivated.

Remarks.—The produce and management in this district are very inferior proportionably to the last quoted, it being occupied principally by tenants who are not men of sufficient capital to farm beneficially even for themselves. Many still continue to labour on as their grandfathers did in system, fearful that if they should put more capital in their farms by improvements the landlords would take the advantage of it and raise their rents. One custom has prevailed as long as I can remember, that of taking lambs to keep from the 29th of September to the 25th of March next ensuing, or to the 5th of April, being six months' keep, for which 6*s.* per head are commonly paid. Previous to Christmas they are kept in the stubbles and clover lays, with perhaps an occasional change to the meadow and pasture lands; the latter part of the season they must, of course, live on the hedges and hedge-rows, then to the meadow and pastures, and the young wheat (if any plant) for fear it would be too rank; if weak, then with the idea of improving the stock of it; and lastly altogether in the meadow and pasture fields, living principally, in a backward spring, *in* and *upon the hedges*, for I have seen them return home *with nearly all the wool off their necks to the shoulders*, and partially from the body. The keepers are bound to give them hay if they require it, but the chances are that, if offered, it would be of a quality they would not eat; and consequently they are sent back in a condition which accounts in some degree for the size of ewes in the down flocks, from which they had been taken in good condition.

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Thousands are brought from Kent, principally out of Romney Marsh, for which sort 6*d.* and sometimes 1*s.* per head more is paid than for the Down lambs, with presents to those farmers who send them in the best condition to the place of meeting on the 5th of April—the condition, however, being worse from the size of the lambs of this breed, and the longer time of keeping. There appear to be two parties in error—those who put out their lambs in good condition to be thus treated, and also those who take them at a much greater loss, not having a blade of grass left on their lands for cattle of any sort of their own. I surveyed four parishes together about 2 years past of 28,000 acres where this system is adopted in full, about 20,000 acres of which are arable, meadow, and pasture. I found, from the best information I could obtain, when the winter-kept sheep were sent away there might be 200 or 300 others remaining, where thousands might be profitably and permanently kept, and with great benefit on the arable lands for a preparation for wheat. This is the case to a great extent in this district. I remember a very different system 50 years ago, when, with very few exceptions, this class of farmers used to wean and bring up Sussex-bred calves, and on the larger farms keep a sufficient number to do a portion of the work on them (now rarely to be found), and well supply the fairs in the neighbourhood with good well-bred oxen and steers of all ages, that were much in demand by the Down farmers, for working, and the old oxen of a superior quality for the Kentish hop-growers to fat and make their manures, and to this change may the altered character of the Sussex breed (now become so nearly extinct as to be worthy only to be exhibited as a cross-bred animal) be attributed. This is a most lamentable fact connected with the loss of manures and the description of cattle now substituted. It can only be recoverable by the employment of fresh capital, rendered necessary by the fall of prices in the last 30 years, and increased poor-rates from want of means to employ the labourers. Under these emergencies great numbers of farmers have sunk, and many are still feeling the effect of them. Some of the latter may be succeeded by the unincumbered capitalist, who can, at a fair rent, employ his capital to advantage (if he can have a lease) by adopting a course of farming applicable to the soil, and properly cultivating, manuring, and under-draining, if necessary; he can buy artificial manures at a cheap rate for money, and apply them to increase the produce of roots on the arable land for the winter maintenance of stock, and so make his manures of better quality and quantity. Compare the two farmers: the one using his arable land in a three-course system—wheat, oats, seeds, and too often a portion of peas and beans (not half cultivated), and the remainder naked fallow (the principal part of this portion to be limed,

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and that in some situations at more expense for carriage than the cost price of the lime) ; this is the farming of many at the present time, some not having means of their own, and paying interest perhaps at 5 per cent. on the capital employed or part of it. The other farms, in a four-course system—1. wheat; 2. half red clover, half other seeds to mow or pasture as may be required, taking care that the part sown with red clover be dunged, which if so farmed on the most adhesive soils (even cold clay) would make more return in hay and seed than the wheat or any crop on the farm. Then 3. oats; 4. half may be part in tares to mow for the horses in the yard, only a sufficient part of peas or beans to fat the pigs for family consumption, only a part for potatoes for the family, and as much to the labourers on the farm as they may require; half being made clean summer fallow, being 1-8th, on which the red clover to be sown after wheat. I am confident, without further detail, that the difference of the produce of the last course would be remuneration for the capital, and payment of the same rent, &c.; whereas, in my opinion, the other would not. I have visited *some* parishes in this extensive district where the farming was principally three-course, where the average has been taken at 18 bushels of wheat and the oats at 20 bushels, and *a great many* where the average was taken at 20 bushels of wheat and oats at 24 bushels per acre, where I also found the system to be generally in thirds. My business was as local agent to the Tithe Commissioners, to ascertain whether the produce of the parishes I was sent to report on represented the value of the tithes proposed by land and tithe owners for commutation, where I was, of course, supplied with a schedule of the quantities of arable, meadow, and pasture, &c., of every parish I visited. It is this survey which enables me to submit my statements with accuracy, but I am fearful, in treating the subject, of making it too voluminous.

My observation respecting the systems of farming must be taken to apply generally, where the lands require attention to support themselves in their produce—local neighbourhood to towns giving to farmers advantages of other resources which will enable them to adopt different courses, according to circumstances. I am very desirous in these critical times to sympathize and give encouragement to the tenant farmers, it being with many of them an almost heartless task ; but Necessity compels them to continue, and those who are so circumstanced, let me invite to apply to that mother of invention to assist them in their pursuits ; and should any benefit be derived from my experience, the object of my submitting it will be obtained.

One very formidable enemy to the dependent farmers exists in the competition for lands by persons sometimes scientific, who are

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led to it by improvement of system and other advantages they calculate on in the present day. These facts are stated with an anxious wish to excite the present tenants to exert themselves in retaining their occupations by adopting themselves the benefits contemplated by these competitors, and so supersede them by themselves increasing the produce of their lands. Landlords can, in many parishes of this district, assist the tenants by permitting the cultivation of the inferior pasture lands, of which thousands of acres are now almost unproductive, and could be cultivated at little or no increased expense to the occupiers. This would benefit the tenant farmer and improve the estate, and be the best, or I may say, the only resource in the present prospective difficulty.

Supposed present Produce.

Acres.		£.	s.	d.
10	wheat, 20 bushels per acre, 7*s.* per bushel	70	0	0
10	oats, 24 bushels per acre, 2*s.* 9*d.* per bushel	33	0	0
4	seed, 40*s.* per acre	8	0	0
3	tares and potatoes, 50*s.* per acre	7	10	0
3	fallow	0	0	0
30				
10	inferior pasture	10	0	0
40		£128	10	0

Increased produce by improved management at same prices.

Acres.		£.	s.	d.
10	wheat, 28 bushels per acre, 7*s.* per bushel	98	0	0
10	seeds to mow and feed, 50*s.* per acre	25	0	0
10	oats, 33 bushels per acre, 2*s.* 9*d.* per bushel	45	7	6
5	tares and potatoes, &c., 50*s.* per acre	12	10	0
5	fallow	0	0	0
40		180	17	6
	Improved value at same prices	52	7	6
		£128	10	0

Increased produce by same improved system at probable low prices.

Acres.		£.	s.	d.
10	wheat, 28 bushels per acre, 5*s.* per bushel	70	0	0
10	seeds, 50*s.* per acre	25	0	0
10	oats, 33 bushels, 2*s.* per bushel	33	0	0
5	tares, &c., 50*s.* per acre	12	10	0
5	fallow	0	0	0
40		140	10	0
	Improved value at probable low prices	12	0	0
		£128	10	0

My object in these tables is to benefit particularly that class of tenants (and they are the majority) who have no other resources

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for their support but what their occupations return them for their capital employed. I by no means intend to imply that there is no good farming in Sussex; there is a great deal, and many independent farmers too, and much improvement going on in all parts of the county; and these are now the only parties who are likely to make farming answer: as, having resources in the time of need, they are not compelled to sell their cattle half-fattened, nor take their corn to over supplied markets. In the north-eastern extremity of this district are to be found well-cultivated hop lands, which would be profitable but for the extensive competition of inferior and unkind plantations, which are injurious to the general growers, and too often rob the whole farm of the manures and attention it would otherwise have; but as there is no Act of Parliament to prevent men from being speculative, so must the consequences of over plantation of hops produce low and unprofitable prices on the unkind lands, and prove, consequently, injurious to the whole of the growers. This is the evil, and not the duty so much complained of—nay, I am of opinion that, if dispensed with, it would encourage more plantations and increase the evil; for hops are not to be compared to the growth of corn, for which there must be a demand at some price; but an over plantation of hops (an article not consumable even by pigs) must be an error. The sacrifice is apparently great in capital to give up the unprofitable gardens, but had better be at once adopted. The same advice cannot be given as in the case of corn, to reduce the quantity of acres—increasing the produce of the remainder by better cultivation and manuring; this would not meet the general difficulty, nor answer the general purpose of the occupiers: it is impossible that 8 cwt. per acre can compete against 20. But that increased supply beyond the demand affects the prices, to render it unprofitable to the one and injurious to the other.

Improvements.—The further proposed improvements of importance consist in the diminution of fences in the enclosed lands of this district, and taking out of such as necessarily remain all timber and trees whatsoever, which are very injurious to the land and unprofitable to the owner; for, being exposed to the winds, they make no growth, and if permitted to stand for a century would only then make a few posts and rails, of a few shillings' value, doing, meanwhile, as many pounds damage in destroying the live fence under them and the produce about them. Fences can only be necessary to the depastured fields and for outside protection; when any portion of the arable land is depastured, temporary fences of hurdles, wattles, net or wire, &c., according to circumstances, are more desirable, the fences not being commonly in the situation to be useful, and, when they are, the fences themselves require the protection of hurdles against sheep feeding by them.

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When the ditches were made in wet land with these fences, it supposed, no doubt, a benefit to the drainage; but where little advantage is taken for this purpose, a proper under drain would be more beneficial.

Extirpation of Charlock.—The only way is by constantly pulling it; the expense is considerable at first, but by perseverance becomes trifling. In the neighbourhood of Brighton I have seen land in the occupation of Mr. C. Beard, so nearly cleared by this mode, that the cost of cleaning all that was visible on 80 acres of barley together would not be more than 20*s.*, and this was on light chalk soil. The management of this land was principally rape, for sheep-feeding (the charlock pulled out of it), next wheat, carefully looked over, the charlock pulled out, and also from the barley (which is sown with seeds), generally for two years' pasture. I am of opinion that a clean winter and summer fallow would weaken it very much; I observed this from experience, but as the land on the downs is generally wanted for feed of some sort, this can be but very little done. I have seen the rape drilled and horse-hoed to some advantage. Then the charlock in the rows only requires pulling; this is attended with less expense, but is not so effectual. I have observed that where the land is turniped, it is much cleaner of this nuisance by means of the hoeing. I visited a great many parishes in Hampshire for tithe, and the general system there practised of turnips, barley, seeds, &c., for wheat makes their land certainly cleaner altogether than in Sussex. But the turnip system on the downs not being adapted, for the reasons before stated, of the unkindness for wheat, &c., compels them to do the best they can by feeding it before it seeds, and by previously growing it out before the rape is sown. For if all were inclined to do it effectually by pulling, they could not for want of hands. This I advance from experience in the parish I farmed in many years; and consequently when it gets ripe in the rape, the sheep not liking it, disperse it on the land when feeding the rape.

Improvement of Dwellings and Condition of the Farm Labourer.—I do not think much complaint can be made of the labourers' dwellings in the county: they are of course airy, and in some instances rather too much so, where the repairs are not properly kept up. In the villages they are generally cleanly, and accommodated with some proportion of garden ground; much improvement may be made in this department, very few, comparatively, taking any pains about the produce which might be raised by cultivation and manuring: much benefit may be obtained from a small piece of land if properly attended to. In every parish I would recommend premiums to be given to the best cultivated garden or gardens, and also for the best vegetables; the mode of culti-

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vation and manuring being always certified with the articles exhibited.

The next thing that affords great assistance and comfort, and is worthy of all classes to join them, is a sick-club society; this affords them an independent resource in time of need. Those founded on the annual dissolution plan are the best—returning them once a year the unrequired amount monthly subscribed. I belonged to one of this description for many years, paying 2*s*. 3*d*. per month for 12 months; the members received back, on the average, more than one-half the amount paid: the sick receiving for the first 6 months, 10*s*. per week; the remaining six months, 5*s*. per week; and afterwards a pension of two shillings per week. This was not in a populous neighbourhood, but consisted of 170 members when I left in 1835, and continues now about the same number. On the decease of a member 1*s*. each to be paid by the members at the next monthly meeting, and given to the friends of the deceased. I introduced also, in the same parish of Rottingdean in the year 1835, a medical club, which has now between 200 and 300 members. The single man pays 1*d*. per week by the quarter; a man and his wife 7*s*. 8*d*. per annum, quarterly; a man, wife, and two children, 12*s*. 4*d*. per annum; a man, wife, and four children, 15*s*. per annum, being 1*s*. 7*d*. per head only for the children; and this includes all cases requiring the attendance of a medical man and medicine, except midwifery cases, for which the extra charge is 10*s*. And it appears from this statement that a man, his wife, and four children, by belonging to the medical club, are certainly provided for, as before stated, for the trifling sum of 6½*d*. per week for 52 weeks, 2*s*. 4*d*. per month for 12 months, and 1*l*. 8*s*. for the year.

To conclude: I will briefly sum up the improvements that have taken place in the county of Sussex from 1808 to 1849. Draining, under-draining, the use of artificial manures at reduced prices, increased cultivation, increased produce of roots and other green crops, better management of sheep and cattle, improved machinery and agricultural implements, increased consumption by visitors at watering-places, Tithe Commutation, and lastly the Poor Law Amendment Act, which has removed a great burthen from the land, Sussex having been, previously to the improvement in the poor-laws, one of the highest counties for poor-rates and also for wages. The various external causes which during the same period have lowered from time to time the price of corn, the nature of this publication will not allow me to dwell upon. These changes brought almost instant ruin to some; others were obliged to have recourse for a time to their property; and some, by the partial exhaustion of their capital in stock, &c., were formerly or now are reduced to that state that they are

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unable to take advantage of the improvements that are continually brought forward.

Under these trying circumstances I can here only reiterate the advice I have previously given to farmers—to study and apply the system of farming best calculated for their respective soils, and to increase their quantity of arable land by bringing into cultivation any inferior pasture that they may have, and I believe that the adoption of these measures would afford them some relief in their present and prospective state. And here, with my best wishes for the prosperity of the agriculturist, I take my leave of the subject.

V.—*On Winter Feeding of Sheep.* By Captain the Hon. Dudley Pelham, R.N., M.P.

To Mr. Pusey.

My dear Pusey,—Having for four years been paying some attention to the practice of home or shed-feeding of sheep, I am disposed to think it is a subject which has not yet been sufficiently considered by farmers, and that benefit may result from their attention being drawn to the practice, and I address you in the hope you may consider my remarks worthy of a place in the Royal Agricultural Journal. Most people have long given up, as erroneous in principle and unprofitable in practice, the *winter* grazing, or attempting to *fatten*, oxen in the field,—exposed to wet and cold, and injuriously *poaching* the land,—at that season; and it has become a general method to bring turnips to the homestead to feed store oxen in addition to their consumption of straw in their mere manure-making occupation, as well as for the purpose of *fattening* in enclosed buildings those animals, whether oxen or pigs, intended for immediate sale to the butcher; but when such a proposition is made as bringing in turnips to be consumed by sheep in sheds at the homestead, or on particular spots on the farm, if a large one, most men are startled at, and immediately condemn, the supposed extravagance of carting in the sheep's food, and carting out the sheep's manure; probably because it is considered that the commoner mode of taking the sheep to the turnips is the simplest way of manuring the land; nevertheless, I venture to believe that shed-feeding will by-and-by become more general for the winter-grazing or fattening sheep.

I am not going to trench upon the ground so well occupied by Mr. Lawes, in his late paper on sheep-feeding, but shall confine myself to inviting the comparison between field-feeding and shed-feeding sheep for the butcher in the winter or colder and wetter

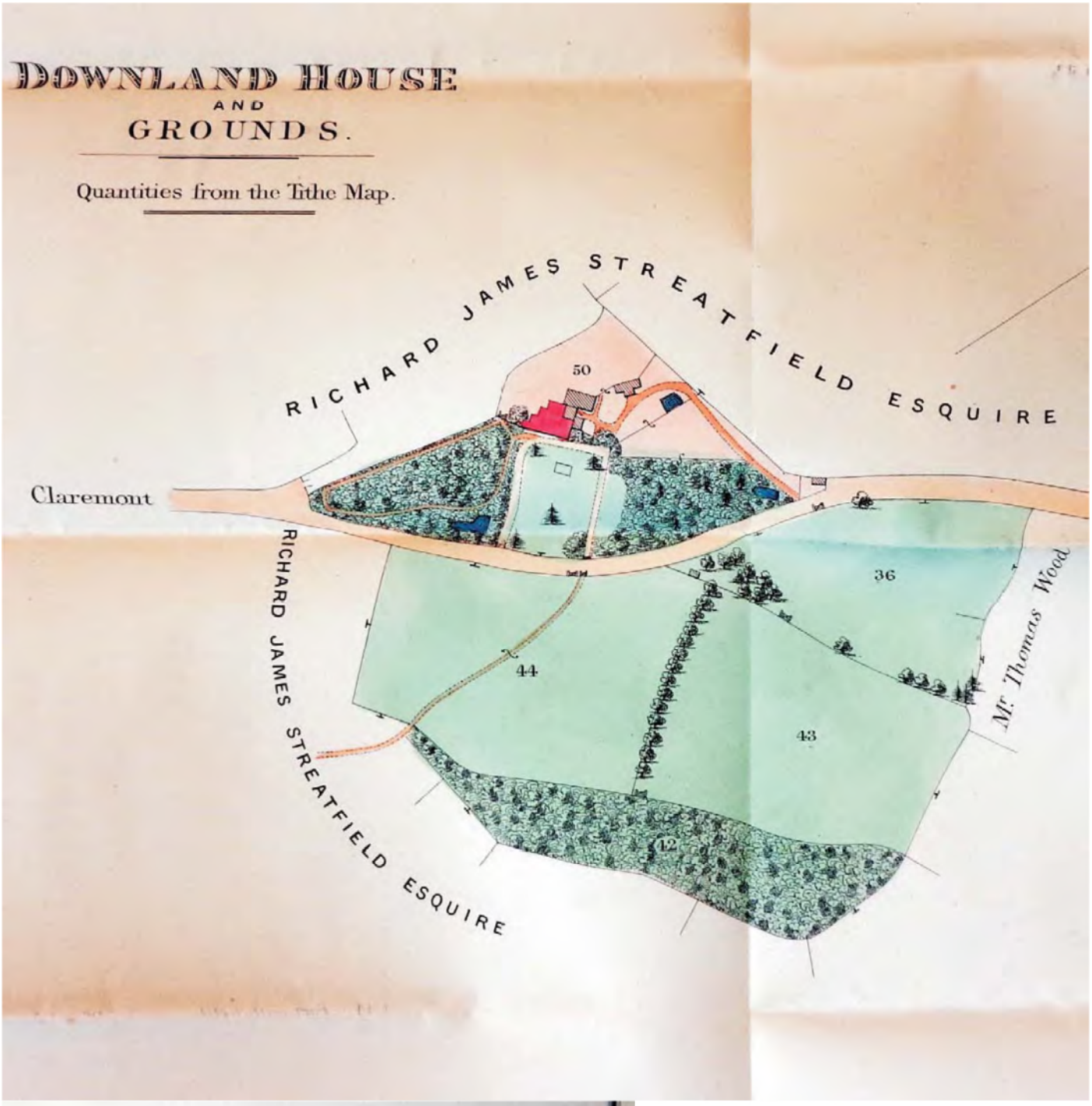
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APPENDIX 22:

Sale particulars of 1873: Downland House with gardens, 15 acres in Uckfield; The Keep reference BUR/2/6/1873/5, as advertised in the Brighton Gazette on the 29th of May 1873:
https://www.thekeep.info/collections/getrecord/GB179_BUR_2_6_1873_5

DOWNLAND HOUSE AND GROUNDS.

Quantities from the Tithe Map.



SCHEDULE.

№	Names	Description	Quantity a	r	p
36	Road field	Meadow	2	2	39
42	The Wood	Wood	2	0	4
43	Wood field	Meadow	3	2	3
44	Foot path field	Dº	3	3	16
50	House, Gardens, Lawn &c.	House &c.	3	3	16
		Total	15	3	38

The Keep Reference: **BUR/2/6/1873/5**
https://www.thekeep.info/collections/getrecord/GB179_BUR_2_6_1873_5

BRIGHTON GAZETTE.

Fashionable Chronicle, South of England Advertiser.

No. 2758.] Register ed for Transmission Abroad. THURSDAY, MAY 29, 1873. Established A.D. 1821. [ONE PENNY.

MESSRS.

JENNER & DELL,

House and Estate Agents,

22, *REGENCY SQUARE,*

BRIGHTON.

PRIVATE RESIDENCES TO BE LET, FURNISHED, IN EVERY DESIRABLE LOCALITY.

SUSSEX.

MESSRS JENNER and DELL have been favoured with instructions to Let, Unfurnished, with immediate possession, a noble FAMILY MANSION, standing in its own grounds of about twenty-six acres, situate in a healthy and picturesque district, four miles from Brighton, a mile and a half from [illegible], and within a mile and a quarter of two stations on the London, Brighton, and South-Coast Railway. [illegible] timber, and is most conveniently planned for the accommodation of a gentleman's family, there being fifteen bed and dressing rooms, elegant drawing room, [illegible], with French casements leading to lawn, noble dining room, [illegible], study, [illegible], with French casements leading to lawn and conservatory, capital [illegible], principal and secondary staircases, [illegible], butler's pantry and bathroom, kitchen, and [illegible] offices, excellent cellarage, and complete out offices, comprising dairy, brewhouse and bakehouse, poultry house, [illegible], forcing pits, greenhouse, [illegible], &c. Detached, and at a convenient reserve, within an enclosed yard, are [illegible] stable, two coach houses, [illegible], harness room, &c. The grounds comprise tastefully arranged and well planted lawns, [illegible] and wilderness walks, productive and well-stocked kitchen and walled fruit gardens, together about four acres, seventeen acres of rich pasture land, and the remainder in ornamental woods. [illegible] The estate forms a most enjoyable residential property.

Messrs JENNER and DELL'S House and Estate Agency Offices, 22, Regency Square, Brighton.

REIGATE.

MESSRS. JENNER and DELL have received instructions to Let, Furnished, for three or four months, a gentleman's DETACHED RESIDENCE, situate in the above locality. The house, which is very conveniently arranged and comfortably furnished, contains dining room, drawing room, breakfast room, three large best bed rooms, two smaller ditto, two dressing rooms, nursery, bath room, two large attics, man servant's bed room, and every domestic convenience. The stabling, which is fitted with all modern appliances, comprises four stalls, double coach-house, &c. There is a large croquet lawn and a good kitchen garden.

Further particulars may be obtained at

Messrs. JENNER and DELL'S House and Estate Agency Offices, 22, Regency Square, Brighton.

SLAUGHAM, NEAR CRAWLEY, SUSSEX.

MESSRS. JENNER and DELL are instructed [illegible]

HAYWARD'S HEATH.

MESSRS JENNER and DELL have to Let [illegible]

BURGESS HILL.

MESSRS JENNER and DELL are instructed to LET, FURNISHED, a very desirable DETACHED RESIDENCE [illegible] stands back a convenient distance from the road, has a large and well-arranged flower garden in front, with a kitchen garden in rear. There is also a conservatory, &c.

Further particulars may be obtained at

Messrs. JENNER & DELL'S House and Estate Agency Offices, 22, Regency Square, Brighton.

PROPERTIES REGISTERED FREE OF CHARGE.

VALUATIONS MADE FOR PROBATE & TRANSFER.

Agents for the LONDON ASSURANCE.

OFFICE HOURS, 9 TILL 6; ON SATURDAYS, 9 TILL 2.

BOROUGH OF BRIGHTON.

IRELAND, MAYOR.

NOTICE IS HEREBY GIVEN that a PUBLIC MEETING of the Inhabitants of the Borough of Brighton will be held at the TOWN HALL, THIS DAY (THURSDAY), MAY 29th, 1873, at Twelve o'clock at noon precisely, to consider the propriety of holding the

ANNUAL REGATTA

off Brighton and to take such steps relative thereto as may be deemed expedient.

Dated this 22nd day of May, 1873.

DAVID BLACK, Town Clerk.

ROYAL SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS SUSSEX BRANCH.

This Branch is in great need of pecuniary assistance. Subscriptions and Donations should be sent to the Local Secretary, Major Buchanan, 23, Duke Street, Brighton.

A LADIES' COMMITTEE has been established for the employment of moral and educational agencies, and for the dissimination of literature in Schools, Cottages, Workhouses, Prisons, and all public places designed to inculcate the principles of kindness to animals. In support of such movement Subscriptions and Donations should be forwarded to Miss Brown or Miss Delancey, Hon. Secretaries, of Ladies' Committee, 23, Duke Street, Brighton.

PHŒNIX FIRE OFFICE, LOMBARD STREET and CHARING CROSS, LONDON.

Established 1782.

Prompt and liberal Loss Settlements.

Insurances effected in all parts of the World.

Secretaries. { GEO. W. LOVELL, JOHN J. BROOMFIELD.

WARD, F. W., formerly employed at the Theatre Royal, Southampton, is requested to communicate with G. B., 5, Catherine Street, Cornwall Road, London, S.E. If absent from England, his friends are requested to communicate as above without delay.

LONDON, BRIGHTON, AND SOUTH-COAST RAILWAY.

CHEAP EXCURSIONS FROM BRIGHTON.

WHIT-SUNDAY, JUNE 1st, 1873.

At 9.10 a.m. for BOGNOR, CHICHESTER, HAVANT for Hayling Island, PORTSMOUTH for Isle of Wight; and at 9.25 a.m. for EASTBOURNE, HAILSHAM, ST. LEONARDS, HASTINGS.

Return Fares.	1st Class	2nd Class	3rd Class
Portsmouth and Havant	6s. 0d.	4s. 6d.	3s. 0d.
Chichester and Bognor	5s. 0d.	3s. 6d.	2s. 6d.
Hastings and St. Leonards	5s. 0d.		2s. 6d.
Eastbourne and Hailsham	4s. 0d.		2s. 0d.

(By order), J. P. KNIGHT, General Manager.

London Bridge Terminus, May, 1873.

LONDON, BRIGHTON, AND SOUTH-COAST RAILWAY.

ON WHIT MONDAY, JUNE 2nd.

RETURN TICKETS (First, Second and Third Class) to ST. LEONARD'S AND HASTINGS [illegible]

(By order) J. P. KNIGHT, General Manager.

London Bridge Terminus, May, 1873.

THE CHEAPEST EXCURSION OF THE SEASON.

The Committee of the Railway Library Institution beg to announce that they have made arrangements for an EXCURSION, on WHIT-TUESDAY, June 3, 1873, to HAMPTON COURT. [illegible]

SALES BY AUCTION.

WEST END SALE ROOMS.

MESSRS. WILKINSON and SON will Sell by Auction, at their West End Sale Rooms, 67, Western Road, Hove, on Wednesday, June 11th, at Twelve,

A large quantity of excellent FURNITURE, PICTURES, ORNAMENTAL ITEMS, &c.

168, North Street, Brighton.

SUSSEX.

Nine miles from Brighton and within five minutes' walk of a principal Station on the main London Line; a charming FREEHOLD RESIDENCE, in the parish of KEYMER, standing in grounds of 9a. 2r. 12p., with entrance lodge, stabling and forcing houses.

MESSRS WILKINSON & SON are favoured with instructions from the owner to Sell by Auction, at their Estate Sale Rooms, 168, North Street, Brighton, on THURSDAY, June 12th, at Two for Three,

THE FREEHOLD RESIDENCE, known as "WENTWORTH HOUSE," KEYMER, containing six capital bed rooms and water closet on the upper floor; on the ground floor double dining rooms with folding doors opening to a total length of 42ft. 6in. by a breadth of 14ft. 7in.; study, library 19ft. 6in. by 15ft., and dining room 22ft. 6in. by 17ft. 6in., the dining room opens into a vinery 24ft. long, heated with hot water, (the entrance hall has also a coil of hot water pipes), and good basement offices.

THE PLEASURE GROUNDS AND VEGETABLE GARDENS consist of about three-and-a-half acres, laid out with considerable judgement, the former planted with trees and shrubs of the choicest kinds, many of which are of a size rarely to be found. The fruit garden is walled on all sides, and planted with a profusion of fruit trees, selected with great care and all of the best sorts. In addition to this there is a LARGE ORCHARD, besides other space adapted to vegetables; likewise, TWO EXCELLENT ORCHARD HOUSES and a GRAPERY, heated with hot water on the most modern principles; STABLING consisting of two stalls and a loose box, double carriage house, &c.; a GARDENER'S COTTAGE of five rooms, and other outbuildings. The MEADOW of about six-and-a-half acres is skirted by a walk bordered by espalier fruit trees, and has a frontage of about 450 feet to the high road in a position in which it might be advantageously used for building without injury to the residence. Gas and water pipes are laid in the road, so that both could be brought into the house at small cost.

All further particulars may, in the meantime, be obtained of the Auctioneers, and particulars and conditions of sale had 14 days before the Auction of Messrs Stevens and Hazelwood, Solicitors, 10, Gloucester Place, Brighton; and of

Messrs WILKINSON and SON, Auctioneers and Estate Agents, 168, North Street, Brighton.

SUSSEX.

FREEHOLD DAIRY FARM of 42 Acres, 26 Perches, nine miles from Brighton, and about a mile and a half from both Burgess Hill and Hassock's Gate Stations, offering one of the most delightful sites for a good house to be found within the same distance of Brighton.

