Re-consultation Woodlands and Heritage

Woodlands and Heritage response to the developers Environment Survey records, masterplans, designs, and SANGS as a result of the re-consultation. The community object to the proposed amendments submitted by the applicant. The Objection is underpinned by the woodlands and heritage environment, this objection updates the information provided as part of the heritage and woodland ecological continuity providing a mosaic of habitats supporting an assemblage of species.

The community continues to express strong opposition to the original and altered proposals and requests that the following be considered following the re-consultation. We appreciate time is short before the inquiry is due to start and were only recently made aware that a re-consultation had occurred for consideration.

The re-consultation appears to offer no updates to the impact on an ancient woodland rural character landscape of significance to the area, with heritage environments documented throughout history.

The woodland heritage encompasses the ecological continuity of the area and the SANGS impact re-consultation has not given any assurances that significant harm will not occur, rather the opposite, the harm to this woodland landscape is on a scale it will not survive.

The provenance of the ancient woodland corridor is significant as it is known to have evolved through heritage records from 1285. Due to the re-consultation we wished to check the story of this remarkable heritage and ensure the records were available due to the re-consultation by the developer.

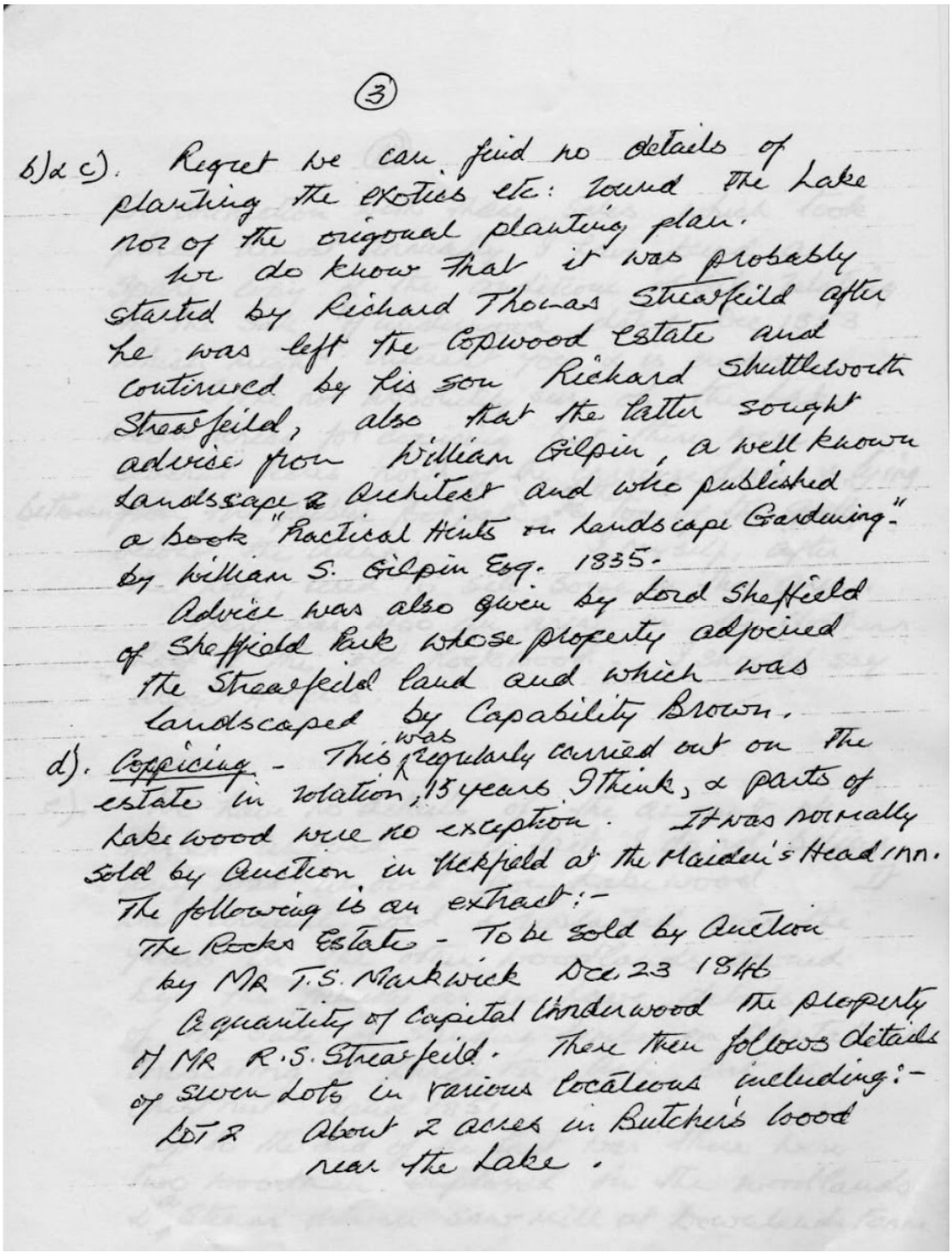
The woodlands heritage is impacted by the re-consultation with changes to woodlands in the SANGS and connections to the Lake Wood and Woodland heritage environment.

The woodland heritage encompasses the ecological continuity of the area and the re-consultation has not given any assurances rather the opposite, the harm to this landscape on a scale it will not survive.

The provenance of the ancient woodland corridor is significant as it is known to have evolved through heritage records from 1285. We wished to check the story of this remarkable heritage and revisited the records for the woodland heritage and some new records came to light. These are below.

We hope the inspector may be minded to consider the objection lodged with the Wealden planning portal.

1. New evidence recently arrived and the following page is from a letter of Commander Norman Scarlet-Streatfeild. This evidences the heritage and association of woodlands and designed landscape, including coppicing, Butchers Wood and the association of William Gilpin and Lord Sheffield etc. We are concerned that the new SANGS proposals may have now offered to move coppicing stools from the irreplaceable habitats, which has been a feature of these woodlands for hundreds of years until the current lack of conservation. This letter provides evidence of the Streatfeilds coppice regime.



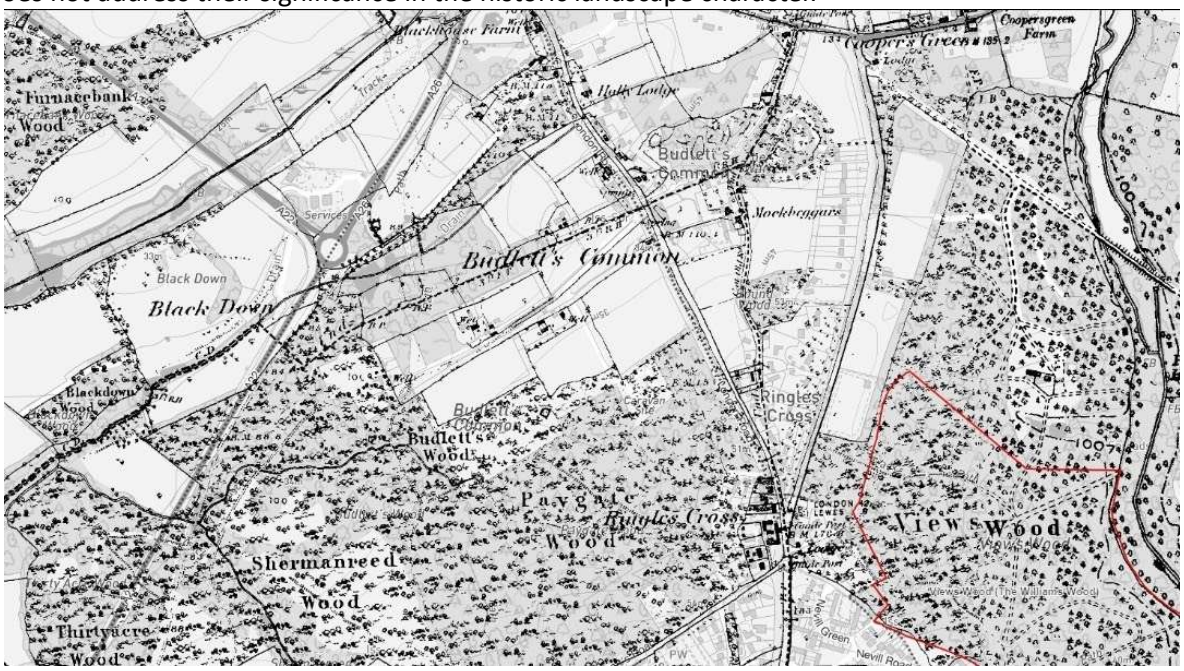
(3)

b) & c). Regret we can find no details of planting the exotics etc: round the Lake nor of the origonal planting plan.
We do know that it was probably started by Richard Thomas Streatfeild after he was left the Copwood Estate and continued by his son Richard Shuttleworth Streatfeild, also that the latter sought advise from William Gilpin, a well known Landsscape & Architect and who published a book "Practical Hints on Landscape Gardening." by William S. Gilpin Esq. 1835.
Advice was also given by Lord Sheffield of Sheffield Park whose property adjoined the Streatfeild land and which was landscaped by Capability Brown.

