National Character Area profile:

# 122: High Weald





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# Introduction

As part of Natural England's responsibilities as set out in the Natural Environment White Paper[1], Biodiversity 2020[2] and the European Landscape Convention[3], we are revising profiles for England's 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment.

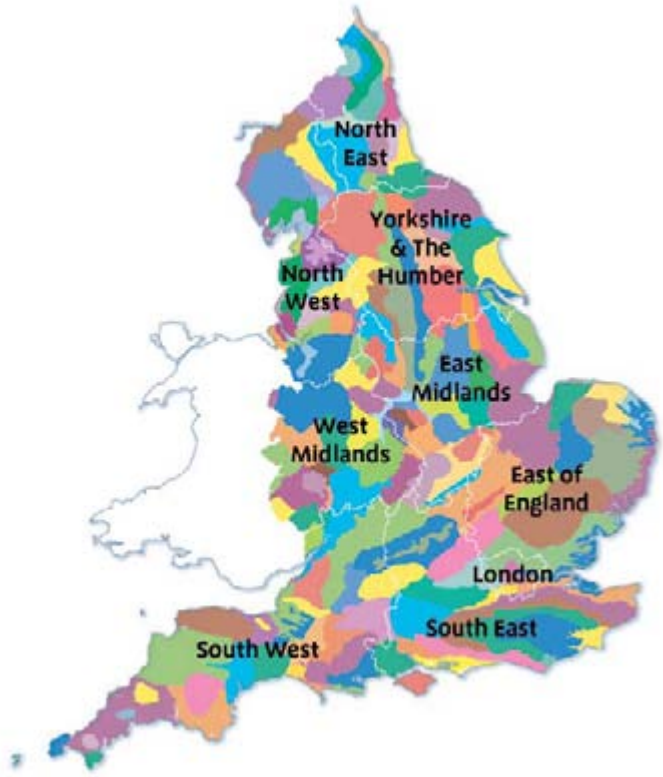
NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The information they contain will support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature Improvement Areas and encourage broader partnership working through Local Nature Partnerships. The profiles will also help to inform choices about how land is managed and can change.

Each profile includes a description of the natural and cultural features that shape our landscapes, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics and ecosystem services. Statements of Environmental Opportunity (SEOs) are suggested, which draw on this integrated information. The SEOs offer guidance on the critical issues, which could help to achieve sustainable growth and a more secure environmental future.

NCA profiles are working documents which draw on current evidence and knowledge. We will aim to refresh and update them periodically as new information becomes available to us.

We would like to hear how useful the NCA profiles are to you. You can contact the NCA team by emailing ncaprofiles@naturalengland.org.uk

## National Character Areas map




[1] The Natural Choice: Securing the Value of Nature, Defra (2011; URL: www.official-documents.gov.uk/document/cm80/8082/8082.pdf)
[2] Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services, Defra (2011; URL: www.defra.gov.uk/publications/files/pb13583-biodiversity-strategy-2020-111111.pdf)
[3] European Landscape Convention, Council of Europe (2000; URL: http://conventions.coe.int/Treaty/en/Treaties/Html/176.htm)

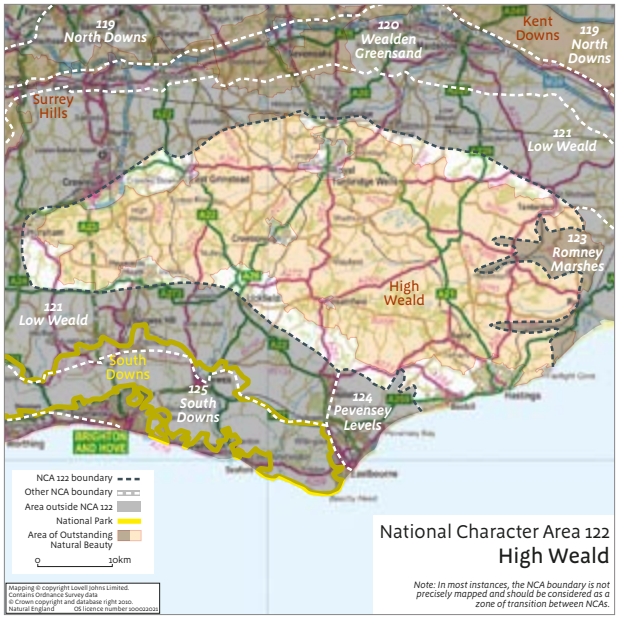
# Summary

The High Weald National Character Area (NCA) encompasses the ridged and faulted sandstone core of the Kent and Sussex Weald. It is an area of ancient countryside and one of the best surviving medieval landscapes in northern Europe. The High Weald Area of Outstanding Natural Beauty (AONB) covers 78 per cent of the NCA. The High Weald consists of a mixture of fields, small woodlands and farmsteads connected by historic routeways, tracks and paths. Wild flower meadows are now rare but prominent medieval patterns of small pasture fields enclosed by thick hedgerows and shaws (narrow woodlands) remain fundamental to the character of the landscape.

Some 26 per cent of the NCA is covered by woodland, comprising wooded shaws, pits and gills, farm woods and larger woods; of this 26 per cent, 17 per cent is ancient semi-natural woodland and 5 per cent is ancient replanted woodland. The majority of the woodland cover is ancient, managed in the past as coppice with standards surrounded with native woodland flora such as bluebells and wood anemones in the Spring. Evidence of the area's industrial past is prominent, from the large iron-master houses to iron industry charcoal hearths, pits and hammer ponds found throughout the ancient woodlands.

The small scale and historical patterning of the landscape, interwoven woodland, wetland and open habitats, with many hedgerows and historic routeways supporting semi-natural vegetation, provide a flourishing, accessible landscape for wildlife. Exposed sandstone outcrops along the wooded gills provide nationally rare habitat and support an array of ferns, bryophytes and lichens. The Weald meets the sea at Hastings Cliffs which are a Special Area of Conservation (SAC) and an area of undeveloped coastline consisting of actively eroding soft cliffs of sands and clays. A small section (35 ha) of the Pevensey Levels Ramsar site also falls within the NCA. The numerous gill streams of the High Weald give rise to the headwaters and upper reaches of rivers which were previously important trade routes for timber, iron and wool out to the coastal ports around Walland Marsh.

Today the High Weald, and particularly Ashdown Forest, is internationally known as the home of the character Winnie-the-Pooh. Ashdown Forest is both a Special Protection Area (SPA) due to its populations of Dartford warbler and nightjar and an SAC as it is one of the largest single continuous blocks of lowland heath in England. The forest also inspired William Robinson who pioneered the English natural garden movement and writers such as Rudyard Kipling. The NCA is also home to 56 historic parks and gardens covering 4,599 ha. The High Weald provides an example of one of the best preserved medieval landscapes in north-west Europe and




**Click map to enlarge; click again to reduce.**

has a strong sense of history. This is enhanced by many features such as Battle Abbey, numerous churches and chapels and an abundance of locally distinctive traditional buildings. The eroding sea cliffs at Hastings provide one of the finest exposures of Lower Cretaceous, Wealden sediments in Britain, containing a range of internationally important fossil plant material and non-marine animal fossils.

The High Weald provides many services to communities living within the area's towns and villages and adjacent urban populations through the supply of drinking water, flood mitigation and carbon storage and a range of open-air recreational activities based around its distinctive character, from walking its ancient routeways to off-road cycling in Bedgebury Forest, water sports at Bewl Water and soft rock climbing at Harrison's Rocks. Future challenges include continuing high demands for housing in south-east England, and rural areas in particular, resulting in strong pressure for development within the NCA, and pressure to bring forward land for housing in and around larger villages, threatening the dispersed settlement character of the landscape and the sustainable development of smaller settlements.



**Ashdown Forest consists of open rolling heathland and birch woodland on the sandstone ridge of the High Weald. The forest forms the literary landscape of the children's classic, 'Winnie the Pooh'.**

## Statements of Environmental Opportunity

**SEO 1:** Maintain and enhance the existing woodland and pasture components of the landscape, including the historic field pattern bounded by shaws, hedgerows and farm woods, to improve ecological function at a landscape scale for the benefit of biodiversity, soils and water, sense of place and climate regulation, safeguard ancient woodlands and encourage sustainably produced timber to support local markets and contribute to biomass production.

**SEO 2:** Maintain and restore the natural function of river catchments at a landscape scale, promoting benefits for water quality and water flow within all Wealden rivers, streams and flood plains by encouraging sustainable land management and best agricultural practices to maintain good soil quality, reduce soil erosion, increase biodiversity and enhance sense of place. Maintain and enhance the geodiversity and especially the exposed sandrock.

**SEO 3:** Maintain and enhance the distinctive dispersed settlement pattern, parkland and historic pattern and features of the routeways of the High Weald, encouraging the use of locally characteristic materials and Wealden practices to ensure that any development recognises and retains the distinctiveness, biodiversity, geodiversity and heritage assets present, reaffirm sense of place and enhance the ecological function of routeways to improve the connectivity of habitats and provide wildlife corridors.

**SEO 4:** Manage and enhance recreational opportunities, public understanding and enjoyment integrated with the conservation and enhancement of the natural and historic environment, a productive landscape and tranquillity, in accordance with the purpose of the High Weald AONB designation.



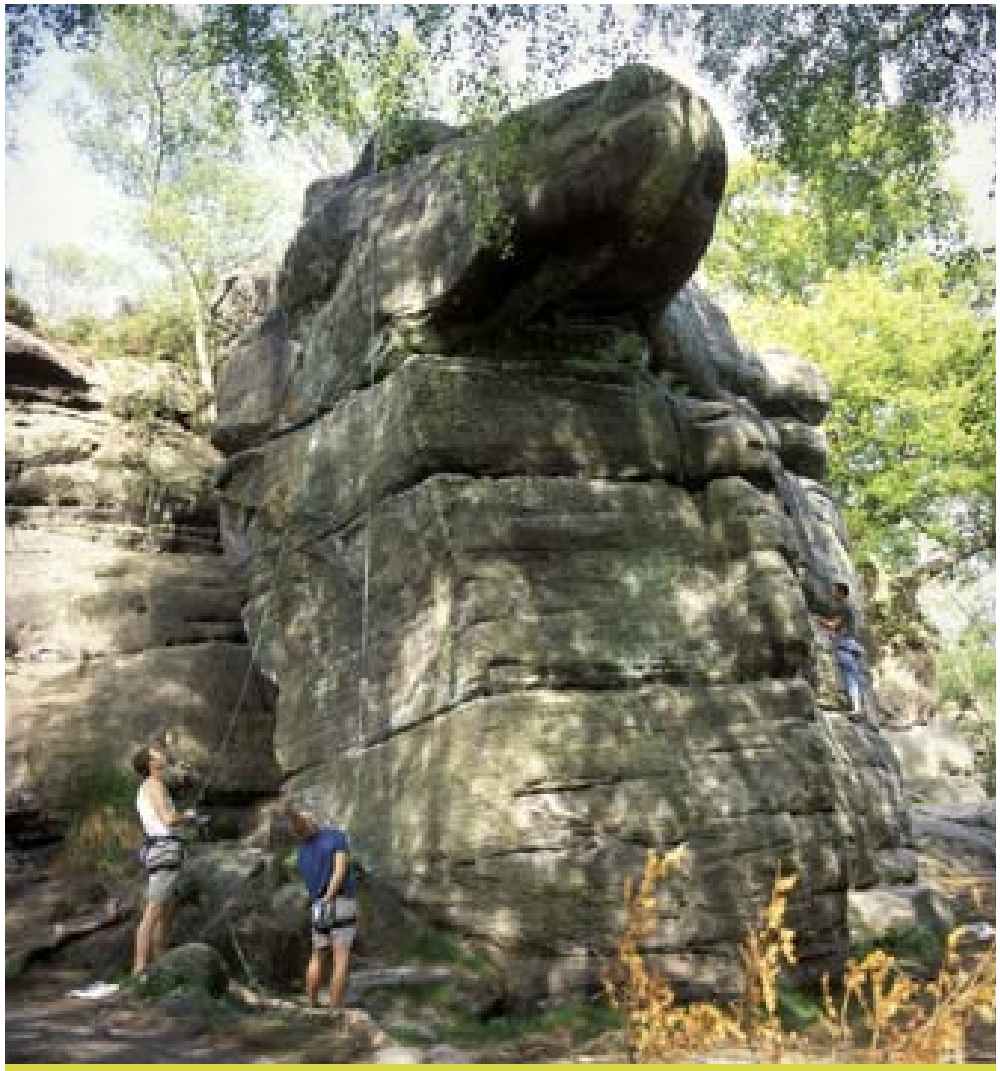
**Small and medium-sized irregularly shaped fields enclosed by a network of hedgerows and wooded shaws, predominantly of medieval origin.**

# Description

## Physical and functional links to other National Character Areas

The High and Low Weald National Character Areas (NCAs) together form an area known from Saxon times as the Weald whose landscape is the product of transhumance (the seasonal movement of people and animals between the settlements on the borders of the Weald and its interior) and a traditional system of integrated farming and forestry. Early in its history the Weald was linked economically and socially with its more habitable fringes where farming was easier. A dense network of droveways connects the Downs and the Weald, a visible legacy of the seasonal movement of people and animals into the woodland to take advantage of acorns and mast (fruit of forest trees). Today these routes can still be travelled as roads and public rights of way. The wooded nature of these linear routes together with the wooded gills provides a high degree of interconnectivity to ancient woodland habitats across the High and Low Weald.