MESSRS WILKINSON & SON will Sell by Auction, at their Estate Sale Rooms, 168, North Street, Brighton, on Thursday, June 19, at Three,

THE VERY DESIRABLE FREEHOLD ESTATE, "BROAD STREET," KEYMER [illegible]

MOUNT STREET, BRIGHTON.

MESSRS. WILKINSON and SON will Sell by Auction [illegible]

5, ALEXANDRA TERRACE, PORTSLADE-BY-SEA, SUSSEX.

MR RICHARDS is favoured with instructions [illegible]

May be viewed day prior to and morning of sale, and catalogues may be had of Mr A. Hackney, Strasburg Villa, Portslade-by-Sea, and at the Auctioneer's Offices,

144, WESTERN ROAD, BRIGHTON.

The desirable Residence to be Let or Sold.

Under Royal Patronage.

THE CHINESE AND JAPANESE WAREHOUSE,

41, *EAST STREET, BRIGHTON.*

PROTECT YOUR CARPETS FROM THE SUN.

CHINESE MATTING,

Patterns and Widths in great variety, can be fitted to any part of the House; price, from 1s. 6d. per Yard.

A FRESH IMPORTATION OF JAPANESE LANTERNS, For Conservatories, Garden Parties, Croquet Lawns. Give a very pretty effect.

PURE CHINESE TEA, FROM 2s. PER LB.

From Messrs. COLLARD & COLLARD, London.

ALFRED KENT,

PRACTICAL

PIANO-FORTE MANUFACTURER,

SALESMAN, and VALUER,

5, LANSDOWNE TERRACE, WESTERN ROAD, BRIGHTON.

And late with Messrs. J. B. Cramer and Co., 88, Western Road, Brighton.

PIANOS BOUGHT, EXCHANGED, AND REPAIRED.

PIANOS TUNED, REGULATED, AND TONED.

Pianos Reconstructed, Extended in Compass, and entirely altered in appearance so as to retain their original properties, with additional Modern Improvements, frequently preferable to new instruments of inferior manufacture.

Musical Instruments of every description Bought and Exchanged.

Pianos Selected for Purchasers (if required) on a stated commission, thereby insuring economy and satisfaction.

The Latest Novelty in Pianos is a Black and Gold exterior.

PIANOS FOR SALE.

A JOHN BROADWOOD & SONS, Check Action, 7 Octave, Repetition Touch, COTTAGE. 35 Guineas. Second-Hand. Warranted genuine.

A Check Action Walnut PIANETTE, by Cramer & Co., London. 7 Octaves; good condition. 22 Guineas. Second-Hand.

A New Style of PIANO for School Practice or hard wear. Warranted, rich in tone, with a fine but firm touch, and durable; will require but little tuning. Finished and Sold by A. KENT. [illegible]

A Rosewood COTTAGE, £10; and HARMONIUM, £5 15s.

ADDRESS AS ABOVE.

TO INTENDING VISITORS TO TUNBRIDGE WELLS.

MR FURBER has a large selection of RESIDENCES (Furnished and Unfurnished) to be Let [illegible]

SALES BY AUCTION.

SUPERIOR FURNITURE.

59, LONDON ROAD, BRIGHTON.

(By direction of the Executors under a Will.)

MR ATTREE has to announce that he is instructed to Sell by Auction, on Thursday next, June 5th,

The whole of the SUPERIOR FURNITURE and EFFECTS.

Particulars and date of sale will appear in next advertisement.

The Estate Auction Mart, 136, North Street, Brighton, 28th May, 1873.

BRIGHTON.

SIX FREEHOLD HOUSES, Nos. 14, 15, 16, 18, 19, and 20, CROWN STREET, Western Road; A FREEHOLD HOUSE, No. 26, CASTLE STREET; and FREEHOLD WORKSHOPS, STABLE, and PREMISES, No. 25, CASTLE STREET, leading from Preston Street to Western Road, producing a rental of One Hundred and Seventy-five Pounds per annum.

MR ATTREE will Sell by Auction (by direction of Trustees under the Will of the late Mr Churchman Field), at the Estate Auction Mart, 136, North Street, Brighton, on Thursday, June 12th, 1873, at Three o'clock, in Eight Lots,

SIX VALUABLE FREEHOLD HOUSES, most desirably situate in CROWN STREET, Western Road, and a DWELLING HOUSE, WORKSHOPS, STABLE, YARD, and PREMISES, situate in CASTLE STREET, leading from Preston Street to Western Road. Producing a rental of £175 per annum.

Particulars and Conditions may be obtained 14 days prior to the sale of Messrs Clarke and Howlett, Solicitors, 2, Ship Street, and at Mr. Attree's Offices,

The ESTATE AUCTION MART, 136, North Street, Brighton.

BRIGHTON.

DESIRABLE FREEHOLD HOUSE, No. 41, BOROUGH STREET, WESTERN ROAD, Brighton; let to a good tenant, at a rental of Twenty-five Pounds per annum.

MR ATTREE will Sell by Auction, on Thursday, June 12th, 1873, at The Estate Auction Mart, 136, North Street, Brighton, at Three o'clock, by direction of the Trustees under the will of the late Mr Charles Thomas Warde,

A VALUABLE FREEHOLD PROPERTY, most desirably situated, and being No. 41, BOROUGH STREET, WESTERN ROAD, in the occupation of a good tenant, at a rental of Twenty-five Pounds per annum.

Particulars and conditions may be obtained 10 days prior to the sale of Messrs Broughton and White, Solicitors, Great Marlborough Street, Regent Street, London, W.; and at Mr Attree's Offices,

The ESTATE AUCTION MART, 136, North Street, Brighton.

ST. MARGARET'S PLACE, BRIGHTON.

VALUABLE FREEHOLD RESIDENCE with good Garden, situate close to St. Margaret's Chapel, with possession.

MR ATTREE has to announce that he is instructed to Sell by Auction, at the Estate Auction Mart [illegible]

FREEHOLD PROPERTY [illegible]

MR ATTREE has to announce that he is instructed to Sell by Auction [illegible]

The ESTATE AUCTION MART, 136, North Street, Brighton.

SITES FOR VILLA RESIDENCES [illegible]

MR JAMES BEAL is instructed to offer for Sale by Auction [illegible]

DOWNLAND HOUSE, UCKFIELD.

MESSRS SOUTHERDEN, MORRIS, and BURTENSHAW have been directed by the Trustees of the Will of the late Miss [illegible] to offer for Sale by public Auction, at the Maiden's Head Hotel [illegible] at four o'clock in the afternoon precisely, the following valuable property to wit:—

DOWNLAND HOUSE, with the grounds and land, comprising [illegible]

The house, which is very comfortably and dry, contains [illegible]

EXTENSION OF PREMISES.

W. HAMILTON,

IN ORDER TO FACILITATE THE SELECTION OF

BEDSTEADS, BEDDING, AND BEDROOM FURNITURE,

Is adding to his present Warehouse the adjoining commodious Premises [illegible]

45 & 46, SHIP STREET,

Two doors from the General Post-Office.

COUNTRY & TOWN RESIDENCES, LANDED ESTATES, INVESTMENTS, HUNTING SEATS, FISHING AND SHOOTING QUARTERS, MANORS, &c.

MR JAMES BEAL'S REGISTER of the above [illegible]

POINT LACE.

MISS STEWART [illegible]

THE SELECTED COGNAC BRANDY [illegible]

SALE BY AUCTION.

THIS DAY.

BOLNEY COTTAGE.

Delightful COTTAGE ORNEE and 45 Acres of Land.

Eleven miles from Brighton.

MESSRS CROUCH and STREVENS have been favoured with instructions from the Rev. Thomas Sewell, to Sell by Auction (unless previously disposed of by private treaty) at the Western Auction Rooms, 96, Western Road, Brighton, THIS DAY, Thursday, the 29th day of May, 1873, at Three o'clock in the afternoon precisely,

The valuable FREEHOLD ESTATE, known as

"BOLNEY COTTAGE,"

Situate in the Parishes of Bolney and Hurstpierpoint, within two and a half miles of the Burgess Hill Station, and comprising

A very pleasant COTTAGE ORNEE, approached by a short carriage drive, with Lodge Entrance, and set back from the road, from which it is seen to have a picturesque miniature park stretching in front of it, studded with trees of some growth and ornamental [illegible], seven bedrooms, bath room and complete offices.

Together with 45 acres (in all) of sound arable and pasture land drained 4ft. deep, 12 acres of which form the park-like meadow, and including flower-garden and croquet lawn, kitchen garden and orchard.

The FARM BUILDINGS are all tiled, and include a double bay barn, four-stalled stable, two cart lodges, granary, yard, nag stable, and chaise-house.

The property is freehold, free from land tax, and the tithes are moderate.

Particulars with plan and conditions of sale may be had of Messrs Cooper and Hodson, Solicitors, Henfield and Hurstpierpoint; or of the Auctioneers, 96, Western Road, Brighton.

IMPORTANT TO COLLECTORS AND OTHERS.

VALUABLE OLD PORCELAIN, CHIEFLY EARLY ENGLISH, WITHOUT RESERVE.

MESSRS. CROUCH and STREVENS have been favoured with instructions to Sell by Auction, at the WESTERN AUCTION ROOMS, 96, Western Road, Brighton, on Wednesday, June 4th, 1873, at Twelve o'clock precisely,

VALUABLE OLD PORCELAIN of various Schools, principally English, the property of a Collector. Amongst the chief lots in the catalogue may be mentioned:—AN OLD LOWESTOFT PUNCH BOWL, WITH THE ROYAL COAT OF ARMS OF GEORGE III.; A CHELSEA BOWER FIGURE, and other Chelsea Figures; a pair of old CHELSEA VASES, with mask handles; a fine jewelled SEVRES CABARET; set of four Dresden Busts, "The Seasons"; an 11-inch old Bow figure, "The Dancing Slave"; Chelsea Figure, "Flora"; PART OF AN OLD WEDGWOOD DINNER SERVICE, WITH LORD GARVAGH'S CREST; Dresden Ecuelle and Cover, with specimens of Lowestoft, Bow, Plymouth, Chelsea, Leeds, Wedgwood, Worcester, Derby, Spode, Dresden, Sevres, Kronenburgh, Chignancourt, Italian Majolica, Faience, and Berlin Manufactures, a few PAINTINGS, with other ornamental effects and works of Art.

On View two days previously.

Catalogues may be had of the Auctioneers, 96, Western Road, Brighton.

1, OLD STEYNE.

THE ENTIRE FURNITURE OF THE RESIDENCE.

MESSRS. CROUCH and STREVENS have received instructions to Sell by Auction [illegible]

SUSSEX.

MONTHLY SALES OF HORSES, CARRIAGES, HARNESS, &c.

MR CHARLES BACON begs respectfully to notify that, for the future, the SALES OF HORSES, CARRIAGES, HARNESS, &c., will be held MONTHLY, at the St. James's Street Mews, St. James's Street, Brighton, on the FIRST THURSDAY OF EACH MONTH.

The success attending these sales (hitherto held quarterly), has proved greatly to the advantage of both sellers and purchasers. As the number of horses to be entered in each sale must necessarily be limited to thirty (each horse having a separate stall allotted), early application is requested.

Terms and conditions of entry may be obtained at all the principal market inns in the county, at the St. James's Street Mews, and at the Auctioneer's Offices, 18, Ship Street, Brighton.

THE NEXT SALE will take place on THURSDAY, June 5th, at Two o'clock precisely.

J. JEFFERIES,

Auction and Estate Agency OFFICES,

96, *OSBORNE VILLAS, CLIFTONVILLE.*

£1,000.—BURGESS HILL.—To BE SOLD, a DETACHED VILLA, with good kitchen and pleasure gardens and croquet lawn, about fifteen minutes' walk from the rail; it has five bedrooms, three sitting-rooms, and good offices, with coach-house and stable, fowl house and small conservatory. The whole is very prettily situated, and commands extensive views of the South Downs.—For further particulars, apply, Mr JEFFERIES, Cliftonville Estate Office.

£2,000.—MONTPELIER CRESCENT.—To be SOLD, with possession, a first-class RESIDENCE, and contains six bedrooms, double drawing and dining rooms, and capital basement, with very pretty conservatory.—For particulars, apply, Mr JEFFERIES, Cliftonville.

CLIFTONVILLE.—To BE LET, Unfurnished, two twelve roomed semi-detached well-built VILLAS, on lease, at £65 per annum, this low rent being asked to secure permanent tenants.—Apply, Cliftonville Estate Office.

CLIFTONVILLE.—A small semi-detached VILLA to be LET, FURNISHED, for three, six, or twelve months; three bed and two sitting rooms, housekeeper's room, kitchen, and good offices; or furniture, which is nearly new, may be purchased.—Apply, Mr JEFFERIES, Cliftonville.

CLIFTONVILLE.—To be LET, or SOLD, a good HOUSE, with sea view, and has six bedrooms, three reception rooms, and good basement.—Apply, Mr JEFFERIES, Cliftonville.

£3,500.—BURGESS HILL.—To BE SOLD, within three minutes' walk of the Rail, a detached GENTLEMAN'S RESIDENCE, standing in about three [illegible] and more land adjoining may be had if required. The whole is Freehold.—For particulars and cards to view, apply, Mr JEFFERIES, Cliftonville Estate Office.

MR JEFFERIES has received instructions from a Gentleman leaving the neighbourhood to dispose of a [illegible] LANDAU.—Apply, Cliftonville Estate Office.

T. J. H. JACKLIN

HOUSE & ESTATE AGENT, VALUER, &c.,

4a, *SHIP STREET, BRIGHTON.*

Rents and Debts Collected; [illegible]

[illegible]

J. CLADPOLE'S JOURNEY TO LUNNUN.

J. CLADPOLE'S TRIP TO 'MERRICUR.

[illegible]

THE SELECTED COGNAC BRANDY [illegible]

SALES BY AUCTION.

BRIGHTON.

IMPORTANT SALE OF FREEHOLD PROPERTY, PRODUCING £700 PER ANNUM.

MESSRS. BARTLETT and ROE are favoured with instructions to Sell by Auction, on Wednesday, 18th June, at the Old Ship Hotel, Brighton,

The following VALUABLE FREEHOLD PROPERTIES:—

TWO HOUSES IN GUILDFORD ROAD, BRIGHTON.

SEVENTEEN HOUSES IN PRESTON PARISH (twelve of which are upon the Prince's Dairy Estate, London Road, and several others are SEMI-DETACHED, with Good Gardens.

TWO HOUSES AND SHOPS IN BRIGDEN STREET, PRESTONVILLE.

The property will be Sold in lots to suit small capitalists.

Further particulars will be duly announced.

Auction and Agency Offices, 105, King's Road, (Close to the Grand Hotel), Brighton.

No. 2, ST. MARGARET'S PLACE, BRIGHTON.

MESSRS. BARTLETT and ROE are favoured with instructions to Sell by Auction,

The USEFUL FURNITURE and EFFECTS of the above residence. They comprise the usual routine of bedroom and sitting room furniture, a nearly-new full-compass pianoforte by Oetzmann and Co., some engravings, and general effects. Also, a few articles removed from a photographic studio for convenience of sale.

The sale will take place on FRIDAY, June 6th, commencing at Twelve o'clock precisely.

On view the day prior and morning of sale. Catalogues may be obtained at the Auctioneers' Offices, 105, King's Road, Brighton.

MR CLEMENTS,

AUCTIONEER, VALUER, ESTATE AND HOUSE AGENT, UNDERTAKER, &c.,

VALUATIONS MADE FOR PROBATE AND TRANSFER.

43A, WESTERN ROAD, HOVE, BRIGHTON.

Agent to the Alliance Life and Fire Assurance Company.

STANFORD ESTATE, QUEEN'S GARDENS.—To BE SOLD OR LET, Unfurnished, several of these elegantly fitted up MANSIONS, replete with every convenience and comfort, suitable for families requiring first-class accommodation. Each House is supplied with sea water baths. Stabling can be had if required.

UNFURNISHED HOUSES.—LANSDOWNE PLACE, £200, £195 and £210; ADELAIDE CRESCENT [illegible]

FURNITURE AND LEASES OF HOUSES FOR DISPOSAL [illegible]

BEDFORD SQUARE.—To BE LET, Unfurnished [illegible]

HOLLAND ROAD.—FREEHOLD LAND. [illegible]

LANSDOWNE PLACE.

£1,850.—MR CLEMENTS is instructed to offer For Sale [illegible]

43A, Western Road, Hove, Brighton.

HASSOCK'S GATE.—To BE LET, handsomely Furnished, a compact VILLA RESIDENCE, standing in its own grounds [illegible] desired.

BURGESS HILL.—Several very superior Furnished and Unfurnished VILLA RESIDENCES to BE LET OR SOLD, situate in the most desirable part of this favourite locality, and commanding most extensive views of the surrounding country. Each house is amply supplied with pure water, from the Company's works, now in full operation.

PRESTON.—A semi-detached VILLA TO BE LET OR SOLD, with croquet lawn in rear and garden in front. The House contains 3 reception and 7 bedrooms, with good offices. Rent £65. Freehold £1100, including the planned fixtures, &c. £600 to £700 can remain on mortgage. In complete repair.

UPPER BRUNSWICK PLACE.—To BE LET OR SOLD, an excellent HOUSE. Rent £105 with possession, or the Freehold for £1600, with good garden near the house; contains 4 reception and 6 bedrooms, with light airy offices.

TRUST MONEY.—Several sums, from £300 to £4,000, ready to be advanced by way of mortgage upon Approved Freehold and other Securities, at from 4 to 5 per cent.

THE ESTATE OFFICES, 43A, WESTERN ROAD, HOVE, BRIGHTON.

A FEW

FREEHOLD HOUSES

TO BE SOLD,

In perfect Repair, and Let, to good tenants.

A SAFE INVESTMENT FOR SMALL CAPITALISTS.

APPLY TO A. CHISHOLM,

41, *CALEDONIAN ROAD, BRIGHTON.*

THE SELECTED COGNAC BRANDY 3s 6d per Bottle.—CHAS. H. SMITH, 34, SHIP STREET.

ESTABLISHED 1798.

CARLTON FARM DAIRY, 14, Carlton Street, Grand Parade, Brighton.

W. HISTED and SON beg to return their sincere thanks for the many years' patronage bestowed upon them, and hope by strict attention to business, and supplying MILK of pure quality (for which their name stands unequalled), to merit a continuance of their kind support.

New Milk, Cream, Eggs, and Fresh Butter delivered to any part of the town three times a day. Pure Alderneys kept for invalid and infants' milk.

ELEGANT PRESENTS, IN SILVER-ELECTRO PLATE (best quality).—The greatest possible variety of NOVELTIES—all the NEWEST DESIGNS and the LARGEST STOCK to select from.—FIELD'S GUINEA NOVELTIES in BISCUIT BOXES, CAKE BASKETS, WAITERS, CUPS, CLARET JUGS, CAKE KNIVES, TEA POTS, FRUIT STANDS, CRUET FRAMES, FISH CARVERS, EPERGNES, EGG STANDS, BUTTER DISHES, EGG COOKERS, SPIRIT FRAMES, PICKLE FRAMES.

FIELD'S, 38, CHEAPSIDE, LONDON.

THE SELECTED COGNAC BRANDY 3s 6d per Bottle.—CHAS. H. SMITH, 34, SHIP STREET.

BOARD OR RESIDENCE, TO BE LET OR SOLD, &c.

BRIGHTON.—Most comfortable BOARD AND RESIDENCE in a small private family (no children), on very moderate terms.—Apply to G. S., 25, Hova Villas.

BRIGHTON.—A handsome sitting and one or two bed rooms may be obtained in a private house; good cooking and attendance; silver and linen; people of quiet habits; and a permanency preferred.—Address E. L., Mr Robson's, 4, Victoria Road.

A LADY and Gentleman, living in the best part of Hove, Brighton, are desirous of meeting with a Young Lady to RESIDE with them as one of the family.—Apply by letter, addressed to Y. Z., care of Mr Pritchard, Royal Library, Waterloo Street, Hove.

WANTED, at Michaelmas, in BRIGHTON or its vicinity a TEN or ELEVEN ROOMED VILLA, with three reception rooms, and good flower and kitchen gardens.—Address, with full particulars, rent, &c., C.A., Shirley Place, Shirley, Southampton.

BOARD and RESIDENCE.—A Lady can be received in a School on moderate terms, in one of the healthiest localities. Bed room airy and pleasant.—Address P. R., Mr Haffenden, Dyke Road.

BOARD and RESIDENCE (west end).—One or two ladies will be received into the house of a lady and have every comfort; terms moderate.—Apply to X. Y. Z., Mr Rell, 207, Western Road, Brighton.

FURNISHED APARTMENTS TO LET, in a commodious Farm House, surrounded by beautiful shady meadows, in a pretty and healthy part of the country, containing one large sitting room, two, three, or four bedrooms, kitchen, and scullery, without attendance.—Terms on application to Mr John Tidy, Athenall's Farm, Fletching, Sussex.

PART of ONE of the BEST HOUSES, overlooking the Pavilion Grounds, to be LET, FURNISHED. A quiet, permanent tenant required. No children.—Address, for further particulars, to M. D., Office of this Paper.

TO LET, FURNISHED, within two miles of Brighton and 1 mile from Preston Station, a convenient FAMILY RESIDENCE, containing dining and drawing rooms, 7 bedrooms, good offices, stable and coach-house, and water laid on.—Apply to Mr G. Wren, 7, Duke Street, Brighton, or Mr J. C. Friend, Patcham; on moderate terms for 3 months.

BRIGHTON, 300 yards from the WESTERN ESPLANADE, and suited for a family with young children; to BE LET, Furnished, from the middle of June to middle of September, dining and drawing rooms, large play-room and study, six bedrooms, kitchen, scullery, and housekeeper's room; in the house of a surgeon, who retains his consulting room, &c.; no plate, linen, or attendance.—Address, James Curtis, 22, Norfolk Square.

ADVANTAGEOUS OFFER.—THE USE OF A PIANO, in return for the use of a small empty room, for a few months to warehouse a little furniture. Good references and proof as to payment of rent required.—P. F., Mrs Toye, Stationer, Upper St. James's Street, Brighton.

OFFICES TO BE LET.—The Second Floor of 150, NORTH STREET.—Apply at the Gazette Office.

WORKSHOPS OR STORES TO LET, in the rear of 150, North Street,—entrance from Bond Street Row.—Apply at the Gazette Office.

WANTED, a six or eight-roomed COTTAGE, with LARGE GARDEN, near Brighton.—Address (stating rent, or price for freehold), R., Cottage, office of this paper.

WANTED, TO PURCHASE, a SMALL LAUNDRY BUSINESS [illegible]

FOR SALE.—[illegible] YACHT [illegible]

TO BE SOLD, a convenient corner size-roomed FREEHOLD RESIDENCE [illegible]

TO BE LET OR SOLD, convenient STABLES [illegible]

TO LET, a THREE-STALL STABLE, with Double COACH-HOUSE [illegible]

A FEW PLOTS OF LAND, VERY CHEAP [illegible]

SADDLES, BRIDLES, &c. FOR SALE; a VICTORIA PHAETON [illegible]

LOST, on Wednesday afternoon, near the Grand Hotel, a GOLD EYE-GLASS [illegible]

THE HANDSOME SERVICES of SILVER PLATE now on view [illegible] FIELD'S, Silversmith, 38, Cheapside, City.

FIVE GENTLEMEN WANTED [illegible]

SITUATIONS VACANT.

TO PARENTS.—WANTED, a respectable and intelligent Youth as an APPRENTICE to the PRINTING Business.—Apply at the Office of this Paper.

WANTED immediately, a good plain COOK [illegible]

WANTED, at once, in a Gentleman's family, a capable person to work by the day [illegible]

WANTED, a GENERAL SERVANT [illegible]

SITUATIONS WANTED.

TO WINE MERCHANTS, BREWERS &c.—A thorough man of business [illegible]

TO BREWERS.—[illegible]

UNDER HOUSEMAID, or KITCHENMAID [illegible]

LADIES' MAID, or YOUNG LADIES' MAID [illegible]

UNDER COOK [illegible]

HOUSE or ROOM and PARLOURMAID [illegible]

COOK [illegible]

DOMESTIC SERVANTS' REGISTRY.—MRS. HARDY [illegible]

MRS ALLEN [illegible] REGISTRY [illegible]

TO LADIES REQUIRING [illegible]

SERVANTS IN SEARCH OF SITUATIONS [illegible]

THE SELECTED COGNAC BRANDY 3s 6d per Bottle.—CHAS. H. SMITH, 34, SHIP STREET.

DOWNLAND HOUSE, UCKFIELD.

MESSRS SOUTHERDEN, MORRIS, and BURTENSHAW have been directed by the Trustees of the Will of the late Miss Farncombe to offer for Sale by public Auction, at the Star Hotel, Lewes, on Tuesday, the 10th of June, 1873, at four o'clock in the afternoon precisely, the following valuable property in one lot.

DOWNLAND HOUSE, with the grounds and land, comprising in the whole by estimation, 15 acres, 3 roods, and 36 perches, most pleasantly situate, close to the town of Uckfield, and within 10 minutes' walk of the Uckfield station on the Brighton and Tonbridge line of Railway.

The house, which is very comfortable and dry, contains excellent cellars, entrance hall, 14ft 6in by 14ft 6in, dining room, 18ft 4in by 16ft 10in, breakfast room, 15ft by 13ft 9in, opening into a conservatory, kitchen, butlers pantry, store room, and other convenient offices on the ground floor, ante room, drawing room, 19ft by 13ft, 5 bed rooms and dressing room on the 1st floor, and 5 attics on the second floor. The out-buildings consist of a dairy, scullery, coal house, wood house, a 3 stall stable and coach-house, with loft and coachman's room over. The lawn, shrubberies and gardens are extensive, occupying an area of 3 acres, 3 roods, and 16 perches, and the house is well sheltered by shrubs and fir trees, which are fine and well grown. The remaining portion of the land consists of 10 acres and 18 perches of meadow land (on which are two small hovels), and 2 acres and 4 perches of woodland. The timber is plentiful, and favourably interspersed. The house and grounds are well supplied with good water.

The above property offers altogether many attractions not only as a compact country residence, but also from its situation, dry soil, and picturesque views, and it is a very desirable spot for building, having a further advantage of a frontage to the Claremont Road.

It is copyhold of the Manor of Framfield, but is equal to freehold.

Mr Thomas Wood at the house, will show the property, and printed particulars and conditions of sale may be obtained 10 days' before the sale, of Mr John Lewis, Solicitor, of Lewes, at the Maidenshead Inn, Uckfield, at the Star and White Hart Hotels, Lewes, and of the Auctioneers at Lewes and Hailsham.

APPENDIX 23:

Details of record BMW/A/2/33/79, showing transfer of Downland House from executors of JW Scarlett to Richard James Streatfeild, 8 October 1890:
https://www.thekeep.info/collections/getrecord/GB179_BMW_A_2_33_79

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Downland House, Uckfield

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Details | **Browse by Hierarchy**

View at The Keep

Hierarchy

BMW: Archive of Strutt and Parker, Lewes, surveyors (in... (1546-1996)
BMW/A: Administration (1836-1991)
BMW/A/2: Valuation books; second series (1874-1922)
BMW/A/2/33: Valuation books, second series, volume 33 (1890-1891)
BMW/A/2/33/79: Downland House, Uckfield (8 Oct 1890)

Title:
Downland House, Uckfield

Date:
8 Oct 1890

Creator:
Strutt and Parker, Lewes, surveyors; Bush, Morse and Welling, Lewes, surveyors; Powell and Company, Lewes, surveyors

Repository:
East Sussex Record Office

ESRO reference:
BMW/A/2/33/79

Level:
Item

Description:
fixtures; executors J W Scarlett to Richard James Streatfeild

Creator(s)
Strutt and Parker, Lewes, surveyors; Bush, Morse and Welling, Lewes, surveyors; Powell and Company, Lewes, surveyors

Biography [show]

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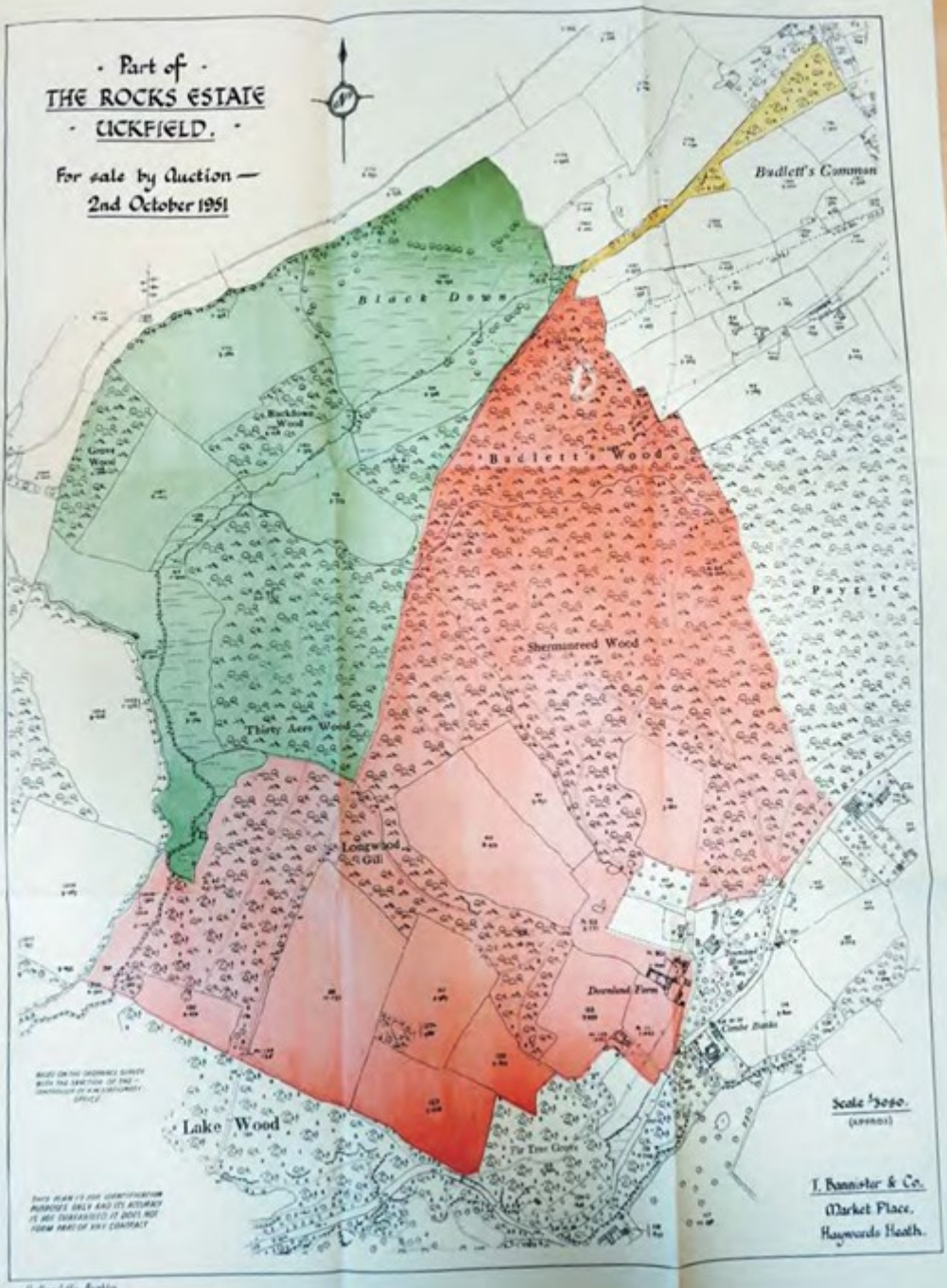
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APPENDIX 24:

1951 Sales Particulars map


Part of
THE ROCKS ESTATE
UCKFIELD.
For sale by Auction —
2nd October 1951
Budlett's Common
Black Down
Rockhowe Wood
Grove Wood
Budlett's Wood
Payetts
Shermanreed Wood
Thirty Acre Wood
Longwood Gill
Deerland Farm
Lake Wood
Fir Tree Copse
Scale 1/2500.
I. Bannister & Co.
Market Place,
Haywards Heath.