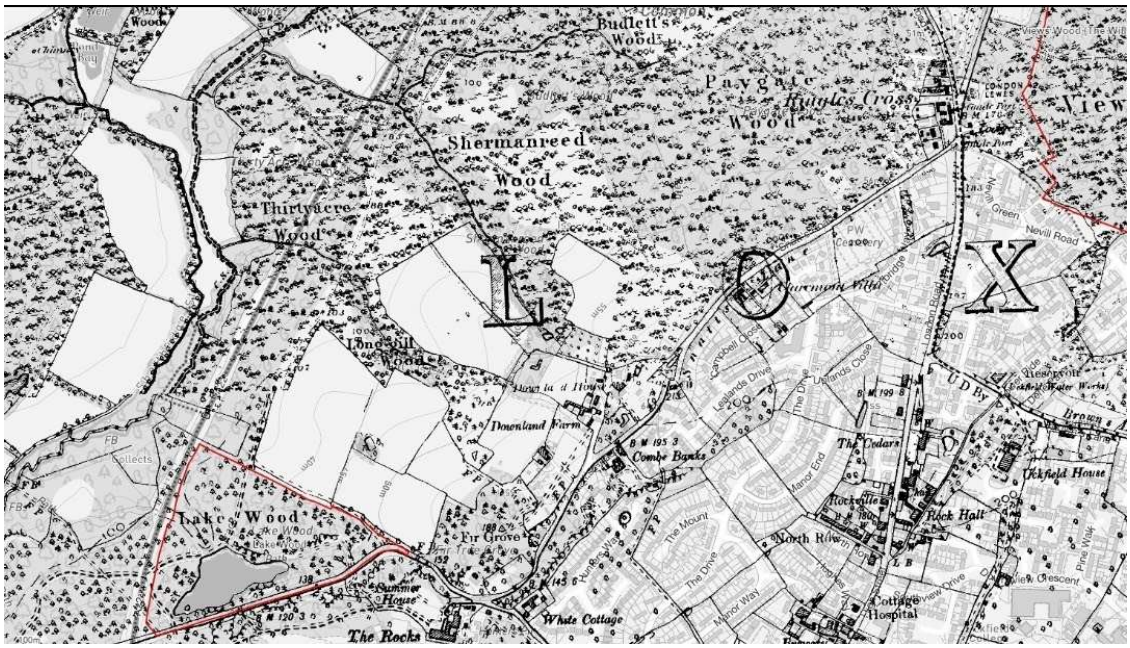
d). Coppicing - This was regularly carried out on the estate in rotation, 15 years I think, & parts of Lake wood were no exception. It was normally sold by Auction in the field at the Maiden's Head Inn. The following is an extract:-
The Rocks Estate - To be sold by Auction by Mr T.S. Markwick Dec 23 1846
A quantity of Capital Underwood the property of Mr R.S. Streatfeild. There then follows details of seven Lots in various localeons including:-
Lot 2 About 2 acres in Butcher's Wood near the Lake.

2. Letter written by Commander Norman Scarlett-Streatfeild – new, evidence of coppicing and impact from the SANG to heritage woodlands.

3. The re-consultation SANG information still does not appear to have adequately assessed the impact to Paygate Wood and oak stands from Paygate Wood. Or adapted plans to protect other ancient and old woodlands. We therefore provide the map for Paygate Wood and its connection through the woodland environment to Shermanreed Ghyll, Budletts, Thirty Acre Wood to Lake Wood. The two Woodland Trust maps show the Paygate Wood connection to the landscape and the connected woodlands. The SANGS and car park will impact Paygate Wood and the Oak Stands we ask if they can be assessed as Parkland Woodland which would confer a different status than the developers SANGS spreadsheet – we understand they may have called these old Stands of Oaks as "scrub" which does not reflect their heritage landscape setting and does not address their significance in the historic landscape character.



4. WT Map - Buxted Views Wood (red line) and Woodlands – please note Paygate Wood ancient woodland connection to the landscape of the SANGS environment and the connection to both Shermanreed Wood and Budletts Wood (Sussex 1878)



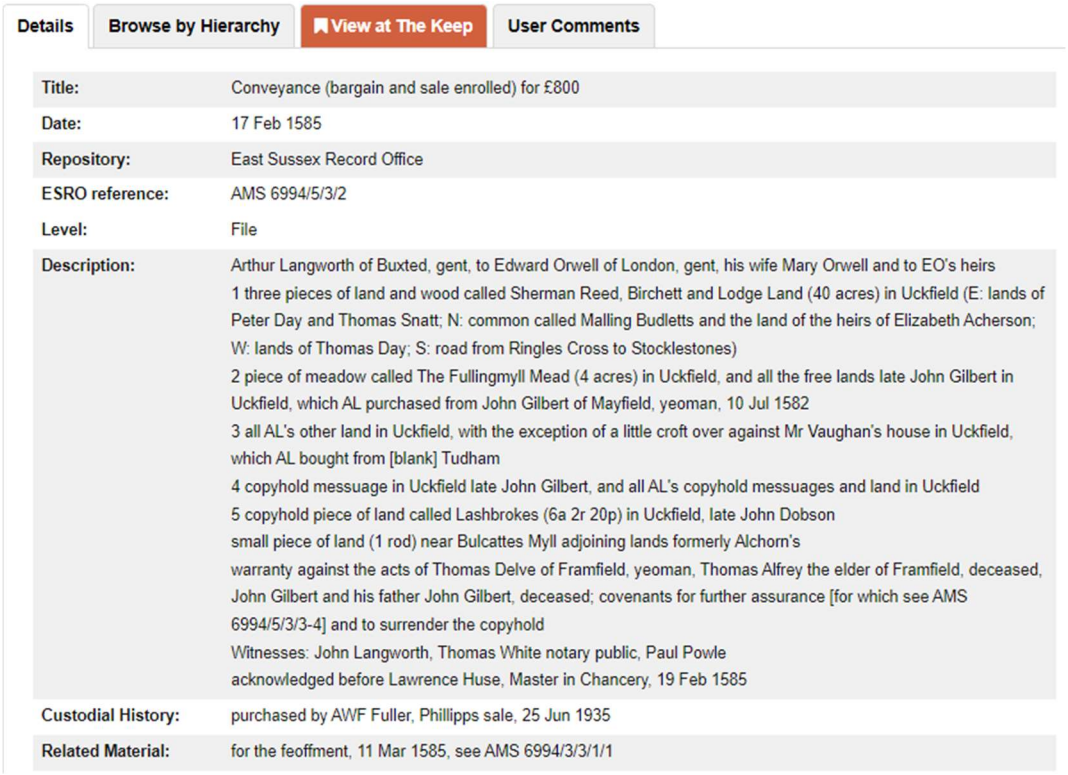
5. Lake Wood (red triangle) the ecological & heritage connection to the woods and Paygate Wood, showing Shortbridge Stream meandering adjacent to Butchers Wood LWS and LWS meadow

1285 Borgh of Uckefeud

6. This is in evidence and starts with the Downlands area Stone and Stocklestones (rock outcrops in the Downlands area)

1584/1585 Shermanreed Ancient Woodland

7. Part of Sherman Reed woodland is first mentioned in 1585 to the Stocklestones and has been included in the SANGS re-consultation. Therefore, a copy of the historic evidence is collated here as the impact of the SANGS on this ancient woodland is profound and the woodland history and environment will be harmed. Source of document : The Keep [1]online library and East Sussex County Council ESCC archive library.
   Link : https://www.thekeep.info/collections/getrecord/GB179_AMS6994_5_3_2