From vantage points in the surrounding North and South Downs NCAs sweeping views extend across the densely wooded countryside of the Weald, an area of heavy soils and the natural habitat of the oak. Views from vantage points within the High Weald extend along the low-lying clay vale of the Low Weald NCA which largely wraps around the northern, western and southern edges of the High Weald NCA in a rough horseshoe shape. To the south-west pocket of the NCA, there are views towards the low-lying wetlands of the Pevensey Levels, and to the south-east corner there are long ranging views across the flat topography of the Romney Marshes NCA.



**Rock climbing at Harrison's Rocks is managed carefully to protect the friable sandstone rocks from erosion.**

The sandrock geology of the High Weald, notably on the ridge top settlements, is shared with only the northern part of the Isle of Wight NCA and parts of Boulonnais and Pays de Bray in France. It comprises fissured sandrock and ridges running east–west, deeply incised and intersected with numerous gill streams which give rise to the headwaters and upper reaches of rivers, with those to the east of the area also providing historical trade routes for timber, iron and wool out to the coastal ports on Romney Marsh.

In the High Weald, where the rivers Rother, Brede and Tillingham originate, the impermeable clay and silt layers of the Hastings Beds give rise to rapid run-off and quickly responding watercourses following heavy rainfall. Maintaining flows in the Rother catchment is important due to the dependency of the Walland Marsh on water transferred into the Royal Military Canal from the Rother, and hence the High Weald and Romney Marsh are inextricably linked in terms of water resources.

The catchments of the rivers Cuckmere, Ouse, Adur and Arun drain south through deep valleys in the eastern chalk ridge from the High Weald via the Low Weald NCA, and the later via the Wealden Greensand NCA, into the sea along the south coast, passing through major coastal settlements.

The High Weald provides many services to adjacent populations, not only through the supply of drinking water, flood mitigation and carbon storage but also through extensive opportunities for a range of open-air recreational activities based around its distinctive character. Activities including walking the ancient routeways, off-road cycling in Bedgebury Forest and soft rock climbing at Harrison's Rocks provide benefits to the various towns that straddle the border between the High and Low Wealds, namely Crawley, East Grinstead, Horsham, Haywards Heath and Uckfield.



**The High Weald has a wealth of ancient woodland.**

## Key characteristics

- A faulted landform of clays, sand and soft sandstones with outcrops of fissured sandrock and ridges running east–west, deeply incised and intersected with numerous gill streams forming the headwaters of a number of the major rivers – the Rother, Brede, Ouse and Medway – which flow in broad valleys.
- High density of extraction pits, quarries and ponds, in part a consequence of diverse geology and highly variable soils over short distances.
- A dispersed settlement pattern of hamlets and scattered farmsteads and medieval ridgetop villages founded on trade and non-agricultural rural industries, with a dominance of timber- framed buildings with steep roofs often hipped or half-hipped, and an extremely high survival rate of farm buildings dating from the 17th century or earlier.
- Ancient routeways in the form of ridgetop roads and a dense system of radiating droveways, often narrow, deeply sunken and edged with trees and wild flower-rich verges and boundary banks. Church towers and spires on the ridges are an important local landmark. There is a dense network of small, narrow and winding lanes, often sunken and enclosed by high hedgerows or woodland strips. The area includes several large towns such as Tunbridge Wells, Crowborough, Battle and Heathfield and is closely bordered by others such as Crawley, East Grinstead, Hastings and Horsham.
- An intimate, hidden and small-scale landscape with glimpses of far-reaching views, giving a sense of remoteness and tranquillity yet concealing the highest density of timber-framed buildings anywhere in Europe amidst lanes and paths.
- Strong feeling of remoteness due to very rural, wooded character. A great extent of interconnected ancient woods, steep-sided gill woodlands, wooded heaths and shaws in generally small holdings with extensive archaeology and evidence of long-term management.
- Extensive broadleaved woodland cover with a very high proportion of ancient woodland with high forest, small woods and shaws, plus steep valleys with gill woodland.
- Small and medium-sized irregularly shaped fields enclosed by a network of hedgerows and wooded shaws, predominantly of medieval origin and managed historically as a mosaic of small agricultural holdings typically used for livestock grazing.
- A predominantly grassland agricultural landscape grazed mainly with sheep and some cattle.
- There is a strong influence of the Wealden iron industry which started in Roman times, until coke fuel replaced wood and charcoal. There are features such as a notably high number of small hammer ponds surviving today.
- Ashdown Forest, in contrast to the more intimate green woods and pastures elsewhere, is a high, rolling and open heathland lying on the sandstone ridges to the west of the area.
- An essentially medieval landscape reflected in the patterns of settlement, fields and woodland.
- High-quality vernacular architecture with distinct local variation using local materials. Horsham Slate is used on mainly timber structures and timber-framed barns are a particularly notable Wealden characteristic feature of the High Weald.

## The High Weald today

The High Weald is an area of ancient countryside and one of the best surviving medieval landscapes in northern Europe. The High Weald Area of Outstanding Natural Beauty covers 78 per cent of the NCA, reflecting the outstanding natural and scenic beauty of the landscape.

From a distance the appearance of the High Weald is one of a densely wooded landscape, although closer inspection reveals a patchwork of irregularly shaped fields and woods forming both open and enclosed landscapes along rolling ridges and within valleys. Along the ridgetop roads briefly glimpsed extensive views open up, stretching away over rolling ridges, punctuated by church spires far into the horizon, providing a contrast to the intimacy of the lush green valleys. Everything in the High Weald landscape is of human scale and its rich detail is best explored on foot, cycle or horseback along the myriad interconnecting paths and tracks.

Along the English Channel coast the High Weald gives way to eroded sandstone and clay sea cliffs around Fairlight and disappears under the urban areas of Bexhill and Hastings to the south-east. The eastern end of the High Weald is characterised by a series of broad, often flat-bottomed river valleys opening out towards the coastal levels of Romney Marsh between Tenterden and Fairlight.

Sandstone exposed as outcrops or along the wooded gills provides a nationally rare habitat and supports a rich community of ferns, bryophytes and lichens. The moist microclimate in these sites is vulnerable to climate change. Potential physical damage comes from the popularity of rock climbing although this is mitigated by guidance and support from the climbing community.



**Traditional farmsteads are often glimpsed through a densely-wooded landscape.**

The drained landscape of the eastern High Weald river valleys is the result of a thousand years of modifications and exhibits few of the features associated with healthy natural river valleys. It is grazed by high numbers of sheep. Upriver the gill streams and upper reaches function better but remain vulnerable to pollution from agriculture and domestic waste treatment.

The ancient routeway network in the High Weald is substantially intact but the archaeology associated with it, such as multiple ditches and banks, is vulnerable to physical damage and the ancient, laid coppice stools edging many sunken routeways present a challenge for highway maintenance.

Flower-rich grassland persists along road verges and what was common land represents a substantial refuge for populations of rare species, but both are vulnerable to insensitive management.

Loosely arranged traditional farm buildings are extremely prominent in the NCA with their distinctive steep, clay-tiled hipped roofs. The numerous footpaths, as they have done for centuries, take walkers straight through the middle of historic farmsteads with the characteristic timber-framed and weatherboard buildings either side.



**Ancient woodland gill with carpets of bluebells and wood anemones in Spring.**

The distinctive pattern of dispersed historic settlement survives although the character of farmsteads has changed with the widespread conversion of traditional farm buildings to dwellings and the associated disappearance of agriculture and industry from farmsteads. The changing character of the farmsteads and surrounding landscape through gentrification ultimately also leads to a changing character of wildlife in terms of the assemblage of species present.

Typically, towns such as Tunbridge Wells and villages such as Goudhurst are sited on the ridges, with a dispersed pattern of historic farmsteads and hamlets covering the wooded valleys and field systems. Vernacular buildings have a strong local character influenced by a variation in locally available building materials, resulting in an abundance of weatherboard, brick, tile, and stone or rendered buildings. Local distinctiveness is marked by traditional vernacular building enhanced by stone church towers and spires located on ridges standing as major local landmarks. Within the forested ridges and ancient countryside, remnant hammer ponds constitute significant local features. These reservoirs have a distinctive branching or winding character as a result of their creation from small Wealden river valleys.

Woodland is extensive, covering 26 per cent of the area in a wide range of small wooded pits, linear gill woodland, farm woods and much larger wooded estates. Most of the woodland is ancient with carpets of bluebells and wood anemone in spring. Many of the woods were managed in the past as coppice with standard trees. The drier sandy soils were found suitable for pine plantations which persist within a patchwork of lowland heath and birch woodland Wild flower meadows are now rare but the medieval pattern of small fields with sinuous edges surrounded by thick hedgerows and shaws (the narrow remains of woodlands cleared to form fields) survives and many fields

retain some permanent or semi-improved grassland, which in turn supports common invertebrates and small mammals. Local initiatives have increased the area of restored and created species-rich grassland but the decline of grazing threatens their long-term management. Buzzards and sparrow hawks are sighted frequently, but the loss of field barns and conversion of farmstead buildings have led to a decline in once-common barn owls.

The mosaic of small hedged fields and sunken lanes, together with the wooded relief and comparative inaccessibility, provides a sense of remoteness which is rare within lowland English landscapes. Despite it being relatively tranquil today, indications of the area's busy industrial past are everywhere, from the abundant timber-framed traditional buildings to the wharfs and harbours along the now-straightened rivers, and the charcoal hearths, pits and ponds of the iron industry are still visible in almost every ancient woodland. The High Weald is well known internationally as the location of the Winnie-the-Pooh stories set in Ashdown Forest, but many other artists and writers have been inspired by the landscape, including Rudyard Kipling and the Cranbrook Colony of painters. Visitors come from across the country and from abroad to experience the Battle of Hastings site, visit beautiful historic houses and gardens, and experience a unique mix of local cultural celebrations ranging from Sussex bonfire processions to Kent apple fairs.



**River Brede flood plain.**

## The landscape through time

The High Weald forms the central part of a unique geological landform of sedimentary rocks, the Wealden anticline, which underpins the Greensand, Chalk and Wealden Clay to the north, south and west which surround the sandstones and clays which underlie the forested ridges of the High Weald. The Purbeck Beds which lie along the Battle Ridge form the oldest sediments, laid down in shallow lagoons at the end of the Jurassic Period (142 million years ago). Iron-rich clays and sandstones followed as the landscape changed to one of flood plains and rivers. The area gradually sank below the sea and around 75 million years ago the great uplift began, followed by compression which folded and faulted the strata. Subsequent weathering has cut through the strata, exposing the layers as sandstone ridges and clay valleys. The array of soils arising has shaped the Weald's social and economic history.

The central sandstone core is strongly dissected by many major rivers, the headwaters of which have cut numerous steep-sided valleys or gills, several of which are heavily wooded. The High Weald is underlain by the Hastings Beds which comprise interbedded sands, soft sandstones and clays which give rise to the high, broken ground. Although not exceeding 240 m above ordnance datum, the High Weald is a hilly country of ridges and valleys. Numerous major ridges run mainly east to west, for example the Ashdown Forest Ridge and the Battle Ridge. North-west of Battle, Jurassic Purbeck Limestone contains gypsum beds which continue to be mined.

With the rise in temperatures at the beginning of the post-glacial period, arboreal species expanded their range across the continuous land link to Europe, with birch and Scots pine being followed by oak, elm, alder, ash and lime.



**Outflow from a hammer pond originating from the iron-age industry.**

By the Anglo-Saxon period the natural woodland which had developed in the warmer post-glacial period had already been modified by the hunter-gatherers of the Mesolithic people. Some woodland clearance was under way in the Neolithic Period with bronze-age barrows indicating active communities in Ashdown Forest and the Roman interest in iron smelting which is suggested led to woodland clearance, which regenerated after their departure. However, it was the medieval practice of transhumance, coupled with the exploitation of the valuable resources of the forest, which substantially transformed the largely uninhabited Weald into the settled landscape seen today.

Clearance of the Wealden forest on a significant scale did not begin until the 9th century, reaching a peak in the 13th and 14th centuries. From the mid-14th century until the First World War, the High Weald was relatively unchanged and even today many of the traditional field patterns and woodlands associated with the essentially medieval landscape still remain.

The High Weald lies within one of the largest tracts of woodland in early medieval England. Linked place names such as -den, -fold and -ing as; distinctive curved boundaries aligned in a similar direction to roads and tracks; and the relationship between manors and their Wealden outliers provide us with tantalising clues to the process of early settlement in the area. By the 15th century the High Weald's characteristic dispersed settlement pattern based on small-scale family holdings was well established. Few farmsteads worked the land from villages, which mostly developed later as service centres founded on trade and craft.

Medieval farmers shaped the present-day landscape of small fields and scattered farmsteads, with woodland and shaws left among them. Gill woodlands on steep valleys were left unfelled due to the difficulty in extracting timber gill woodland, which made them more ecologically significant as a result. The river valleys and the higher, drier ridgetops were important lines of communication on which early settlements were located. The medieval pattern of dispersed farms, small hamlets and villages is associated with the practice of cultivating small parcels of land known as 'assarting' – which gave rise to the pattern of ad hoc rural settlement. These early, isolated agricultural settlements later evolved into the characteristic High Weald ridgetop villages such as Mayfield, Wadhurst and Hawkhurst.

The Weald was the premier iron-producing district during the Roman occupation and again in the 16th century, based on the blast furnace to make castings of cannon and facilitated by the expertise of immigrant French workers. Interconnecting chains of leats, dams and hammer ponds were constructed to provide a sufficient head of water for the forges. These consisted of a stairway of ponds created by damming a gill and produced a head of water which worked the bellows for smelting and the forges' tilt hammers.