APPENDIX 25:

Relevant Planning History and extracts relating to:

a. **Partridges, extract of planning approval T/1953/1007/F**
b. **Gormanston, extracts of planning approvals for T/1953/10747/F, amended as T/1957/219/F**

Relevant Planning History which informed the settings appraisal

T/1953/1007/F (amended as T/1954/11007A/F + T/1955/11007/B/F) – Conversion/Rebuilding of oast house (**Partridges**) to dwelling (with amended plans)

T/1953/10747/F – demolish existing cottage (**1 Downland Cottages**) and erection of new farmhouse (later superseded)

T/1956/295/F - Boiler house/chicken house at Downlands Farm

T/1956/532 - Dutch Barn at **Downlands Farm**

T/1957/219 – erection of new farmhouse (**Gormanston**) – follows approved T/1953/10747/F but with revised siting

T/1957/946 - 2x Boiler houses / chicken houses at Downlands Farm

T/1957/971/F (amended as 1958/97) – Erection of cottage (**3 Downland Farm Cottages**)

T/1959/126/F – Erection of agricultural workers dwelling (**3 Downland Farm Cottages**)

T/1961/645/O – housing development known as **Rocks Park Estate** (within parkland of Buckswood Grange

T/1965/1165 - Chicken houses at **Downlands Farm**

WD/1975/1997/F – COU of Charlwood Manor to Residential Rest Home

WD/1975/134CC – erection of Primary School (within parkland of Buckswood Grange)

WD/1982/0590/F – kitchen extension at **Oast Cottage** for R.A. Stevens Esq

WD/1986/3207/F – tennis court at **Buckswood Grange**

WD/1986/3865/O – housing development known as **Rocks Park West Estate** (within parkland of Buckswood Grange)

WD/1988/0985/F – 66 dwellings at Rocks Park West Estate (within parkland of Buckswood Grange)

WD/1995/3379/F (extended as WD/2002/0110/FE, WD/2007/0195/FE, WD/2009/2547/FE) – Conversion of Charlwood Manor to 5 dwellings

WD/1996/2693/F and WD/96/2943/LB – Conversion of barn (**Swallow Barn**) to single dwelling and erection of garage (amended scheme as WD/2002/2236/LB and WD/2002/2235/F)

WD/2006/3399/F – extension to No 1 Downlands Farm Cottages

WD/2015/2819/F (amended as WD/2020/1933/FR) – construction of new house in former Quarry (**Quarry House**)

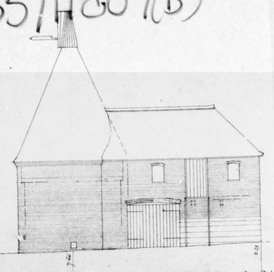
WD/2018/0779/O (resubmitted as WD/2020/1650/F) – Outline application for the demolition of existing buildings and erection of 9 no. dwellings and creation of new access at **Charlwood Manor**

WD/2019/0209/F – 2 self-build dwellings on Land at Snatts Road (formerly part of the gardens to Downland House/Charlwood Manor)

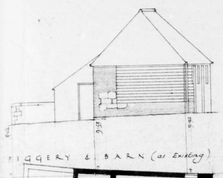
WD/2021/1764/MAJ (resubmitted as WD/2023/1294/MAJ) - conversion and extension of existing care home and demolition of bungalow and garage to allow for creation of 17 dwellings at **Charlwood Manor**

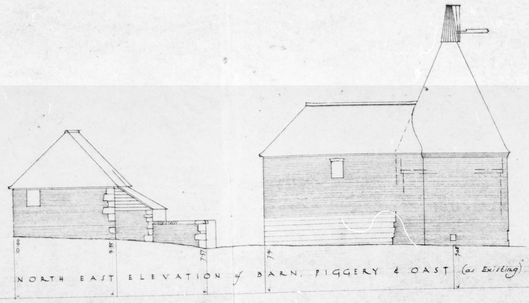
T/55/1007/B

T/55/H007(B)

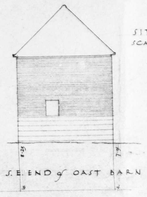


SOUTH WEST ELEVATION of OAST, PIGGERY & BARN (as Existing)

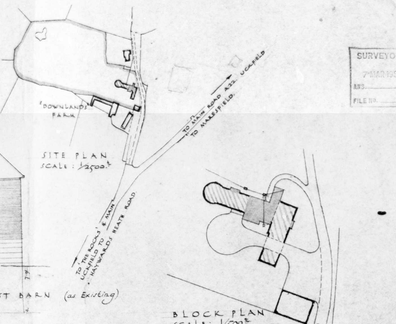


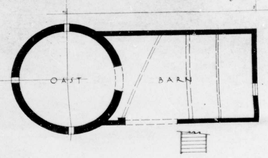


NORTH EAST ELEVATION of BARN, PIGGERY & OAST (as Existing)

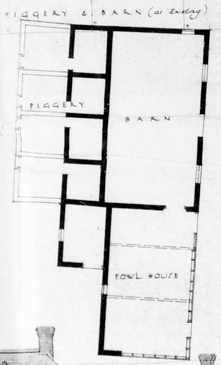


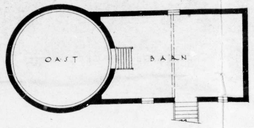
S.E. END of OAST BARN (as Existing)



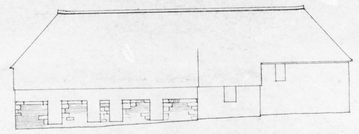


GROUND FLOOR PLAN (as Existing)

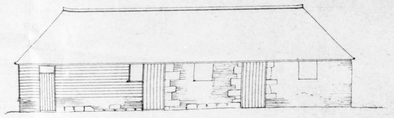




FIRST FLOOR PLAN (as Existing)

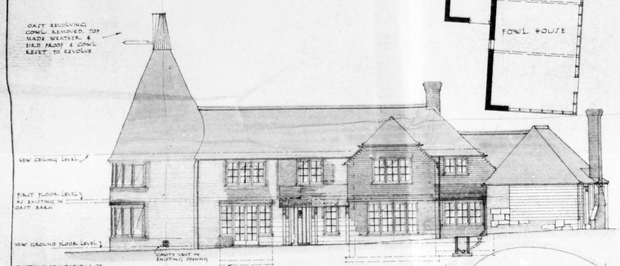


NORTH WEST ELEVATION of PIGGERY Etc (as Existing)

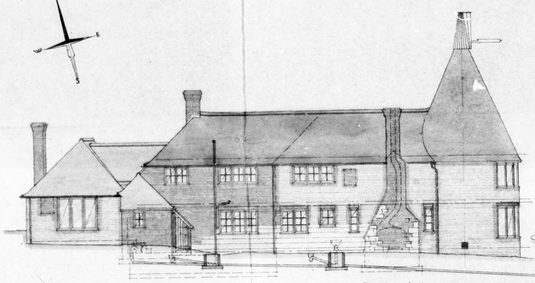


SOUTH EAST ELEVATION of BARN (as Existing)

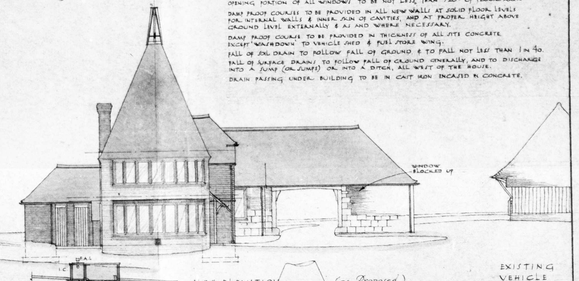
NOTES
OPENING PORTION OF ALL WINDOWS TO BE NOT LESS THAN 1/10th OF FLOOR AREA
DAMP PROOF COURSES TO BE PROVIDED IN ALL NEW WALLS AT SOLID FLOOR LEVEL FOR INTERNAL WALLS & MAIN RUN OF CAVITIES, AND AT DAMP-PROOF COURSE HEIGHT ABOVE GROUND LEVEL EXTERNALLY & AS AND WHERE NECESSARY.
DAMP PROOF COURSES TO BE PROVIDED IN THICKNESS OF ALL SITE CONCRETE, EXCEPT WHERE DOWN TO VEHICLE SHED & PUMP STORE WING.
FALL OF 2in. DRAIN TO FOLLOW FALL OF GROUND & TO FALL NOT LESS THAN 1 in 40
FALL OF SURFACE DRAINS TO FOLLOW FALL OF GROUND CONTOURS, AND TO DISCHARGE INTO A PUMP (OR SUMP) OR INTO A DITCH, ALL WEST OF THE ROADS.
DRAIN PASSING UNDER BUILDING TO BE IN CAST IRON ENCASED IN CONCRETE.



SOUTH WEST ELEVATION (as Proposed)

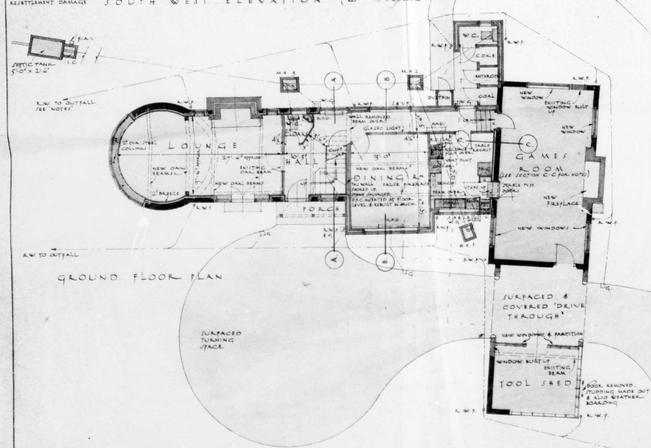


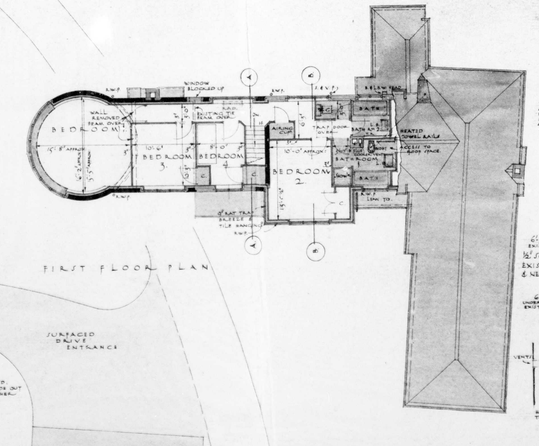
NORTH EAST ELEVATION (as Proposed)

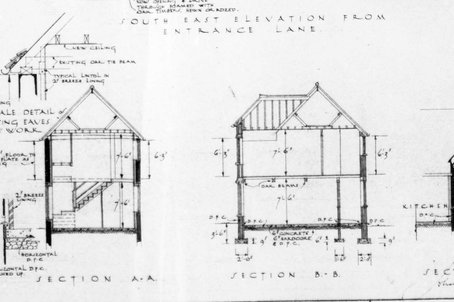


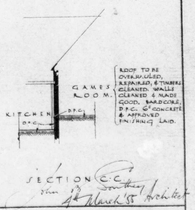
N.W. ELEVATION (as Proposed)

EXISTING VEHICLE SHED TO REMAIN UNALTERED









SECTION C-C

PROPOSED CONVERSION of OAST HOUSE & FARM BUILDINGS at 'DOWNLANDS' UCKFIELD, Sussex : for : PETER A. REES Esq : :

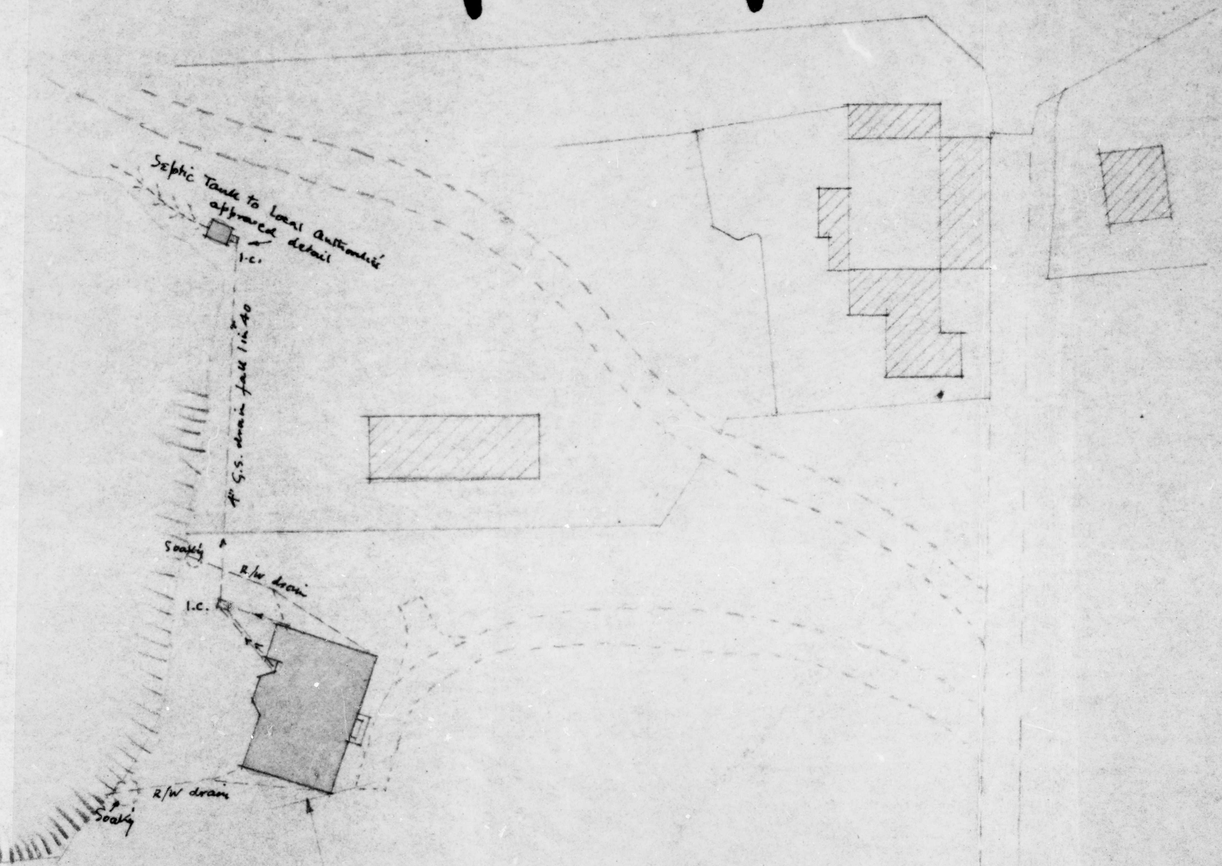
SCALE : 1/8th INCH to 1 FOOT

JOHN B. SOUTHEY
Architect & Surveyor
'CRAIGIELEA'
SANDY LANE
HORAM E. Sussex.

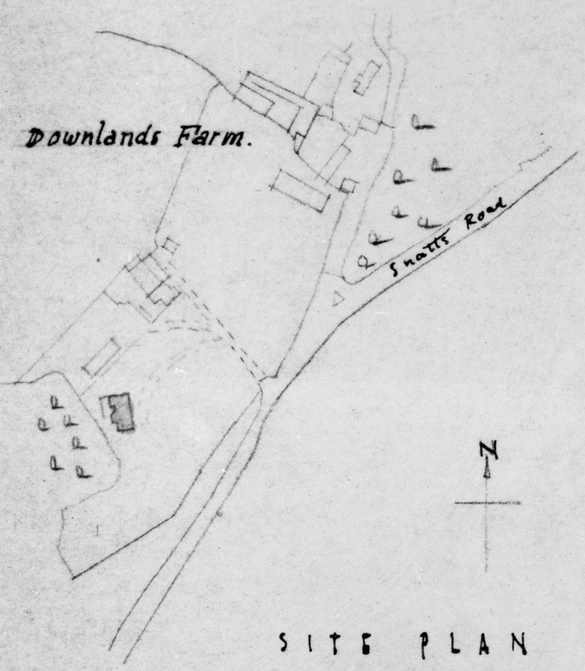
T/57/219 A

T/57/219

SURVEYOR
- 2 MAR 1957
ANS.
FILE NO.



BLOCK PLAN
Scale 1/500



SITE PLAN
Scale 1/2500

WORKS & TOWN PLANNING COMMITTEE
APPROVED
CHAIRMAN OF COMMITTEE
18 APR 1957
RURAL DISTRICT COUNCIL of UCKFIELD

SMATTS ROAD

Drawing No. 1199
March/57

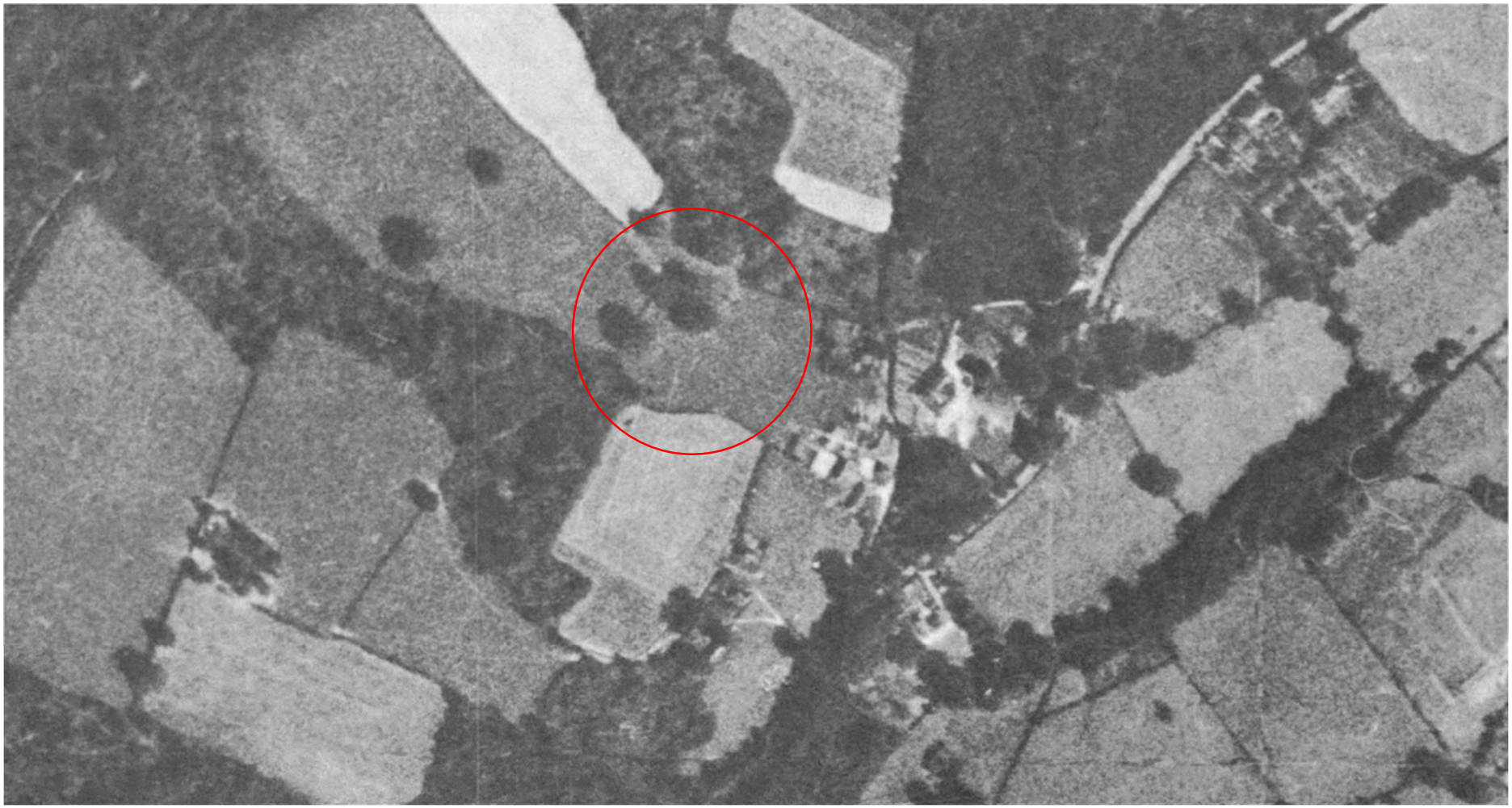
PROPOSED FARMHOUSE, DOWNLANDS, UCKFIELD
AMENDED SITING OF HOUSE APPROVED T/53/10747/5 Jan 1953.
Scale 1/500 & 1/2500

H. Bingham Townes
Chartered Architect
Hooke Hall, Uckfield.

A3

APPENDIX 26:

Aerial Photographs



1947 Aerial © ESCC HER

Note the differences to the tree cover/woodland west of the Downlands Farm group – circled in red. N.B. reproduced at a different size to the following aerial images.



Imagery date: 1/1/2004 © Infoterra Ltd & Bluesky via Google Earth



Imagery date: 1/1/2005 © 2023 Getmapping plc via Google Earth



Imagery date: 5/23/2009 © Infoterra Ltd & Bluesky via Google Earth



Imagery date: 6/6/2013 © Google Earth



Imagery date: 7/24/2014 © Google Earth



Imagery date: 8/7/2015 © Google Earth



Imagery date: 4/23/2020 © Google Earth

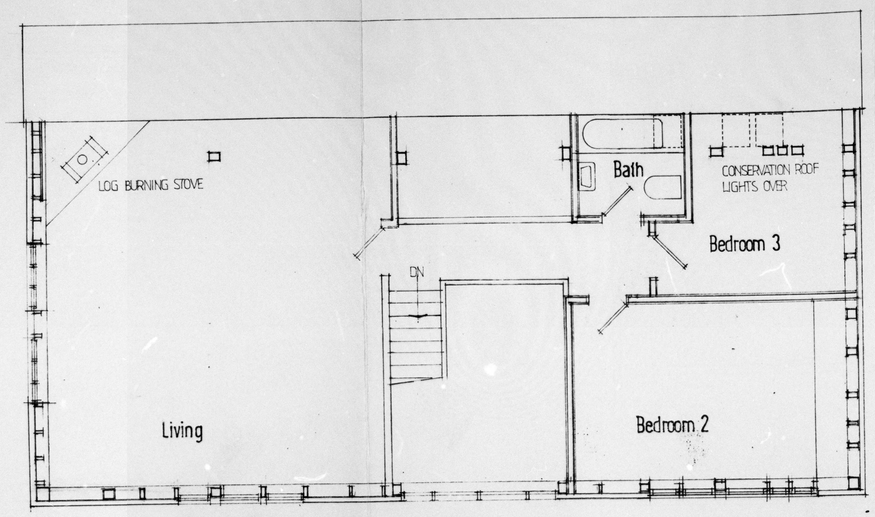


Imagery date: March 2022 © Google Earth

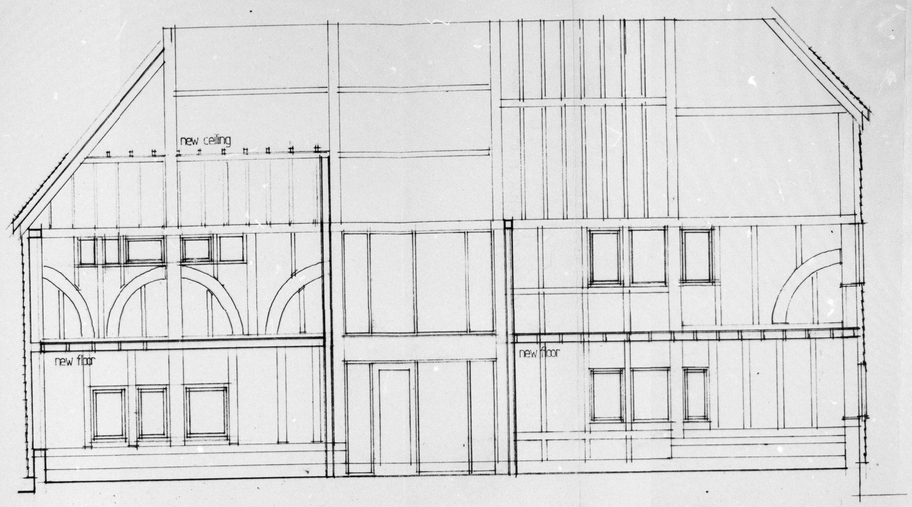
APPENDIX 27:

LBC for Barn conversion including Conservation Officer's comments on planning file relating to WD/1996/2693/F and WD/1996/2943/LB