Details | Browse by Hierarchy | View at The Keep | User Comments

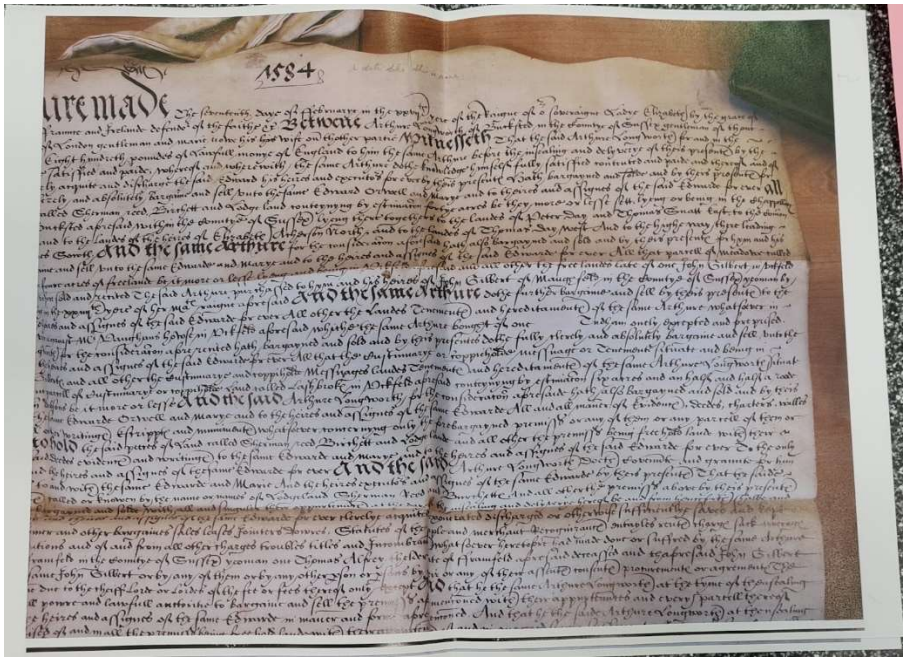
Title:	Conveyance (bargain and sale enrolled) for £800
Date:	17 Feb 1585
Repository:	East Sussex Record Office
ESRO reference:	AMS 6994/5/3/2
Level:	File
Description:	Arthur Langworth of Buxted, gent, to Edward Orwell of London, gent, his wife Mary Orwell and to EO's heirs 1 three pieces of land and wood called Sherman Reed, Birchett and Lodge Land (40 acres) in Uckfield (E: lands of Peter Day and Thomas Snatt; N: common called Malling Budletts and the land of the heirs of Elizabeth Acherson; W: lands of Thomas Day; S: road from Ringles Cross to Stocklestones) 2 piece of meadow called The Fullingmyll Mead (4 acres) in Uckfield, and all the free lands late John Gilbert in Uckfield, which AL purchased from John Gilbert of Mayfield, yeoman, 10 Jul 1582 3 all AL's other land in Uckfield, with the exception of a little croft over against Mr Vaughan's house in Uckfield, which AL bought from [blank] Tudham 4 copyhold messuage in Uckfield late John Gilbert, and all AL's copyhold messuages and land in Uckfield 5 copyhold piece of land called Lashbrokes (6a 2r 20p) in Uckfield, late John Dobson small piece of land (1 rod) near Bulcattes Myll adjoining lands formerly Alchorn's warranty against the acts of Thomas Delve of Framfield, yeoman, Thomas Alfrey the elder of Framfield, deceased, John Gilbert and his father John Gilbert, deceased; covenants for further assurance [for which see AMS 6994/5/3/3-4] and to surrender the copyhold Witnesses: John Langworth, Thomas White notary public, Paul Powle acknowledged before Lawrence Huse, Master in Chancery, 19 Feb 1585
Custodial History:	purchased by AWF Fuller, Phillipps sale, 25 Jun 1935
Related Material:	for the feoffment, 11 Mar 1585, see AMS 6994/3/3/1/1

8. The re-consultation seems to have proposed to now move coppice stools and place a man-made board walk in this very old woodland complex of Shermanreed Ghyll. We would like to confirm that this is ancient woodland and this record is from 1585. Why on earth would a new man-made feature be proposed in heritage woodlands?