From the 15th to the 17th century, the High Weald was the foundry of England. Extensive woodland management in the form of coppicing (for charcoal for the forges) accompanied the industry and little clearance was undertaken. The wealth generated by the iron industry funded grand houses and parklands, many of which still stand today, such as Gravetye and Great Shoesmiths.

Heathland was historically more widespread in the High Weald than it is today. Cessation of grazing together with new conifer planting has led to the loss of open heathland, the only sizeable heathland remaining in the High Weald being Ashdown Forest, a former Royal Hunting Forest. Open heathland was at least partly the result of unsustainable management, effectively where poorer populations in society would make use of a range of heathland products. This included using the heathland turf as fuel due to more expensive woodland being used by the iron industry. Since then the heaths and woods have been relatively fluid on those acid soils.

The small size of Wealden holdings, the importance of crafts to supplement the income from agriculture on poor soils, and the high economic value of timber for boats and buildings and in the iron, glass and cloth industries explain the continuing survival of more woodland in the High Weald than anywhere else in the country. Woods were enclosed and managed as coppice with standards producing wood fuel and construction timber. Large, widely spaced trees in hedgerows and parklands produced the curved and crooked boughs required for ship-building.

In the 17th and 18th centuries hop growing expanded, as did the extent of chestnut coppice for hop poles. For 500 years the rivers of the eastern High Weald were an important link for trade and war between the wooded interior and the seaports of Winchelsea and Rye. Wooden barges were still moving timber and goods from the interior of the High Weald until the end of the 19th century when the last barge, Primrose, was built.

As early as 1825 William Cobbett commented on the artificial landscapes of the new gentry spreading out of London, and the arrival of the railways in the mid-19th century brought further building and the growth of country houses and estates. The railways also made a significant impact on agriculture, opening up the London market for hops, fruit and poultry.

Until the 1950s the Weald was one of the slowest-changing regions in Britain. For 700 years prior to this time agriculture, the field shapes and sizes and the pattern of surrounding woodland and hedgerows hardly changed. Since then farming and forestry, always difficult on the poor soils, have been pushed further to the economic margins by soaring land values with significant areas of land now devoid of productive agriculture. The majority of farmsteads are now residential hamlets and the decline in grazing animals and the industry associated with them is a major threat to the long-term management of species-rich grassland and heathland. Commercial coppicing has declined drastically although the Weald's woodmanship has been kept alive and may enjoy a period of revival with the increasing demand for wood fuel and renewable timber supplies.



**View of traditional oast houses in Roberts Bridge.**

## Ecosystem services

The High Weald NCA provides a wide range of benefits to society. Each is derived from the attributes and processes (both natural and cultural features) within the area. These benefits are known collectively as 'ecosystem services'. The predominant services are summarised below. Further information on ecosystem services provided in the High Weald NCA is contained in the 'Analysis' section of this document.

### Provisioning services (food, fibre and water supply)

- **Food provision:** This NCA produces some cereals, vegetables, soft fruit, lamb, game and some beef for local consumption. Despite growing interest in specialist and local breeds, numbers of livestock continue to decline.

- **Timber provision:** Despite the High Weald's long history of woodmanship, most timber is considered to be of low quality and only 15 per cent of the area of woodland is actively managed. . The area continues to provide oak for local construction, chestnut for fencing and other species such as ash and hornbeam for wood fuel.

- **Water availability:** The largest reservoir in south-east England, Bewl Water, is situated in this NCA, providing drinking water to Maidstone and the Medway Towns. Local villages and Hastings are supplied from Darwell Reservoir. Water is also supplied from aquifers in the Ashdown Beds.

### Regulating services (water purification, air quality maintenance and climate regulation)

- **Climate regulation:** The high level of woodland cover and large extent of undisturbed soils under ancient woodlands and permanent grassland mean that the High Weald NCA has a significant role to play in carbon storage and sequestration and subsequently climate regulation, which could be further enhanced by using more timber than other materials in construction.

- **Regulating soil erosion:** More than two-thirds of the NCA is susceptible to some form of soil erosion. The main soil type (loamy/clayey soils with impeded drainage, covering 62 per cent of the NCA) is prone to compaction and capping and slaking, leading to increased risk of soil erosion by surface water run-off, especially on steeper slopes. The freely draining, slightly acid loamy soils (4 per cent of the area) are at enhanced risk of soil erosion on moderately or steeply sloping ground exacerbated where organic matter levels are low and where soils are compacted.



**Cattle grazing on parkland.**

- **Regulating soil quality:** Soils of the High Weald are highly variable over short distances, making it easy to locally overdose with inorganic fertiliser and leading to damage through poaching or using heavy machinery at inappropriate times.

- **Regulating water flow:** There is a risk of fluvial flooding along the lower reaches of the rivers, but important for the High Weald NCA is appropriate management of the numerous gill streams and upper and middle reaches of rivers to mitigate flooding further downstream in adjacent NCAs. There are further opportunities in the valley bottoms to look at pushing flood flows out of eroded water courses onto grassland and woodland to help slow flood flows.

### Cultural services (inspiration, education and wellbeing)

- **Sense of place/inspiration:** The harmonious mosaic of small mixed farms and woodland that makes up the High Weald is now considered to be a quintessentially English landscape, yet for many years, until the advent of turnpikes, it was better know for the poor state of its roads and less advanced agriculture. Its mix of wilder elements, reminiscent of the former forest, surviving amid a beautiful, small-scale landscape shaped by man has inspired many people such as the architect Norman Shaw, the artist William Hunt, William Robinson, who pioneered the English natural garden style, and writers such as Rudyard Kipling and AA Milne.

- **Sense of history:** As one of the best preserved medieval landscapes in north-west Europe, the High Weald has a strong sense of history, and this is enhanced by the many individual features such as Battle Abbey, numerous churches and chapels, an abundance of traditional buildings and the remains of the former iron industry. The High Weald is extraordinarily well documented through old maps but these and the great extent of undisturbed ancient woodland which has preserved features from many different time periods still remain relatively unstudied.

- **Tranquillity:** Buildings, tracks and the remains of industrial activities concealed by the High Weald's extensive woodland cover and overgrown hedgerows make the experience of this landscape today feel relatively tranquil, especially due to the close proximity of London and the busy coastal towns.

- **Recreation:** There is a dense network of public rights of way supplemented by many areas of accessible natural greenspace, mostly provided by the Forestry Commission and bodies such as the National Trust and the Woodland Trust. Ashdown Forest provides an extensive area of open access at the heart of the High Weald. Outdoor sports are well catered for with off-road cycling at Bedgebury Forest, watersports at Bewl Water and soft rock climbing around Tunbridge Wells.

- **Biodiversity:** The human scale of the High Weald's landscape allows everyone to experience a variety of habitats and wildlife at first hand. The sheer quantity of semi-natural habitat such as ancient woodland is not adequately represented in the extent of Sites of Special Scientific Interest. Although the High Weald's cold soils may not support the biodiversity hotspots found on the nearby Downs, its ancient countryside and small, mixed farms continue to be home to resilient populations and a high biomass of typical lowland species.

- **Geodiversity:** The High Weald's sandrock 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. The 6-kilometre section of eroding sea cliffs at Hastings provides one of the finest exposures of Lower Cretaceous, Wealden sediments in Britain. Their fossil plant material and non-marine animal fossils are some of the best examples of their type worldwide.

# Statements of Environmental Opportunity

**SEO1: Maintain and enhance the existing woodland and pasture components of the landscape, including the historic field pattern bounded by shaws, hedgerows and farm woods, to improve ecological function at a landscape scale for the benefit of biodiversity, soils and water, sense of place and climate regulation, safeguard ancient woodlands and encourage sustainably produced timber to support local markets and contribute to biomass production.**

**For example by:**

- Encouraging the sustainable management of woodland by developing local markets for wood products and the skills to deliver these sustainably.
- Ensuring that any increased woodland cover is informed by the historical nature of the area, and promoting small-scale woodland creation to buffer existing woods, enhance landscape connectivity and manage flood flows.
- Increasing the viability of woodland habitats for wildlife by determining the area of appropriately managed woodland necessary to link and enhance isolated habitats and species to provide better connectivity between woodlands and encourage species' resilience to climate change.
- Promoting sustainable woodland management techniques (such as coppicing, pollarding and wood fuel production) to increase carbon substitutions and sequestration and the resilience of tree species to climate change and disease.
- Establishing a long-term ecological monitoring and research programme to assess the management status of woodlands and the impacts of diseases such as ash dieback, climate change and pressure from deer.
- Working with the High Weald Area of Outstanding Natural Beauty (AONB) to continue support for the restoration of planted ancient woodland sites.
- Adopting a suitable distance (approximately 15 m) as a minimum buffer around ancient woodlands to protect them from damaging development or land management operations.
- Promoting and raising awareness of the archaeology and historic assets of woodland.
- Working with the High Weald AONB to promote the use of local wood products such as chestnut fencing and timber in housing developments and the use of locally sourced wood fuel.
- Promoting the High Weald AONB design guidance to contribute to improved design quality within the area.
- Extending woodland around settlements and infrastructure developments to filter light pollution and reduce sound pollution and the visual impacts of further urbanisation.
- Maintaining and restoring links between woodland and other woodland habitats (such as hedgerows, traditional orchards and parkland) and species-rich grasslands and heathland outside the main woodland. This will create a robust network of wooded and open semi-natural habitats that will benefit the internationally important populations of bats, as well as other species.
- Maintaining good pastoral land use and agriculturally productive fields, and using field margins and well-managed hedgerows to maintain ecological links across arable patches, reducing water flow and resultant soil erosion and providing benefits to water quality.
- Encouraging and supporting the appropriate management of lowland meadows by owners, including through local owners' groups, providing benefits for the local community, biodiversity, the landscape and soil quality.

**SEO1 continued**

- Maintaining woodland cover – which provides integrated benefits for soil quality, water flow, soil erosion, water quality and management of steep gill woodland – for example through coppicing, to reduce land slippage and tree fall entering watercourses.
- Work with Forestry Commission to explore the potential for bring two thirds of woodland back into active management with the potential for increasing 25,000m3 per year of confer sawlogs, 10,000m³ per year of broadleaved sawlogs and a further 110,000m³ of lower quality wood which could be used as woodfuel with an energy value of around 230,000 MWh.

**SEO 2: Maintain and restore the natural function of river catchments at a landscape scale, promoting benefits for water quality and water flow within all Wealden rivers, streams and flood plains by encouraging sustainable land management and best agricultural practices to maintain good soil quality, reduce soil erosion, increase biodiversity and enhance sense of place. Maintain and enhance the geodiversity and especially the exposed sandrock.**

**For example by:**

- Working in partnership across sectors and National Character Area (NCA) boundaries to tackle the challenges associated with flood risk, pollution and low flows in order to safeguard surface water resources, especially those failing to meet Water Framework Directive objectives for good ecological status.
- Ensuring that sustainable water and land management strategies for Wealden river catchments are adhered to in accordance with the Water Framework Directive.
- Improving understanding of how to respond to and plan for climate change impacts and future consumer demands, and the interrelationships between supply and demand in adjoining NCAs, including the impacts of reduced water availability on important biodiversity sites.
- Buffering watercourses and reservoirs and restoring natural river geomorphology to improve water quality and reduce flood risk in settlements and valuable agricultural land by regulating water flow.
- Drawing on best practice principles such as those developed by the Forestry Commission and Environment Agency on the Pickering Brook in Yorkshire and established under catchment sensitive farming initiatives. As well as building on and supporting existing stakeholder groups to help to deliver a good water environment across the High Weald, benefiting biodiversity and local communities.
- Encouraging sustainable water use by homes and businesses supplied from catchments and promoting sustainable drainage systems.
- Controlling invasive non-native species, particularly along river banks, to reduce soil exposure and erosion.
- Encouraging integration of environmentally sensitive water policy objectives through land management practices such as agri-environment schemes and water resource and land use planning to ensure that an appropriate balance is maintained between water supply and demand.
- Exploring opportunities for landowners to work together across catchments to restore more natural river systems including wet woodland creation to deliver biodiversity, amenity, resource protection and flood control benefits.
- Working with the High Weald AONB to identify the potential of naturally functioning rivers and flood plains to regulate flooding, improve water quality, restore flood plain woodland and protect and enhance wildlife and fisheries.

**SEO 3: Maintain and enhance the distinctive dispersed settlement pattern, parkland and historic pattern and features of the routeways of the High Weald, encouraging the use of locally characteristic materials and Wealden practices to ensure that any development recognises and retains the distinctiveness, biodiversity, geodiversity and heritage assets present, reaffirm sense of place and enhance the ecological function of routeways to improve the connectivity of habitats and provide wildlife corridors.**

**For example by:**

- Ensuring that the repair, restoration or conversion of vernacular buildings is carried out with due regard to their historical interest, using local materials and appropriate styles and techniques to maintain local distinctiveness, construction techniques and traditions.
- Encouraging new developments to follow the vernacular of the area, using locally sourced materials and adhering to the principles of the High Weald AONB design guidance.
- Working with local communities to encourage the continuation of traditional land management practices and land uses that are necessary to retain the landscape character and the sense of place in this area.
- Improving sustainable public access through the rights of way network, provision of visitor facilities, and access to and interpretation of important sites for geodiversity, biodiversity and heritage in order to increase the understanding, enjoyment and appreciation of the landscape, and of the history of use that has shaped the area.
- Ensuring that the repair, restoration or conversion of buildings provides additional opportunities for bird boxes and bat roosts.
- Supporting community growing schemes, social forestry enterprises and partnerships with local land businesses to encourage local markets and seasonal outlets, supplying local food and wood fuel and promotion of rural skills training.
- Conserving the cultural heritage of local authors and artists by maintaining the traditions that create the distinctive landscape and local sense of place.
- Promoting information about the historical development of towns, villages, hamlets and farmsteads and their hinterlands including historical maps and accessible online information.
- Ensuring that the duty of regard is adhered to in relation to core components of natural beauty in the planning and development for towns and villages in and adjacent to the AONB.
- Exploring community initiatives to extend baseline mapping of the ancient routeway network to include public rights of ways, tracks and abandoned paths and to ensure community engagement in conserving and protecting ancient routeways.
- Undertaking archaeological research to better understand ancient routeways and their features in order to inform appropriate management.
- Working in partnership with highways authorities and communities to develop a design code for rural lanes promoting the use of characteristic boundaries and minimising the impacts of engineering and signage.
- Working in partnership with highways authorities and others to review and develop approaches to the management of roadside trees and coppice.
- Exploring initiatives that promote the contribution that ancient routeways make to a well-functioning ecological network.