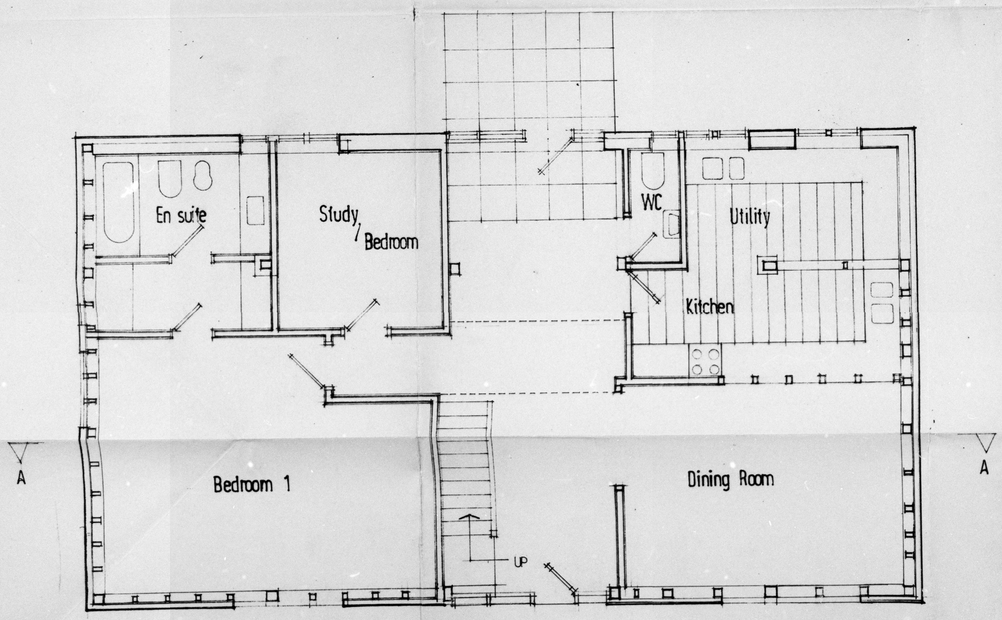
WD 96/2693



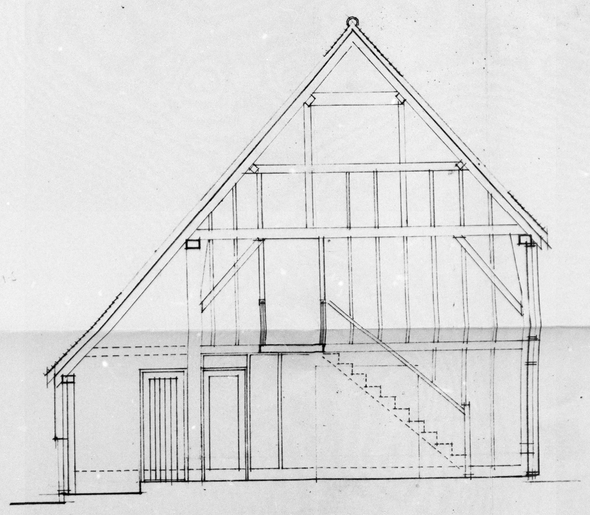
FIRST FLOOR PLAN



SECTION AA



GROUND FLOOR PLAN



SECTION 33

WEALDEN DISTRICT COUNCIL
DATE RECEIVED
21 OCT 1996
DISTRICT PLANNING

WEALDEN DISTRICT COUNCIL
18 OCT 1996
BUILDING CONTROL

WDG
ARCHITECTURAL AND SURVEYING CONSULTANTS
01825 713635

THIS IS A PLAN REFERRED TO IN THE ACCOMPANYING DECISION DATED 12 AUG 1997

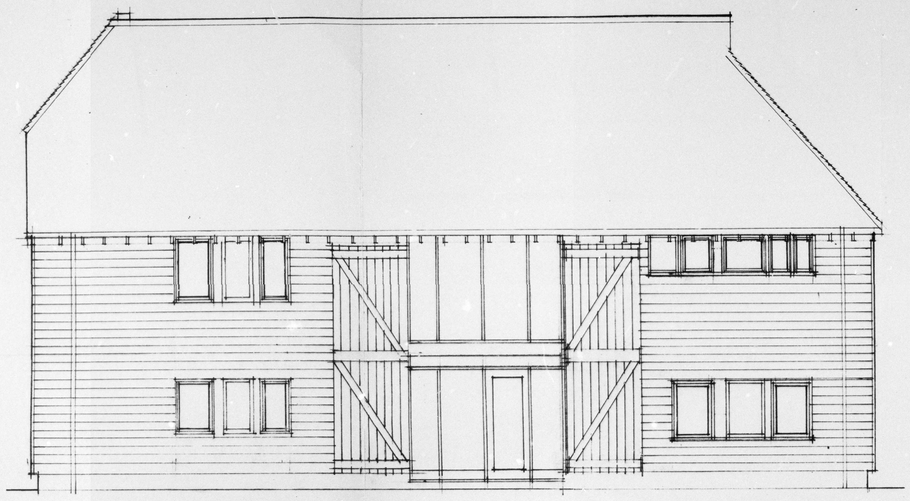
DOWNLAND FARM BARN
UCKFIELD

PROPOSED PLANS AND SECTIONS

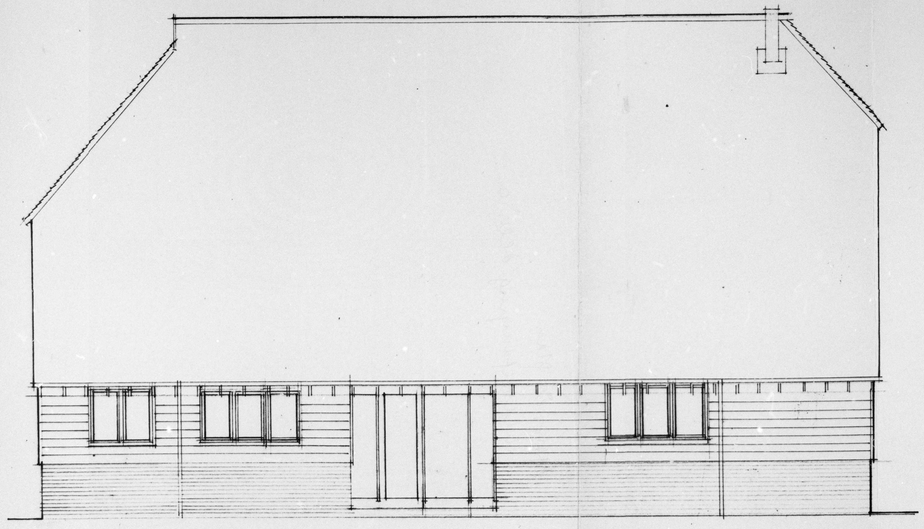
DRG No WD 96 04 SCALE 1:50

21 16 15 10.5 7.5 A1 A2 A3 A4 mm in 7.5 10.5 15 16 A4 A3 A2 A1

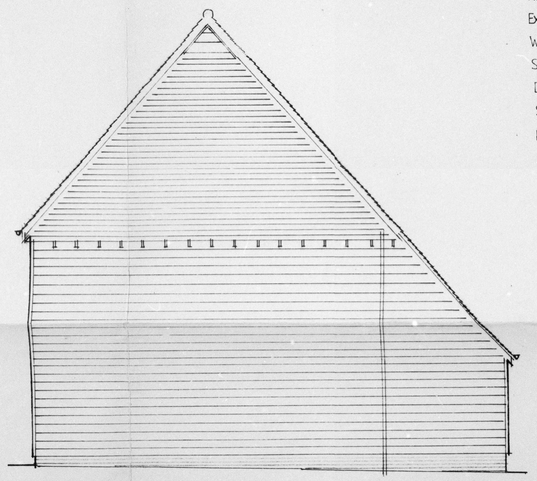
WD 96/2693



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

MATERIALS

ROOF

Existing clay tiles reused with new tiles to match

WALLS

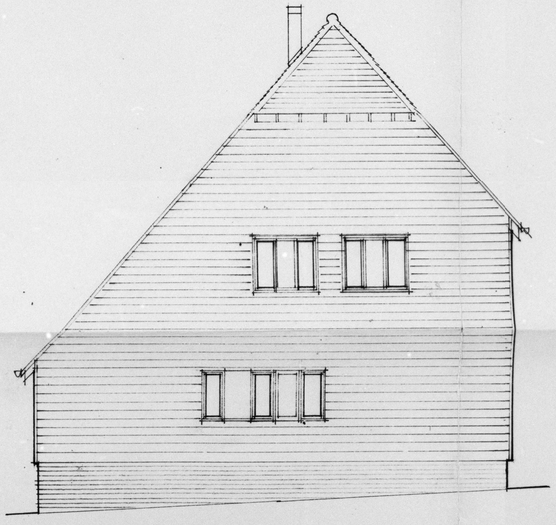
Softwood stained feather edge boarding (150mm)

DOORS AND WINDOWS

Stained hardwood, as details.

RAINWATER GOODS

Cast iron hir.guttering and cast iron downpipes



SOUTH ELEVATION

WEALDEN DISTRICT COUNCIL
DATE RECEIVED
21 OCT 1996
DIST.

WEALDEN DISTRICT COUNCIL
18 OCT 1996
ACTION BY
PLANNING AND BUILDING CONTROL

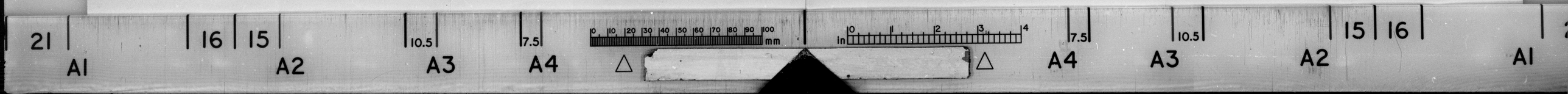
THIS IS A PLAN REFERRED TO IN THE ACCOMPANYING DECISION DATED 12 AUG 1997

WDG
ARCHITECTURAL AND SURVEYING CONSULTANTS
01825 713635

DOWNSLAND FARM BARN
UCKFIELD

Proposed Elevations

Drg No wd9603 Scale 1:50



Mr Harbord,

DOWNLANDS FARM BARN, SNATTS ROAD, UCKFIELD
WD/96/2693/F

(1) Is the building of architectural or industrial/archaeological interest?
Yes. It is listed grade II. Timber frame with tiled roof and aisle to west. Arched braces internally and much good quality timber framing. (16th + 17th extension.

(2) Is the building distinctive in its individual design quality?
Not particularly but it is a good example of its type and the frame is relatively complete.

(3) Is the building a significant landscape feature or an important contributing feature to a group of buildings?
The building is surrounded with modern farm buildings and its setting will be enhanced by their removal. It will then form quite an important landscape feature on the edge of the built-up part of Uckfield.

(4) Is the building in a reasonable state of repair such that the works proposed will not warrant a demolition and rebuild?
A report has been prepared by the applicant. In my view the building is in a reasonable state of repair and conversion should not result in demolition and a rebuild.

(5) Comments on the design details including any necessary amendments warranting further negotiation.
I have already discusse this scheme with the architect and consider it to be acceptable subject to:

BARN.

(1) Handmade clay tiles and cast iron RWG's to be used on roof.
(2) Boarding to be traditional feather-edged boarding, with a dark stain to be agreed with WDC.
(3) All plumbing and drainage to be run internally. Any necessary external SVP's (which can not be replaced with a Durgo Valve) to be cast iron.
(4) Rooflights to be the "conservation rooflight" made by the Metal Window Company and these **should be marked on the elevations**. Size and catalogue no. to be noted also on drawings.
(5) Detailed specification and drawings for the repair of the barn to be submitted to WDC for approval before work commences.
(6) Joinery details to be provided including 1:20 elevations of windows and doors (internal and external)and full size sections through stiles, rails, cills, frames, and opening lights, showing exact relationship with existing structure. Details of all new skirtings, stair cases, architraves etc. also to be provided.
(7) Stove flue to be painted black.

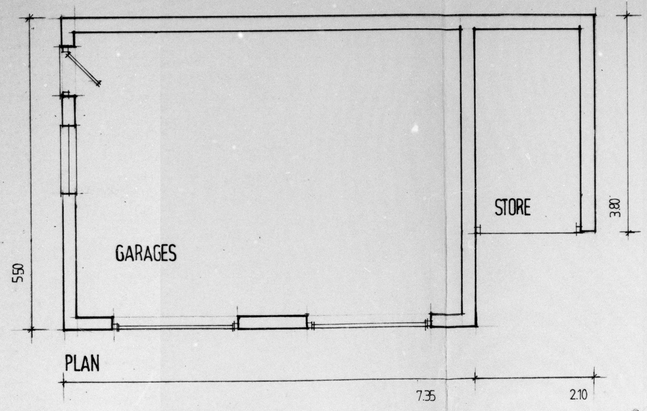
25X

(8) Plinth detail.
Details of the plinth (materials,mortar mix and finish, and extent of any necessary under-pinning) to be agreed with WDC before work commences.

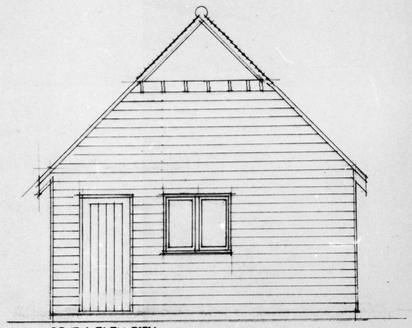
GARAGE.
(9) Garage doors to be traditional side-hung painted or stained timber to be agreed with WDC. Boarded garage door to have boards at least 150 mm wide. Garage eaves to be open with traditional verge details.

Chezel Bird
Conservation consultant
wld96307
15.10.96

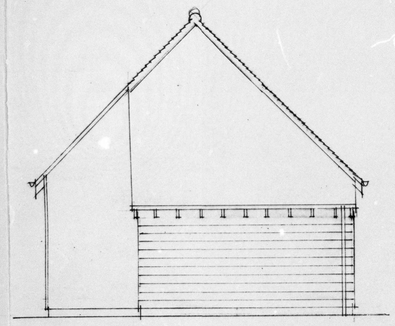
25X



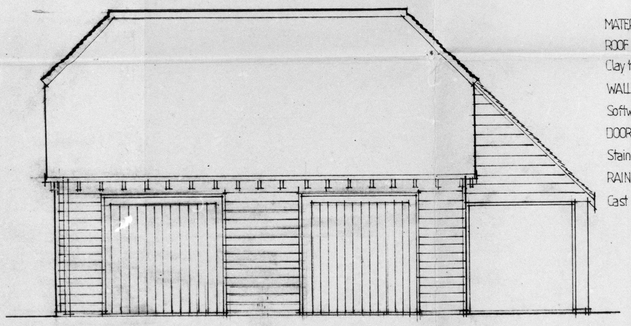
PLAN



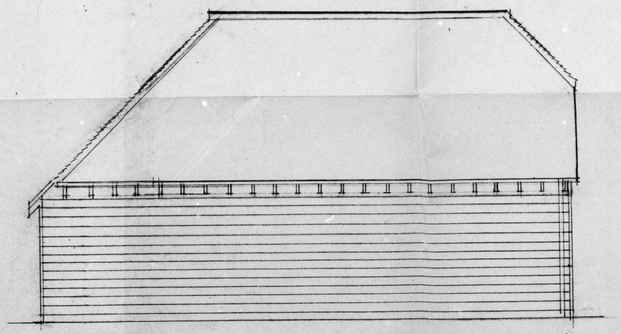
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

MATERIALS

ROOF

Clay tiles to match existing

WALLS

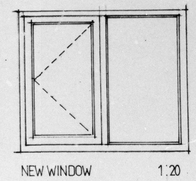
Softwood stained boarding

DOORS AND WINDOWS

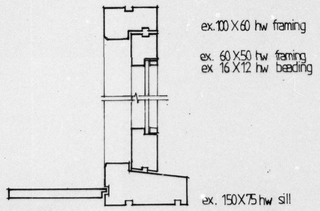
Stained softwood

RAINWATER GOODS

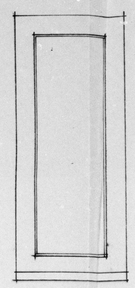
Cast iron hir gutter, cast iron downpipes



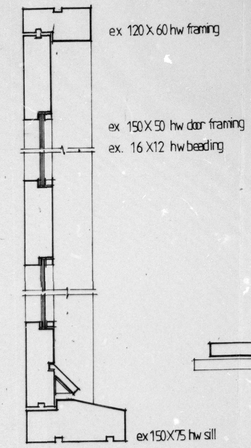
NEW WINDOW 1:20



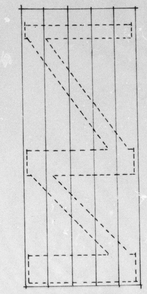
SECTION THROUGH WINDOW 1:5



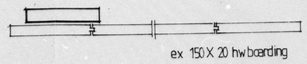
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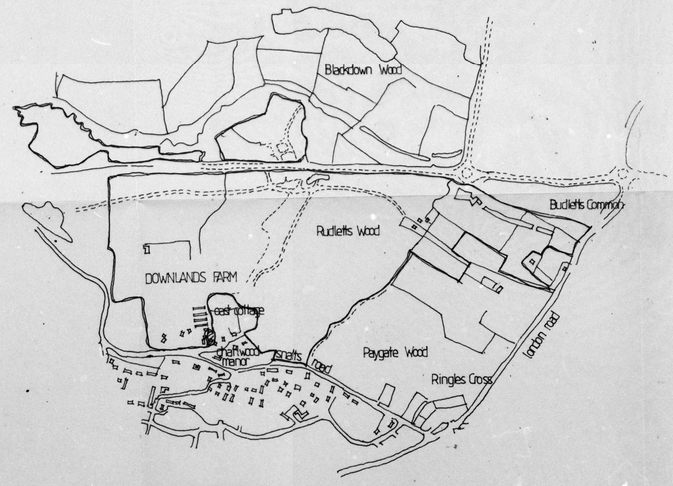
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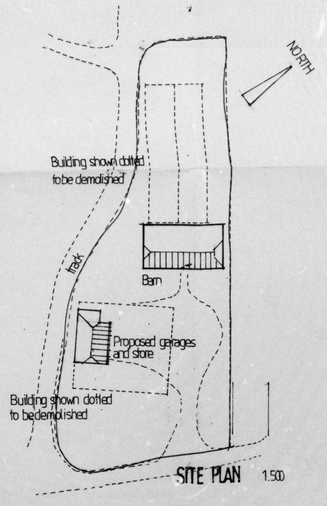
NEW DOOR 1:20



GENERAL BARN JOINERY DETAILS



LOCATION PLAN



SITE PLAN 1:500

WD 96 2693

WEST SUSSEX COUNTY COUNCIL
23 SEP 1996
BY
PLANNING AND BUILDING CONTROL

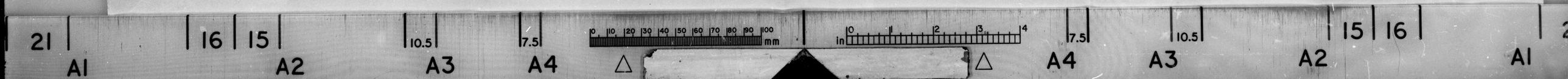
WDG
ARCHITECTURAL AND SURVEYING CONSULTANTS
01825 713635

DOWNLAND FARM BARN
UCKFIELD

GARAGE AND GENERAL DETAILS

DRG No WD 96 15 SCALE 1:50 1:20 1:5

DATED 12 AUG 1997



APPENDIX 28:

Photographs of Partridges Oast, from sales particulars:
https://themovemarket.com/tools/propertyprices/partridges-snatts-road-uckfield-tn22-2ar

Property valuation - Partridges, Snatts Road, Uckfield, Wealden, TN22 2AR | The Move Market



























APPENDIX 29:

Extract of tithe apportionment for ‘Broomy Field’, plot 53 of Uckfield Tithe Map

Sign in to your account »

Enter a keyword or phrase to search the The Keep

Plot 53, Broomy Field, in Uckfield; hops and arable

Back to search results

Please sign in to your account.

For ordering and viewing options, select View at The Keep

Add to Wishlist

Details | Browse by Hierarchy

View at The Keep

Hierarchy

Title:
Plot 53, Broomy Field, in Uckfield; hops and arable

Date:
10 Aug 1841

Creator:
Tithe Commissioners for England and Wales

Repository:
East Sussex Record Office

ESRO reference:
TDE 33/2/53

Level:
Item

Description:
Farm name, etc: Downland
Landowner: STREATFEILD, Richard Shuttleworth
Occupier: BROOKER, Napkin
Area: 3 acres 1 rods 32 perches (3.45 acres)

Remarks:

Page in apportionment: 17

Creator(s)

Tithe Commissioners for England and Wales

Biography [show]

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APPENDIX 30:

Public Representation of Downlands Action Group, 9 September 2022

From: Downlands Action Group [redacted]
Sent: 12 September 2022 15:08
To: planning
Cc: Peter Waldock; Town Clerk - Uckfield Town Council
Subject: Downlands Farm Objection WD/2022/1637/MEA
Attachments: Objection_Downlands Farm_Downlands Action Group WD2022_1637_MEA.pdf

Dear Mrs Turner
cc North Ward Uckfield District Cllr Peter Waldock
cc Town Clerk, Uckfield Town Council

Please find attached the objection from Downlands Action Group with reference to 424 houses on Downlands Farm hay meadows, ref WD/2022/1637/MEA

[redacted]

Yours sincerely
Downlands Action Group

[redacted]

c/o 4 Claremont Rise, Uckfield TN22 2AH

9th September 2022

Downlands Action Group
Objection to Downlands Farm Planning Application 424 houses
Ref. WD/2022/1637/MEA

Dear Mrs Turner

Downlands Action Group wishes to register our continued strong objection to the development of Downlands Farm and object to this new planning application for 424 houses.

The strength of local opposition to this development application is demonstrated by the volume of objections, all of which cover the significant harm the community wishes to avoid for a cherished and well-loved area.

The community objections are material planning considerations and describe the unsustainable nature of this proposed 424 house development including the roads, traffic, services, schools, doctors, dentist, water supply, sewage infrastructure, harm to Lake Wood, harm to the environment and biodiversity, harm to the wildlife and harm to the ancient woodlands and woodland corridors surrounding Downlands Farm.

The severity of the impact and loss of this vital green space to the local community has not been assessed.

15m buffer zones around irreplaceable habitats of ancient woodland should mean that there is no access to the fields via Thirty Acre Wood or through Fir Tree Grove, and 15m buffer zones around Longwood Gill and Shermanreed Ghyll should ensure they are not within the SANG zone. Woodland Trust planner's manual indicate larger buffer zones of 50m and 100m which would mean no access from the proposed bypass roundabout and the proposed emergency access fails on all irreplaceable habitat buffer zones.

The following provides information for refusal as material planning considerations with reference to landscape, cultural history, heritage, ecology, freshwater habitats, environment, UK BAP habitats and UK BAP species considerations, the size of the Downlands Farm site, Landscape assessments, national planning policy framework considerations, ancient woodland, and deciduous woodland information.

Yours sincerely,
Downlands Action Group
[redacted]

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OUTLINE

Previous Judicial Review - Material Planning Consideration

Downlands Action Group helped defend Downlands Farm during the last planning appeal and wish to submit the previous application, appeal, Inspector's letter to the Secretary of State, Secretary of State refusal, Wealden WDC officer reports and the other information held on file via the WDC planning portal reference WD/2006/2855/MEA (link here Planning and Building Control - Wealden District Council)

This last refusal is a Material Planning Consideration for refusal.

The application and previous WDC officer notes are essential as they highlight areas and examples of habitats which are missing from this next planning application.

There are omissions in this new attempt at a planning application, hence our request that the application WD/2006/2855/MEA is included as a material consideration. The applicants have failed to appreciate the scale of importance of the irreplaceable ancient woodland, UK BAP habitats and UK BAP species.

This new planning application for 424 houses (and possibly another 424 capacity as additional notes within their application) conflicts with the policies in the WDC saved local plan 2013 and environmental and countryside saved policies including other WDC planning policies, all of which provide protection for heritage, countryside, landscape, the environment, biodiversity, ancient woodlands etc.

Downlands Farm

Downlands Farm is in Uckfield North Ward, East Sussex, Wealden District Council. Downlands Farm is in rural open ancient countryside and overlooks the Ashdown Forest SAC SPA SSSI and Area of Outstanding Natural Beauty, AONB.

Downlands Farm long standing grassland habitats and hay fields overlook the medieval historic area of Maresfield.

It is an ancient High Weald farm and woodland landscape surrounded by ancient woodland and ancient ghyll streams and provides headwaters to Shortbridge Stream.

Downlands Farm is also adjacent to three Local Wildlife Sites and a Local Geological Site.

Downlands Farm was part of the Streatfeilds of Uckfield landed gentry estate from the late 1700s. Uckfield was formerly a 'ville' of Buxted. Downlands Farm is alongside the A22 and the entrance to this grand estate is largely intact and includes the Streatfeilds carriage drive from Budletts Common and Downlands Farm, past the lake to Buckswood Grange Grade II listed building.

The Streatfeilds are of historic importance to the County area and one of four significant families in the County during the Victorian era - Lord Sheffield of Sheffield Park, Buxted Park, Manor of Maresfield and the Streatfeilds of Uckfield.

This is important in relation to this planning application as the Streatfeilds are responsible for the carriage drive and built "The Rocks," now known as Buckswood Grange, which is a Grade II listed building. The Streatfeilds carried out engineered adaptations to the natural environment to create the William Gilpin inspired Picturesque Rural Park and lake Garden called Lake Wood, now a local nature reserve owned and managed by the Woodland Trust.

Lake Wood is steeped in history from the Mesolithic era 8-10000 years with sandstone rock shelters and recorded flints and blades from this era. The area including Downlands Farm and Lake Wood can rightly be regarded as a heritage rural park and garden which should receive the same protection identified in the Landscape Character Assessments for rural parks and gardens as it is of ecological and historic significance.

The amenity value, the landscape setting, the beauty, and tranquillity of Downlands Farm connected to Lake Wood has been undervalued in this planning application and the application fails to conserve and protect this heritage and fails to conserve and protect the ancient landscape of Downlands and therefore fails to comply with local and national framework policy.

The carriage drive was created around 1790 and the lake designed shortly after; the lake and the Streatfeild design included Downlands Farm and remains intact, included in the landscape design was the location of Rocks Road, which was used to bring commerce from Lewes via the Streatfeilds canal and wharf at Shortbridge.

The 1829 Figg estate maps of the Streatfeilds estate and the Figg maps of Buxted Park show how these County estates are both historically important and identifies the magnificence of both these estates beside each other at Budletts Common, London Road.

The 1829 Figg maps include Downlands Farm and the ancient and well-preserved medieval landscapes including that of the common of Malling Budletts. Downlands Farm as part of the Streatfeilds estate was recorded in 1829 on an estate map and a further map of Malling Budletts.

These maps are important because they show Downlands Farm is largely intact two hundred years later and therefore the historic cultural heritage, ancient woodlands and ecological continuity is proven without doubt.

1829 Streatfeilds Figg estate Map Downlands Farm, Shermanreed and Malling Budletts



Figg 1829 (Source The Keep ADA 229-02) one of a series of estate maps for the Streatfeilds showing Downlands Farm, Snatts Road, Rocks Road, the 1790 carriage drive from Lake Wood to Budletts, Longwood Gill, Shermanreed ghyll, Downlands Farm Shaw, Thirty Acre Wood, Fir Tree Grove.

The 1829 Figg maps were used to inform the 1841 Tithe maps of which Downlands Farm and Malling Budletts common is recorded in 1841 as part of the Streatfeilds estate. The carriage drive remains within the Downlands Farm site but has not been under conservation under the current stewardship allowing degradation to this heritage asset of County Importance to Uckfield.

Downlands Farm is historically and ecologically linked to Lake Wood and Budletts due to its ecological heritage from the Mesolithic era (8-10000 years) and the ancient and medieval

landscape providing ecological continuity from this era to 2022. Downlands Farm runs from the side of Fir Tree Grove and the side of Lake Wood to the carriage drive at London Road, Budletts Common.

Downlands Farm is identified in the WDC SHELAA as unsuitable for development. This followed the rigorous review at the public inquiry which culminated in the appeal decision concluding in 2009. This is a material consideration in favour of refusal of the current application.

The developers are now attempting to divide the Downlands Farm site in two. Approximately one half has been put forward in this latest planning for 424 houses (the last application was for 750 houses).

Fragmenting ancient woodlands within the Downlands Farm from its ancient landscape setting and dividing it from its historic and ecological continuity and heritage would cause considerable loss, harm and deterioration of ancient woodland and woodlands from the 1800s.

This development would cause harm to the freshwater ecosystem, ecology, landscape, and heritage. There would be harm to the ancient woodlands and to a mosaic of UK Biodiversity Action Plan (UK BAP) habitats. These habitats support many endangered and UK BAP species of importance.

Fails presumption in favour of development

The planning application for 424 houses, including the omissions, fails to comply with local planning policy and the National Planning Policy Framework. The application does not qualify as sustainable development within the criteria of the NPPF, therefore this application does not benefit from a presumption in favour of development.

Relevant development plan policies, and issues, other guidance and previous evidence in respect of Downlands Farm include the following:

- The Wealden District Core Strategy Local Plan, February 2013
- The saved policies from the previous WDC Local Plan
- The proposed development is outside the development boundary within the Core Strategy Local Plan. The application fails Chapter 4 and Chapter 5: protecting the environment and countryside policies.
- The application fails **NPPF 2.8: ecology**
- The application fails **NPPF 15: Conserving and Enhancing the Natural Environment**
- The application fails to meet the recommendations of the **Wealden 2022 Landscape Character Assess: Area 6D: High Weald**: this is a key link within the Biodiversity Opportunity Area
- The application fails to meet the policies of **DEFRA 2022: Keepers of Time**
- **Experts in ecology and habitats** have assessed and commented on the character and quality of Downlands Farm and its immediate surroundings. These experts include Dr Martyn Stenning, Professor Beebee (SSSI assessment for amphibians, reptiles and great crested newts). Assessments by these experts provide vital evidence confirming the application should fail due to its impact on ancient woodland, ecology, habitats, and the species contained within them.
- Downlands Farm provides ecological functional connectivity between habitats and is an essential link with the much-needed Biodiversity Opportunity Area for corridors of habitats and species and therefore the application fails to meet the BOA requirements.

- The application has failed to recognise the historic importance of the environment, the heritage and has even missed the rural park and garden of the Streatfeilds and the connecting c1790 carriage drive shown on mapping and images used for this planning application, and therefore fails **NPPF 16: Conserving and Enhancing the Historic Environment**.

WDC May 2022 Landscape Assessment: Biodiversity Opportunity Area

Lake Wood, Budletts and Downlands Farm site are part of the High Weald Biodiversity Opportunity Area and landscape corridor forming a wider context which should not be divided and should not be separated from its wider historic and ecological continuity - see the appendices.

National Planning Policy Framework NPPF 2021

The application also fails to meet the policies contained within the National Planning Policy Framework in terms of its treatment of ecology and historic assets. It fails to conserve or enhance biodiversity as it would cause loss, deterioration, and harm to ancient woodland contrary to national and local policies. The application is unable to ensure biodiversity net gain - contrary to the developers' assertions.

Causing harm to irreplaceable habitat means that net gain is not achieved, within the terms of the NPPF. The developers have even suggested 'translocation of ground flora' in Fir Tree Grove, apparently to suggest that the proposal could amount to sustainable development. It is no such thing. Fir Tree Grove is an ancient woodland. Disturbance to this woodland, including creation of a boardwalk, presumably mounted on posts which would be pile-driven into the sandstone rock, would be inappropriate and very damaging in such an area. This is an irreplaceable habitat, which needs to be protected from avoidable harm. The local objectors have strongly shown, by the objections which they have lodged to the applications that they do not wish any harm to come to this area.

HABITATS

Ancient Woodland and Deciduous Woodland Priority Habitat Inventory

The developers own notes state that there is loss to ancient woodland, as if it is inconsequential (developers' own paragraph 4.10).

Ancient Woodland is an irreplaceable habitat and cannot be replicated in this lifetime.

The standing advice of Natural England and the Forestry Commission includes guidance on Plantations on Ancient Woodland Site (PAWS), Wood Pasture and Parkland. The advice documents state that these areas should benefit from the same degree of protection. Ancient woodland may be open; newer woodlands on ancient woodland soils may also be identified by the presence of ancient woodland inventory (AWI) ground flora species. The public is familiar with many of these AWI ground flora species: the most recognised ancient woodland indicators being wood anemone (a slow coloniser of AWI) and the famous English bluebell, as well as dogs' mercury, wild primrose and wild daffodil to name a few. These species are present in Downlands Farm in considerable numbers.

Wood Pasture and Parkland is also identified on MAGIC maps as Priority Habitat. The developers' desk-based masterplan has omitted reference to this. It appears that this plan has referenced stands of oak trees as 'scrub.' This fails to understand the historic records of Downlands Farm, going back to the 1600s, which demonstrate the pedigree of this ancient woodland corridor. The omission of this issue from the desk-based studies of the developers is striking, when the issue has previously been identified at Downlands Farm, including references in the WDC officers' reports attached to the previous application.

Downlands Farm ancient woodlands and Budletts Common have been identified as Critical Natural Capital and of County Importance by ecologists who gave evidence in the previous application concerning Downlands Farm. The latest application has failed to identify this critical county important site. The Critical Natural Capital includes the corridors of ancient woodland, ancient wet woodland and ancient woodland ghylls.