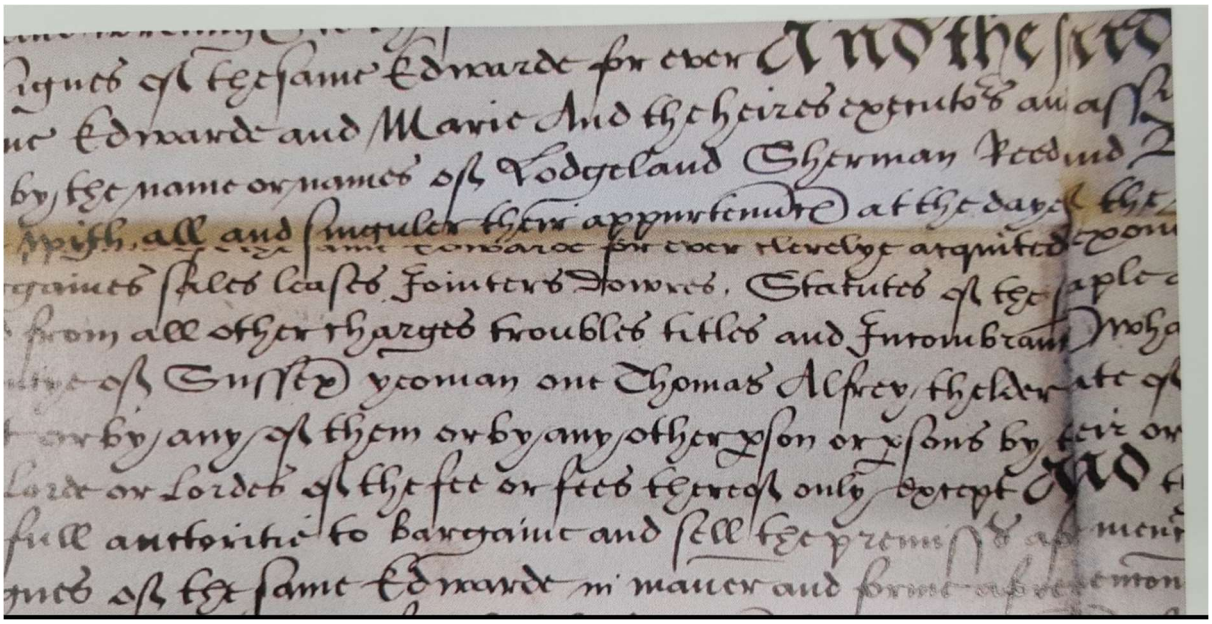
[1] https://www.thekeep.info/

1584 Shermanreed woodland

9. Further confirmation of the old woodlands , this may be in evidence



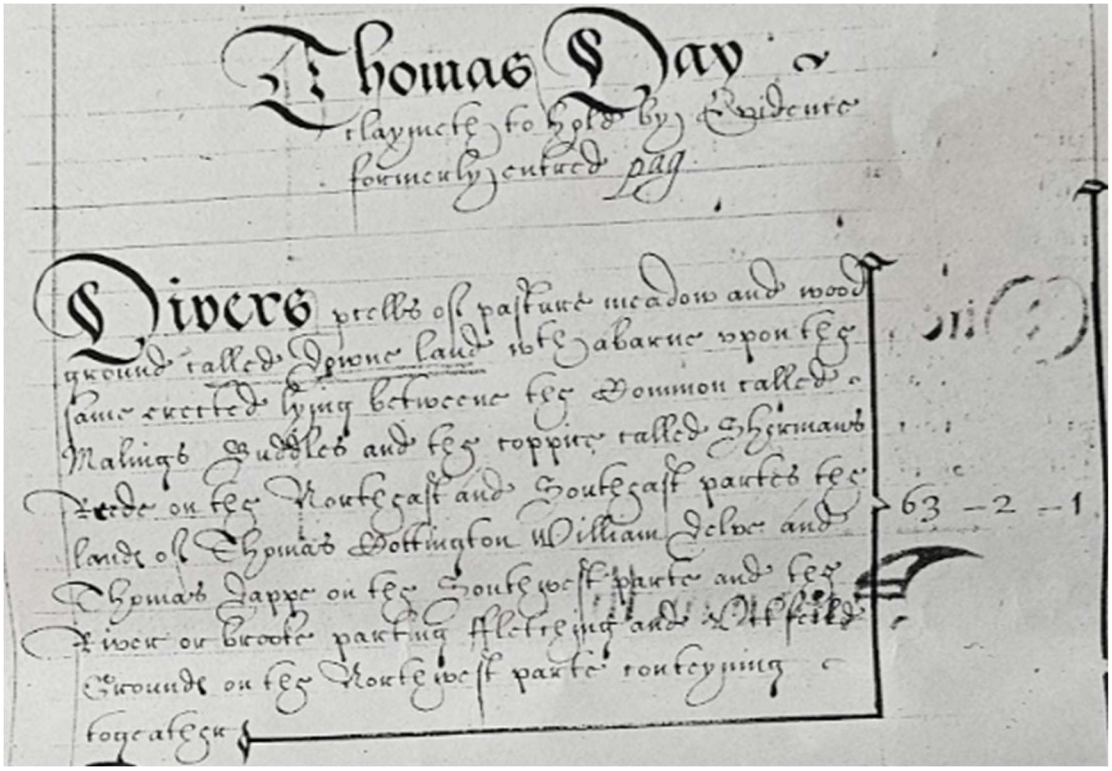
10. Sherman reed 1584 – 3rd line “Sherman Reed”



11. Sherman reed 1584 extract from ancient woodland

1617 Customals Manor Records Downe Lands Farm- Wood Grounds

12. The document was submitted as evidence; however, the extract was not highlighted to avoid doubt of the "wood ground" as part of "Downe Lands"– the **wood ground** referred to has been translated as the area now known as "**Thirty Acre Wood"** . The re-consultation is therefore still proposing to fragment an area in historic documents from 1617. W8 transect.



13. 1617 Downe Lands above ; refers to pasture meadows and "wood ground" meaning woodland in old English, called "Downe Lands" – first few sentences. This demonstrates the woodlands of Downlands Farm originate from before 1617. Deciphered at Bridge Cottage by Uckfield and District Preservation Society. Source document within The Keep, Brighton

1645 Sherman Reed

14. This is in evidence, Sherman Reed 60 acres in 1645.

1662 Sherman Reed and coppice lands and wood grounds

15. This record in evidence and references coppice – It appears the re-consultation has proposed moving coppice stools for board walks. Which of these ancient features are proposed for removal introducing manufactured harm and loss not identified by the proof of evidence in a well-documented heritage woodland environment?

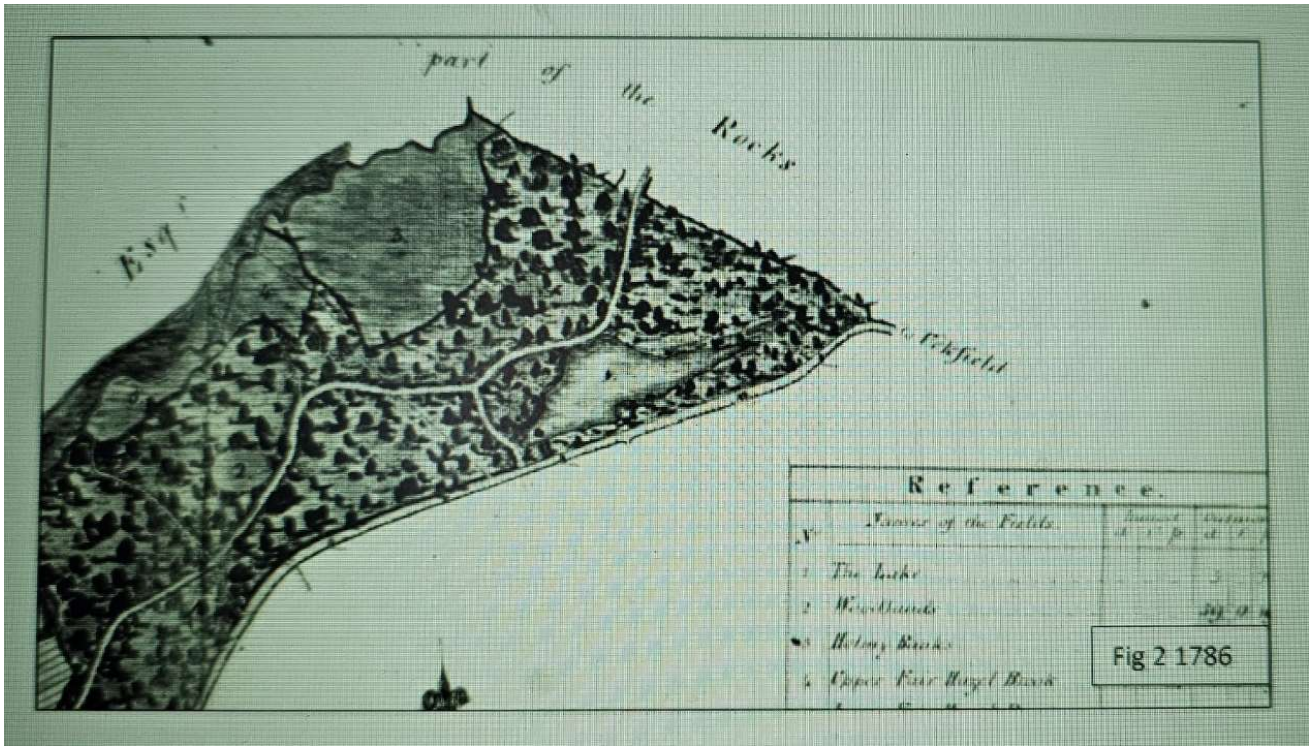
1703 Shermanreed

16. The ancient woodlands continue to be referenced through the centuries , 1703 record. Shermanreed can be compared to the Woodland Trust heritage map with woodland names.

1786 Streatfeilds Copwood Figg map mapped by Lewes Cartographer for the Streatfeilds estate

17. An ancient woodland methodology has arrived in the inquiry evidence which had not been seen before being made aware of the re-consultation. The 1786 FIGG map is with heritage evidence it is also essential for the woodland heritage evidence due to the accuracy of FIGG maps. It is understood the method may refer to estate maps and records as evidence for ancient woodland. The 1786 FIGG maps show the accuracy of their woodland maps due to the structure of the woodlands compared to 1938 estate maps in evidence and compares to 2023 satellite images (with the exception of the A22).

18. Whilst the above are written records they correlate to the Streatfeilds estate maps which relate to the areas of woodlands , plantations and Parkland in 2023. The Streatfeilds estate map of 1786 Copwood (below) can be used to provide evidence to the woodland from the written records of 1600/ 1700s and used with the later estate FIGG map of the Streatfeilds 1829. Combining the two FIGG maps indicates the Yeakel and Gardner map is not reliable for ancient woodlands guidance. The two FIGG maps joined together (even though a few decades apart) demonstrate the woodland in more detail, and when added to the 1841 Tithe maps the woodlands provide ecological continuity, followed by the 1938 Streatfeilds estate map etc.



19. Streatfeilds estate - FIGG map 1786

1790 Carriage Drive and archaeology map

20. The re-consultation – did the developers advise they completed a walk-over of the site for the SANGS and did they say there was no carriage drive or could not find it ?. The carriage drive is present and follows the route of the FIGG 1829 map and developers map OS1899. Therefore, this is inaccurate from the developers as the carriage drive runs through the woodland and in some cases under scrub, bramble and in Budletts Wood at the back of Old Keepers House and crosses the footpath and leads to Budletts Lodge on London Road. This is a well-known local feature.

21. For example, the carriage drive is clearly at Longwood Gill by the ghyll and sunken track proposed for the SANGS. It is then behind the scrub layer and within Thirty Acre Wood and runs in Thirty Acre Wood to Shermanreed Ghyll and in the trees nearby Longwood Gill and the proposed emergency / bus access.