**SEO 4: Manage and enhance recreational opportunities, public understanding and enjoyment integrated with the conservation and enhancement of the natural and historic environment, a productive landscape and tranquillity, in accordance with the purpose of the High Weald AONB designation.**

**For example by:**

- Maintaining and enhancing the extensive rights of way network and open access land throughout the area, improving links to the Sussex Border Path, High Weald Landscape Trail and Weald Way and creating additional links to relieve pressure on sensitive areas through a network of greenspace and linear access.
- Increasing understanding and enjoyment through education and interpretation materials especially where this helps to promote the sensitive features of designated sites, ensuring that access balances recreational enjoyment with the protection of biodiversity, geodiversity and historic features.
- Integrating the management of resources for informal open-air recreation to facilitate 'green' use by residents and visitors and meet the need of less able-bodied visitors.
- Identifying and promoting viewpoints that enable appreciation and experience of the tranquillity and outstanding natural beauty of the High Weald landscape by people of all abilities.
- Supporting community initiatives that promote small-scale land management improvements and identify and conserve local features.
- Promoting sustainable tourism initiatives that target a broad range of visitors and, where practical, reduce car dependency, accommodating high visitor numbers while conserving the landscape, its biodiversity and tranquillity.
- Exploring partnership initiatives to disseminate clear environmental education messages to encourage integration of recreation and public enjoyment opportunities with conservation of the natural and historic environment, using key sites and areas as examples of best practice.
- Promoting sustainable transport, green tourism and natural health initiatives such as themed High Weald AONB short breaks.
- Supporting projects that contribute to the conservation and management of special qualities and locally valued features such as tranquillity and dark skies and historic features such as abbeys and hop gardens.

## Additional opportunity

**1: 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.**

**For example by:**

- Maintaining nationally important geological features to ensure no loss to sandstone outcrops and promoting further understanding and appreciation of sandrock exposures, reducing threats and/or inappropriate use and management.
- Maintaining views of geological features and exposures and, where appropriate, improving access to cuttings, quarries and other exposures of geological features to enable improved understanding and enjoyment of geodiversity and sense of history.
- Maintaining the nationally important sandrock exposures to conserve the fern, moss and liverwort communities that they support and to protect their value as some of the most significant sites of prehistoric archaeology in the AONB.
- Maintaining and enhancing all existing rock exposures and natural landforms that are important for understanding the origin and geological development of the High Weald.
- Helping to secure geological conservation as an integral part of the development process.
- Providing scrub control on exposed rock faces and outcrops of geological importance.



**Sunken lane bank, with sandstone rocky outcrop at Brede.**

# Supporting document 1: Key facts and data

Total area: 174,885 ha

## 1. Landscape and nature conservation designations

The High Weald Area of Outstanding Natural Beauty covers an area of 135,863 ha, 78 per cent of the NCA.

Management Plans for the protected landscape can be found at:

- http://www.highweald.org/

**Source: Natural England (2011)**

### 1.1 Designated nature conservation sites

The NCA includes the following statutory nature conservation de1signations:

| Tier | Designation | Name | Area (ha) | % of NCA |
|---|---|---|---|---|
| International | Ramsar | Pevensey Levels | 35 | <1 |
| European | Special Protection Area (SPA) | Ashdown Forest SPA | 3,198 | 2 |
| | Special Area of Conser-vation (SAC) | Ashdown Forest SAC, Hasting Cliffs SAC | 2,868 | 2 |
| National | National Nature Re-serve (NNR) | n/a | 0 | 0 |
| National | Site of Special Scientific Interest (SSSI) | A total of 59 sites wholly or partly within the NCA | 5,416 | 3 |

**Source: Natural England (2011)**

**Please note: (i) Designated areas may overlap (ii) all figures are cut to Mean High Water Line, designations that span coastal areas/views below this line will not be included.**

There are 268 local sites in the High Weald NCA covering 11,260 ha which is 6.5 per cent of the NCA.

**Source: Natural England (2011)**

- Details of individual Sites of Special Scientific Interest can be searched at: http://www.sssi.naturalengland.org.uk/Special/sssi/search.cfm
- Details of Local Nature Reserves (LNR) can be searched: http://www.lnr.naturalengland.org.uk/Special/lnr/lnr_search.asp
- Maps showing locations of Statutory sites can be found at: http://magic.defra.gov.uk/website/magic/ – select 'Rural Designations Statutory'.

#### 1.1.1 Condition of designated sites

| SSSI condition category | Area (ha) | % of SSSI land in category condition |
|---|---|---|
| Unfavourable declining | 33 | <1 |
| Favourable | 1,264 | 23 |
| Unfavourable no change | 28 | <1 |
| Unfavourable recovering | 4,092 | 76 |

**Source: Natural England (March 2011)**

Details of SSSI condition can be searched at:
http://www.sssi.naturalengland.org.uk/Special/sssi/reportIndex.cfm

## 2. Landform, geology and soils

### 2.1 Elevation

The NCA reaches a maximum height of 241 m at Crowborough Beacon in East Sussex. The lowest point is sea level.

**Source: Natural England (2010)**

### 2.2 Landform and process

Although not exceeding 241 m the High Weald is a hilly country of ridges and valleys. Numerous major ridges run mainly east to west. These major ridges are deeply dissected by many tributaries of rivers which rise in the High Weald producing a network of small, steep-sided ridges and valleys (gills).

**Source: High Weald Countryside Character Area description**

### 2.3 Bedrock geology

The Weald is a geologically complex anticline, a folded dome where the oldest rocks are exposed at the centre as the top has been worn down by erosion. These oldest rocks, the Upper Jurassic Purbeck Beds, are only exposed at the surface in the Crowhurst area. Overlying these are Lower Cretaceous sands, soft sandstones and clays out to the edge of the High Weald.

**Source: High Weald Natural Area Profile, High Weald Countryside Character Area description, British Geological Survey maps**

### 2.4 Superficial deposits

Superficial deposits cover only a small percentage (7 per cent) of the NCA. Of these, the majority are clays, silt and sands which follow river courses.

**Source:High Weald Natural Area Profile, High Weald Countryside Character Area description, British Geological Survey maps**

### 2.5 Designated geological sites

| Designation | Number of sites |
|---|---|
| Geological Site of Special Scientific Interest (SSSI) | 17 |
| Mixed interest SSSI | 3 |

There are 38 Local Geological Sites within the NCA.

**Source: Natural England (2011)**

- Details of individual Sites of Special Scientific Interest can be searched at: http://www.sssi.naturalengland.org.uk/Special/sssi/search.cfm

### 2.6 Soils and Agricultural Land Classification

The area is dominated by both sandy and heavy clay soils. Slightly acid loamy and clayey soils with impeded drainage cover the majority of the NCA.

**Source: High Weald Natural Area Profile**

The main grades of agricultural land in the NCA are broken down as follows (as a proportion of total land area):

| Agricultural Land Classification | Area (ha) | % of NCA |
|---|---|---|
| Grade 1 | 145 | <1 |
| Grade 2 | 1,293 | <1 |
| Grade 3 | 109,701 | 63 |
| Grade 4 | 38,047 | 22 |
| Grade 5 | n/a | n/a |
| Non-agricultural | 17,925 | 10 |
| Urban | 7,771 | 4 |

**Source: Natural England (2010)**

Maps showing locations of Statutory sites can be found at: http://magic.defra.gov.uk/website/magic/ – select 'Landscape' (shows ALC classification and 27 types of soils)

## 3. Key water bodies and catchments

### 3.1 Major rivers/canals

The following major rivers/canals (by length) have been identified in this NCA.

| Name | Length (km) |
|---|---|
| Medway | 30 |
| Rother | 28 |
| Ouse | 18 |
| Tillingham | 16 |
| Dudwell | 13 |
| Brede | 10 |
| Cuckmere | 7 |
| Arun | 6 |
| Eden | 5 |

**Source: Natural England (2010)**

**Please note: other significant rivers (by volume) may also occur. These are not listed where the length within the NCA is short.**

The High Weald is the source of a number of major rivers in the South East and has a dendritic drainage pattern with numerous small streams forming the headwaters of the main rivers. The area also contains several reservoirs including Weir Wood, Ardingly, Bewl Water and Darwell.

### 3.2 Water quality

The total area of Nitrate Vulnerable Zone is 100,205 ha or 57 per cent of the High Weald NCA.

**Source: Natural England (2010)**

### 3.3 Water Framework Directive

Maps are available from the Environment Agency showing current and projected future status of water bodies http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=_e

## 4. Trees and woodlands

### 4.1 Total woodland cover

The NCA contains 46,158 ha of woodland (26 per cent of the total area), of which 30,234 is ancient woodland.

**Source: Natural England (2010), Forestry Commission (2011)**

### 4.2 Distribution and size of woodland and trees in the landscape

The High Weald has the greatest amount of ancient woodland in any AONB, representing 7 per cent of all ancient woodland in England. The character of the woodland within the High Weald is dominated by numerous small woods and sinuous gills, interconnected by narrow shaws.

**Source: The Cultural Heritage of Woodlands in the South East (2007)**

### 4.3 Woodland types

A statistical breakdown of the area and type of woodland found across the NCA is detailed below.

Area and proportion of different woodland types in the NCA (over 2 ha)

| Woodland type | Area (ha) | % of NCA |
|---|---|---|
| Broadleaved | 36,573 | 21 |
| Coniferous | 7,685 | 4 |
| Mixed | 693 | <1 |
| Other | 1,207 | 1 |

**Source: Forestry Commission (2011)**

Area and proportion of Ancient Woodland and Planted Ancient Woodland within the NCA.

| Woodland type | Area (ha) | % of NCA |
|---|---|---|
| Ancient semi-natural woodland | 20,663 | 12 |
| Ancient re-planted woodland (PAWS) | 8,719 | 5 |

**Source: Natural England (2004)**

## 5. Boundary features and patterns

### 5.1 Boundary features

Fields are bounded by shaws (narrow bands of ancient woodland), woodlands and hedgerows.

**Source: High Weald Countryside Character Area description**

### 5.2 Field patterns

Small, irregular, organic shaped fields. The landscape is essentially medieval with field patterns derived from post-Saxon/early-medieval cultivation of small parcels of land from more extensive areas of woodland; commonly referred to as 'assarting'. The resultant character of the area is one of fields within woodland, with associated dispersed and isolated settlement.

**Source:High Weald Countryside Character Area description**

## 6. Agriculture

The following data has been taken from the Agricultural Census linked to this NCA.

### 6.1 Farm type

The pastoral character of the area is supported by the figure for grazing livestock farms (697 in 2009) in comparison with cereals (210 in 2009) and horticulture (201 in 2009). Those classed as 'other' accounted for 763 holdings.

**Source: Agricultural Census, Defra (2010)**

### 6.2 Farm size

In 2009, farms between 5 and 20 ha represented 36 per cent of holdings, followed by 25 per cent between 20 and 50 ha, 14 per cent between 50 and 100 ha and 12 per cent for less than 5 ha in size. Those greater than 100 ha also accounted for 12 per cent.

**Source: Agricultural Census, Defra (2010)**

### 6.3 Farm ownership

2009: Total farm area = 105,626 ha; owned land = 78,719 ha
2000: Total farm area = 97,466 ha; owned land = 75,676 ha

**Source: Agricultural Census, Defra (2010)**

### 6.4 Land use

In 2009, 62 per cent of the total farmed area was grass and uncropped land (65,090 ha). Cereals covered 12 per cent of the farmed area (12,876 ha) - the second most common land use. Oil seeds accounted for 4 per cent of farmed area. Other arable crops also accounted for 4 per cent, with 2 per cent represented by fruit.

**Source: Agricultural Census, Defra (2010)**

### 6.5 Livestock numbers

In 2009 there were 43,200 cattle (55,100 in 2000), 180,700 sheep (251,000 in 2000) and 8,800 pigs (12,900 in 2000).

**Source: Agricultural Census, Defra (2010)**

### 6.6 Farm labour

Principal farmers make up 56 per cent of farm labour (2,623 in 2009). Numbers have remained relatively stable between 2000 and 2009 with the only significant change being a drop in the number of full-time workers (down 9 per cent to 630) and casual/gang workers (down 21 per cent to 601).