Fragmentation of ancient woodland means causing irrevocable loss, harm and deterioration to this nationally important habitat and wildlife corridor which links the Woodland Trust nature reserve at Lake Wood, through Budletts, to Buxted Park SSSI. The corridor also provides links to the Woodland Trust reserve at Views Wood. Preservation of this corridor is needed, to conserve and provide protection to an important part of the identified Biodiversity Opportunity Area (BOA).

Downlands is pivotal in this BOA and is a stepping stone and link between habitats to be protected as part of the NPPF and local plan policies.

Downlands Farm provides a valuable and essential resource for the Local Nature Recovery Strategies required by government policies. The LNRS strategy should include maintaining the links between West Park LNR and Lake Wood, including Downlands Farm and Budletts Common medieval landscape. The strategy should keep the connection between Budletts and Paygate Wood, Roundwood to Buxted Park (which contains a Grade II* listed building), a national medieval monument, an SSSI and Views Wood.

Since the previous Downlands Farm planning application, the protection of ancient woodlands has been given additional emphasis through the NPPF, and more changes are expected following the recent Environmental Bill. The House of Lords' Amendment 100 suggested 50m buffer zones to protect ancient woodlands and further enhanced protections are being reviewed.

WDC does have a share of the remaining 2-2.5% of the UK ancient woodland remaining and it is submitted that this natural resource across Downlands Farm must remain protected.

There is increasing knowledge of habitat and species decline. Government is recognising this via its widely known consultations as to the need to protect and halt this decline. New Policies to enhance protection of these vulnerable habitats have been announced in the updated DEFRA May 2022 document regarding woodlands, entitled "Keepers of our Time".

Additionally, there is a new national initiative to update the existing desk-based maps by 2024, to capture the unrecorded woodlands of the 1800s, wood pastures, parklands and ancient woodland areas which are missing from the national AW inventories on MAGIC maps.

This initiative should apply to Downlands Farm to ensure the unrecorded PAWS and irreplaceable habitats and missing UK BAP Priority Habitats across the ancient Downlands Farm area are finally recorded for the desk-based study maps.

If the current application is refused and goes to appeal, Downlands Action Group will provide evidence to any public inquiry of the historically documented Downlands Farm ancient woodlands from the 1600s. This evidence will demonstrate that the desk-based studies and maps used for the masterplan are inaccurate and that ancient woodland is in danger of being removed because it is not recorded on those studies and maps, contrary to standing advice protecting ancient woodlands.

It is well known from research (see examples on the Woodland Trust website) that fragmentation and development are among the most severe forms of harm to ancient woodlands. The same is true of changes to the hydrology of these woodlands, including wet/ghyll ancient woodlands, which are irreplaceable habitats (wet woodland is also a UK BAP habitat).

In mitigation hierarchy the first step is to AVOID harm to ancient woodland and to choose a less sensitive site for any development. This first step of AVOID has evidently been disregarded in the drafting of the current application.

The Woodland Trust tree planning manual suggests that there should be 50m and 100m buffer zones to protect ancient woodland. The WT provides research papers demonstrating why maintaining connected ancient woodland habitats is key to their survival and advising that SuDs should not be placed where they change the hydrology of ancient woodlands.

This current application has circa 13 SuDs in two fields. Despite this, the application has overlooked the presence of the rare peat-fed lake in the centre of Lake Wood, Gormanston large pond ,aquifer springs, and the headwaters to Shortbridge Stream. All of these affect the hydrology of ancient wet woodland ghylls.

The application fails to acknowledge that water chemistry and hydrology changes will affect these multiple ancient woodland habitats, together with the headwaters, priority pond habitats, bogs, ditches, streams and ghylls. The peat-fed lake, WFD Shortbridge Stream and other priority freshwater habitats will also be affected by this proposed development.

Downlands Farm should not be developed. WDC planning officers clearly expressed that view in response to the previous application (see paragraph below). The scale of proposed mitigation is inappropriate, as development at Downlands Farm should be avoided altogether. Mitigation on the scale suggested in the application would not alter the fact of irreversible damage to the landscape, sensitive ecosystems, and habitats. Even the proposed scale of mitigation would not be adequate in this exceptional environment.

The planning officer for WDC stated in relation to the previous application (Paragraph 286: "*…. adequate mitigation has not been proposed. The impacts on ancient woodland, and on great crested newts, dormice and other fauna would be contrary to national and local policies. Given the availability of other sites, Downlands should be ruled out of contention as a housing site on ecological grounds alone."* These comments remain valid. The present application would degrade and cause loss, harm, and deterioration to these valuable Critical Natural Capital areas. Downlands remains unsuitable in terms of the ecological impact alone to Downlands Farm, quite apart from the damage which would be caused to adjacent habitats supporting endangered species.

The National Planning Policy Framework outlines that: "development *that results in the loss or deterioration of irreplaceable habitats, such as ancient woodlands, ancient and veteran trees should be refused unless there are wholly exceptional reasons."* There are no wholly exceptional reasons here. Downlands Farm is too sensitive to development change and the scale of so-called mitigation suggested will itself result in harm.

Extracts from May 2022 DEFRA policy updates

The application fails to meet the policy guidelines published by DEFRA in May 2022 which were established to update "Keepers of Our Time". This is because of all the direct and indirect harm which this development introduces, including fragmentation of the woodland environment, inclusion of ancient woodland within SANGS and a huge volume of proposed recreational disturbances. The application would also cause harm to the environment needed by UK BAP species, including the endangered hazel dormouse and red list species

DEFRA extracts

*"We will improve the ecological condition of ancient woodland and ancient and veteran trees, ensuring they are appropriately managed for the long term. We will conserve the rare, threatened or priority species that rely on ancient woodland, such as **dormouse** and pine marten. We will reduce the pressures on ancient woodland, and ensure they are more resilient to the threats of climate change, pests, and disease. And we will value ancient woodland and ancient and veteran trees, making sure they are recognised for their natural capital and cultural value, and making an increasing contribution to our health and wellbeing. In this way we can ensure we hand over these irreplaceable habitats in a better state for the next generation.*

Our ancient and native woodlands and ancient and veteran trees are immensely rich habitats. Highly valued by their owners and users, many are declining or threatened. Sustainable management is key to realising their potential.

There are also more widespread environmental changes that can threaten woodland and cause deterioration of habitats. For example, diffuse pollution and functional isolation of woodlands from other woodlands and semi-natural habitats as the built environment expands nearby.

Fragmentation
*Many ancient and native woodlands are very small and have become increasingly isolated from other semi-natural habitats. This fragmentation means that if a species disappears from a woodland, there is no nearby source from which it can recolonise. This can also affect ancient and veteran trees. The intensification of agriculture and increased pressure from development over recent decades has **exacerbated** the **effects** of **isolation**. Many of the species associated with our woody habitats are poor dispersers and the current lack of habitat connectivity will lead to them being threatened as their 'climate space' moves and changes.*

Development and boundary incursions
Development can threaten ancient and native woodlands. Woodland can suffer loss and deterioration if houses or roads are built too close to it through damage to soils, roots and vegetation, and changes to drainage.

Development can also cause indirect effects including:

- *increasing disturbance to wildlife from noise, light pollution, and domestic pets*
- *cutting back of trees and shrubs along the woodland edge*
- *the expansion of adjoining gardens into the woodland margin*

Development also increases the occurrence of other effects listed in this section such as fragmentation and overuse by people.

While we have made progress on protecting these trees and habitats from loss and improving their ecological condition, there is still more to do. The need to protect and improve ancient and native woodland and ancient and veteran trees for people, nature, climate, and the economy is still as relevant today as it was in 2005.

Throughout this document, when we refer to ancient woodland we are referring to all habitat types that sit within this category. Unless otherwise stated, this includes:

- *ancient semi-natural woodland*
- *plantations of ancient woodland sites*
- *ancient wood pasture and parkland*
- *infilled ancient wood pasture and parkland*

Protecting and enhancing ancient and native woodland and ancient and veteran trees will contribute to achieving the Government's proposed environmental targets, such as the tree canopy and woodland cover target.

The value of ancient and native woodlands and ancient and veteran trees

England's ancient and native woodlands and ancient and veteran trees support high levels of biodiversity. They are home to a quarter of England's priority species for conservation. They also deliver many ecosystem services including water and soil regulation, carbon storage, support for people's wellbeing and their long-standing cultural values.

MAGIC … This dataset is not complete and ancient woodland may be present on sites, even if not included on the ancient woodland inventory.

Ancient and veteran trees, including in wood pasture and parkland, are particularly threatened by:

- *inappropriate agricultural management and other land management activities*
- *soil compaction*
- *ploughing in the root zone*
- *agricultural chemicals, including on neighbouring land*

Dogs can disturb wildlife and cause enrichment of soils if owners do not remove dog waste. "

Comment: The volume of dogs introduced into this tranquil environment via two car parks and 424 houses will change and enrich the woodland soil composition and add to pollution and contamination of the headwaters during rain as it washes off the fields and soils into the ghyll headwaters.

"Safeguarding landscape context

Our strategic objective is to recognise, protect and enhance the value of ancient woodland and ancient and veteran trees in our landscape.

Ancient woodland and ancient and veteran trees have been a feature of our landscapes for centuries. They provide an important sense of place and local distinctiveness to landscape character which we must protect. Where activity such as intensive agriculture and development

takes place near these habitats, we should consider adequate buffer zones to protect the resource from harm.

To safeguard the landscape the Government will:
9.1 Make sure the management and creation of ancient and native woodland conserves and enhances the local distinctiveness and landscape character.
9.2 Avoid and minimise the effects of intensive land uses such as…..”

Comment: The fragmentation of habitats and the buffers suggested are inappropriate in this location.

UK Biodiversity Action Plan Habitats and UK BAP Species

The harm to a mosaic of unrecorded UK BAP habitats supporting a rare assemblage of UK BAP species is contrary to NPPF policies protecting habitats and species of importance. We refer you to the planning officers’ evidence to the previous public inquiry, where there are lists of the identified habitats. These are not shown on the desk-based studies submitted with the current application.

UK BAP Habitats are also Habitats of Principle Importance, HPI, for Conservation under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

Freshwater habitats

Downlands Farm includes a naturally functioning freshwater ecosystem and headwaters to Shortbridge Stream. This stream is one of the most important in the area for sea trout spawning and European eel migration. The stream appears to not have suffered from recent sewage contamination, unlike many other local watercourses, making it even more important.

This is the type of freshwater environment that national consultations by DEFRA and other bodies are trying to protect, in an effort to ensure that species and habitat declines are halted.

Lake Wood is a rare peat-fed lake receiving freshwater from Downlands Farm. Downlands Farm and its surroundings contain multiple UK BAP priority pond habitats, wet woodlands, bogs, ditches, old woodlands from the 1800s, unrecorded Parkland and Wood Pasture and unrecorded UK Biodiversity Action Plan Priority Habitats (UK BAP). These were identified in the last planning application but are not referred to in the desk-based studies submitted by the applicant now.

Downlands Farm, Budletts and North Uckfield is a rare High Weald environment in that it is largely undisturbed and in itself has qualified for UK BAP species protection, due to this lack of disturbance and the existence of its tranquil ancient woodland environment. North Uckfield, including Downlands Farm is of County and National importance and should not be fragmented.

The proposed roundabout which would provide the main access to the development sits on groundwater and surface water, as shown on the blue infrastructure map. The scale of change proposed to the freshwater habitat and headwaters includes changes which would affect Lake Wood, Longwood Gill, Shermanreed Ghyll, Shortbridge Stream and Butchers Wood. The construction of the access road and roundabout would cause the fragmentation of ground and surface water.

The fields' water run-off and wet habitats during winter are a noticeable and valuable feature. The Downlands woodlands, fields and land is likely to absorb and act as a conduit for more water than the river 'pipe' in Uckfield town centre, which is monitored for flooding during extreme events. The woodland ghylls are best witnessed during rain and the wet seasons. The ghyll waters rise and freely flow, and one ghyll has a waterfall.

The field water adjacent to Lake Wood flows rapidly out of the ground and has created its own ditch exactly where the proposed roundabout and access road is. This is partly shown on the blue infrastructure map next to Lake Wood and the A22.

The fields remain extremely wet and hold significant amounts of water during the winter and wet months. The flow of water from these fields in all directions is remarkable, and is, exactly what one would expect of a natural, undisturbed environment fully functioning freshwater habitat which has so far been undisturbed by development and the creation of new access points.

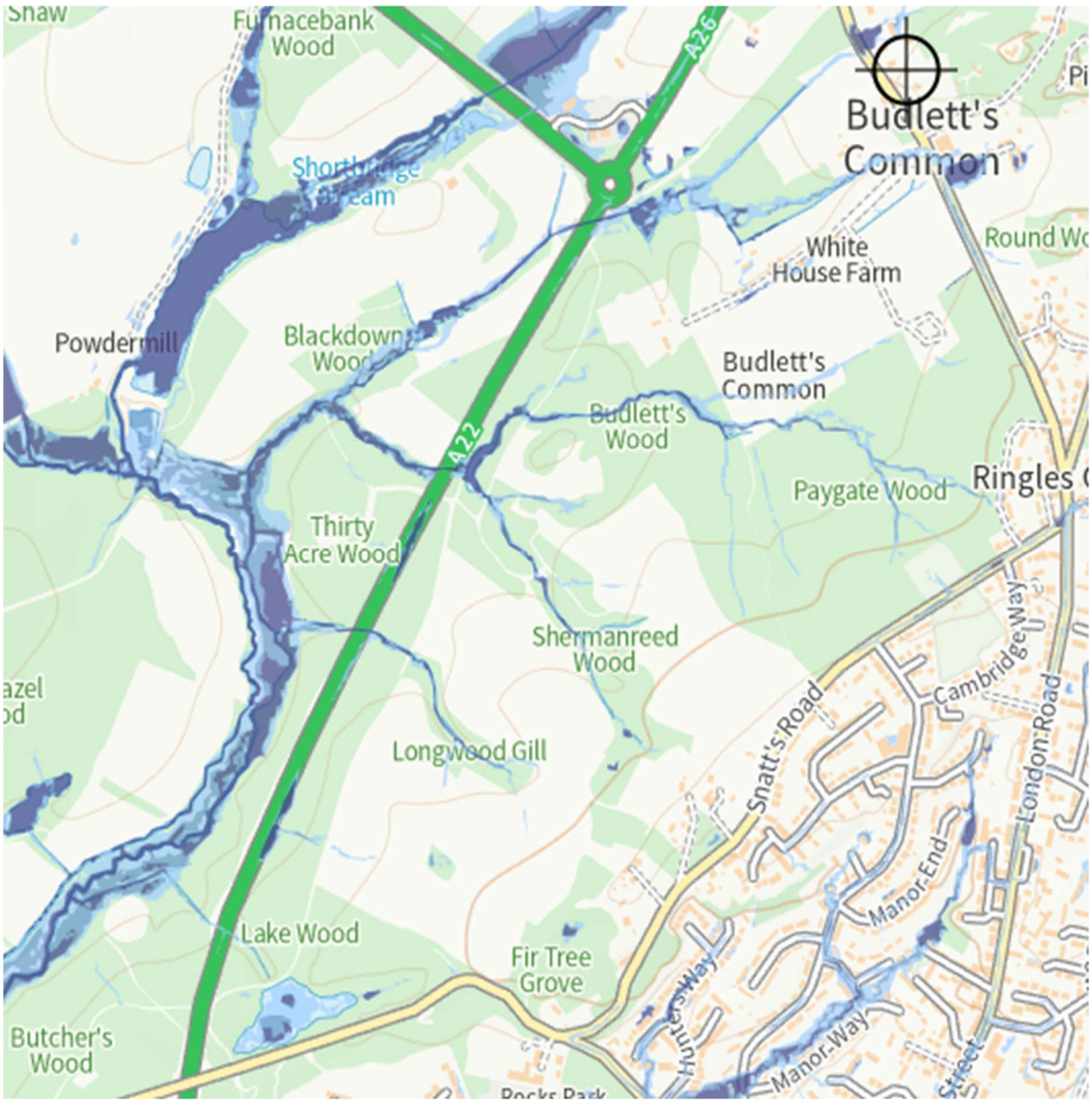
This can be demonstrated by the fact that even a new 'test' hole bored by the applicant's surveyors has now developed its own aquifer fed spring. This has such a great water flow that it has created its own ditch/gully downhill.

The water near the surface seeps through the ground and sandstone to the lake and ghylls.

Rain and surface water also flows off the fields to the lake and ghylls. The rainwater can be seen flowing to the lake from the ancient carriage drive (a feature which has been ignored by the applicant) and from the top of the lake's ghyll.

See the LiDAR maps for evidence of these ghylls and confirmation that they are lower in the landscape than the field topography. Two of the Ghylls and an alder carr are also unrecorded on the desk-based study maps.

Freshwater Habitats and ecosystem - Blue Infrastructure Map



This blue infrastructure map, when compared to the following LiDAR maps, shows the ancient, connected landscape and fully functioning freshwater ecosystem. Downlands Farm connects Lake Wood to Budletts Common through the fields and ancient woodlands and is an integral part of the Landscape Character Assessment linking the Biodiversity Opportunity Area. The woodland is continuous from Lake Wood alongside the A22 bypass, through Thirty Acre Wood to Budletts Common and Budletts Wood, providing a continuous canopy for the endangered hazel dormouse and other UK BAP endangered species. This woodland habitat on MAGIC maps is of high spatial biodiversity priority and a priority woodland continuous habitat.



The proposed roundabout is at a point where water collects off the fields. This will add to high levels of groundwater next to the bypass. Shortbridge Stream is nearby. The harm the roundabout and new access road will cause in this location is a material planning consideration and fails to conserve and protect the ecology, the environment, and the heritage landscape.



This map shows the surface and groundwater where the proposed roundabout is located, at the intersection of 3 LWS (Butchers Wood, Lake Wood, and Shortbridge Stream). Shortbridge Stream is at the closest point, meandering next to the A22. The surface and groundwater flows from the fields to

priority UK BAP pond habitats, ancient wet woodland ghylls, Lake Wood, Longwood Gill, Budletts Wood, Shermanreed Wood, Butchers Wood, Thirty Acre Wood and Shortbridge Stream.

LiDAR Maps

These LiDAR maps are available online: source: [Side by side georeferenced maps viewer - Map images - National Library of Scotland (nls.uk)]

In the LiDAR image below can be seen Lake Wood, Gormanston, Fir Tree Grove and Downlands Farm Shaw, the ancient carriage drive and in some cases, the ancient woodland outlines.

In the following LiDAR image one can see the significance and scale of the Mesolithic sandstone rock outcrops and the structure of the ancient woodland ghyll of Lake Wood and how the ghyll reaches the Downlands Farm fields and the fields surface and groundwater of the lake.

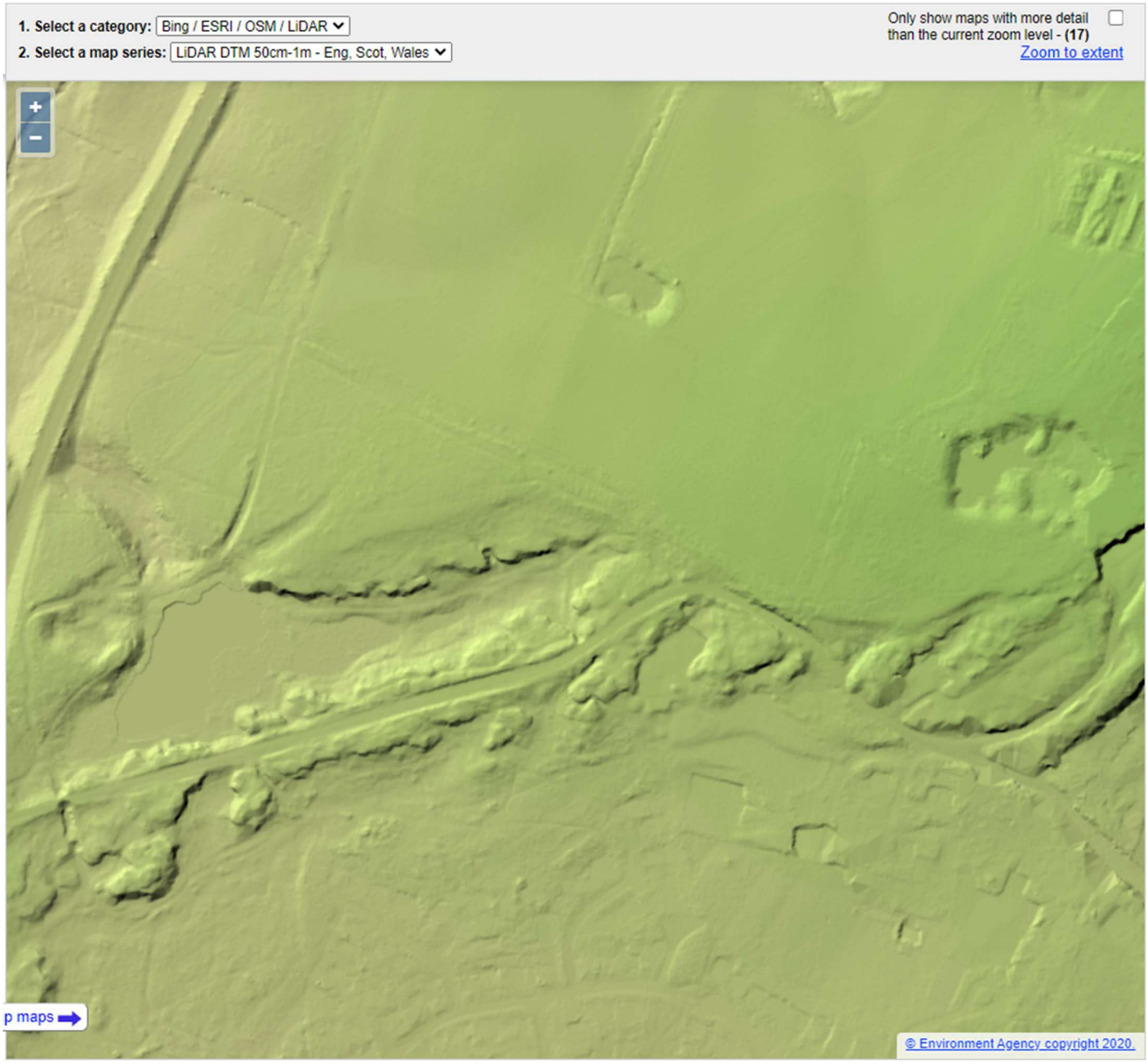
The carriage drive route is clearly visible as is the ancient woodland.

The Downlands Farm Shaw AWI holds a significant priority pond in terms of amphibians, reptiles and great crested newts meeting SSSI criteria (see the evidence of Professor Beebee, submitted to the previous public inquiry.) This is unrecorded ancient woodland (evidence available).

Fragmentation of Downlands Farm Shaw priority pond habitats, and habitats used by the county important site for amphibians, reptiles and great crested newts, by the construction of roads and hundreds of houses would irrevocably harm this landscape.

This development would be highly detrimental to the area's biodiversity, habitats and vulnerable species and would disconnect the habitat from Lake Wood and the sizable pond of Gormanston, removing an important link for species needing this landscape to move freely. This would fail to protect endangered species from further loss and decline, contradicting a direct government initiative which is aimed at achieving that objective.

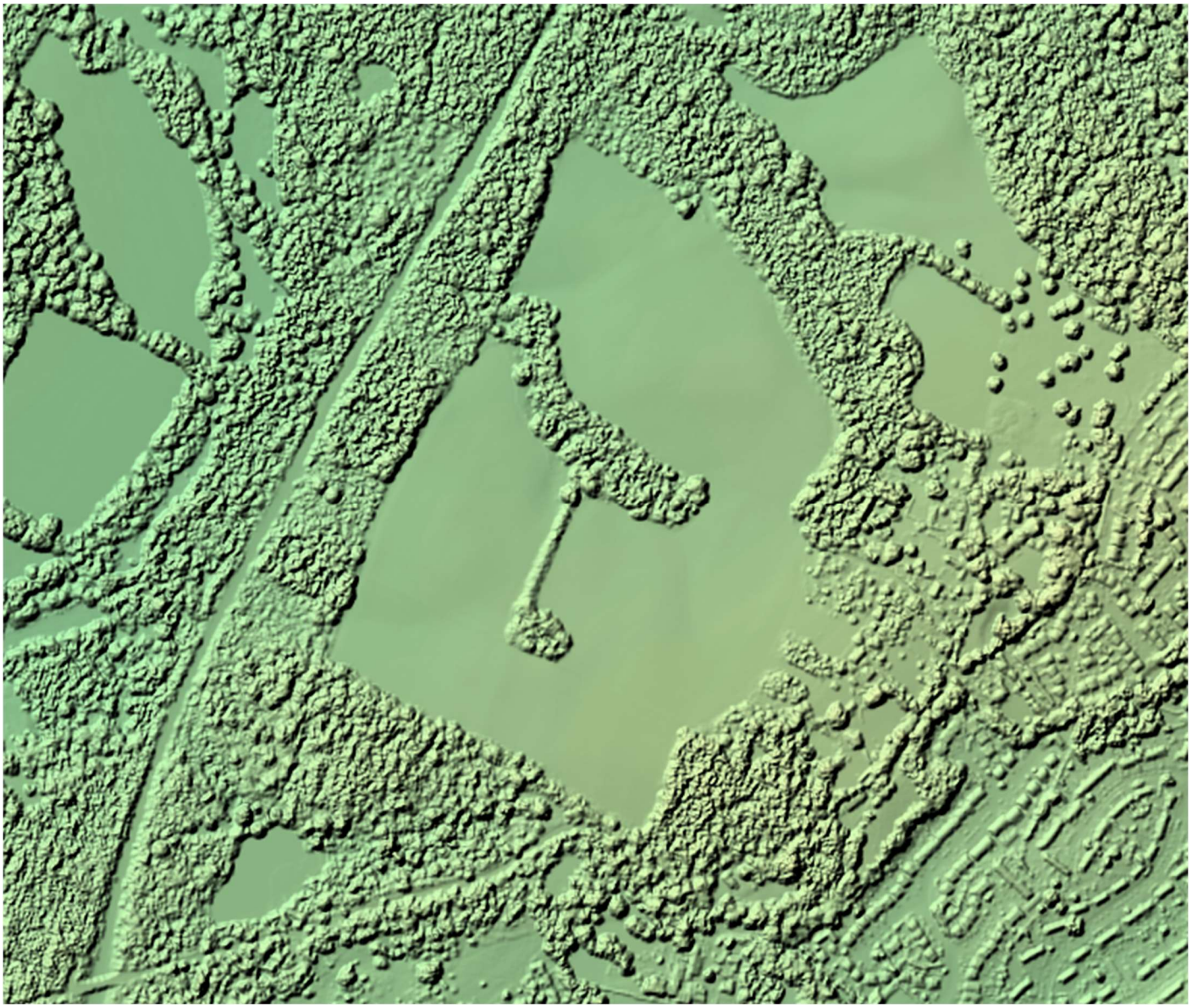
LiDAR Lake Wood, Gormanstan pond, Downlands Farm Shaw, Carriage Drive



Above, LiDAR image of Lake Wood ghyll, Downlands Farm Shaw, Gormanston large pond, Fir Tree Grove and the sandstone rock outcrops of Chicory Cottage, Rocks Road, and the end of Snatts Road. This proposed development proposes to fence off Lake Wood from its natural habitat. This is inappropriate and would prevent species moving between the fields and ancient woodlands.

The proposed development will fragment a habitat for amphibians and reptiles described as county important and meeting SSSI criteria.

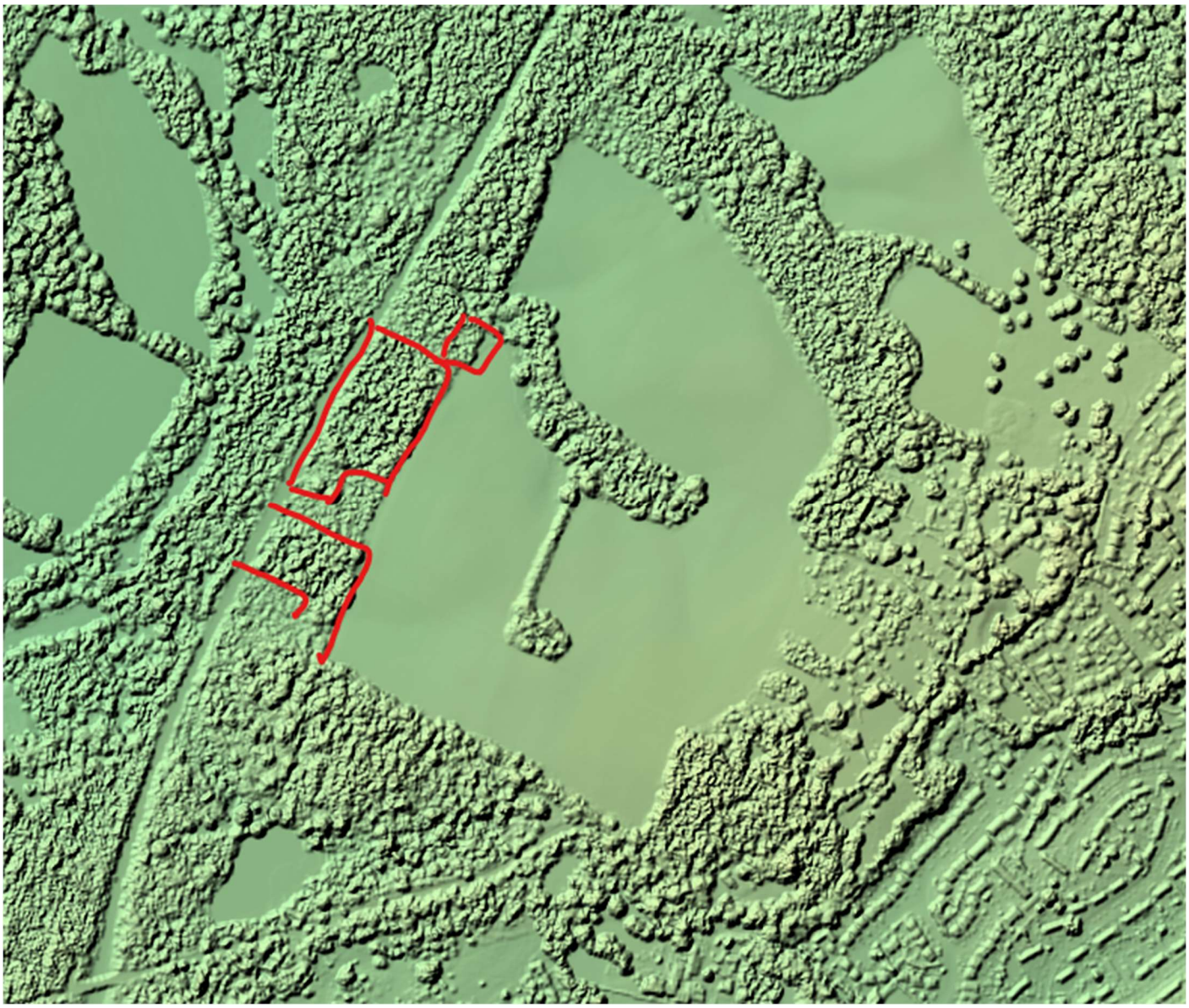
The LiDAR below shows the connected ancient woodland corridors and the 3 PAWS along the A22 corridor adjacent to Lake Wood LWS LGS and Longwood Gill and Downlands Farm Shaw



Above LiDAR image shows the location of the roundabout and the A22 car park with unrecorded ancient woodland (visible when comparing LiDAR to MAGIC AWI). Areas of unrecorded ancient woodlands and Downlands Farm Shaw are missing from the MAGIC inventory.
During spring, one can see from the bypass carpets of bluebells and wood anemone. These are well known indicators of the presence of ancient woodland soils and their ground flora.