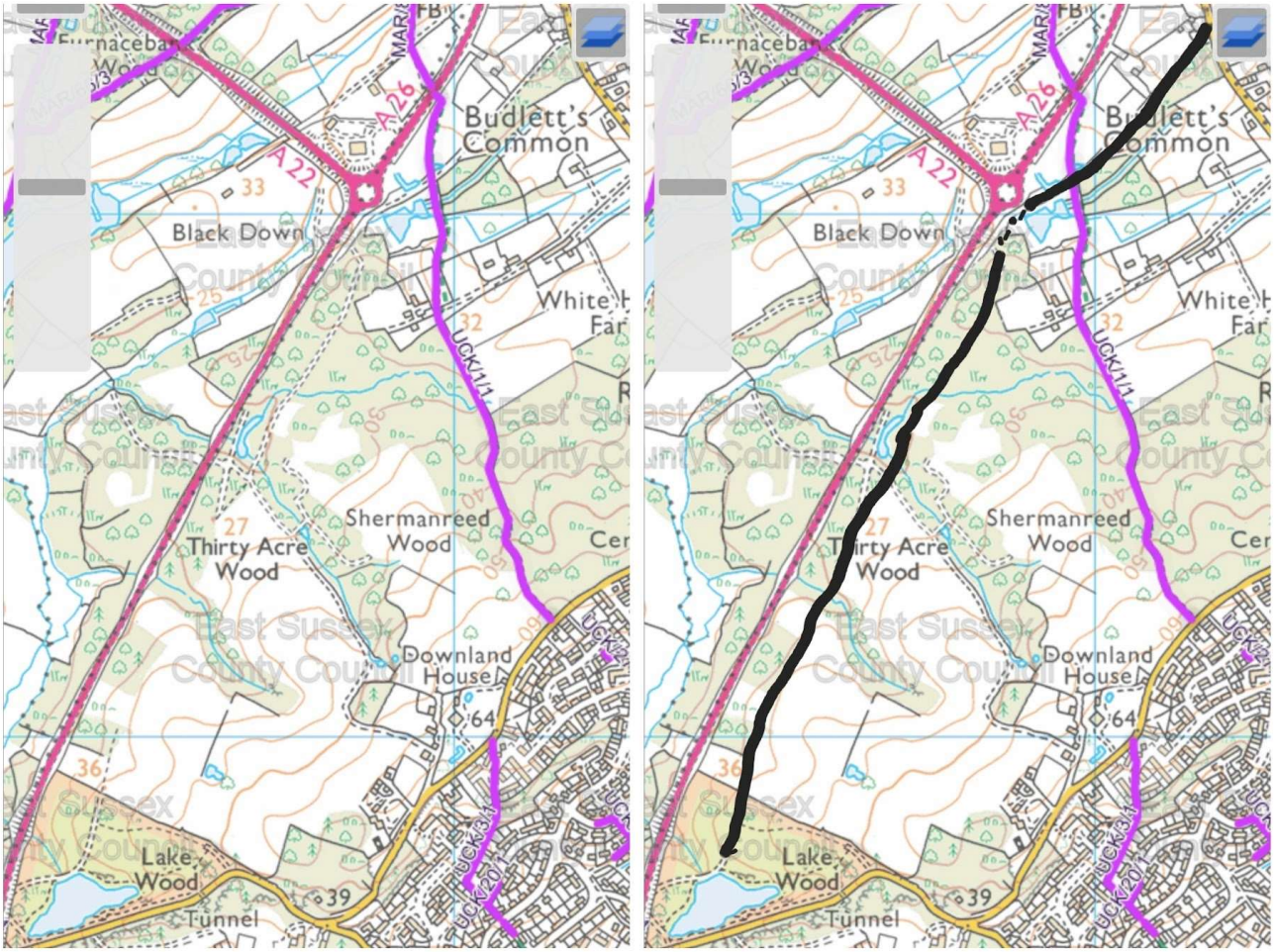
22. The carriage drive is visible and parts of it are used by the local walkers to Lake Wood, it is a known heritage feature of the landscape. The carriage drive is noted as built 1790 or thereabouts (Hindsight UDPS)

23. It seems strange that a historic feature has been overlooked by the developers if they did not recognise heritage assets, parts of which are used by local walkers and which have been noted prior to the re-consultation. They might not know it, but the local community walk from the footpath at Budletts Common using the carriage drive which in recent years has deteriorated under the current ownership.

24. The new re-consultation for the SANG now adds additional impact and change to the carriage drive because the developers have possibly not recognised evidence provided by the community knowledge using the route. Further harm is now introduced by drilling metal spikes into the carriage drive, and covering it, changing it. The carriage drive has not been maintained by the current owners and is in decline, some parts may have been cut away since ownership and removing the woodlands after 1959 (see RAF 1959 map) and parts are now washing away with the ghyll streams of Longwood and Shermanreed, and the alder carr in Budletts Wood next to the SANGS over flowing the carriage drive. Some parts are not available now as once walked as they are under bramble and further in the woods.

25. The developers archaeological survey map (a black and white map in their evidence) shows the straight outline of the carriage drive to the side of the image by Lake Wood / Thirty Acre Wood – but we believe the carriage drive was overlooked in that assessment as well.

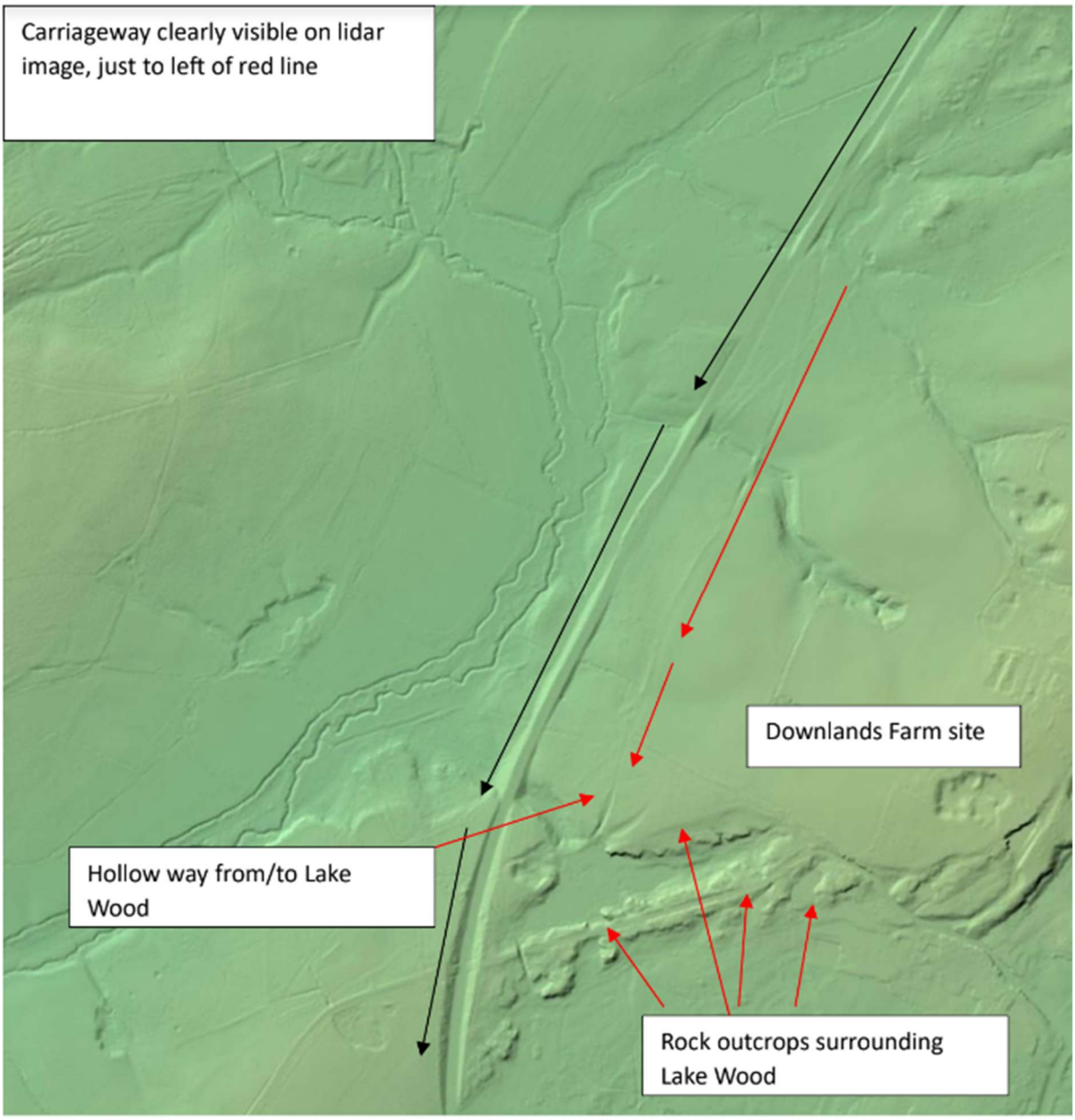
26. In response to the SANGS re-consultation which is using parts of the carriage drive for the proposed boardwalk, it still appears the developers have still not been able to recognise the old route of the carriage drive linking Lake Wood through Budletts Wood to Budletts Lodge, Budletts Common at TN22 2EA at London Road. Therefore, the hand drawn line using on the ESCC PROW map – helps show the approximate route of the Carriage drive (it is below Blackdown roundabout adjacent to the remains of the moated lodge banks and crosses footpath Uck 1/1 all within the Downlands Farm blue line boundary of ownership, though trees have fallen over it, shallon invasive plant is now growing over it in Budletts Wood, and being used by heavy vehicles has damaged it causing ruts gouged out parts of it (seen at the back of Old Keepers House one of the Streatfeilds formers keepers cottage is connected to the side of the carriage drive)