**Source: Agricultural Census, Defra (2010)**

**Please note: (i) Some of the Census data is estimated by Defra so will not be accurate for every holding (ii) Data refers to Commercial Holdings only (iii) Data includes land outside of the NCA belonging to holdings whose centre point is within the NCA listed.**

## 7. Key habitats and species

### 7.1 Habitat distribution/coverage

Woodlands including gill woodlands, shaws and hedgerows are found across the High Weald with ancient woodland a distinctive feature (see woodland section). Pockets of unimproved and semi-improved grassland (both acid and neutral) are notable. There are significant areas of heathland including Ashdown Forest, one of the most extensive areas of heathland in south-east England. Wetland habitats associated with the river valleys are also important. The High Weald has more than 10,000 ponds concentrated on the clay providing valuable habitats for a range of wildlife. Parklands contain relict ancient habitats such as veteran trees. The sand rock exposures are an important habitat for bryophyte assemblages.

**Source: High Weald AONB Management Plan 2004, High Weald Natural Area Profile**

### 7.2 Priority habitats

The Government's new strategy for biodiversity in England, Biodiversity 2020, replaces the previous Biodiversity Action Plan (BAP) led approach. Priority habitats and species are identified in Biodiversity 2020, but references to BAP priority habitats and species, and previous national targets have been removed. Biodiversity Action Plans remain a useful source of guidance and information. More information about Biodiversity 2020 can be found at; www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/englandsbiodiversitystrategy2011.aspx.

The NCA contains the following areas of mapped priority habitats (as mapped by National Inventories). Footnotes denote local/expert interpretation. This will be used to inform future national inventory updates.

| Priority habitat | Area (ha) | % of NCA |
|---|---|---|
| Broadleaved mixed and yew woodland (broad habitat) | 26,538 | 15 |
| Lowland heath | 1,767 [1] | 1 |
| Coastal and flood plain grazing marsh | 565 | <1 |
| Lowland meadows | 233 [2] | <1 |
| Maritime cliff and slope | 167 | <1 |
| Lowland dry acid grassland | 142 [2] | <1 |
| Fens | 51 | <1 |
| Reedbeds | 18 | <1 |
| Purple moor-grass and rush pasture | 1 | <1 |
| Coastal vegetated shingle | <1 | <1 |

**Source: Natural England (2011)**

**Footnotes: (1) High Weald AONB Management Plan 2nd edition (2009) states 1,931 ha of heathland within the AONB boundary. (2) High Weald AONB Management Plan 2nd edition (2009) states 655 ha of species-rich unimproved lowland meadows and dry acidic grassland within the AONB boundary**

- Maps showing locations of Priority Habitats are available at: http://magic.defra.gov.uk/website/magic/ – select 'Habitat Inventories'

### 7.3 Key species and assemblages of species

- Maps showing locations of Priority Habitats are available at: http://magic.defra.gov.uk/website/magic/ – select 'Habitat Inventories'
- Maps showing locations of S41 species are available at: http://data.nbn.org.uk/

## 8. Settlement and development patterns

### 8.1 Settlement pattern

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

**Source: High Weald Countryside Character Area description; Countryside Quality Counts (2003)**

### 8.2 Main settlements

The main settlements within the High Weald are; Hastings, Tunbridge Wells, Crawley, Bexhill, and Haywards Heath.

**Source: High Weald Countryside Character Area description; Countryside Quality Counts (2003)**

### 8.3 Local vernacular and building materials

Distinctive red tile, brick, local sandstone and timber building materials, often including hung tiles and white weatherboarding, are characteristic of the historic settlements, farms and cottages. Oast houses and timber framed barns are a particularly notable and characteristic element of the High Weald landscape.

**Source: High Weald Countryside Character Area description; Countryside Quality Counts (2003)**

## 9. Key historic sites and features

### 9.1 Origin of historic features

The High Weald has been occupied since at least the Mesolithic period but few pre-Roman sites exist. Iron was the major industry, first developed in the Iron Age and Roman periods but predominantly in the 15th to 17th centuries when the Weald was the foundry of England and the influence dominates the present landscape in the form of hammer ponds, furnace sites and evidence of charcoal-burning. The wealth generated by this industry also led to the abundance of large estates, grand houses and parklands. The NCA includes the site of the Battle of Hastings and substantial evidence of the Norman development of the area in the form of castles, churches and medieval buildings. Agriculture has also been important, including hop production with oast houses notable and a large number of pre-1750 farm buildings survive.

The High Weald is characterised by ancient routeways (now roads and rights of way) in the form of ridge-top roads and a dense system of radiating droveways. Along with the prehistoric ridge-top ways, the droves were one of the most distinctive characteristics of the High Weald in the 14th century and remain so.

**Source: Draft Historic Profile, Countryside Quality Counts, High Weald Countryside Character Area description; Making of the High Weald, Roland B Harris (2003)**

### 9.2 Designated historic assets

This NCA has the following historic designations:

- 56 Registered Parks and Garden covering 4,599 ha
- 1 Registered Battlefield covering 77 ha
- 91 Scheduled Monuments
- 7,370 Listed Buildings

**Source: Natural England (2010)**

More information is available at the following address:

- http://www.english-heritage.org.uk/caring/heritage-at-risk/
- http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/

## 10. Recreation and access

### 10.1 Public access

- Six per cent of the NCA or 10,926 ha, is classified as being publically accessible.
- There are 3,043 km of public rights of way at a density of 1.7 km per km2.
- There are no National Trails within the High Weald NCA.

**Sources: Natural England (2010)**

The table below shows the breakdown of land which is publically accessible in perpetuity:

| Access designation | Area (ha) | % of NCA |
|---|---|---|
| National Trust (Accessible all year) | 154 | <1 |
| Common Land | 2,790 | 2 |
| Country Parks | 412 | <1 |
| CROW Access Land (Section 4 and 16) | 4,373 | 3 |
| CROW Section 15 | 2,734 | 2 |
| Village Greens | 255 | <1 |
| Doorstep Greens | 1 | <1 |
| Forestry Commission Walkers Welcome Grants | 3,599 | 2 |
| Local Nature Reserves (LNR) | 750 | <1 |
| Millennium Greens | 9 | <1 |
| Accessible National Nature Reserves (NNR) | n/a | n/a |
| Agri-environment Scheme Access | 132 | <1 |
| Woods for People | 7,043 | 4 |

**Sources: Natural England (2011)**

**Please note: Common Land refers to land included in the 1965 commons register; CROW = Countryside and Rights of Way Act 2000; OC and RCL = Open Country and Registered Common Land.**

## 11. Experiential qualities

### 11.1 Tranquillity

Based on the CPRE map of tranquillity (2006) the areas of greatest tranquillity are away from the main transport corridors and major settlements. The pastoral, heavily wooded and intimate character of the landscape has a strong sense of tranquillity.

A breakdown of tranquillity values for this NCA is detailed in the table below:

| Tranquillity | Tranquillity Score |
|---|---|
| Highest value within NCA | 42 |
| Lowest value within NCA | -108 |
| Mean value within NCA | -8 |

**Sources: CPRE (2006)**

More information is available at the following address:
http://www.cpre.org.uk/what-we-do/countryside/tranquil-places/in-depth/item/1688-how-we-mapped-tranquillity

### 11.2 Intrusion

The 2007 Intrusion Map (CPRE) shows the extent to which rural landscapes are 'intruded on' from urban development, noise (primarily traffic noise), and other sources of visual and auditory intrusion. This shows that there are patches of undisturbed land throughout the NCA. Disturbance is localised and centred on main roads, notably the A21, A26 and M23, and urban centres, particularly Hastings in the east and the Crawley/Gatwick area in the west. A breakdown of intrusion values for this NCA is detailed in the table over.

| Intrusion category | 1960s (%) | 1990s (%) | 2007 (%) | Percentage change (1960s-2007) |
|---|---|---|---|---|
| Disturbed | 20 | 42 | 50 | 30 |
| Undisturbed | 76 | 54 | 44 | -32 |
| Urban | 4 | 4 | 6 | 2 |

**Sources: CPRE (2007)**

Notable trends from the 1960s to 2007 are that the amount of land being described as disturbed has more than doubled with less than a half of the NCA being undisturbed in 2007 compared to more than three quarters in 1960. The amount of urban land has increased but less so than in some other areas and remains a small proportion, just less than 6 per cent of the NCA.

More information is available at the following address:
http://www.cpre.org.uk/resources/countryside/tranquil-places

## 12 Data sources

- British Geological Survey (2006)
- Natural Area Profiles, Natural England (published by English Nature 1993-1998 )
- Countryside Character Descriptions, Natural England (regional volumes published by Countryside Commission/Countryside Agency 1998/1999)
- Joint Character Area GIS boundaries, Natural England (data created 2001)
- National Parks and AONBs GIS boundaries, Natural England (2006)
- Heritage Coast Boundaries, Natural England (2006)
- Agricultural Census June Survey, Defra (2000,2009)
- National Inventory of Woodland & Trees, Forestry Commission (2003)
- Countryside Quality Counts Draft Historic Profiles, English Heritage (2004)*
- Ancient Woodland Inventory, Natural England (2003)
- Priority Habitats GIS data, Natural England (March 2011)
- Special Areas of Conservation data, Natural England (data accessed in March 2011)
- Special Protection Areas data, Natural England (data accessed in March 2011)
- Ramsar sites data, Natural England (data accessed in March 2011)
- Sites of Special Scientific Interest, Natural England (data accessed in March 2011)
- Detailed River Network, Environment Agency (2008)
- Source protection zones, Environment Agency (2005)
- Registered Common Land GIS data, Natural England (2004)
- Open Country GIS data, Natural England (2004)
- Public Rights of Way Density, Defra (2011)
- National Trails, Natural England (2006)
- National Tranquillity Mapping data, CPRE (2007)
- Intrusion map data, CPRE (2007)
- Registered Battlefields, English Heritage (2005)
- Record of Scheduled Monuments, English Heritage (2006)
- Registered Parks and Gardens, English Heritage (2006)
- World Heritage Sites, English Heritage (2006)
- Incorporates Historic Landscape Characterisation and work for preliminary Historic Farmstead Character Statements (English Heritage/Countryside Agency 2006)Detailed River Network, Environment Agency (2008)

**Please note all figures contained within the report have been rounded to the nearest unit. For this reason proportion figures will not (in all) cases add up to 100%. The convention <1 has been used to denote values less than a whole unit.**

# Supporting document 2: Landscape change

## Recent changes and trends

### Trees and woodlands

- Countryside Quality Counts data reveals that in 1999 about 11 per cent of the established eligible National Inventory of Woodland and Trees woodland stock was covered by a Woodland Grant Scheme management agreement.
- In 2003 the proportion of established, eligible National Inventory of Woodland and Trees woodland stock was about 18 per cent. About 65 per cent of the woodland cover is on an ancient woodland site. The proportion of these sites covered by Woodland Grant Scheme agreements has changed since 1999 from 12 per cent to 23 per cent.
- Loss of traditional orchards and hop gardens and associated wind-break features has occurred in all areas except Ashdown Forest.
- The threat of browsing damage to young trees from increasing deer numbers and bark stripping by squirrels remains a disincentive to active coppice management and the growing of higher quality hardwood timber trees.
- Woodfuel, both wood chip and log wood, has grown in popularity but a shift from small teams with hand held machinery to larger scale forestry poses a threat to woodland archaeology and soil health. There is a need to use appropriate machinery which is suited to the character and constraints of the landscape.
- Some ancient woodland continues to suffer incremental damage from trampling and disturbance by livestock, machinery and recreational use.
- There is pressure on ancient woodland in all areas from lack of management and clay extraction.

### Boundary features

- Towards the end of the 20th century there was a decline in the extent and condition of boundary features. Countryside Stewardship agreements have bought about a positive change in hedgerow management including fencing of hedgerows and hedgebank management and general restoration. 748, 904 km of hedgerow, 51, 413 km of ditch, and 113 km of earth bank are now managed under Environmental Stewardship.
- Ongoing pressure for larger fields, highway improvements and lack of recognition of the historical depth and extensive archaeology associated with the intricate mosaic of High Weald boundary features continues to pose a threat to their character and condition.

### Agriculture

- Generally the agricultural profile of the area has remained stable and predominantly pastoral with 77 per cent of the area under grass or un-cropped land. The number of dairy farms has decreased, but yields from the area probably remain consistent.
- There has been a slight increase in 'niche' agricultural activity; specialist pig and poultry rearing, small holdings and horticulture.

- A decline in grass-based livestock production as the basis of management of the High Weald's fieldscape resulting in numbers of cattle and sheep dropping by nearly a third in 10 years from already low levels in 2000.

### Settlement and development

- Countryside Quality Counts data revealed in 1999 that there had been a decline in use of vernacular building materials in new developments and introduction of urban features such as lighting and alarms. The northern (Kentish) High Weald has been particularly affected. This trend would appear to be continuing.

- An increase in road traffic on the characteristically small roads, winding lanes and historic routeways has been an issue, leading to conflicts between motorised traffic, pedestrians, horse-riders and cyclists and insensitive highway 'improvements'.

- Development around built-up areas throughout south-east England has impacted on rural character. New land uses such as pony paddocks and associated domestic features such as tennis courts, street lighting and golf courses have impacted on character, particularly in Ashdown Forest and the northern (Kentish) High Weald, although the area does have lower number of housing units built per 1000 households than protected landscapes generally between 1985 and 2004.[4]

- A high rate of barn conversion resulting in more than half of listed historic farm property in residential use (2007) and only 40 per cent in agriculture or agriculture related uses. Agricultural activity associated with historic farmsteads is concentrated in the south and east of the NCA.



**Settlements were traditionally sited on the drier ridge tops while the slopes and valley bottoms form a mosaic of pasture, arable and woodland linked by hedgerows and shaws.**

### Semi-natural habitat

- A landscape with existing high levels of ecological connectivity and porosity for many species associated with lowland pastoral landscapes but a decline in agriculture and woodland management together with management for amenity is reducing habitat quality.