Unrecorded Ancient Woodland

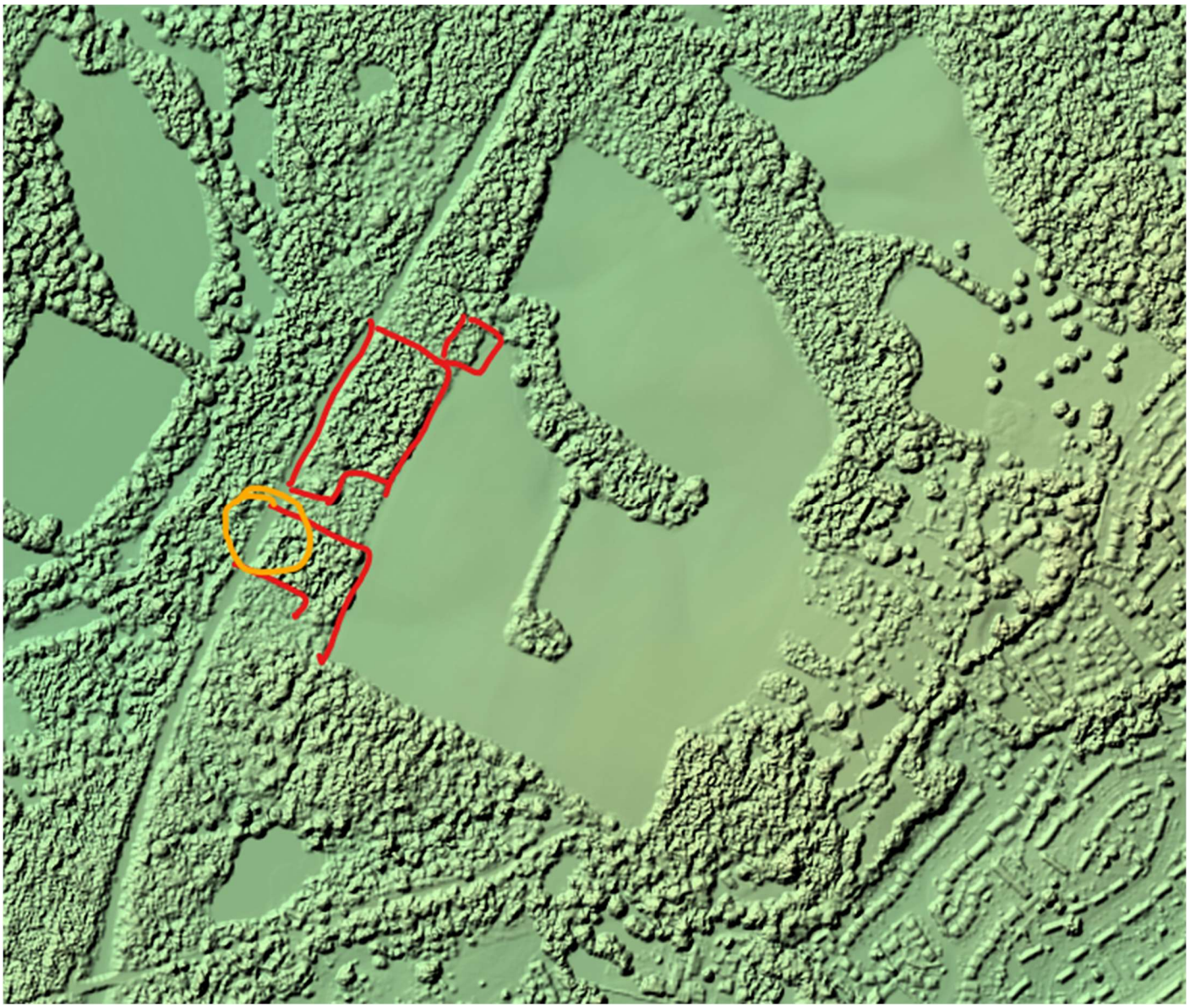
Our belief is that these ancient woodlands with carpets of bluebell and wood anemone remain unrecorded on MAGIC and demonstrated clearly during spring with the ground flora present of an ancient woodland site/soil. The map evidence and historic documents can be provided.



A22 bypass and Thirty Acre Wood. The areas of unrecorded ancient woodlands are outlined in red. PAWS are present within the three gaps. Standing advice indicates that these should benefit from the same protection as ancient woodland irreplaceable habitats.

Notwithstanding, ancient woodland cannot be replicated in our lifetime, the fact that AWI ground flora species is present along this Thirty Acre Wood corridor should mean that the utmost care and caution should be demonstrated and the soils protected as if it were under the habitats directive and precautionary principles for rare habitats of principal importance and very old woodlands connected through this downland heritage landscape.

Roundabout and access road through unrecorded ancient woodland



The orange circle shows the approximate location of the proposed roundabout which would cause loss and harm to the ancient woodland corridors. 215m visibility splays and hedgerow assessments appear not to have been included in the BNG reports. Another omission is the quantity of woodland and habitat that would have to be removed to create this splay.

A new roundabout on the A22 serving the nearby development of 1000 homes which are under construction at Owlsbury, and Ridgewood Farm provides a clear demonstration of how much habitat is removed in order to create a new roundabout. As shown by the LWS maps of Shortbridge Stream, Lake Wood and Butchers Wood, the proposed roundabout is not sustainable and would cause irreparable damage to key priority habitats.

The proposed cycle path on the A22 also begs the question how much habitat alongside Lake Wood would be removed. This habitat forms part of the wildlife corridors which support this side of Lake Wood.

The emergency access proposed, is unacceptable placed within 15m buffers of ancient woodland.

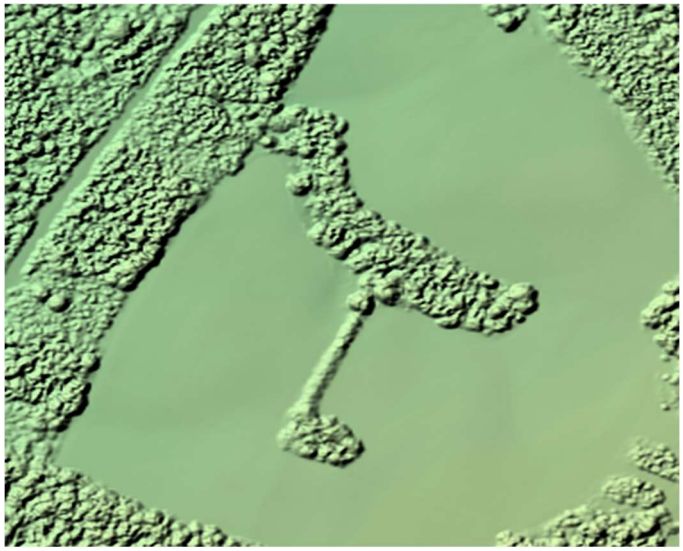
The LiDAR image of Lake Wood above can also be compared to this aerial image above the lake to clearly demonstrate the beauty of this ancient landscape. The aerial image also confirms that an ancient woodland corridor is not accurately shown on the developers' masterplan, or the MAGIC desk-based studies used. This woodland corridor is ancient and irreplaceable.

Aerial image of Lake Wood, Downlands Farm and the ancient woodland corridor



Aerial image of Downlands Farm, Lake Wood, Downlands Farm Shaw AWI, Longwood Gill, Thirty Acre Wood, and unrecorded ancient woodland, the A22 bypass, Butchers Wood, Fir Tree Grove, Shermanreed Ghyll. The fields are higher than the lake in Lake Wood. Continuous woodland canopy, UK high spatial priority and woodland high priority habitats

Longwood Gill and Downland Farm Shaw AWI LiDAR



this image highlights the ancient woodland and old woodlands. The ground flora with carpetsof wood anemone, bluebell, dogs' mercury, wild primrose, wild daffodil and should be protected from division and fragmentation, woodland rectangles which are missing from the map databases, also ancient woodland of Longwood Gill and sunken ancient track missing from the AWI

Longwood Gill

We refer to the surveys produced at the previous inquiry, which categorise this ghyll as meeting criteria of national importance regarding rare inland flora.

The harm which would be caused by development in close proximity to this irreplaceable habitat and wet woodland ghyll, including placement of the base part of it in a SANG and to effectively try and divide Longwood Gill, this is extraordinarily severe.

The area of Longwood Gill next to the A22 has an incredible ghyll topography which also contains a significant volume and depth of water which will not be safe to the ghyll and walkers of the SANGS. To encourage recreational disturbance of a ghyll and add this part of the ghyll to the suggested SANGS is at odds with policy to ensure ghylls are not managed or harmed due to their rarity and international importance.

Ghyll habitats should not be 'managed' or manicured. The process of creating the proposed SANGS access, meeting health and safety requirements, and the car park adjacent to these vital old woodlands, there are great concerns the connected woodland canopy between Longwood Gill and the ghyll parts of Thirty Acre Wood will also be 'managed' and divided. Creating additional access in these ancient woodlands, the potential to further fragment the habitats of principle importance affecting the environment of the endangered hazel dormouse, a species of principle importance, which comprehensively use these connected woodlands. Will this divide more habitats used by the dormouse, let alone the volume of disturbance in this previously hidden and tranquil woodland.

We believe Longwood Gill and its sunken ancient track (not shown by the applicant) area meets Local Wildlife Site status. In the spring the banks of the ancient sunken track have wood anemone, a slow coloniser of ancient woodland, and another part of the ancient woodland missing from the applicant's inventory.

Carpets of Wood Anemone The Longwood Gill carpets of wood anemone cover the base of the ghyll and can be seen from the A22 bypass. Cycling, walking and disturbance by volumes of people accessing a SANG indicate Longwood Gill in its entirety should not be placed in the proposed SANG. This is due to the harm which would be caused from the sheer volume of increased recreational pressures, including the likelihood of off-road cycling.

The proposed car park near Longwood Gill and the volume of visitors it would be likely to attract would irrevocably harm an ancient woodland ghyll and its headwater streams, including the EU Designated Shortbridge Stream.

See also the LiDAR Maps section and aerial images of this significant ancient wet woodland ghyll.

One of the basic online LiDAR maps follow, it is understood that geology specific tools are more detailed, but this image shows that the ghyll should not be placed in a SANGS with significant harm caused by recreational disturbance, walkers, dogs and mountain bikes.

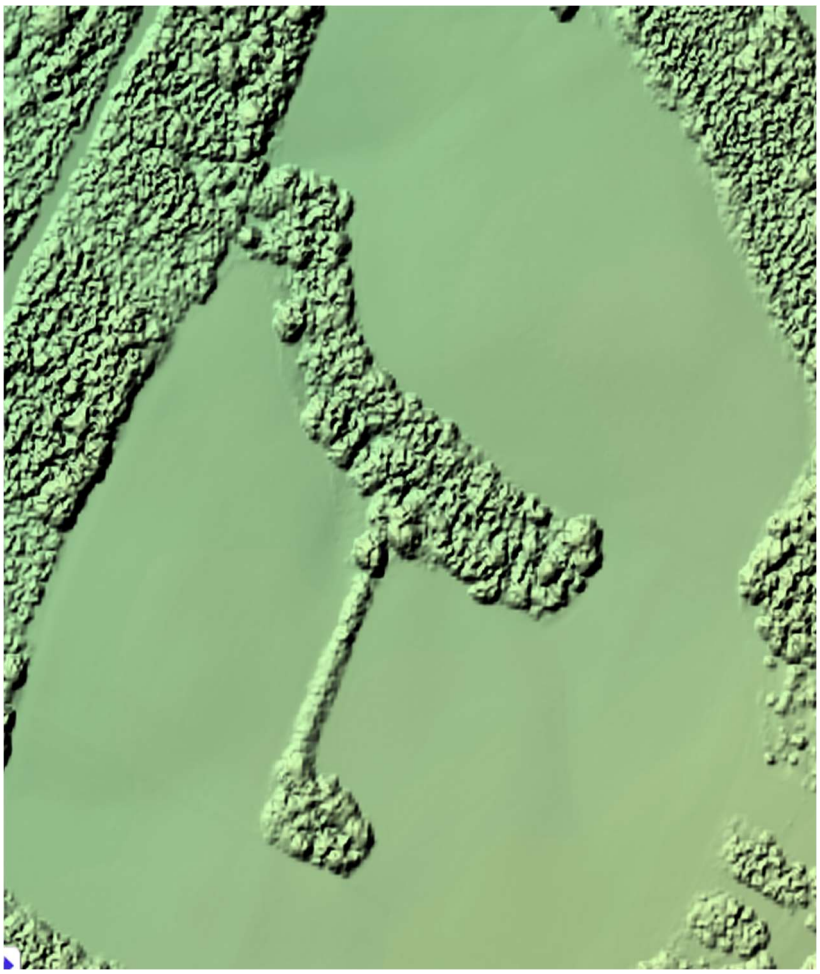
Image shows that Longwood Gill reaches the A22 in Thirty Acre Wood, and the volume of water and ghyll streams flows underneath the A22 Dividing Longwood Ghyll and placing part of it in a SANGS is inappropriate treatment of this rare habitat, to intentionally cause fragmentation of rare habitats, contamination introduced to headwaters of Shortbridge Stream and affects the hydrology, chemistry and flows of ghyll streams and waters. The ancient woodland of Longwood Gill is

inaccurate on the MAGIC maps and extends past the ancient sunken track nearby. Fencing off parts of this ghyll is inappropriate

LiDAR - Longwood Gill

Longwood Gill is of international importance, as per the surveys not included in this planning application but available on the WDC portal. The LiDAR shows this ghyll stretches to the A22 bypass and there is deep water and significant flows of water via a culvert to Shortbridge Stream. The ancient carriage drive route is also situated here. This area is extremely wet and deep in winter and this volume and flow of water has been placed in a SANGS contrary to standing advice for the protection of ghyll woodlands. It will need to be engineered to make it safe for recreational use, contrary to all standing advice

In the application, Longwood Gill would be fragmented and separated, with parts of it being placed in a SANG and next to a new car park. This is inappropriate for a wet ancient ghyll woodland. The carpets of wood anemone have colonised the banks of the gill and are visible from the A22 bypass. The ancient sunken track is visible on this map and has Wood anemone on its banks. There are no footpaths in part of this ghyll woodland where it is proposed for the SANG, causing loss, harm and deterioration to the carpets of wood anemone



Longwood Gill contains unrecorded ancient ghyll woodlands.

Longwood Gill and Thirty Acre Wood are also wet ancient woodland and is a HPI (UK BAP Wet Woodland) and an area of woodland connectivity used by the endangered hazel dormouse, the risk of harm should be avoided, and conservation of these intact woodlands is more important than a huge increase in recreational disturbance.

Sacrificing HPI is not a recommended solution and undermines the validity of the proposed Biodiversity Net Gain.

Longwood Gill and Downlands Farm Shaw should be a Local Wildlife Site

as it is of national and county importance and be a protected ghyll for the LWS conservation of multiple SPI (Species of Principle importance, UK BAP). The ghyll habitat is unrecorded on SxBRC.

LiDAR - Shermanreed Ghyll

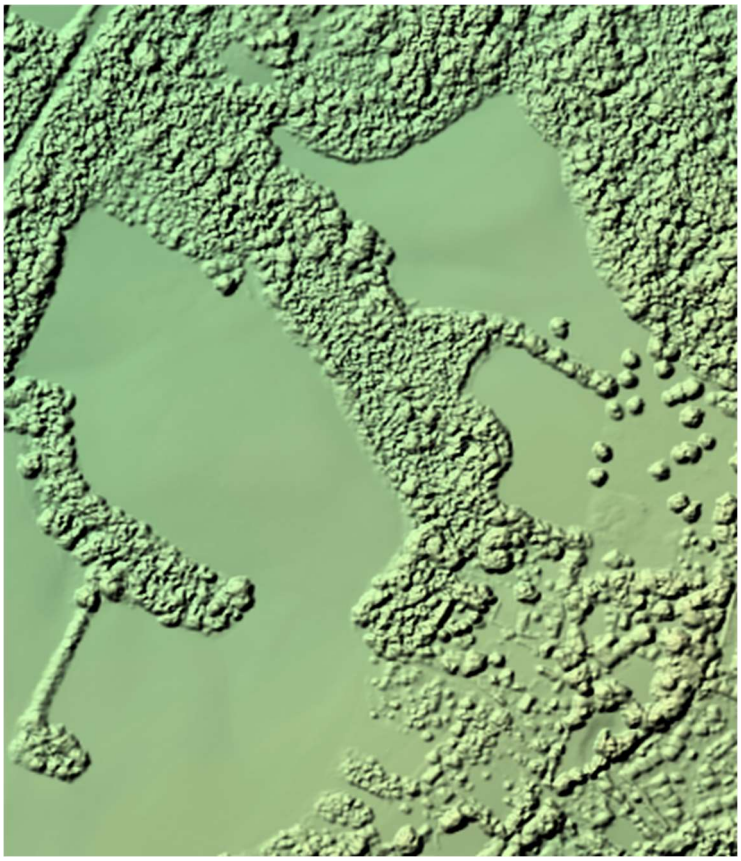
The proposal to place 424 houses and roads in this ghyll landscape fails to meet the conservation and protection objectives for priority ancient wet woodland habitats.

The car park adjacent and placing SuDS in this area is extraordinary insensitive to this complex old woodland. A rapid increase in construction and then visitor numbers of more than 6000 cars a week is horrific in an environment where only 2-2.5% remains in the UK and is as rare as the Ashdown Forest.

Longwood Gill and Shermanreed Ghyll are complex structures, as seen on the LiDAR.

Water flows from the fields and ground to these ghyll and headwater streams to Shortbridge Stream. .

This also highlights the fact that the myriad and mosaic of ponds, bogs, ditches, springs, and streams across the Downlands area need protection for their important UK BAP habitats which are numerous across the site



Wood pasture and Parkland are across Downlands Farm and are not recorded on the MAGIC inventory.

This is fully evidenced and noted by the WDC officers reports at the last judicial review.

The MAGIC maps are not demonstrating the depth and mosaic of connected UK Habitats of Principle Importance-see the lists below.

Shermanreed Ghyll should be a Local Wildlife Site

due to its county importance, ancient woodlands and priority pond habitats

MAGIC Maps

It is important to note that the MAGIC system used for the desk-based studies used by the applicant remains provisional (as also stated by DEFRA) and that Downlands Farm holds ancient woodlands, PAWS, wood pasture, Parkland and UK BAP that are not recorded. The applicant's studies have failed to acknowledge the wider context of the area, the intrinsic beauty of this landscape and that it is a coherent ecological environment. Great weight should be given to protecting and conserving this area from harm by fragmentation.

Knowledge and forensic examination from the previous application appears not to have been applied by the developers. The same goes for the local information provided by local objectors at the previous public inquiry. This material includes articles of the eminent Dr Stenning and his written evidence to the inquiry, together with the evidence of Professor Beebee.

The provisional MAGIC maps have not been updated with the previous findings. These are historic and ecologically important corridors represented from Lake Wood to Budletts, including ancient and well-preserved medieval landscape, Lake Wood as a William Gilpin inspired historically important Picturesque Rural Park and the lake and Garden of Buckswood Grange Grade II listed building.

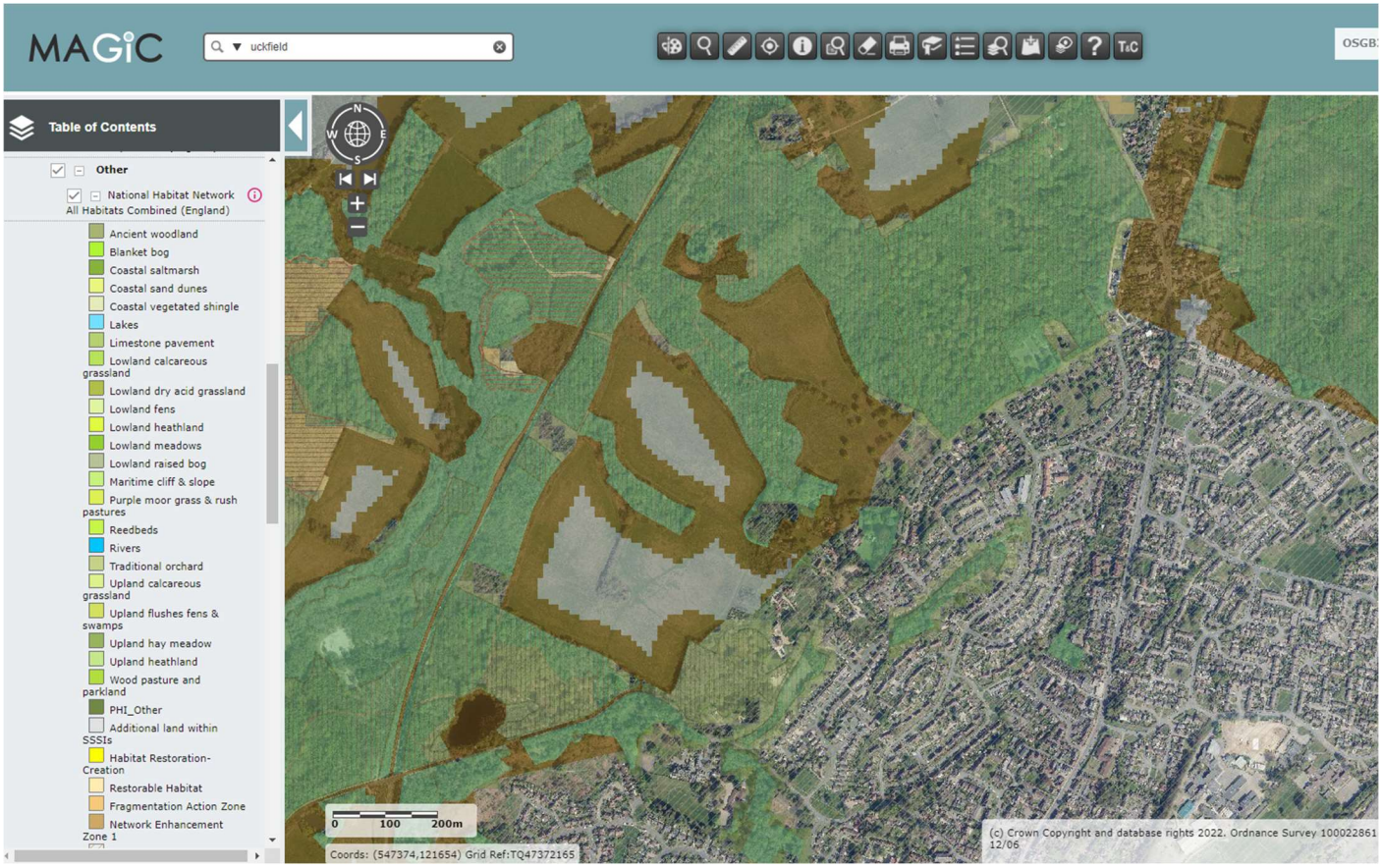
The public inquiry into the earlier Downlands Farm application identified irreplaceable habitats, Wood Pastures, Parkland and UK BAP Habitats which are also included the definitions of Habitats of Principle Importance HPI. These habitats are still missing from the MAGIC mapping system, together with

- eutrophic standing waters,
- aquifer fed springs,
- hay meadows,
- lowland mixed deciduous woodland,
- lowland dry Acid Grassland,
- lowland heathland,
- wet woodland
- plantation on ancient woodland site
- woodlands of the 1800s
- Priority Ponds,
- Priority Streams and river,
- Priority Lake,
- Purple Moor grass and Rush Pastures,
- Inland sandstone outcrops,
- Restorable heathland (the same type as Ashdown Forest of which only 2-2.6% remains in the UK, equally as fragile as ancient woodland to recreational disturbance and cycling)

It is a fact that these habitats are all present and have previously been referred to.

These habitats are noticeable by their absence from the MAGIC desk-based system used to create the masterplan which is a key part of the current application. This seriously undermines the credibility of the masterplan.

MAGIC map shows the number of missing UK BAP habitats not on desk-based surveys



The fact that important ecological features are missing from desk-based studies is evidenced simply by using this menu option of MAGIC maps for Downlands Farm.

These features include unrecorded PAWS and missing ancient woodland in the vicinity of the proposed roundabout and road access through woodland. The list above highlights the missing mosaic of these crucial UK BAP / HPI. Fragmenting the wider landscape is inappropriate in this location.

The MAGIC maps index above shows it is missing a rare peat fed lake (Lake Wood), lowland acid grassland, heathland, lowland meadows, purple moor and rush pastures, rivers (Shortbridge Stream), wood pastures and parkland priority habitats.

This MAGIC map shows the high spatial layer for priority woodland habitat and demonstrates why a roundabout and access road would divide this important woodland corridor.

It is neither acceptable nor sustainable to create this degree of harm to the landscape, to achieve the development proposed.

All these UK BAP habitats have been identified in the last WDC planning officer reports.

It is unrealistic therefore that the likely harm to irreplaceable habitats, which are core elements of a Local Nature Recovery strategy, it is unlikely that the development will be able to achieve meaningful BNG as required by national planning policy.

Ashdown Forest AONB SSSI SAC SPA Common

Visitor numbers are increasing on Ashdown Forest. Visitor pressure will be increased by existing planning permissions which are in the process of being built out: these will result in around 1600 additional houses in Uckfield, Maresfield and Buxted, all of which will have easy access to the Ashdown Forest.

Downlands Farm is close to Ashdown Forest. The construction of 424 houses within circa 5km of the Forest will add further to the visitor impact. The inclusion of SANGS in the application will do little to counter this, due to the volume of housing proposed. Recent surveys and car park consultation exercises confirmed that annual visitor numbers have increased by 150,000 during recent years.

Ashdown Forest is an AONB of international significance. Local authorities have a duty to protect it. The impact on the Forest of these ever-increasing visitor numbers has not been accurately assessed.

Friends Clump is an iconic group of mature trees which stands on one of the higher areas of Ashdown Forest. This feature is easily seen from Downlands Farm (and vice versa) and is particularly important to protection of this landscape setting.

The 100-year anniversary of the creation A A Milne's classic Winnie the Pooh character, closely associated with the Forest, is likely to draw many visitors to Wealden to share this remarkable milestone and medieval landscape.

Views from Ashdown Forest would be affected adversely by the intrusion of an Uckfield building site spilling out onto a previously rural unspoilt ancient landscape.

The development boundary for North Ward Uckfield is Snatts Road. This application is outside of that boundary and is in open countryside. Permitting major development here would be contrary to national and local policy.

Protection of the visual amenity of internationally recognised Ashdown Forest is an imperative.

The application fails the due regard which should be given to the core components of natural beauty in relation to planning of development for towns and villages within and adjacent to the AONB.

Site of Alternative Natural Green Space (SANGS)

The proposal includes placement of ancient woodland and ancient ghyll woodland in a SANG, together with provision of two car parks. Recent experience with another local SANG car park indicates that these can be expected to attract some 6000-7000 cars each per month. The proposal is for the creation of 424 households. These households would inevitably bring domestic pets with them. Domestic cats and dogs would cause major disturbance to and predation of rare, endangered wildlife. The proposal includes provision of cycling in ancient woodland, which would be likely to destroy rare ground flora, particularly as the woodlands across to Budletts are open and not divided. This is extraordinarily insensitive and shows a lack of due regard to the exceptional area of open interconnected ancient woodlands.

The mosaic of different types of NVC class of ancient woodland types also seems remarkable, including an unrecorded alder carr.

These ancient woodlands provide a natural intrinsic beauty of depth, tranquillity, and character. They provide an essential rural identity and landscape setting between Maresfield and Uckfield.

Development would harm the very essence of these irreplaceable habitats. Ancient woodlands remain with only 2-2% in the UK being as rare as the Ashdown Forest heathland.

To suggest placing a mosaic of ancient woodland irreplaceable habitats in a SANG to offset increased visitor numbers to the Ashdown Forest, causing harm to multiple ancient woodlands, to LWS and LGS is at complete odds with the needs of any of these habitats.

Lack of Conservation is no reason to develop

During the inquiry into the previous planning application, it was stated by the previous application and the executors running the Downlands Farm estate, that it was wholly unmanaged.

The Inspector conducting the inquiry considered that a lack of conservation was not a reason to approve development in this important landscape.

This remains true to this day. Degrading sensitive irreplaceable habitats and UK Biodiversity Action Plan habitats by lack of conservation is not only irresponsible but should make it even more important that this Downlands Farm site be moved to a Conservation Area within the next local plan.