27. Left of image is the ESCC PROW map. Right image the black line is the approximate route of carriage drive accessed by walkers from Uck1/1. The connection of Lake Wood to Budletts Common to the former Streatfeilds Budletts Lodge, London Road, Budletts Common at the exit of the carriage drive. Please note, Old Keepers House is to the side of the carriage drive in Budletts Common, which is also a former Keepers Cottage in Lot1 from the 1938 estate map and Streatfeilds catalogue evidence.

28. The garden of Old Keepers House is nearby Blackdown roundabout, the carriage drive to the rear and side of the garden

29.  Old Keepers House on the old route of the carriage drive was in the Streatfeilds estate Lot1 1938 and linked to Lake Wood and Buckswood Grange. Within Malling Budletts common and the well-preserved medieval landscape the carriage drive came through (Blandford, 2022, objection)



Environment Agency lidar data

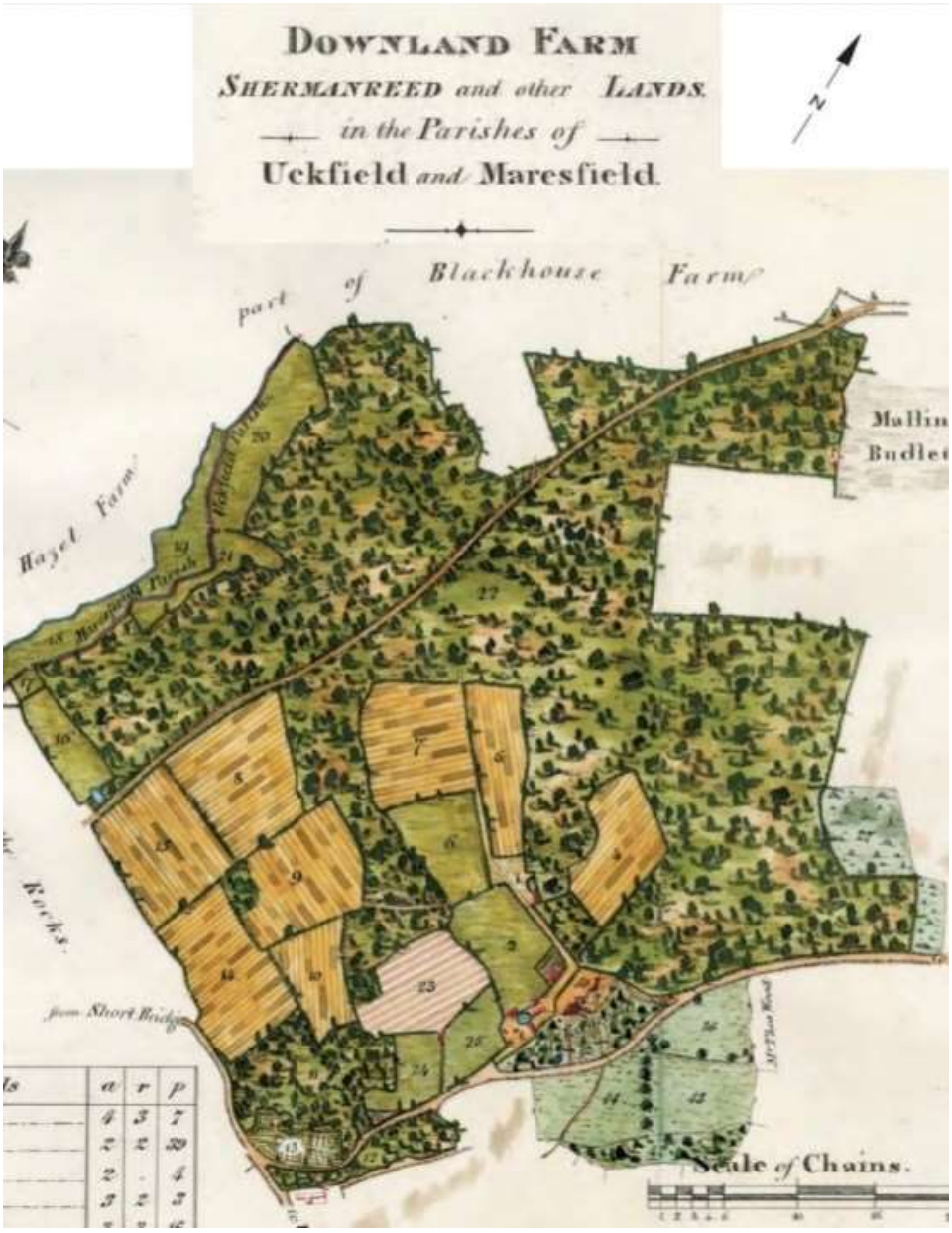
30. The re-consultation updated plans did not realise the carriage drive is shown on the LiDAR maps, it is under the bramble and scrub and the old route is hiding within the woodlands connecting Lake Wood to Budletts Common. Though it is of note that the carriage drive needs restoration and impact to trees and ground flora has to be handled with extreme care as in the RPA of ancient woodland.

1813 Diary of the Streatfeilds Downlands Farm and Shermanreed Woodlands

31. The estate book of Anne Streatfeild is in evidence and confirms Shermanreed and Downlands Farm.

1829 FIGG [2] mapped by Lewes Cartographer for the Streatfeilds estate GII

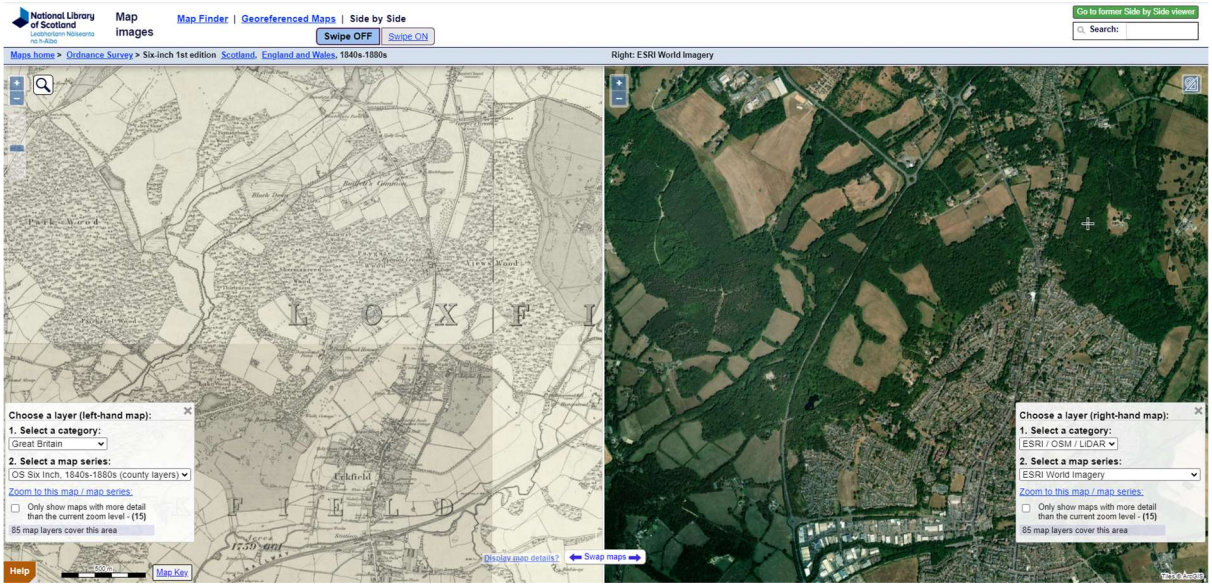
32. The 1829 FIGG map by Streatfeilds is in evidence, copied here to compare the ecological connectivity impacted of the SANG by the re-consultation. The re-consultation has not addressed the connections between the heritage woodlands and the SANGS impact etc. The carriage drive is shown on Figg and the A22 bypass is North of the carriage drive to the side of it. As noted by the carriage drive connection to Lake Wood at the plantation area, tree P9 SC2/W9 transects. Malling Budletts on this map is around the house of the former lodge known as Old Keepers House – the carriage drive is to the back of this house.