[4] http://webarchive.nationalarchives.gov.uk/20101219012433/http://countryside-quality-counts.org.uk/jca/Consultation/Theme.aspx?CqcJcaID=119&CqcThemeID=5

- Most Countryside Stewardship agreements in 2003 were for lowland pastures on neutral/acid soils (3,431 ha) and regeneration of grassland/semi-natural vegetation (2,360 ha).

- Uptake of Environmental Stewardship is less than the national average with less than half of the agricultural area under Stewardship.

- Species-rich grassland creation and restoration using locally sourced seed has been prominent in the NCA but unimproved meadow sites remain at risk from neglect, tree planting or intensification and increase in pony paddocks.

- The uneconomic nature of heathland management remains a threat especially to smaller heathland fragments.

- There has been a loss of heathland due to cessation of grazing and subsequent scrub invasion notably in Ashdown Forest and St. Leonard's Forest.

- The over-shading effect of rhododendron combined with its dense, acidic leaf litter and other plants continues to pose a threat to ancient woodland particularly in gill woodlands which retain rich assemblages of vulnerable 'Atlantic' bryophyte species (mosses and liverworts), ferns and lichens. Rhododendron is also vulnerable to Phytophthora ramorum on which very high numbers of spores develop, which can then spread to trees and heathland plants.

- Increased shading in woodland resulting from the decline of coppice management continues to restrict the viability and spread of plants and butterflies adapted to sunny rides and temporary clearings.

- The impact of nitrogen deposition from traffic in the vicinity has particularly increasingly impacted on the Ashdown Forest SAC.

### Historic features

- The area has a high rate of barn conversions on a unit area basis. About 44 per cent of listed historic farm buildings remain unconverted. About 92 per cent are intact structurally. These data suggest that important aspects of the historic landscape remain neglected in 2010 and that the redundancy of farmsteads has led to the deterioration of historic farm buildings or pressure for their conversion, often to residential use.[5]

- Parklands are an important historic element of this landscape. In 1918 about 8 per cent of the NCA was historic parkland. By 1995 it is estimated that 44 per cent had been lost. About 23 per cent of the remaining parkland is covered by a Historic Parkland Grant, and about 15 per cent is included within an agri-environment scheme.

- In 2003 Countryside Stewardship agreements included mechanical bracken control – area payment (144 ha) and scrub management under 25 per cent cover (130 ha). These were developed to assist plantations and unchecked bracken and scrub growth which were an issue on some prehistoric earthworks and other archaeological sites.

- Further survey and recording is needed to assess the extent and condition of features such as pre-1750 timber-framed farm buildings, woodland archaeology, ancient routeways and medieval field systems.

[5] Countryside Quality Counts data

- Four Scheduled Monuments have been identified on the Heritage at Risk register along with one registered park and garden.

### Coast and rivers

- The biological water quality in 1995 was predominantly excellent and it has been maintained. The chemical water quality in 1995 was predominantly very good and it has been maintained.

- In 2003 Countryside Stewardship agreements included managing reedbed (18 ha), restoration/conservation of fen/reedbed/carr (7 ha) to assist in managing the pressures on the riparian landscapes which line the numerous small streams and rivers. This was particularly significant in the areas in northern areas of the High Weald around Kent, in relation to the loss of riparian trees, damp pastures and flood meadows.

### Minerals

- Continued small-scale demand for traditional local stone, clay and brick production for local use.

## Drivers of change

### Climate change

Climate change is likely to result in:

- Increasingly unpredictable weather patterns with hotter drier summers, more intense rainfall and longer dry periods resulting in the need for agriculture and forestry industries to adapt to grow different crops and develop more flexible and responsive land management practices.

- Increasing incidences of pathogens such as fungi and insect-borne disease disrupting timber crops and changing the species mix of woodlands.

- Higher temperatures and prolonged drought, putting heathland and wooded heath areas under stress and increasing the risk of wildfires.

- The need to adapt to a reduction in water available to domestic, business and agricultural users.

- Increased incidence of flooding and pressure for restoring the natural function of river valleys which may conflict with the conservation of heritage assets, some existing biodiversity features and food production. Potential degradation and loss of oceanic communities of ferns, mosses, liverworts and lichens found on Sandrock and dependant on a mild and moist microclimate.

### Other key drivers

- Continuing high demand for housing in south-east England and rural areas in particular resulting in strong pressure for development on the edge of or adjacent to the High Weald AONB boundary and pressure to bring forward land for housing in and around larger villages threatening the dispersed settlement character of the landscape and the sustainable development of smaller settlements.

- The opportunity for green technology and skills development to maximise use of the High Weald's extensive timber resource in construction, locking up carbon, supporting the local economy and improving design quality.

- The opportunity to harness enthusiasm for community growing and forest gardening (outside of ancient woodland) to meet food security concerns.

- The need for grassland and woodland management to be both profitable and sustainable and to support a broad range of new land-based and tourism businesses.
- Development pressures resulting from planning for an aging population, changes to working practices, improved communications technology and energy supply.
- Opportunities for landowners to work together across catchments to restore more natural river systems and their associated habitats, including wet woodland creation, to deliver biodiversity, amenity, resource protection and flood control benefits.
- Climate change adaptation, increased demand for locally produced food and niche markets, market economies and increased visitor activity may provide opportunities for further farm business diversification.
- Recreational use and access, both day visits and longer term tourism, are both increasing and changing in nature with emphasis on activity-based recreation, such as off-road cycling.



Early purple orchid on a roadside bank.

# Supporting document 3: Analysis supporting Statements of Environmental Opportunity

The following analysis section focuses on a selection of the key provisioning, regulating and cultural ecosystem goods and services for this NCA. These are underpinned by supporting services such as photosynthesis, nutrient cycling, soil formation and evapo-transpiration. Supporting services perform an essential role in ensuring the availability of all ecosystem services.

Biodiversity and geodiversity are crucial in supporting the full range of ecosystem services provided by this landscape. Wildlife and geologically-rich landscapes are also of cultural value and are included in this section of the analysis. This analysis shows the projected impact of Statements of Environmental Opportunity on the value of nominated ecosystem services within this landscape.



**Mayfield High Street.**

| Statement of Environmental Opportunity | Ecosystem service: Food provision | Timber provision | Water availability | Genetic diversity | Biomass provision | Climate regulation | Regulating water quality | Regulating water flow | Regulating soil quality | Regulating soil erosion | Pollination | Pest regulation | Regulating coastal erosion | Sense of place / Inspiration | Sense of history | Tranquillity | Recreation | Biodiversity | Geodiversity |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **SEO 1:** Maintain and enhance the existing woodland and pasture components of the landscape, including the historic field pattern bounded by shaws, hedgerows and farm woods, to improve ecological function at a landscape scale for the benefit of biodiversity, soils and water, sense of place and climate regulation, safeguard ancient woodlands and encourage sustainably produced timber to support local markets and contribute to biomass production. | ↔ ** | ↑ ** | ↔ ** | ↔ ** | ↑ *** | ↑ *** | ↔ ** | ↔ ** | ↗ ** | ↗ ** | ↗ ** | ↔ ** | ↔ *** | ↑ ** | ↗ ** | ↗ ** | ↗ ** | ↑ *** | ↔ ** |
| **SEO 2:** Maintain and restore the natural function of river catchments at a landscape scale, promoting benefits for water quality and water flow within all Wealden rivers, streams and flood plains by encouraging sustainable land management and best agricultural practices to maintain good soil quality, reduce soil erosion, increase biodiversity and enhance sense of place. Maintain and enhance the geodiversity and especially the exposed sandrock. | ↔ ** | ↔ *** | ↑ *** | ↔ *** | ↔ ** | ↗ ** | ↑ *** | ↑ *** | ↗ *** | ↗ ** | ↔ ** | ↗ ** | ↗ *** | ↑ ** | ↔ ** | ↔ *** | ↑ ** | ↑ *** | ↔ ** |
| **SEO 3:** Maintain and enhance the distinctive dispersed settlement pattern, parkland and historic pattern and features of the routeways of the High Weald, encouraging the use of locally characteristic materials and Wealden practices to ensure that any development recognises and retains the distinctiveness, biodiversity, geodiversity and heritage assets present, reaffirm sense of place and enhance the ecological function of routeways to improve the connectivity of habitats and provide wildlife corridors. | ↗ ** | ↑ ** | ↔ ** | ↔ *** | ↑ ** | ↗ ** | ↔ ** | ↔ ** | ↔ *** | ↔ *** | ↔ ** | ↔ ** | ↔ *** | ↑ ** | ↑ ** | ↗ ** | ↗ ** | ↑ *** | ↑ *** |
| **SEO 4:** Manage and enhance recreational opportunities, public understanding and enjoyment integrated with the conservation and enhancement of the natural and historic environment, a productive landscape and tranquillity, in accordance with the purpose of the High Weald AONB designation. | ↗ ** | ↔ ** | ↗ ** | ↔ ** | ↗ ** | ↗ ** | ↔ ** | ↔ ** | ↗ ** | ↗ ** | ↔ ** | ↔ ** | ↔ ** | ↑ *** | ↑ *** | ↑ *** | ↑ *** | ↗ ** | ↗ ** |

Note: Arrows shown in the table above indicate anticipated impact on service delivery ↑=Increase ↗ =Slight Increase ↔=No change ↘ =Slight Decrease ↓=Decrease.
Asterisks denote confidence in projection (*low **medium***high) ○=symbol denotes where insufficient information on the likely impact is available .

Dark plum =National Importance; Mid plum =Regional Importance; Light plum =Local Importance

## Landscape attributes

| Landscape attribute | Justification for selection |
|---|---|
| Heathland, notably Ashdown Forest Special Area of Conservation (SAC) and Special Protection Area (SPA). | ■ An extensive mosaic of elevated heathland and woodland with far reaching views. Used for hunting in the middle ages it is a formally registered common.<br>■ Ashdown Forest is considered one of the most important and extensive areas of heathland in south-east England and supports several uncommon plants, has rich invertebrate fauna and important populations of heath and woodland birds. It is internationally important and designated as an SAC for wet and dry heath and an SPA for breeding populations of Dartford warbler and nightjar.<br>■ Areas of heathland are also found in St Leonard's Forest and smaller patches elsewhere although much has been lost, increasing the significance of these remaining blocks.<br>■ Ashdown Forest is the largest free public access space in south-east England, lying at the heart of the High Weald AONB and is a particularly popular and important recreational asset.<br>■ Ashdown Forest is characterised by the presence of plants such as heather, dwarf gorses and cross-leaved heath, some areas of scattered trees and scrub, areas of bare ground, gorse, wet heaths, bogs and open water. |
| Coastline of geological, biodiversity and recreational value. | ■ Hastings Cliffs – an area of underdeveloped coastline consisting of actively eroding soft cliffs of sands and clays and associated varied habitats and a Special Area of Conservation (SAC) for vegetated sea cliffs of the Atlantic and Baltic coasts.<br>■ The cliffs are important for their bryophyte interest and maritime species and are geologically important, representing the most southerly exposures of the Lower Hastings Beds.<br>■ The cliffs are golden and tower over 100 m above sea level.<br>■ Hastings and Bexhill are seaside resort towns on the south coast offering recreational opportunities. |
| High density of extraction pits, quarries and ponds. | ■ The High Weald has more than 10,000 ponds concentrated on the clay, with some on silty sandstone[6] including 'hammer ponds' originating from the Wealden iron industry.<br>■ Iron stone exploitation, quarrying of stone from the Hastings Beds for building and extraction of sand for brick making has left a number of quarries and extraction pits. |

[6] *High Weald AONB Management Plan, 2014–2019*, High Weald AONB Unit

| Landscape attribute | Justification for selection |
|---|---|
| Dispersed historic settlement pattern, farmsteads and hamlets with late medieval villages. Strong vernacular architecture characterises the NCA. | ■ Dominance of traditional timber framed buildings with steep roofs often hipped or half-hipped and an extraordinarily high survival rate of farm buildings dating from 17th century or earlier.<br>■ Timber, tile, brick, Kentish ragstone and sandstone are traditional building materials.<br>■ The High Weald has one of the highest concentrations of surviving early farmsteads anywhere in Europe.[7]<br>■ The rich and varied colours of locally derived building materials reflect the diversity of geology underpinning the area and add significant interest to the landscape generally. |
| Ancient routeways in the form of ridge-top roads and a dense system of radiating droveways often narrow, deeply sunken and edged with trees and wildflower-rich verges and boundary banks. | ■ Ancient routeways form part of the habitat mosaic of the High Weald, many still used today, the routes are features which have been used for centuries and form an important part of the landscape, ecology and history of the High Weald.<br>■ The routeways provide an extensive network of roads and paths allowing access to some of the most intimate and tranquil parts of the area. |
| Small irregularly shaped fields bounded by hedgerows, shaws and woodlands. | ■ These form part of the landscape and habitat mosaic and an essential component of what is a rare, surviving essentially medieval landscape.<br>■ Hedgerows and shaws are important to landscape character and ecological connectivity, often giving the area a feel of a small-scale landscape and a 'patchwork quilt' effect.<br>■ Ecologically they represent a reservoir of native trees, shrubs and wildflowers and are important sources of food and shelter for invertebrates, small mammals and birds. Hedgerows and shaws are also important for linking fragmented areas of semi-natural habitat within the agricultural landscape.<br>■ Many hedgerows run along historic boundaries.<br>■ The soft, sinuous forms of the field boundaries add texture and variety to the landscape and make a significant contribution to the overall arboreal character of the landscape. |