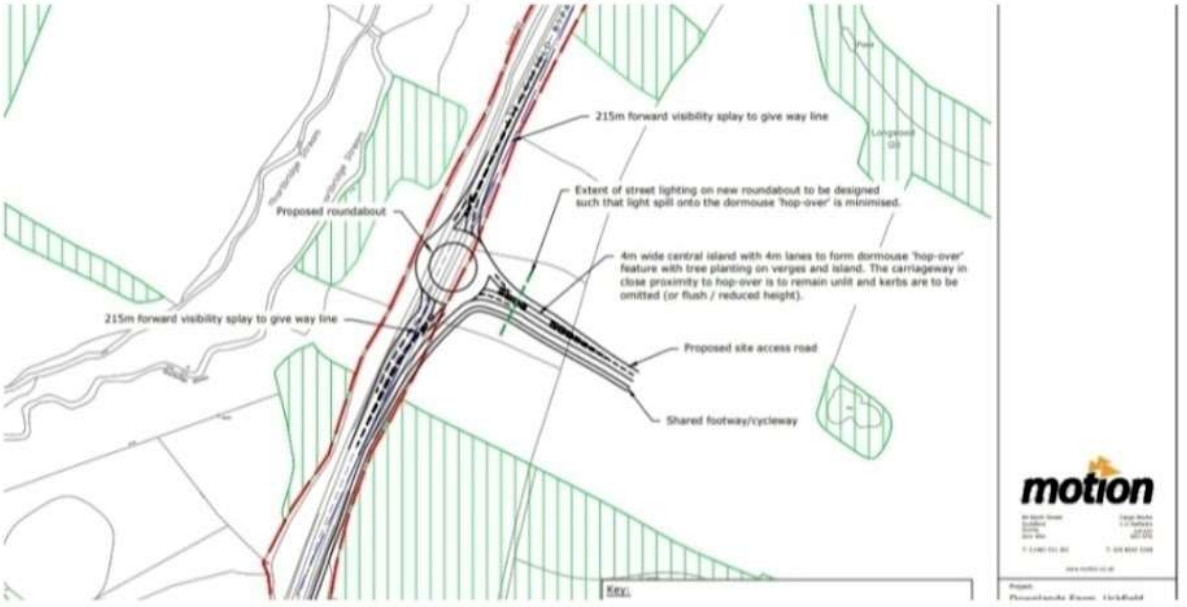
It is also national policy that lack of conservation is not a reason justifying development or affecting ancient woodland.

Proposed Roundabout

The location of the proposed roundabout and access road cuts through unrecorded ancient woodland identified by carpets of ancient woodland ground flora such as bluebell, wood anemone and dogs' mercury interspersed with wild primrose. This is entirely inappropriate, as is access with 215m visibility splays. The masterplan has failed to adequately identify how much ancient woodland would be removed and harmed to create this roundabout and access.

The roundabout and access impacts Shortbridge Stream and Butchers Wood AWI. Butchers Wood is also a Local Wildlife Site at the place of this roundabout. Lake Wood is also a Local Wildlife Site which should be a sanctuary supported by Downlands Farm. Nearby is a further LWS called Shortbridge Stream LWS. To place a roundabout between three Local Wildlife Sites in unrecorded ancient woodland would cause harm and loss to all these environments, contrary to local and national planning policies framed to protect these very environments.

The proposed roundabout and access road removes unrecorded ancient woodland and AWI ground flora of significance. The roundabout fragments and cuts through irreplaceable habitats as seen in this aerial photograph (copy of roundabout image from developers' proposals)





NPPF 179 Habitats and biodiversity - sandstone rock outcrops geodiversity and biodiversity

NPPF 179 is aimed at protection and enhancement of biodiversity and geodiversity.

The application has failed to fully acknowledge the significance of the inland sandstone rock outcrops as a feature of this landscape. This is believed to be a UK BAP habitat and a habitat contained in the ghyll woodlands.

Evidence to support this can be found in the surveys of Longwood Gill and its unique micro-climate supports rare species. These demonstrated nationally rare findings, including a waterfall during rain in sandstone rock outcrops, together with gill water and wood anemone in ancient woodland at the base of this ghyll. Areas of this quality should definitely not be placed in a SANG, where harm, loss and deterioration would be likely to occur. This would be contrary to all local and national policy for ancient woodland. This is a wet ghyll, ancient woodland. This is a habitat type which the Wealden Landscape Assessments state should be protected from development.

NCA Profile:122 High Weald - NE508 (naturalengland.org.uk)
The sandstone rock outcrops discussed within **NCA122 / NE508 / SE02 policy** are significant additional features which need protection. The application fails to maintain and enhance the geodiversity and especially the exposed sandrock and therefore the planning application fails to meet the requirements of NCA122. This Downlands landscape falls within the National Character Assessment (122: High Weald). The Snatts Road and Rocks Road sandstone rock outcrops form part of the landscape setting and should remain free from harm or change by development. Any sandstone rock should be protected from change and harm, and this includes the ancient footpath suggested for modifications at the back of Downlands Copse, this is a route of importance and part of the Canterbury pilgrimage route through Uckfield and therefore is of historic importance itself.

WOODLAND TRUST LAKE WOOD LWS, LGS, VISITORS AND SANDSTONE ROCK OUTCROPS
The application has failed to consider the current volume of visitor numbers to Lake Wood. The lake and its immediate area are showing signs of stress especially the sandstone rock outcrops being worn, eroded and climbed by increasing visitor numbers. The two SANG car parks are so close to Lake Wood would encourage significantly more visitors than this remarkable rural park and garden can sustain. The development would cause a health and safety issue where walkers try to walk from the Snatts Road or A22 car parks to Lake Wood, Rocks Road /Snatts Road walkers crossing blind narrow bends on Rocks Road where there are no footpaths. There is also a danger that users of mountain bikes would be tempted to cycle from Downlands Farm and into Lake Wood, causing damage to the nature reserve. The nature reserve is no fishing, no swimming, no camping etc. The harm to sandstone rock outcrops is already evidenced by the wear and erosion on sandstone rocks and tree roots now exposed from the increase of visitor numbers climbing where once there were no routes. This is unsustainable.

In addition, West Park LNR is also no cycling due to its status as a nature reserve and Uckfield council have done all they can to avoid this impact. However, it is already noted that cycle trails and tyre marks are appearing in both Lake Wood LWS and West Park LNR. Introducing the scale of cycling nearby will only increase this issue.

Geodiversity: The High Weald's sandstone rock outcrops are important geological features and support nationally rare ferns, mosses, liverworts and lichens, a living legacy from the climate most of Britain experienced around 4000 bc. This Downlands site stores and sequesters significant

amounts of carbon. **The NCA122 states** ***"Additional Opportunity 1 is to Protect and maintain the sandstone outcrops and other geological features of the High Weald to promote greater understanding of geodiversity and the contributions that they make to the cultural heritage of the area"*****.** The Downlands farm application has failed to recognise the importance of these important geological features and should be refused based on these significant features across the landscape.

The Streatfeild family created Rocks Road as part of their Lake Wood and Buckswood Grange design. The stays from their foot bridge remain in the rocks, as do the engineering hidden gems of access under Rocks Road.

Chicory Cottage, which features in the application, is believed to contain sandstone rock outcrops and these should also be protected from harm or change by development. Surveys of other local sandstone rock outcrops have shown them to meet LWS criteria for lichen, moss, and bryophytes. It appears that the applicant has no such surveys of the sandstone rock outcrops across the site, which are most likely to hold rare and endangered species due to the ecology of the area. Butchers Wood, one of its sandstone rock outcrops, may be one of only nine similar habitats remaining in the UK, containing a rare species of moss. The sandstone rock areas should be assessed properly.

The Local Geological Site LGS for earth sciences for Lake Wood shows the presence of a ghyll which does not appear on the map records. This falls within **NPPF 179 for enhanced geodiversity protection**.

The sandrock geology of the High Weald is of International Importance and shared with only the northern part of the Isle of Wight NCA and parts of Boulonnais and Pays de Bray in France which therefore means the requirement contained in the NPPF to protect geodiversity is of great relevant to Downlands Farm, and in fact is of national importance.

Lake Wood - Picturesque Rural Park and Garden, Local Wildlife Site, Local Geological Site, Species List

The assemblage of species at Lake Wood is, we believe, of national importance. We refer to the objection to the application lodged by Dr M Stenning on the 12th of August 2022.

The applicant has failed to understand the importance of this species rich habitat.

Development would remove the supply of water to the lake and fragment the lake's natural freshwater hydrology and its water catchment. The process of development would be likely to introduce contamination and pollution of groundwater, causing irrevocable change and harm to this historic park and garden of importance.

Separating Lake Wood, a recognised Local Wildlife Site and Local Geological Site (formerly a RIGS) from its natural environment would cause irrevocable harm for all the species present within it. Disruption of the water catchment for the peat-fed lake, and fragmentation of the whole area including the fields and the grasses of the hay meadows which have been in place for hundreds of years can only cause harm. We refer to Dr Stenning's articles and objection letter, together with the evidence which he gave at the previous inquiry. We also refer to the evidence of Professor Beebee, who identified that the Downlands site met SSSI criteria for amphibians and reptiles.

An example of protected species in Lake Wood is that of European Eels, which are present there. The European Eels migrate to and from the Sargasso Sea via Shortbridge Stream and the River Ouse and is one of life's remarkable migration events. The European Eel is a UK BAP, IUCN Red list UN Critically Endangered species. The surface and groundwater hydrology from the Downlands Farm catchment area affects both Lake Wood and Shortbridge Stream.

As identified in Dr Stenning's letter of objection, the historic and ecological continuity of the lake stems from the Mesolithic era (8-10000 years ago) and has an immense pedigree and ancient landscape through the medieval era.

The historic importance of the lake increased in the Victorian times with a c1790 carriage drive running from Budletts Common round the lake to Buckswood Grange, a Grade II listed building. Queen Victoria reputedly used said carriage drive to visit the Streatfeilds family estate as one of the eminent landed gentry owners along with the nearby Buxted Park. The Streatfeilds created the William Gilpin inspired picturesque peat-fed lake. The Streatfeild family also owned Shortbridge Wharf and Canal, which were used to bring commerce to Uckfield. The family constructed Rocks Road to facilitate this. Rocks Road had tunnels and foot bridges to maintain the picturesque landscape setting of Lake Wood and Buckswood Grange on their estate. Buckswood Grange, Rocks Road, the lake, parks and gardens, Rocks Road wall and the end of Snatts Road junction with its surrounding sandstone rock outcrops are all shown on the estate management maps drawn up by the Figg estate in 1829. The Figg estate also mapped Buxted Park, showing the importance of the Streatfeilds estate. These maps provide evidence of the historic designs and ancient woodlands, all of which remain largely intact in 2022. In planning terms, this is a historic environment which should have the full protection of the policy going forward in the emerging new local plan. The damage likely to be done to these historic features conflicts with local and national planning requirements.

Wealden District Council's proof of evidence for the previous inquiry stated at paragraph 226 that development "*will cause devastating fragmentation. Some species would disappear altogether, while others would be reduced to critically low levels … the effects of the development will spill over into important adjacent habitats …. Including ancient woodlands and sandstone rock outcrops."* This statement remains true today.

The harm which the development would cause to heritage, landscape, habitats and species is a material consideration which should outweigh the presumption in favour of development.

Lake Wood - as a LGS it is also an unrecorded ghyll we believe that this is likely to meet national importance criteria. It may even be of international significance due to its peat fed lake. The photograph below shows the dark tinged water of the peat fed lake, lying at a lower elevation than the Downlands Farm fields and surrounded by ancient woodland. Rocks Road, created by the Streatfeilds as part of the landscape design, is also visible in the photograph.

Peat fed lake, sphagnum bog, alba lily

The lake is a peat-fed lake with a sphagnum bog (another rare habitat reliant on its freshwater hydrology remaining unchanged). White Alba Lily covers half the lake.

This is a rare peat-fed naturally pH balanced lake.

The LiDAR maps show how the topography of the ghyll reaches the fields proposed for development and the lakes catchment area. Higher resolution geodiversity maps show this very clearly. The lake's supply of freshwater comes from the surface and groundwater of the meadows of the Downlands Farm hay fields. The fields are higher in the landscape than the lake, and therefore part of Lake Wood's freshwater catchment area. Downlands Farm is also part of the catchment area within the EU Designated Water Framework Directive, as is Shortbridge Stream. Contamination or pollution of the headwaters would be contrary to the Water Framework Directive for surface water and groundwater

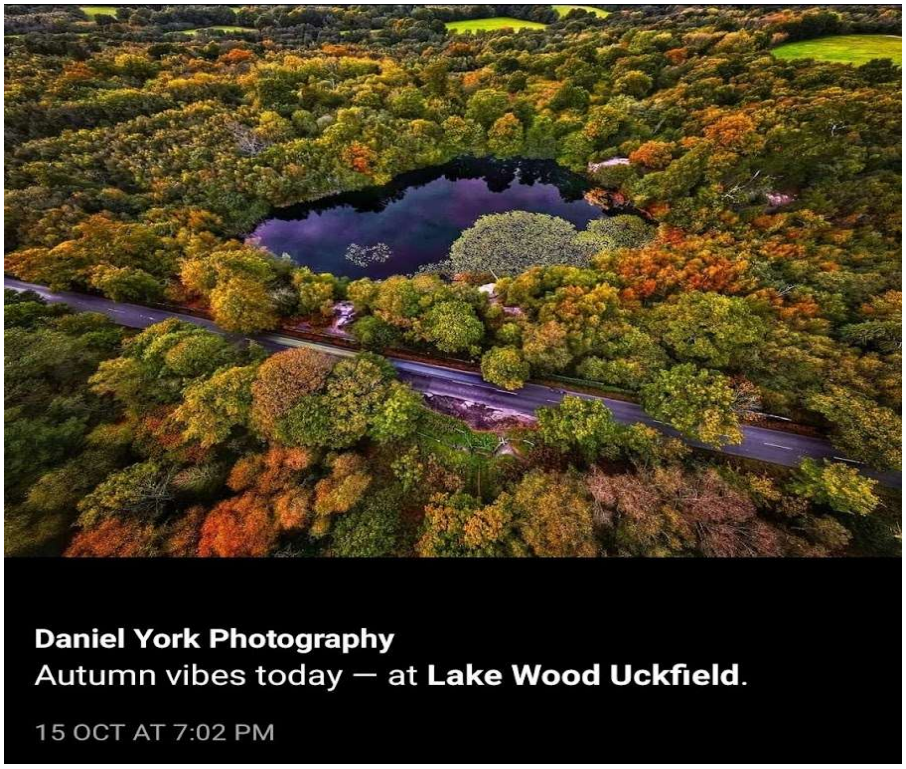
Impact Risk Zone to protect Lake Wood

Lake Wood should have its own protection and impact risk zone similar to that of the Buxted Park SSSI and its National Monument. This is a significant conservation nature reserve, already showing signs of inappropriate use such as graffiti on trees, fishing, camping and wild swimming. This misuse causes significant harm to the water quality and thermocline and the natural pH balance supporting endangered species in the lake, which has a delicate balance of oxygen.

The construction of large numbers of houses for which permission has already been granted in Uckfield, Maresfield and Buxted, together with the likely thousands of visitors every month to the SANG, which is proposed as part of the landscape of Lake Wood, would increase greatly the number of visitors resorting to Lake Wood. This could amount to thousands of walkers and dog walkers per month. Snatts Road and Rocks Road have no pedestrian footpaths and have dangerous bends. Increasing visitor numbers would cause danger and damage.

The sandstone rock outcrops along Rocks Road and Snatts Road should be protected from change for the construction of footpaths due their international significance as NCA122 and Geodiversity protection.

Woodland Trust Lake Wood LWS LGS Aerial image, Winter



Aerial image used with permission of Daniel York and Woodland Trust

Local Green Space

The indication from the developers that the current local use of Downlands Farm is causing harm is not justified.

The main harm is lack of intentional conservation by the Executor's who oversee the Downlands Farm estate. This lack of basic conservation is allowing the degradation and impact to irreplaceable habitats, lack of coppicing and degrading many core habitats of principle importance and therefore of conservation importance. The use by local walkers is not causing lack of conservation harm.

The current access is not causing neglect of habitats and neglect is no reason to remove them for development. The hay meadows are beautiful important grass habitats supporting the ecological continuity of the area and enjoyed by the community walking around the edges of the fields and 2 longstanding small pathways.

The objections, wishing to protect this valued green space area by the local community, demonstrate this area has been used as a local green space for decades, accessed by walking from the local area without the need of car parks; some of the local objections have stated unobstructed access for over 30 and 50 years.

Under the developers 1899 map, which also evidences more ancient woodland, to say that informal use is causing harm and yet no conservation without development shows the lack of understanding of the conservation needs of these significant habitats.

The local access and decades of gentle walks respects the well-preserved walking routes which has not disturbed the ancient woodlands or ghylls. This is easily evidenced by walking these routes as also shown on aerial satellite images.

The proposed scale of harm introducing two car parks bringing potentially huge volumes of visitors reliant on using cars, adds an unsustainable situation to the already congested A22. This road is frequently at capacity and to bring cars through Budletts and Ringles Cross and Snatts Road is unnecessary.

Adding more cars, people and dogs (2 x 6000-7000 cars a month) and 424 houses is vastly different from the gentle use currently used as a Local Green Space by the local community who value and treasure this beautiful landscape.

North Uckfield has been able to access this green space for many decades as evidenced by all the objections showing that it has been used as such for over 30 and 50 years.

SPECIES

UK BAP Species are also Species of Principle Importance, SPI, for Conservation under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

Halting Species Decline

Downlands Farm meets every government objective to halt species decline as it has the species clearly demonstrated on the Lake Wood species list and the SxBRC species lists.

The Downland Farm surveys are only limited to the days of surveys. The species recorded across this area are not as demonstrated by the applicant's intermittent surveys.

The Biodiversity Record Centres and Lake Wood species lists provide an exceptional assemblage of species not discussed by the applicant, some of which meet National Significance and County Significance. This has been omitted from the applicant's reports.

Other records show that there are more species here than suggested by the applicant - including in comparison to their own previous ecology and habitat reports.

The Uckfield local walkers, some who have walked over this site for 30 or even 50 years, can state categorically that this area is teeming with wildlife and that the wildlife moves around this connected woodland and pond habitat because it is able to move through the woodlands, ponds and hay meadows to find the most suitable habitat during the changing seasons of the year.

Currently, for example, residents of 50 years state that the ghylls and ponds are the driest they have known since 1976 so some of the species have moved to other parts of the ponds and woodland habitats until the water returns. This phenomenon has developed over the last 2-3 years and once the water returns to the ghylls and ponds the species will move back again.

These are fully functioning natural freshwater habitats allowing the species safe sanctuary depending on the conditions. The ghyll and pond habitats will soon return during rainfall after this period of drought.

Walkers can confirm that the area remains as stunning as it was 30-50 years ago (being purchased in 1952). For the hundreds of years, the area has remained mostly unchanged in the corridor from Lake Wood to Budletts from the Streatfeilds of 1784, as shown by the estate maps of 1829 Figg and 1938 Streatfeilds estate map compared to the aerial images of 2022.

This proposed development will cause species decline as identified by Dr M Stenning in his letter of objection.

Downlands Farm will always be an inappropriate development site. It meets the National Nature Recovery, 25-year environment plan and Local Nature Recovery Strategies due to its assemblage of species (not in decline but thriving because of the woodland tranquillity and lack of intervention by humans) and its assemblage and mosaic of irreplaceable habitats and UK BAP Priority Habitats.

Examples of the species and UK BAP Endangered species include: -

Bats

Please note that the Barbastelle bat in Sussex is scarce and found on the survey of Downlands Farm.

This is recognisably important as this quality of habitat and wildlife corridor supports a wider area and assemblage of bats, more than the bat species identified by the applicant, which is evidenced by other bat surveys, NBMP and other records.

This application would harm the environment which supports a large number of bat species including scarce species in Sussex. It would also harm the bats foraging and commuting habitats including Lake Wood bats.

Lake Wood conservationists have participated in the National Bat Monitoring Programme for decades and this development proposal fragments the habitats supporting this NBMP.

Lighting and disturbance of lights from cars moving through the development and lighting the woodlands and landscape, any sort of lighting (cars, streets, 424 houses) in this dark sky area would be very detrimental, and is a material consideration against development, in view of the harm which would result to number of bat species using this high quality woodland and hay meadows for foraging and commuting.

There is no form of lighting which could effectively mitigate this scale of impact. That is due to the volume of cars and their lights, streetlights and lighting from 424 houses which would follow should this application be granted.

The design and volume of housing does not support this rare environment for a large assemblage of bat species. Barbastelles need a variety of habitats and tranquil environment; they are also most susceptible to the proposed development changes.

European Eel

As per the notes for Lake Wood and Dr Stenning's evidence, the lake is home to European Eel and their migration to the Sargasso Sea via Shortbridge Stream and the Ouse is one of life's remarkable migration events. Returning to freshwater now known as elvers, they migrate upstream to a wide variety of freshwater habitats including Lake Wood. Eels move over wetland to reach some bodies of water.

The European Eel is a UK BAP, IUCN Red listed, UN Critically Endangered species. The Environment Agency is monitoring the return of elvers at Barcombe Mill which is the route to Shortbridge Stream and Lake Wood.

The surface and groundwater hydrology from the Downlands Farm catchment area affects the quality of these freshwater habitats of both Lake Wood and Shortbridge Stream.

Sea Trout and other red list fish species

Shortbridge Stream is a Water Framework Directive, EU designated salmonid and cyprinid stream. It is also one of the most important sea trout spawning streams in the area and appears not to have suffered from the Southern Water sewage outlets in the area, making this stream (classified as a river) more important for protection and conservation free from risk of harm of contamination, surface water pollution and groundwater pollution to meet the WFD directive.

The Maresfield Conservation Group have a conservation agenda to protect, enhance and support the preservation of this important stream habitat. The ghyll streams and headwaters of Downlands Farm and Budletts all flow to Maresfield Parish where this stream meanders alongside the A22. The proposed roundabout is at the closest point of Shortbridge Stream to the A22. The risk of harm and pollution even whilst creating the roundabout is contrary to all reasonable measures for the conservation of this stream flowing through ancient wet woodlands..

Shortbridge Stream is also home to other red list fish species of principle importance SPI, as recorded on the SxBRC

Hazel Dormouse

DEFRA policy May 2022 is to protect the woodlands for the hazel dormouse. This animal has suffered a 50 per cent decline in numbers since 2000. The Downlands Farm continuous woodland area supports corridors of hazel dormouse, which may meet SSSI criteria for this species.

The hazel dormouse needs the Downlands Farm good quality ancient and deciduous woodland, hazel and a continuous woodland canopy to move between the various areas which it populates. The habitat which the mouse needs also include scrub and bramble for blackberries. This habitat is found on Downlands Farm.

This charming nocturnal mammal faces many threats and challenges to its continued survival including damage to woodland and hedgerows caused by housing and other development, the decline in coppicing its woodland habitat and changes in agricultural practice.

This application proposes to disconnect continuous woodland and ancient woodland landscape in at least two places along the A22, harming the very environment used on site by the dormouse. Lake Woods has participated in the National Dormouse Monitoring Programme (NDMP). It is clear that fragmenting these important habitats would be very detrimental and needs to be avoided. It is unclear if the SANGS creates more division of the woodland canopy at Longwood Gill and Shermanreed Ghyll also supporting the endangered hazel dormouse.

The proposed emergency access divides a continuous canopy of ancient woodland, contrary to the drawings shown. This canopy is and needs to remain, continuous allowing the hazel dormouse to freely move between the woodlands to/from Lake Wood, Thirty Acre Wood, Budletts Wood, Shermanreed Wood and Longwood Gill.

The damage caused by major development would include introduction of lighting, disturbance, predation from dogs and cats, the presence of 424 houses, changing the current tranquillity of a quiet nocturnal dark skies area and adding thousands of monthly visitors with dogs every month. All of this would cause irrevocable harm for this endangered species. (One SANG locally attracts 6000-7000 cars a month and the application includes a proposal for two car parks and

cyclists/mountain biking) can only cause this species to decline in North Uckfield. This is contrary to best practice policies which aim at halting species decline.

This is an area which we are sure the community of Uckfield would wish to preserve for the survival of the endangered hazel dormouse.

[Hazel dormouse ecology - People's Trust for Endangered Species (ptes.org)]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

Water Vole

Due to the freshwater habitats contained within Downlands Farm and the surrounding areas, the applicant should be asked what surveys have been conducted to ascertain whether this endangered species is present in the area. This is quite probable, as it is a suitable habitat for water voles during the wet season.

Deer

The deer population of Downlands Farm roams freely across North Uckfield between Lake Wood and Budletts. By removing Downlands Farm from their natural habitat this will force them to try to cross the A22, Rocks Road and Snatts Road bringing increased danger to deer and the traffic - especially across the A22.

Invertebrates

Downlands Farm is of County Importance for invertebrates and is of interest. The previous surveys at the time of the last planning inquiry identified Invertebrates Downlands and Budletts as meeting County Importance criteria.

The assessment and assemblage of butterflies, moths, beetles, dragon flies are believed to be of significance.

Amphibians and Reptiles

Please see the 12th of August 2022 letter of objection by Dr M Stenning which includes an assessment of Downlands Farm meeting SSSI criteria for great crested newts, amphibians and reptiles.

The previous EIA for ponds and amphibians recorded in Shermanreed ghyll

densities.

6.169 **Table 6.7** provides the maximum count on any one visit at each of the six ponds.

Table 6.7: *Maximum Numbers of Amphibians*

	Pond 1	Pond 2	Pond 3	Pond 4	Pond 5	Pond 6
Common Frog	25	38	22	0	11	42
Common Toad	10	15	0	0	0	22
Smooth Newt	14	12	16	2	3	11
Palmate Newt	2	0	0	0	0	2
Great-crested Newt	15	31	18	4	5	21

The ghyll of Shermanreed usually supports GCN as identified in previous studies. Longwood Gill and other parts of the woodlands have standing pond type habitats. Lake Wood and Gormanston support the GCN meta-population and removing the Downlands Farm site from their habitat can only cause irrevocable harm and cannot be successfully managed.

The application includes a proposal to include Shermanreed Ghyll in a SANG. This Ghyll contains 4 ponds suitable for the great crested newt, which is described as a meta-population across Downlands Farm.

Ponds are priority habitats, and where toads are present these pond habitats are among the most important 20% of similar sites in the UK. Placing these habitats in a SANG would irrevocably harm the landscape for amphibians, reptiles and the GCN meta-population.

The significance of the habitats supporting GCN, amphibians and reptiles is another aspect not recorded on desk-based surveys used by the applicant. This is despite the witness statements produced in the previous planning inquiry, from acknowledged experts in the fields of both amphibian and reptile conservation.

The likely impact from a major development on an area of county importance for amphibians and reptiles was confirmed by Dr Stenning and Professor Beebee in their statements to the previous inquiry.

It will never be feasible, with the scale of proposed development, to ensure that the GCN, amphibians and reptiles remain free from harm when the scale of change crosses their connected habitats with thousands of visitors, dog walkers and mountain biking materially harming these priority habitats.

Another example of a species present in this wildlife corridor is the Adder. Adders are in decline and a loss of suitable habitat is threatening this unique species. The adder is recorded from Lake Wood, Downlands Farm, the woodlands and Budletts. From around October to March they sleep in sheltered, dry spots such as old rodent burrows or within fallen trees. They are associated with open habitats such as bracken, heathland, moorland, and woodland edges. The UK's adder population is in serious decline. Habitat loss is thought to be the leading factor in this worrying trend. A development of the size and scale of Downlands Farm would destroy suitable adder habitats, causing one of the county adder populations to become fragmented and isolated. The species is fully protected by law.

Birds of National Significance

Section 41 (Woodland Bird assemblage) criteria birds are across the area from Lake Wood through Downlands Farm to Budletts. The birds found here meet the species list of importance. Between four and six S41 woodland bird species have been identified across the area. This has not been acknowledged by the applicant.

The area is of national significance for its woodland bird assemblage alone. The farmland bird assemblage is of importance. The habitats are suitable habitat for further woodland and farmland birds of national significance.

The woodland remains largely undisturbed, and development would cause serious ecological disruption to the synergy of the woodlands, fields and ghylls. These are habitats supporting rare assemblages of birds.

The Lake Wood bird species list contains 70 plus species. Sussex Biodiversity Record Centre shows 99 bird species within a 1 km area. In combination, these two lists demonstrate over 100 bird species recorded in Lake Wood and its vicinity.

The number of red and amber list bird species recorded in this area makes this a remarkable assemblage of bird species. These birds need the hay meadows and the woodlands intact to ensure that their population does not decline, and that the area provides a buffer to the other 1600 housing units in the area which have already been approved but not yet built.

Lesser Spotted Woodpecker was recorded on the last Downlands Farm EIA and at Lake Wood. The habitats are clearly suitable for the Lesser Spotted Woodpecker as they have also been recorded at Lake Wood. Walkers evidenced 2021 seeing Lesser Spotted Woodpecker in adjacent woodland in Budletts Wood.

Willow Tit has been recorded in Lake Wood. These are habitats suitable for these rare birds. Willow Tit has been said to have been heard at Budletts Common, Budletts Wood and Mockbeggars Farm. These woodland habitats should be protected and placed in conservation to enable the habitats for these two rare bird species alone. Conservation to support these birds should be enabled as a priority. A development the scale and mass proposed would result in this habitat unable to support these species, whose decline is due to loss of habitat. The size of the woodlands present on the site means there remains hope these rare species are still here.

Hawfinch has been recorded in 2021 at both Lake Wood and Longwood Gill and SxBRC
Marsh Tit has been recorded across the site from Lake Wood, Downlands and Budletts
Wood Warbler recorded on SxBRC and Lake Wood
Spotted Fly Catcher recorded at Lake Wood and SxBRC

It is suggested that the whole area of Lake Wood and Downlands Farm should be designated as a S41 Priority Habitat for Woodland Birds.

Parts of the site have already been designated S41 Priority Habitats and the area is far more important than the developers have suggested.

OTHER

Housing Need and cumulative impact

Uckfield, Maresfield and Buxted have fully met and exceeded their development quota identified in the Saved Local Plan of 2013.