[2] Objection 9th September 2022

1840 National Library of Scotland- Side by Side maps[3]

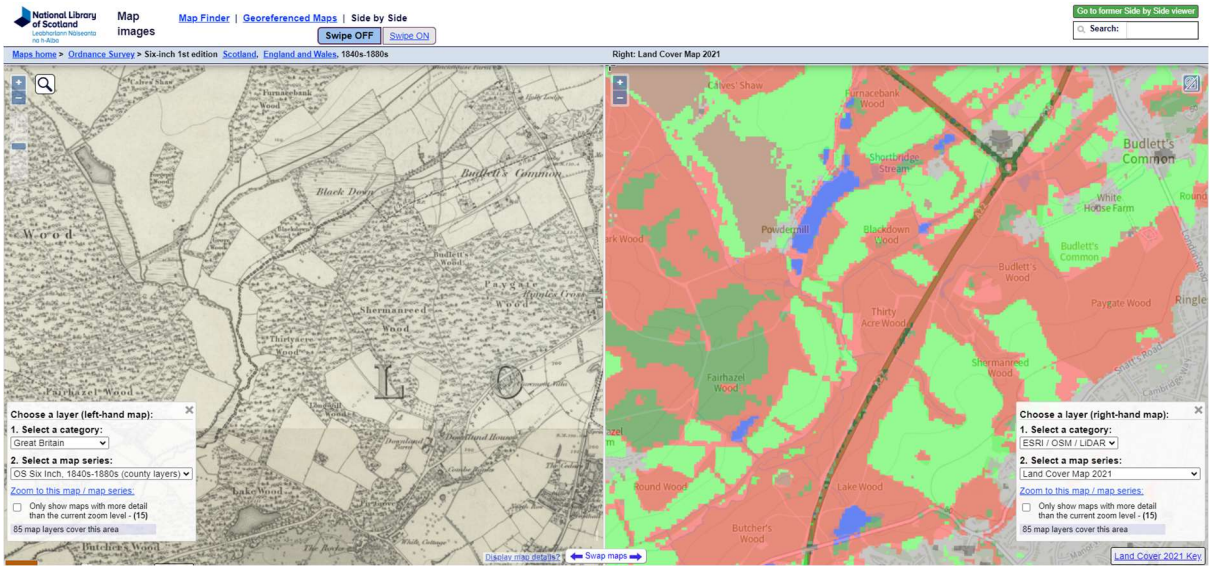
33. A series of maps are available from this online system which match the 2023 woodland landscape. This clearly highlights the re-consultation for the updated SANG and impact to long-established woodlands has not been adequate isolating Lake Wood and other woodland habitats. Plantation woodland is also on the old woodland areas. The SANGS has not demonstrated how it would prevent harm from these long-established woodlands – noted before the 1893 DEFRA date of long-established woodland.



34. Assessment for the parkland oaks off Snatts road were part of the woodlands noted as ancient woodland on these maps from the 1800s etc

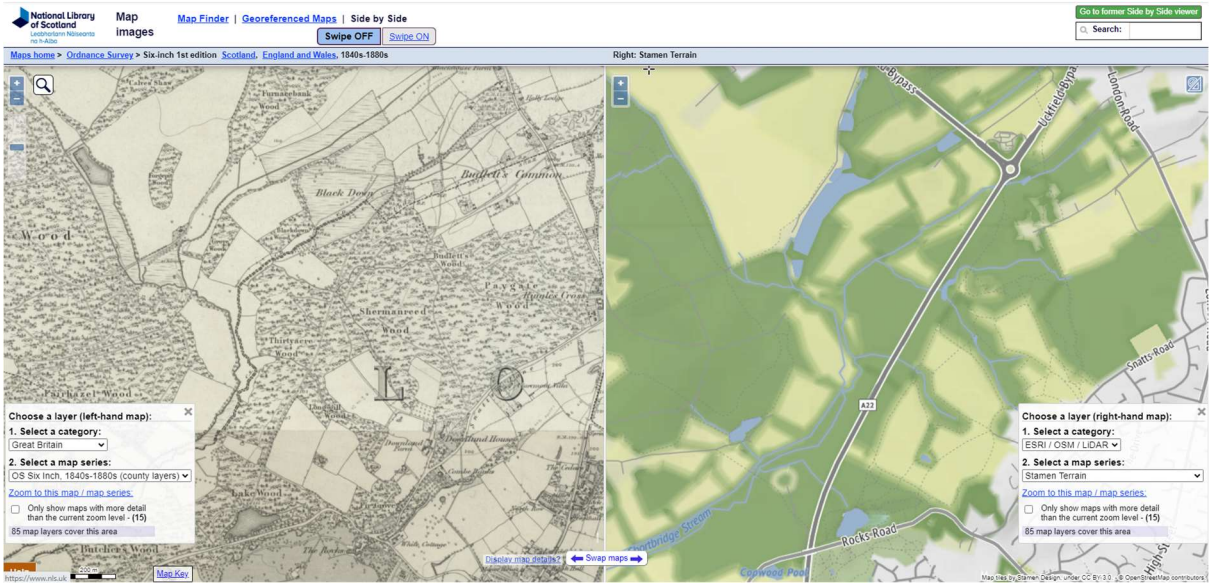
1840 and 2021 Woodland

35. These maps show that the re-consultation will fragment these old woodlands.

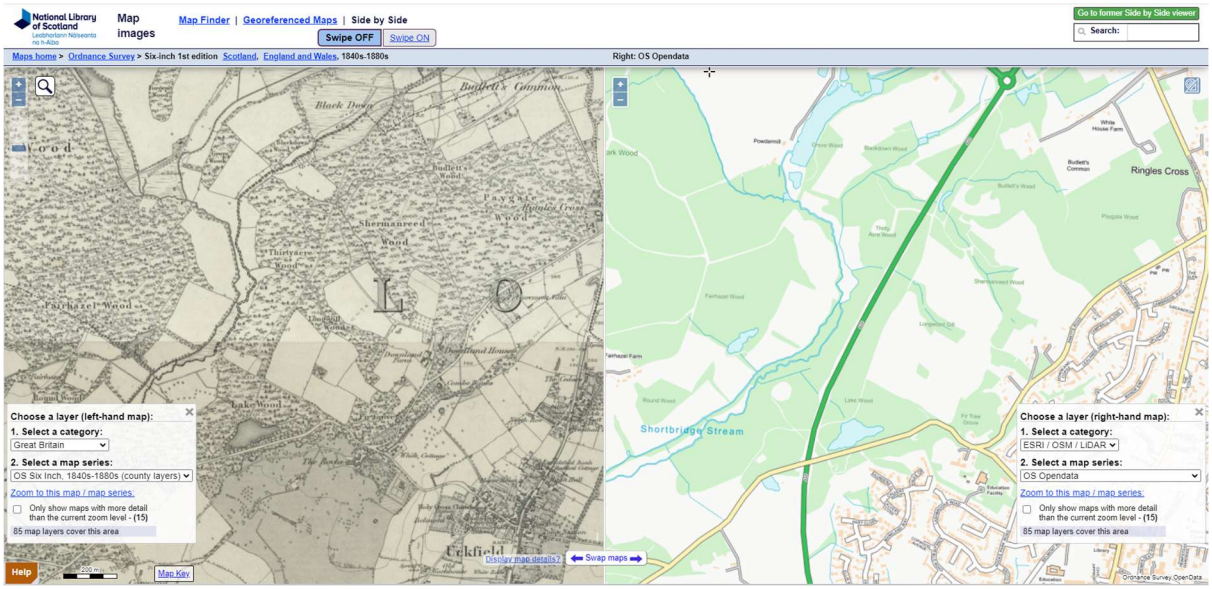


36. 1840 land use comparison to 2021

[3]https://maps.nls.uk/geo/explore/side-by-side/#zoom=15.3&lat=50.98075&lon=0.08526&layers=257&right=ESRIWorld



37. 1840 Stamen terrain comparison[4]



38. 1840 and comparison view[5]

[4] https://maps.nls.uk/geo/explore/side-by-side/#zoom=15.3&lat=50.98377&lon=0.08519&layers=257&right=StamenTerrain

[5] https://maps.nls.uk/geo/explore/side-by-side/#zoom=15.3&lat=50.98075&lon=0.08526&layers=257&right=Opendata

1841 ESCC Tithe Maps Uckfield parish layer

39. This map is already in evidence and shows the same connected woodlands and ecological connectivity through the heritage environment and historic documents.