[7]High Weald AONB, www.highweald.org/look-after/property-management/historic-farmsteads.html

| Landscape attribute | Justification for selection |
|---|---|
| Grasslands including species-rich unimproved meadows and dry acidic grassland. | ■ Unimproved meadows are an important part of the heritage of the NCA.<br>■ Within the High Weald AONB boundary there are 655 ha of species-rich unimproved lowland meadows and dry acidic grassland.<br>■ Remaining meadows are often small, fragmented and hard to access and as a result securing appropriate management can be difficult.<br>■ Many unimproved grasslands include a diverse range of plant and animal species including rare indicator species such as dyers greenweed, pepper saxifrage and green winged orchid.<br>■ Unimproved grasslands have undergone significant decline in the 20th century and protection and maintenance of remaining habitat is a priority. |
| Reservoirs. | ■ Four reservoirs within the NCA; Bewl Water, Darwell, Ardingley and Weir Wood reservoirs<br>■ The largest is Bewl Water (the largest reservoir in south-east England, supplying 2 million customers[8]) which supplies water to the Medway towns, local villages, North Maidstone and also Darwell Reservoir. It is also important for tourism and recreation, as are Darwell and Ardingley.<br>■ Weir Wood Reservoir supports a rich community of breeding birds and is designated as a SSSI<br>■ The reservoirs comprise large sheets of water with sinuous edges and meandering inlets reflecting their origin as gill valleys, reflective surfaces, particularly in autumn when the surrounding wooded landscape is bright with autumn colours. |
| Water catchments and associated wetland habitats. | ■ The NCA covers major water catchment areas - Rother, Ouse, Medway, Arun and Adur, Cuckmere and Romney marsh.<br>■ The High Weald is a source of a number of major rivers in south-east England and has dendritic drainage pattern with numerous small streams forming the headwaters of the main rivers.<br>■ Threats to the extent and connectivity of associated wetland habitats of these rivers.<br>■ Surface water is important for abstraction all be it in lesser quantities than from groundwater. |

[8] *High Weald NCA Interim Objectives*, Natural England (2010)

| Landscape attribute | Justification for selection |
|---|---|
| Geological features. | ■ The High Weald lies at the core of the Wealden anticline and is geologically complex, dominated by a corrugated dome of sandstones and clays belonging to the Lower Cretaceous Hastings Beds – forming the ridges and valleys.<br>■ Scattered outcrops of sandstone outcrops which support sandrock bryophytes communities.<br>■ Numerous stream valleys and steep ravines.<br>■ Geological interest of the coast and most southerly exposures of the Hastings Beds. |
| Woodlands – ancient woods, gill woodlands, and shaws. | ■ The area remains one of the most densely wooded areas in England with abundant semi- natural ancient woodland as well as chestnut coppices and conifer plantations.<br>■ Decline in active woodland management particularly coppicing has led to a corresponding decline in species associated with coppice, including woodland butterflies such as fritillaries.<br>■ Gill woodlands are characterised as lying over steeply incised valleys where a stream has eroded the underlying rock. These provide a micro-climate and support rare species such as the ivy leaved bell flower and hay scented buckler fern.<br>■ Map evidence shows that there are more than 1,000 gills in the Weald.<br>■ Many of the gill woodlands support a number of 'Atlantic' plants uncommon in south-east England and many only found in the Weald and the west of Britain. |
| Parklands. | ■ The total area of Registered Parks and Gardens is over 4,500 ha with 56 sites.<br>■ The wealth of parkland is representative of park and garden styles ranging from the 16th to the 20th century.<br>■ Many have trees which are century's old and important habitats for various species. Once lost these habitats are irreplaceable within a short timescale.<br>■ Historic parklands are an important part of the cultural landscape.<br>■ Eridge Park SSSI is considered to have one of the richest parkland lichen floras in Britain. |

| Landscape attribute | Justification for selection |
|---|---|
| A landscape rich in heritage assets and historic environment features and elements. | ■ There is a legacy of sites associated with the iron industry – in the first two centuries of the Roman occupation and during Tudor and early Stuart periods the Weald was the main iron producing region in Britain.<br>■ The Battle of Hastings Registered Battlefield is the site of one of turning points in English history.<br>■ A large number of listed buildings (7,370) many representing the agricultural and industrial vernacular and the gentry buildings resulting from the wealth generated from these activities.<br>■ 91 Scheduled Ancient Monuments.<br>■ Many upstanding, earthwork and buried heritage assets including hill forts, medieval settlement sites, Mesolithic remains, earthworks, abbeys, castles, iron bloomeries, furnaces and working sites, Roman sites, Roman roads, parklands, medieval moated sites and underground archaeology. |
| Rights of way, open access land and other recreational opportunities. | ■ Recreation is supported by the area's 3,043 km rights of way network, including the Sussex Border Path, High Weald Landscape Trail and Weald Way, as well as a significant area of open access land.<br>■ Further significant recreational opportunities are provided by the area's reservoirs, with watersports and angling provided by the Ardingly, Weir Wood and Bewl Water reservoirs and recreational opportunities offered by the coast. |
| Tranquillity. | ■ Tranquillity levels have declined notably in recent years, with the area recorded as 'undisturbed' having decreased from 76 per cent in the 1960s to 44 per cent in 2007.<br>■ The largest areas of tranquillity lie away from the main transport corridors and major settlements. Nevertheless, the pastoral, heavily wooded, medieval character of the landscape has a strong sense of tranquillity, further accentuated by the traditional character of villages, sunken lanes, the wooded ghyll (gill)s and intimate views, which together also create a strong sense of timelessness. |

## Landscape opportunities

- Maintain the existing extent of woodland and particularly ancient woodland, maintaining and enhancing the landscape character, ecological functioning and connectivity of woodland at a landscape scale, protecting the historic environment and historic assets of the woodlands, increasing output of sustainably produced high quality timber and underwood for local markets and contributing to renewable energy sources.

- Maintain existing quantity of gill woodlands and enhance their quality for features of interest.

- Protect the geological resources and exposures of the Purbeck Group and Hastings Beds of the Wealden series including the sandstone outcrops, maintaining nationally important geological exposures, to conserve the fern, moss and liverwort communities they support and to protect their value as some of the most significant sites of prehistoric archaeology in addition to the inland geological features exposed in active and disused quarries, road cuttings and natural exposures.

- Maintain and enhance the complex mosaic and pattern of High Weald habitats and the distinctive pastoral fields and areas of heath. Improve the condition and connectivity of fields and heaths and their associated and interrelated habitats, including hedgerows, woodlands, ditches, and ponds and plan for the extension and or linking of existing habitats in order to strengthen landscape character and increase climate change resilience.

- Manage and enhance the character, condition and quality of rivers, standing water habitats and areas of flood meadow, fen, wet woodland and grazing marsh that provide some of the fine- grain components of the landscape. This will also help to create a more extensive ecological network of wetland and riverine habitats, increasing adaptation to climate change, as well as helping to improve water quality and help alleviate flooding through water storage.



**Walking and enjoying the views are popular activities in the High Weald.**

- Maintain and enhance the distinctive pattern of dispersed settlement of historic farmsteads, hamlets and villages, to promote sustainable development in rural locations and meet local needs for affordable and where possible land based workers, and enhance the design and quality of new development in the landscape meeting local distinctiveness and design guidance.

- Protect from damage and appropriately manage the area's rich and distinctive historic environment including parks and wood pastures, ancient routeways, archaeology, settlement patterns and field systems, and significant industrial heritage linked to the iron industry. Identify educational, access and research opportunities to further the understanding of these assets and link communities with their local heritage, while securing appropriate management of important sites.



**A view from Pett Beach to Hastings Cliffs, an area of underdeveloped coastline consisting of actively eroding soft cliffs of sands and clays.**

- Manage existing and future developments to ensure that sense of place is maintained by making reference to local vernacular building styles and materials, and settlement patterns and distributions. Ensure that proposed growth is sustainable and protects and enhances the character of the area with new building sympathetic to local styles. Where development is permitted, ensure good green infrastructure is included to bring about multiple benefits for people and the environment.

- Work to manage and maintain the existing public rights of way network which not only delineate patterns of occupation and provide excellent access but also provide an essential network of ecological connections across the wider countryside. Increase the number of connecting permanent and permissive routes to link promoted routes, high profile greenspaces and tourist attractions where appropriate, helping to improve peoples' physical and mental health through contact with inspirational landscapes and access to the countryside, while ensuring recreational pressures are balanced against the needs of landscape and nature conservation.

- Conserve the coastal strip, including the geological, geomorphological and biodiversity assets, allowing for continuance of natural processes on the unprotected cliffs of international biological and geological importance.

- Facilitate and promote the use of the sustainable transport throughout the area and to major settlements beyond, to reduce car dependency and further help maintain the levels of tranquillity of the landscape and particularly within the AONB.

## Ecosystem service analysis

The following section shows the analysis used to determine key Ecosystem Service opportunities within the area. These opportunities have been combined with the analysis of landscape opportunities to create Statements of Environmental Opportunity.

Please note that the following analysis is based upon available data and current understanding of ecosystem services. It does not represent a comprehensive local assessment. Quality and quantity of data for each service is variable locally and many of the services listed are not yet fully researched or understood. Therefore analysis and opportunities may change upon publication of further evidence and better understanding of the inter-relationship between services at a local level.

| Service | Assets/ attributes: main contributors to service | State | Main beneficiary | Analysis | Opportunities | Principal services offered by opportunities |
|---|---|---|---|---|---|---|
| **Food provision** | Agricultural land - majority Grade 3 and 4 supporting a pastoral landscape<br><br>Livestock<br><br>Horticulture<br><br>Permanent grassland | Mixed pastoral landscape supporting predominantly sheep with fewer numbers of cattle and pigs (over 180,000 sheep, 43,000 cattle and over 8,000 pigs).<br><br>There is also some horticulture although recent agricultural statistics suggest the area under horticulture has declined between 2000 and 2009.<br><br>Many part time farmers, specialist producers and agricultural contractors, working within often small average farm size.<br><br>Traditional breeds of cattle including Sussex cattle, South Downs sheep and Romney Marsh sheep. | Regional | Sheep- and to a lesser extent cattle-grazed pastures remain the mainstay of agricultural activity in the NCA these are closely linked to the cultural aspects of the area; the sense of place, biodiversity, sense of history and heritage assets. Given the grassland traditions in the area, further local branding may be beneficial and add value.<br><br>There has been an increase in non-farming, non-food producing land ownership and a shift from productive land to underused leisure land. There is a corresponding decline in working farm yards and lack of flexible workspace for small-scale production and processing threatening the farming futures of the Weald.<br><br>Horticulture has declined but there is potential to support appropriate expansion. | Continue to work with the farming community to support the profitability of farming businesses.<br><br>Support expansion of small-scale horticulture.<br><br>Encourage flexible, adaptable and multifunctional production systems particularly on underused improved pasture.<br><br>Increase awareness and enthusiasm for local food and the benefits of short supply chains, improving understanding of the links between a farmed landscape and biodiversity benefits. | **Food provision**<br><br>**Regulating water quality**<br><br>**Sense of place / inspiration** |

| Service | Assets/ attributes: main contributors to service | State | Main beneficiary | Analysis | Opportunities | Principal services offered by opportunities |
|---|---|---|---|---|---|---|
| **Timber provision** | Woodland covering 26 per cent of NCA<br><br>Surviving coppice industry and traditional skills<br><br>Demand for oak for renovation and ancillary buildings<br><br>Strong local networks and exchanges | Current use of timber stands at 32,000 cubic m/ annum which is 15 per cent of estimated potential annual production.[9] | Regional | There is significant potential to increase use of timber by focusing on local markets; small-scale and flexible harvesting and processing; modern techniques for using small dimension coppice material and improved forest management to favour timber quality.<br><br>The small size and comparative inaccessibility of woodlands presents constraints to timber provision as does the high proportion of sensitive ancient woodland (approximately 50 per cent of the woodland area with a further 25 per cent being plantation on an ancient woodland site), an aging workforce and consequent loss of specialist skills, low incomes for woodland workers and small businesses lacking capital to invest, low grade timber with squirrel and deer problems further limiting future growth of quality timber, lack of markets and lack of affordable housing for woodland workers.<br><br>Lack of management, deer and pest problems, non-native invasive species and fragmentation also present significant challenges to potential timber provision. | Support small-scale operations with hand held machinery and requiring specialist skills in the most sensitive locations.<br><br>Support and encourage the use of locally sourced timber in housing development and building restoration projects.<br><br>Support design, innovation and use of new technologies in the timber industry that address the constraints identified.<br><br>Support sustainable woodland industry with new markets and products developed for locally sourced timber and underwood. | **Timber provision**<br><br>**Biodiversity** |