The Local Housing Need should have been met as Wealden have unbuilt over 8000 houses for which permission has been granted.

Uckfield has circa 1200 unbuilt and with Maresfield and Buxted circa 1600 unbuilt.

The cumulative impact across this area and Uckfield is severe and has not been adequately assessed. This volume of proposed building amounts to a piecemeal attack on areas of ecological important and heritage assets. The proposal is for major development outside of the existing development boundaries. Respite is needed against this scale of development in the open countryside. The cumulative impact of what is proposed, in addition to what has already been granted permission, needs to be fully assessed.

The cumulative impact on the road infrastructure needs to include the effects of a 166-space car park in Maresfield for a new Marks and Spencer store and another new car park for HomeSense. Permission has been granted for these. The A22 is at capacity and the impact of more cars crossing the Ashdown Forest and rural road network to access M&S and HomeSense is unclear. The increased pressure resulting from the building of 1600 houses for which permission has been granted also needs to be assessed.

The site proposed will be dependent on the car and it is not sustainable, contrary to local and national framework policy.

CONCLUSION

Downlands Action Group **strongly objects** to this proposed application for Downlands Farm to develop long standing important grasslands and hay meadows (which in the UK have declined by 97%) for 424 houses with scope for the SANG to support a further 424 houses (developers notes in the application)

We highlight that the application fails to acknowledge

- the presence of irreplaceable habitats forming ancient woodland categories.
- the presence of multiple UK BAP habitats of principle importance supporting an assemblage of UK BAP species of principle importance in the area.
- The direct and indirect impacts on ancient woodland and associated species from inclusion within the SANG
- The relationship between hydrology and ecological features
- The delivery of meaningful Biodiversity Net Gain
- The importance of the site and its functions within the wider ecological network.
- The importance and impact on Lake Wood LWS LGS
- The heritage, a rural park and garden and the ancient landscape

We urge Wealden District Council to refuse this application and uphold local and national policy in order to protect Downlands Farm and Budletts Common and thus ensuring the delivery of the following: -

- To conserve and protect this local wildlife rich habitat
- To conserve and protect the irreplaceable habitats and ancient woodlands
- To conserve and protect the mosaic of UK BAP Priority Habitats which in turn protects a rare assemblage of UK BAP Endangered, Priority Species with county and national significance of species.
- To conserve and protect the pivotal Downlands site which is integral to the wider ecological networks between Woodland Trust Lake Wood, Budletts and Buxted Park SSSI, and the designated ancient woodlands including Butchers Wood, Lake Wood, Downlands Farm Shaw, Thirty Acre Wood (including unrecorded PAWS and AWI) Longwood Gill, Shermanreed Ghyll, Budletts Wood, Paygate Wood, Roundwood and up to Buxted Park SSSI with Woodland Trust Views Wood.
- To conserve and protect the locally designated sites of importance for biodiversity including Shortbridge Stream LWS, Butchers Wood LWS, Lake Wood LGS and LWS
- To conserve and protect the Downlands heritage and ancient landscape and the Budletts well preserved medieval landscape, all identified in the BOA for the emerging local plan as part of the LCA High Weald landscape assessment of significance, within the NCA122/NE508 as part of North Uckfield, Maresfield and Buxted Biodiversity Opportunity Area.
- To conserve and protect the cultural heritage including the rural park and garden of the Streatfeilds estate in Lake Wood
- To conserve and protect the relationship between hydrology and ecological features
- To conserve and protect the LNRS, NNR and the BOA

Appendix - The application fails to meet the DEFRA policy May 2022 Keepers of Time policy objectives and principles

The extracts below confirm why the Downlands planning application fails to meet the requirements of multiple WDC policies and the framework policies and strategic national/county objectives. The application fails to protect and enhance the existing areas of recorded and unrecorded ancient woodland, it does not protect the UK BAP and nationally important assemblage of species including the hazel dormouse, the application fails to protect and enhance the cultural heritage and it fails to recognise or safeguard the landscape context, to name a few of its shortcomings. Relevant policy extracts and maps include the following: -

Policy principles and strategic objectives

Our vision for our ancient and native woodlands by 2050 is that ancient and native woodlands, and ancient and veteran trees are:

- appropriately protected
- sustainably managed in a wider landscape context
- providing a wide range of social, environmental and economic benefits to society

We have created a set of policy principles and strategic objectives to guide policy development and delivery across government to achieve this vision.

We will work to embed these principles and strategic objectives across future policy in England to make sure the importance of ancient and native woodlands and ancient and veteran trees is recognised. We have identified a number of actions the Government is taking or will take in the short term to achieve this.

1. Protection of the resource

Our strategic objectives are to:

- **maintain and enhance the existing area of ancient woodland**
- **conserve and enhance the existing resource of ancient and veteran trees**
- **recognise the value of and protect long-established woodland**

Our main priority is to protect ancient woodland, and ancient and veteran trees from the threats listed in this policy document. We must also recognise the value of long-established woodland and consider options to provide greater protection to these habitats from development

To protect the resource of woodlands and trees the Government will:

1.1. undertake a review of the National Planning Policy Framework to make sure it is correctly implemented for ancient woodland and ancient and veteran trees. The Government will also strengthen guidance if needed and consult on stronger wording to better protect ancient woodlands
1.2. require local planning authorities to consult the Secretary of State for Levelling Up, Housing and Communities before granting planning permission for developments affecting ancient woodland
1.3. consult on the protections for long-established woodlands in the planning system, recognising their high ecological and societal value
1.4. create a long-established woodland inventory to cover England and help identify these woodlands to inform future protection
1.5. update the Ancient Woodland Inventory to cover the whole of England. This will include mapping smaller ancient woodland sites of 0.25 hectares and introducing a new category for ancient wood pasture and parkland and infilled ancient wood pasture and parkland

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4. Protection and recovery of woodland species

Our strategic objective is that **rare, threatened or Priority species associated with ancient and native woodland and ancient and veteran trees should be conserved, enhanced and where appropriate, reintroduced.**

Without these valuable, connected habitats, many of our priority species, such as dormice and pine martens cannot survive.

To protect and recover woodland wildlife the Government is:

4.1. providing guidance on good practice management for priority species and the reintroduction of species

8. Protection of cultural heritage

Our strategic objective is to **protect, conserve and enhance the cultural heritage of ancient woodlands and ancient and veteran trees.**

The age of England's ancient woodlands and ancient and veteran trees means they are rich in cultural heritage and hold an important record of historic management practices. They often include valuable historic features which cannot be recreated due to the extensive timescales associated and we must therefore protect them.

To protect cultural heritage the Government will:

8.1. promote good working practices and improve historic data resources to make sure valuable historic features are identified, protected and conserved
8.2. encourage, where possible, the restoration of traditional management practices, such as coppicing and pollarding to conserve, restore and enhance landscape character

9. Safeguarding landscape context

Our strategic objective is to **recognise, protect and enhance the value of ancient woodland and ancient and veteran trees in our landscape.**

Ancient woodland and ancient and veteran trees have been a feature of our landscapes for centuries. They provide an important sense of place and local distinctiveness to landscape character which we must protect. Where activity such as intensive agriculture and development takes place near these habitats, we should consider adequate buffer zones to protect the resource from harm.

To safeguard the landscape the Government will:

9.1. make sure the management and creation of ancient and native woodland conserves and enhances the local distinctiveness and landscape character
9.2. avoid and minimise the effects of intensive land uses such as agriculture and development that are in close proximity to or adjoin ancient or native woodland

Appendix - Map LWS LGS LNR - The proposed roundabout fails to protect Local Wildlife Sites and Local Geological Site



red circle approximate location of proposed roundabout next to Butchers Wood LWS, Lake Wood LWS LGS, EU Designated WFD Shortbridge Stream river. The grey shows the continuous woodland corridors supporting these LWS, LGS and ancient woodlands

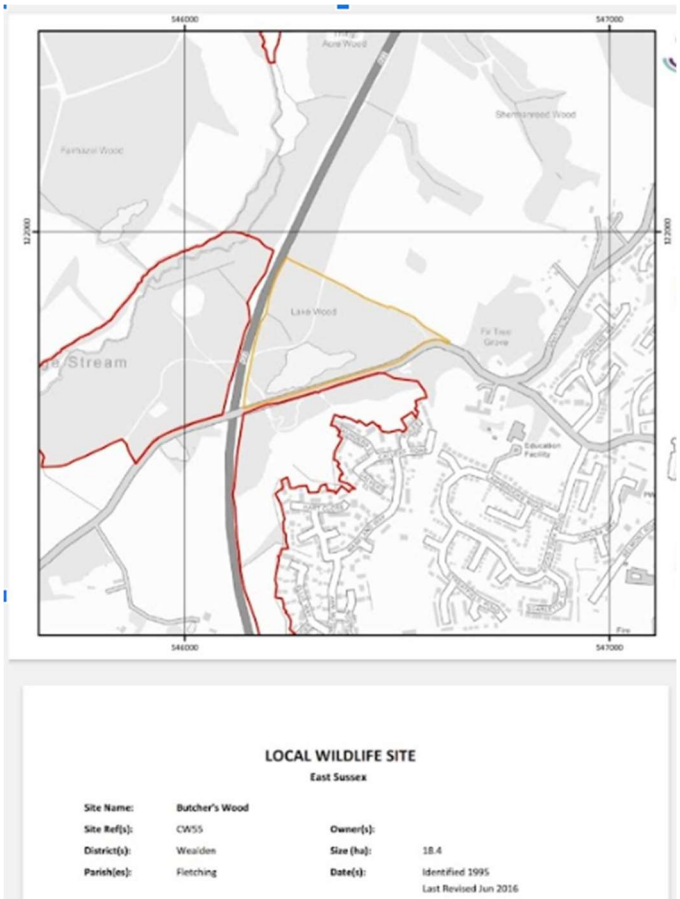


Image above shows Butchers Wood LWS, Lake Wood LWS and LGS, West Park LNR and the tip of Shortbridge Stream LWS

Appendix - May 2022 Wealden Landscape Character Assessment

The developers failed to meet the recommendations of the Wealden May 2022 Landscape Character Assessments.

Whilst overlooking the well preserved ancient medieval landscape and common of Maresfield, Downlands Farm is also an ancient landscape itself, as is Lake Wood from the Mesolithic era and the Malling Common of Budletts Common is a well-preserved medieval landscape and sandstone rock outcrops puncture the landscape, records have rightly placed this area in the High Weald Landscape Assessment and Ouse Catchment. The recent Landscape Assessment for Wealden informing the emerging local plan has again placed this area of High Weald landscape within the Biodiversity Opportunity Area.

Landscape Character Assessment for Wealden District North Uckfield, Upper Ouse Valley
6D High Weald: Ouse Catchment

Lake Wood, Downlands Farm, Budletts Common are in the Biodiversity Opportunity Area and the link to Buxted Park SSSI and Woodland Trust Views Wood (a Saxon Woodland with remnants of a 1st century Roman Corn Kiln) wildlife corridor is important to recognise the wider impact and the conserve and protect context.

The impact of urban fringe development spilling out from Uckfield on this ancient existing landscape should be avoided to preserve the rural character of the LCA.

The Sussex Historic Landscape Character Assessment shows a varied pattern indicative of a typical medieval landscape. Assarts (created by clearance of woodland), indicating a more wooded landscape in the past. Regular or semi-regular piecemeal enclosure is seen in fields. There are also large, designed parklands at Sheffield Park, Buxted Park and Framfield Place and Lake Wood should be part of this designed parklands protected area.

Perceptual character - The LCA is largely a rural landscape, with areas of enclosure formed by the woodland, hedgerows, and mature trees. There are areas of relative remoteness, tranquillity, and an experience of dark skies in the valleys and larger woods - this applies to Lake Wood through to Budletts.

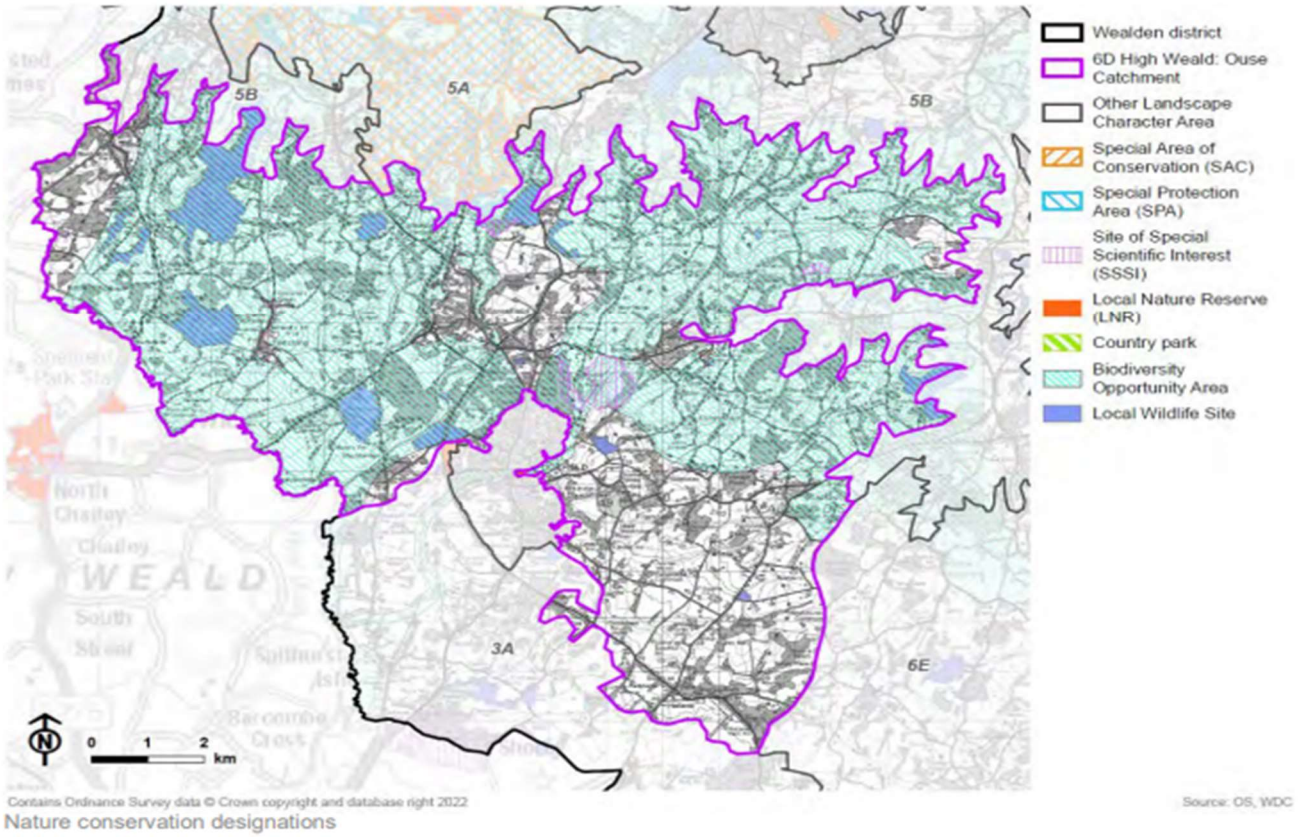
Downlands Farm holds dramatic long views to the wooded Central High Weald including the Ashdown Forest SSSI SAC SPA AONB Common. The 6d High Weald Ouse Catchment area includes Lake Wood and Downlands Farm and the Biodiversity Opportunity Area shown on the map below clearly demonstrates the importance of Downlands Farm maintaining the BOA links between Budletts and Woodland Trust Views Wood.

Downlands Farm is pivotal in the functional connectivity within the Biodiversity Opportunity Area and the 6D High Weald Ouse Catchment :-

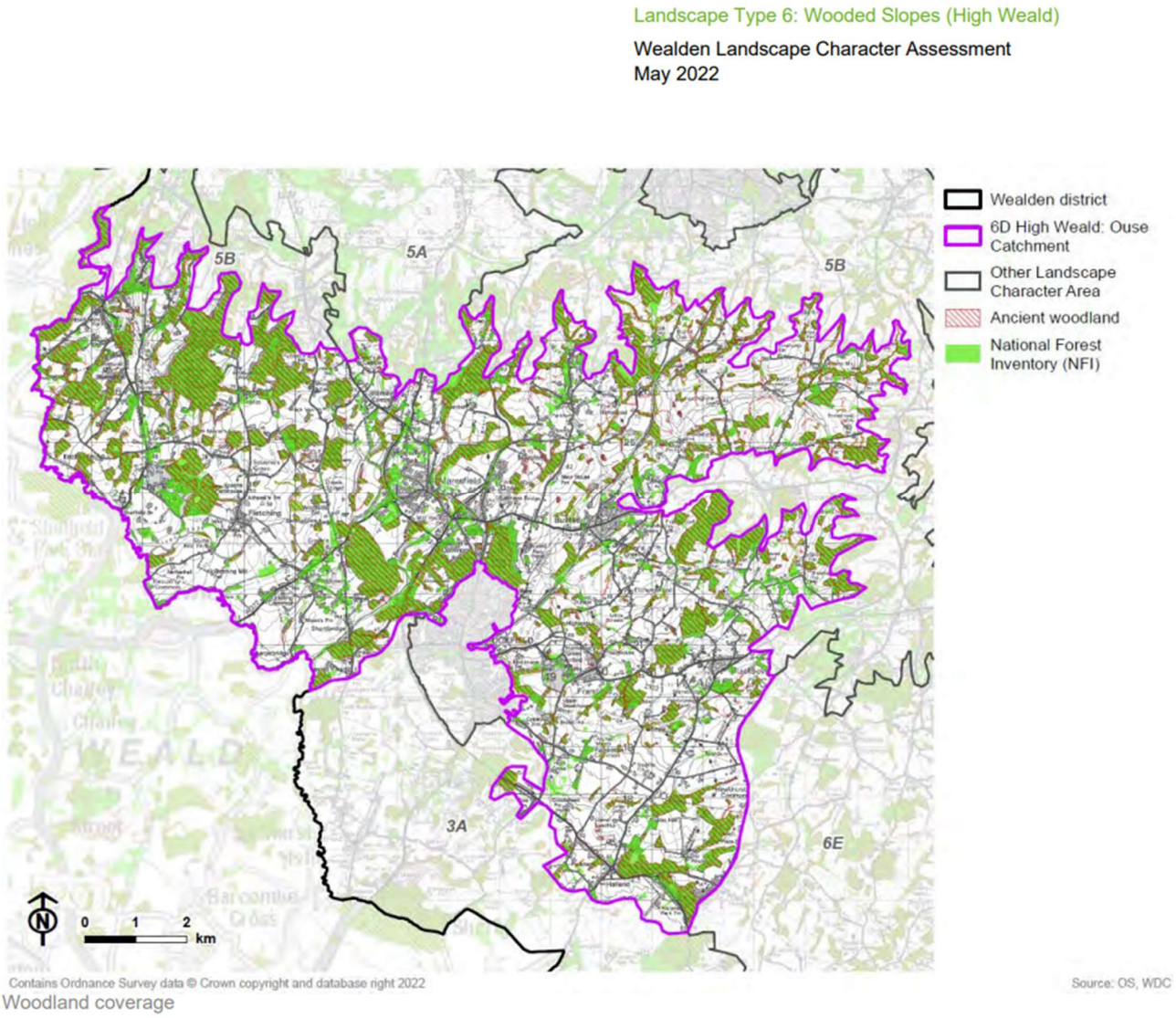
Without Downlands Farm remaining as the fields and hay meadows, the Biodiversity Opportunity Area is fragmented and compromised.

Landscape Type 6: Wooded Slopes (High Weald)

Wealden Landscape Character Assessment
May 2022



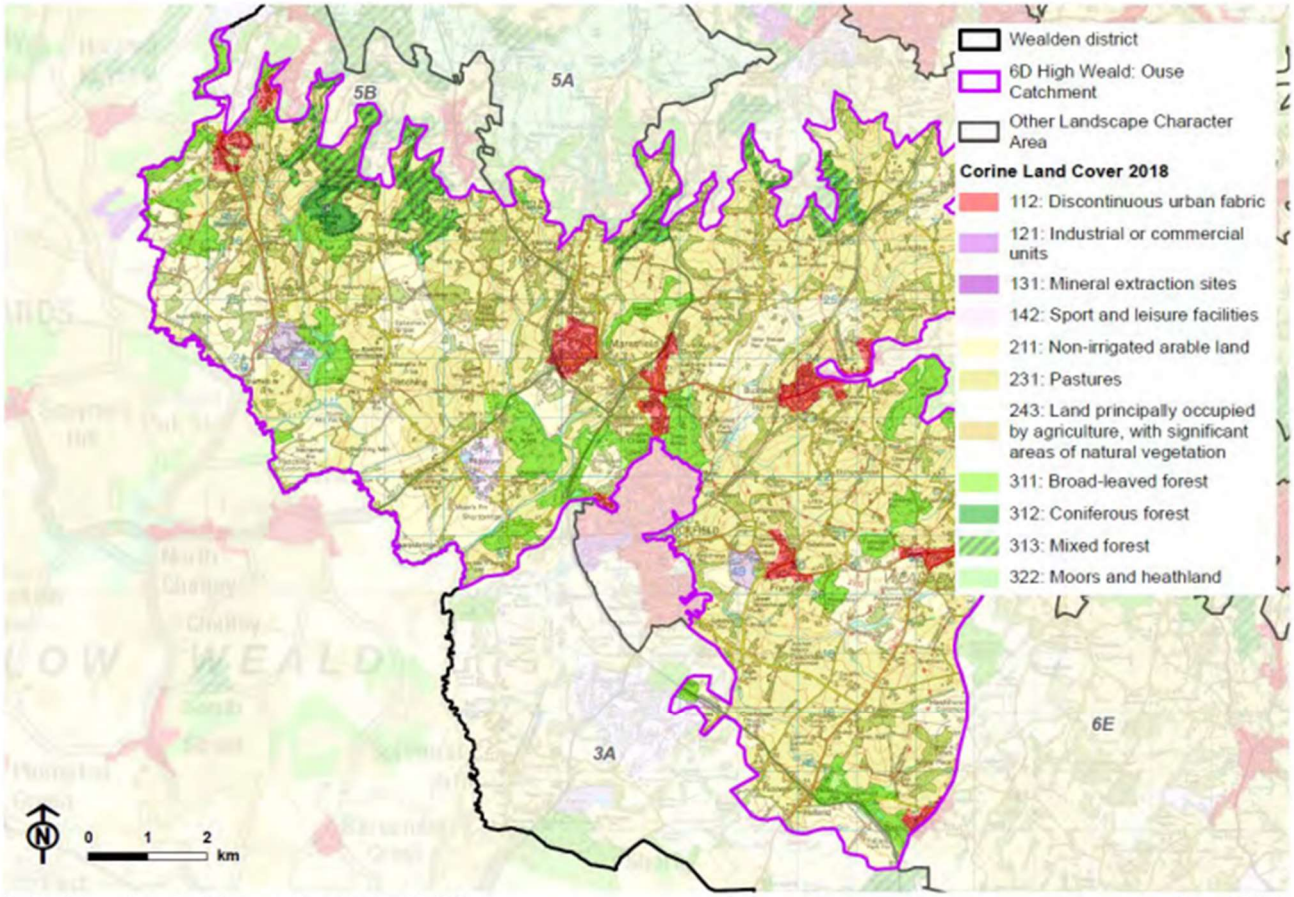
Nature conservation designations



This map shows the functional connectivity for the National Forest Inventory NFI including Downlands Farm hay meadows and the woodlands including the Thirty Acre Woodlands on the A22.

It is clear from this mapping that Downlands Farm is a pivotal part of the BOA ensuring functional connectivity for biodiversity, supporting UK BAP Habitats and Species of principle importance.

The unrecorded ancient woodland, wood pasture and parkland habitats and unrecorded UK BAP habitats are of material concern.



Landcover types (CORINE Land cover inventory 2018)

The above images show the woodlands of Downlands Farm and how they connect the landscape between designated Lake Wood, Budletts and Buxted SSSI and keep the corridors from Woodland Trust Lake Wood LWS LGS to the medieval landscapes of Budletts and Buxted, to the Saxon Woodland of Woodland Trust Views Wood, protecting an essential BOA area. Of note is that the Mockbeggars Farm is also part of this BOA and part of this connectivity.

The following policies within the Landscape Character Assessment, informing the emerging local plan, means that the site of Downlands Farm remains unsuitable for development as per the WDC SHELAA, including: -

- Safeguard ancient woodland and protect and enhance vulnerable woodland habitats and soils including gill woodlands and wet woodlands for the benefit of biodiversity.

- Protect and manage the existing hedgerow network, and plan for the restoration of, and linkages between, hedgerows, including establishing hedgerow oaks, to maintain habitat corridors and to retain the medieval field pattern typical of the High Weald. Remove post and wire fencing where appropriate.

- Monitor water quality in the rivers and streams. Minimise water pollution from agriculture through sensitive land management practices, including regenerative agricultural systems such as no or minimal till, holistic grazing, reduction or removal of chemical inputs, cover crops and restoration of buffer strips along watercourses and field ponds, to minimise run off in order to maintain the biodiversity of wetland habitats.

- Encourage active and appropriate management of woodland to ensure a diverse species and age structure by thinning, coppicing and replanting as necessary in line with the aims of the Western Ouse Streams and Ashdown Forest and the River Uck and its Headwaters Biodiversity Opportunity Areas. Avoid damage from large machinery. No management is recommended for gill woodlands as these habitats are too sensitive and insufficiently understood.

- Protect the remaining historic features related to the Wealden iron industry, such as hammer ponds. Increase interpretation and access where appropriate to raise awareness and link communities with their local heritage, including opportunities for heritage trails or walks.
- Limit the amount and scale of development in rural areas, protecting the existing low-density settlement pattern of dispersed rural villages, hamlets, and scattered farms, and the separation between these different settlement types.
- Ensure new building reinforces and responds to local character in its scale, layout and design, reflecting the local vernacular in use of materials. Developments should draw on the principles contained within the High Weald AONB design guidance, High Weald AONB 'Guidance on the selection and use of colour in development' and objectives of the High Weald AONB Management Plan.
- Extend woodland around settlements and infrastructure development to filter light pollution and soften the visual impact of further urbanisation.
- Maintain the historic network of routeways, ensuring new roads or 'upgrades' take account of their rural context and avoid over-engineered features and/or the introduction of lighting into dark areas. Maintain the trees and species-rich grasslands on road verges.
- Ensure any renewable energy generation is compatible with the guidance above and is in scale with the landscape where possible. Where larger scale renewable energy development is justified to meet climate change objectives, any harm to the landscape should be compensated for by landscape-scale enhancements of the surrounding landscape. Electricity infrastructure associated with renewable energy generation should be efficiently planned to minimise the number of lines required, routeing in accordance with the Holford Rules[2].
- Restore and plant new hedgerows to create habitat connectivity and reduce the visual impact of the transmission lines which cross this LCA, in line with the Beautiful Boundaries project with the National Grid's Landscape Enhancement Initiative.
- Protect long views to the wooded Central High Weald to the north and east and to the distinctive ridge of the South Downs to the south.
- Maintain the strong scenic qualities of the landscape and its sense of remoteness, tranquillity and experience of dark skies.

Appendix - Map 1899

This map was included in the developers' proposals and helps clarify the scale of the ancient woodland area. The ancient woodland soils of Downlands Farm are of immense importance for an irreplaceable habitat where risk of harm must be avoided. To contemplate harming this considerable ancient woodland site area which must be protected from development and is of material concern. Woodlands of the 1800s have increased protection in the DEFRA policy Keepers of Our Time, we also refer to the research and Woodland Trust planner's manual where the recommendation is for 50m and 100m within local plan policies.



Image EDP 4.2: Extract of Second Edition Ordnance Survey Map, 1899.

Appendix - May 2022 DEFRA Keepers of Time - woodland definitions

From these definitions all the Downlands Farm site should be protected from development.

Ancient woodlands, ancient wood pastures and parkland, ancient and veteran trees

Ancient woodlands, ancient wood pastures and parkland and ancient and veteran trees are irreplaceable habitats which must be protected. Their long-standing presence, species and form serve as a rich cultural record of past management practices. Ancient and veteran trees are rich in biodiversity. They provide food, shelter, and breeding sites to large numbers of species including birds, bats, fungi, and insects, which are often restricted in their distribution. They can be found both inside and outside of woodlands.

Ancient semi natural woodland and ancient wood pasture and parkland

Many species of wildlife found in ancient semi natural woodland are also poor at colonising recent woodland. These species only survive due to the long continuity of woodland cover and undisturbed soil profiles. Ancient woodlands are also a rich source of genetic diversity, providing a natural seed bank of native species. Many of our best old growth habitats are found in ancient wood pasture and parkland. These represent some of the best ecological continuity in any woodland type as well as being important cultural and landscape features. Although ancient woodland in England makes up only 28% of all woodland, it holds 38%[6] of all woodland carbon stored in living trees and must not be lost. In addition to the trees, woodland soils are also an important store of carbon. Woodlands will accumulate carbon for hundreds of years and this will continue throughout the lifetime of the trees.

Plantations on ancient woodland sites and infilled ancient wood pasture and parkland

Restoring ancient woodlands that are ecologically degraded is a high priority for the Government. This includes restoring plantations on ancient woodland sites by gradually transforming stands from non-native planted species to native species. Infilled ancient wood pasture and parkland could also be restored by removing the trees that have grown up and infilled the gaps between the veteran and ancient trees. Restoration will only be considered by the Forestry Commission where there is historical evidence of ancient wood pasture and parkland being present in the past. This could be open grown ancient and veteran trees and where there will be clear net ecological benefit in restoring infilled ancient wood pasture and parkland.

Long established woodland

Long established woodland has been present since at least 1893. While not ancient, these woodlands are still very important. They have had many decades to develop rich biodiversity and they often contain important old-growth features and deliver a range of ecosystem services

(The map of 1899 evidence the ancient and old woodland further, Downland's Farm ancient woodland has further records from the 1600s,the 1899 map can be compared to MAGIC maps as further evidence of the missing wood pasture, parkland and PAWS records on the national inventory)