40. 1875 Uckfield Ordnance Survey

41. 1st edition6 this map shows the continued ecological continuity of Lake Wood to Thirty Acre Wood and the woodland Copse in the field.



1878 Sussex Uckfield Map

42. In Geo evidence and Woodland Trust maps

1899 Ordnance Survey Map

43. This map is in the developer evidence and should have alerted the ecologists that stands of oaks are from old woodlands off Snatts Road.

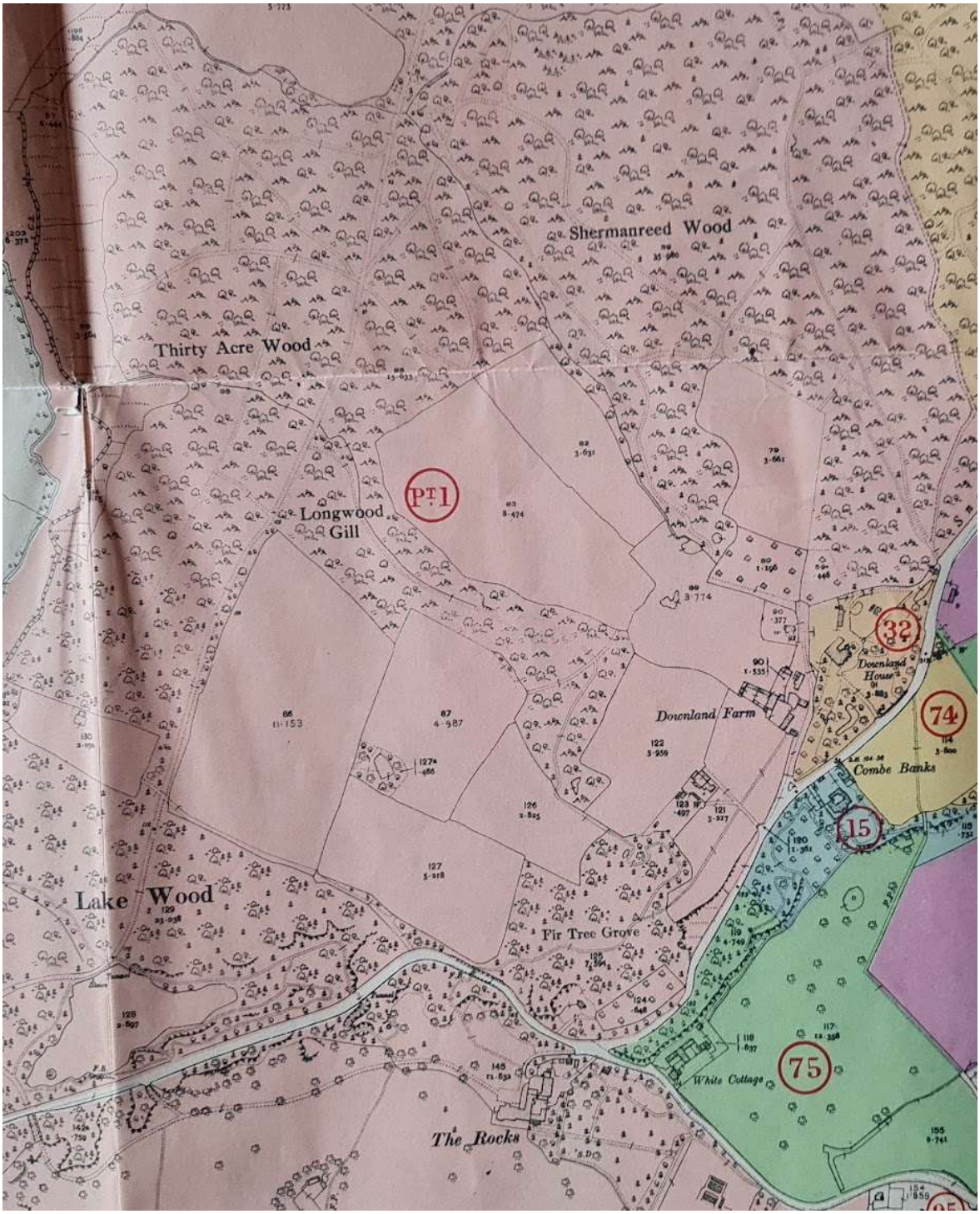
1938 Estate Map Streatfeilds

44. The 1938 map is in evidence, a copy is below to compare for the re-consultation access and part of the SANG.

45. The original estate catalogue and map will be brought to the inspector at the inquiry which also shows the woodland route of the carriage drive. This map was in evidence before the re-

[6] https://theweald.org/hmaps.asp

consultation and the carriage drive was in evidence. It is unclear why a walk-over by the developer may have missed the heritage feature.



46. The SANGS re-consultation proposes harm to the Carriage Drive within the proposed SANG irreplaceable habitat and woodlands. This map was included in the evidence and the re-consultation has provided even more harm to the environment with new boardwalks in very old woodlands – and changing parts of the carriage drive advised in a previous objection. Old Keepers House is on the old carriage drive route at Budletts Common

47. Lake Wood and GII Buckswood Grange and connected tunnels are already in evidence but the re-consultation appears not to have addressed the connected woodlands and access over the carriage drive and that Lake Wood is a site of ecological nature significance.

48. We strongly object to the new plans impacting all the natural environment causing harm to the biodiversity and geodiversity with this remaining heritage corridor of the Streatfeilds estate

1959 RAF Aerial of the Woodlands and Carriage Drive Route

49. RAF image in 1959 is new in evidence for the SANGS re-consultation impact to the woodlands. This aerial image shows the woodlands in 1959 shortly after the current owners of the 'estate' bought the Downlands Area (their blue line boundary) The heritage would be in their files as it is understood they bought it from Commander Norman Scarlett-Streatfeild.



4.7 AN AERIAL PHOTOGRAPH SHOWING LAKE WOOD Taken by the RAF on 08.07.59.

50. The RAF maps shows the new design of the SANGS will impact all the woodlands around it, and that there was more woodland in 1959 within the current estate ownership. This now indicates that the Parkland at Snatts Road should be considered for AW or recorded as Parkland based on the tree cover relating to ancient woodland maps in 1959 and the satellite image of 2023 and

that the surrounding woodland on this 1959 map is already noted as ancient, compared to the Sussex woodlands maps previously.

1978 Historic England Listing of The Streatfeilds Rocks Mansion – now known as Buckswood Grange

51. The HE listing is in the heritage evidence as listing record 1194277, 1978.

52. The Lake is Lake Wood a heritage asset the developers appear to disagree, the evidence of ownership is submitted with the 1938 estate records. Buckswood Grange was listed in 1978. Uckfield and District Preservation Society book, Hindsight, indicates the lake and Buckswood Grange GII are likely still linked in 1979. Therefore, we ask the inspector as there remains tunnel connections with Lake Wood is Lake Wood possibly already a heritage designated asset as the lake was in the curtilage when listed in 1978 of the GII listed property ref. 1194277?

53. The re-consultation for the SANGS and road access appear not to have addressed the SANGS impact to the ecological continuity demonstrated with the heritage information.

54. Other dated maps are in evidence from 1585 to 2023.