[9] *High Weald Woodlands: Carbon report*, a report to the High Weald JAC by Sandy Greig, Independent Forestry Consultant (July 2010)

| Service | Assets/ attributes: main contributors to service | State | Main beneficiary | Analysis | Opportunities | Principal services offered by opportunities |
|---|---|---|---|---|---|---|
| **Water availability** | Geology – sands, silts and clay ridges, give rise to many small springs and streams<br><br>Reservoirs – four major reservoirs including the largest reservoir in the south-east of England<br><br>Minor sandstone aquifer | The major rivers draining the High Weald are the Ouse and the Cuckmere, which flow south to the coast, the eastern Rother, the Brede and the Tillingham which flow west to east into the Rye estuary, and the Medway which flows north into the Greater Thames Estuary.<br><br>The Ashdown Beds and Tunbridge Wells Sands are minor aquifers that provide important local groundwater sources for abstractions (mainly for public water supply, and to a lesser extent for industry and agriculture). They also help to support base flow to the tributary streams of the rivers Ouse and Cuckmere, although flows of the former are naturally low during the summer and abstraction can be unreliable.[10]<br><br>The Medway springs in the High Weald receive spring flow from water stored within the Hastings Beds aquifer.<br><br>Abstractions are mostly used for public water supply and are from both the surface and groundwater, although more from the latter.<br><br>There are four reservoirs – Weir Wood, Ardingly, Bewl Water and Darwell and a large volume of water abstracted is primarily used to fill these reservoirs. Bewl Water supplies the Medway towns (Chatham, Rochester and Gillingham) located outside the NCA and local villages. Weir Wood is an on-line reservoir, capturing excess run-off from the upper Medway catchment, supplying Crawley and North Sussex.[11]<br><br>**Continued over...** | Regional | This NCA has an important role in water provision; captured in reservoirs the area provides water for major conurbations both within and outside the NCA. Increased development, population pressures and climate change are likely to increase the demands for water and decrease the availability of water in the future.<br><br>The availability of water is critical to the condition of main watercourses in the area and the biodiversity they support. There needs to be a balance to meet the demands of existing and future abstractions and the need to protect river flows to meet environmental requirements. | Seek, where possible, to increase water retention and reduce run-off to increase percolation of water and thereby increase availability in periods of low rainfall.<br><br>Work across sectors and in a co-ordinated and strategic way within and outside the boundaries of the NCA to protect water resources including through the promotion of efficient and sustainable use of water resources.<br><br>Ensure good green and blue infrastructure measures in new developments to help safeguard water resource, harvest and store water and promote water efficiency.<br><br>Encourage adoption of integrated water and land management strategies for the High Weald river catchments in accordance with the Water Framework Directive.<br><br>Encourage the integration of environmentally sensitive water policy objectives through land management practices such as agri-environment schemes, water resource and land use planning to ensure an appropriate balance is maintained between water supply and demand.<br><br>**Continued over...** | **Water availability**<br><br>**Regulating water flow**<br><br>**Regulating soil erosion**<br><br>**Regulating soil quality**<br><br>**Climate regulation**<br><br>**Sense of place/ inspiration**<br><br>**Sense of history** |

[10] *Adur and Ouse & Cuckmere and Pevensey Levels Catchment Abstraction Management Strategies*, Environment Agency (URL: www.environment-agency.gov.uk/business/topics/water/119927.aspx)

[11] *Medway Catchment Abstraction Management Strategy*, Environment Agency (URL: www.environment-agency.gov.uk/business/topics/water/119927.aspx)

| Service | Assets/ attributes: main contributors to service | State | Main beneficiary | Analysis | Opportunities | Principal services offered by opportunities |
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| **Water availability continued** | | **...continued from previous.**<br><br>The major river valleys of the Rother and Brede provide water to fill Darwell Reservoir which supplies the Hastings area, while the Ardingly Reservoir supports the Barcombe abstraction outside of the NCA.<br><br>The Hastings Beds as a groundwater provider have a predominant status of 'no water available'. The rivers of the NCA are predominantly classed as over licensed or having no water available.[12] | | | **...continued from previous.**<br><br>Promote the use of winter water storage reservoirs on farms and restore and expand the network of ponds. Protect the water resources of the NCA by promoting good agricultural and land management practices. Further, promote sustainable use of water resources, protecting the aquifer, reservoirs and surface waters from over abstraction and safeguarding water supply.<br><br>Further, promote the sustainable recreational use of the reservoirs. | |

[12] *Rother Catchment Abstraction Management Strategy*, Environment Agency (URL: www.environment-agency.gov.uk/business/topics/water/119927.aspx)

| Service | Assets/ attributes: main contributors to service | State | Main beneficiary | Analysis | Opportunities | Principal services offered by opportunities |
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| **Genetic diversity** | Sussex cattle including South Downs and Romney Marsh sheep<br><br>Fruit varieties in traditional orchards | Livestock farming remains the main agricultural activity in the area and retains and supports significant numbers of Sussex cattle.<br><br>Orchards can be found throughout the High Weald but are concentrated in Kent and the Kent/Sussex border, with over 1,430 ha of orchards present in the Kentish High Weald.[13] | Local | Sussex cattle are good for grazing tussocky grasslands. The breed is ancient in origin and of genetic heritage value. Grazing with rare breeds in the NCA benefits biodiversity, heritage and food provision.<br><br>The more biodiversity-rich traditional orchards have declined by 90per cent since the 1950s and are few and far between – the remaining fragments largely being located around Brenchley and Matfield.[14] Traditional orchards support a far greater variety of wildlife such as lichens, invertebrates, owls and woodpeckers than commercial orchards but cost much more to maintain and harvest. Bees thrive in orchards – the blossom of fruit trees is an important source of pollen for bee colonies enabling them to build up the population and in good years produce surplus honey.<br><br>Traditional orchards are threatened by a lack of management; public demand for products from the remaining small specialist growers is essential. A non-commercial interest in restoring neglected orchards and planting new ones with locally grown varieties will help to maintain this important habitat.<br><br>Modern orchards, although less wildlife-rich than traditional orchards, can still be a valuable wildlife habitat and their maintenance requires a continued demand for local rather than imported fruit.<br><br>Genetic diversity afforded by traditional varieties of fruit is also important for maintaining future food provision and resilience to disease and climate change. | Retain the genetic resource of traditional cattle that provide breed options suitable for quality meat.<br><br>Encourage the use of traditional breeds on High Weald grasslands to contribute to the sustainable management of soils and benefits for biodiversity.<br><br>Work with local communities and landowners to rebuild populations of traditional varieties of top fruit where appropriate, maintaining genetic diversity, biodiversity, pollination and sense of place and sense of history. | **Genetic diversity**<br><br>**Sense of place/ inspiration**<br><br>**Sense of history**<br><br>**Biodiversity**<br><br>**Regulating soil quality**<br><br>**Regulating soil erosion**<br><br>**Pollination**<br><br>**Climate Regulation** |

[13] Kent Habitats Survey 2003, in Kent High Weald Land Managers Pack (URL: www.grasslandtrust.org)

[14] Kent High Weald Land Managers Pack (URL: www.grasslandtrust.org)

| Service | Assets/ attributes: main contributors to service | State | Main beneficiary | Analysis | Opportunities | Principal services offered by opportunities |
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| **Biomass provision** | Existing woodlands | The existing woodland cover (26 per cent of the area) offers significant potential for the provision of biomass, both through bringing unmanaged woodland under management or as a by-product of commercial timber production.<br><br>The potential yield of short rotation coppice is medium throughout the NCA apart from small areas of low potential yield around Crawley, Crowborough and along the coast between Hastings and Bexhill.<br><br>Miscanthus potential yield is high throughout the NCA, apart from small areas to the south and north-east of East Grinstead that have medium potential. For information on the potential landscape impacts of biomass plantings within the NCA, refer to the tables on the Natural England website http://www.naturalengland.org.uk/ourwork/farming/funding/ecs/sitings/areas/default.aspx. | Local | It may be possible to increase biomass production by supporting coppice management of deciduous woodland. However, this is challenging and a lack of markets for low grade broadleaved timber, particularly coppice has led to declines in rotational woodland management. This has had knock-on effects for the biodiversity of woodland habitats.<br><br>While opportunities for a high potential yield of miscanthus have been identified, identifying suitable locations that do not compromise other interests may be difficult. | Bring local woodlands under traditional coppice management, at the same time improving the woodland habitat for wildlife, by extending the area of appropriately managed woodland to enhance habitats and species populations.<br><br>Support sustainable woodland industry with wood fuel and wood use marketing to connect local woodland owners with local demand.<br><br>Promote sustainable woodland management techniques (such as coppicing, pollarding and wood fuel production) to increase carbon sequestration and the resilience of tree species to climate change and disease. | **Biomass provision**<br><br>**Biodiversity**<br><br>**Climate regulation** |

| Service | Assets/ attributes: main contributors to service | State | Main beneficiary | Analysis | Opportunities | Principal services offered by opportunities |
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| **Climate regulation** | Soils<br><br>Ancient semi-natural woodland<br><br>Wetlands and grazing marsh<br><br>Permanent grassland | The soils are predominantly mineral soils and most of the area has a low soil carbon content of between 0 and 5 per cent.<br><br>However, the naturally wet very acid sandy and loamy soils (3 per cent) have mostly organic topsoils which are a store of carbon, while some of the flood plain soils (2 per cent) are peaty at depth or include small areas of peaty soils. There are areas of soils with a carbon content of between 10 and 50 per cent over Ashdown Forest and just south of Royal Tunbridge Wells reflecting areas of extensive heathland and woodland cover where soil organic levels are likely to be high. The woodland cover also creates soils that have higher carbon levels.<br><br>The trees of the woods and forests of the area (26 per cent) store and sequester significant amounts of carbon. | Local | It has been recognised that UK woodlands and trees have the potential to play an important role in reducing greenhouse gas emissions.[15] Sustainable management of the NCAs woodlands with sustainably produced wood fuel and wood products could help fulfil this potential. This would also provide other services for example by restoring some of the local traditional woodland management techniques which have existed for centuries, benefiting sense of place and biodiversity.<br><br>Favourably managed wetland, heathland and grassland habitats and maintaining or extending their extent will also be of benefit for carbon sequestration and storage, particularly carbon stored in undisturbed soils, with potential for multiple benefits such as water regulation (flooding) and biodiversity gains. | Promote appropriate land management practices in places that reduce greenhouse gas emissions and store carbon.<br><br>Maintain, and where appropriate expand the area of woodland, ensuring the maintenance of the key components of the cultural landscape and to maintain continued contributions to carbon storage and sequestration.<br><br>Undertake further research to understand the role of trees and woodlands in a changing climate and impact of climate change on the woods themselves.<br><br>Maintain and where appropriate extend areas of permanent pasture to prevent loss of carbon dioxide and increase the potential for further carbon storage. | **Climate regulation**<br><br>**Regulating water quality**<br><br>**Regulating water flow**<br><br>**Biodiversity**<br><br>**Regulating soil quality**<br><br>**Timber provision** |

[15] *Combating climate change – A role for UK Forests: Main report. An assessment of the potential of the UK's trees and woodlands to mitigate and adapt to climate change*, National Assessment of UK Forestry and Climate Change Steering Group (2009)

| Service | Assets/ attributes: main contributors to service | State | Main beneficiary | Analysis | Opportunities | Principal services offered by opportunities |
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| **Regulating water quality** | Woodland<br><br>Shaws<br><br>Permanent pasture | The water quality of the area's rivers is mixed. The Tillingham is of 'good' ecological quality,[16] the rivers Rother and the Brede are both 'moderate' (both classified as poor for phosphates). The ecological quality of the Ouse and its tributaries range from 'poor' to 'good' and one section just north of Uckfield on its tributary, the Uck, is of 'bad' quality for overall biological quality, while further west, the headwaters of the River Arun are classed as 'moderate'. The estuarine waters along the coast are generally of 'moderate' ecological quality. The River Rother forms part of a Defra Priority Catchment and is of moderate status. Pevensey Priority catchment meanwhile falls within the southern part of the NCA, where pollution from sediment, nitrates and phosphates draining off arable land is the main issue.[17]<br><br>Groundwater in the northern half of the NCA is classed as having 'poor' chemical status, while in the southern half it is classed as 'good'.[18] Current quantitative quality is good. | Regional | Water quality is important to this area in support of much of the biodiversity resource to be found associated with rivers, watercourses and wetlands.<br><br>Careful management of grasslands and livestock, particularly minimising inputs, controlling access to watercourses and waste management is essential to maintaining good water quality of both underlying aquifers and surface waters.<br><br>A good quality water environment can also have benefits for the economic and social amenity value of developments and improve the quality of urban areas.[19] | Maintain areas of permanent pasture with extensive grazing and low fertiliser inputs.<br><br>Work with landowners, the private and public sector, and in partnership with water companies across rural and urban areas to work at the catchment scale to reduce surface and groundwater pollution, while simultaneously improving aquifer recharge, sharing best practice and adopting a collaborative approach to sustainable water management.<br><br>Produce an NCA-wide assessment to identify the potential of naturally functioning rivers and flood plains to regulate water quality, reduce flood risk and enhance wildlife and fisheries.<br><br>Promote the sustainable water principles of the Environment Agency's River Basin Management Plans, Catchment Flood Management Plans and Water Company's Water Resource Management.<br><br>Explore opportunities to buffer watercourses and reservoirs and restore natural river geomorphology to improve water quality and reduce flood risk in settlements by regulating water flow.<br><br>**Continued over...** | **Regulating water quality**<br><br>**Regulating soil erosion**<br><br>**Regulating water flow**<br><br>**Biodiversity** |

[16] For more information on Water Framework statuses in this NCA please see the relevant River Basin Management Plans (www.environment-agency.gov.uk/)

[17] Defra catchment priorities identified under the England Catchment Sensitive Farming Delivery initiative.

[18] *Water for life and livelihoods*, Environment Agency (www.environment-agency.gov.uk/research/planning/33106.aspx)

[19] *River Basin Management Plan, Thames River Basin District*, Environment Agency (2009)

| Service | Assets/ attributes: main contributors to service | State | Main beneficiary | Analysis | Opportunities | Principal services offered by opportunities |
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| **Regulating water quality continued** | | | | | **...continued from previous.**<br><br>Work with land owners, farmers and domestic property owners with private waste water systems to address issues arising from point source pollution such as improving farm infrastructure and finding innovative solutions to the treatment of domestic waste water. | |
| **Regulating water flow** | Fast flowing rivers and streams<br><br>Wooded valleys<br><br>Wetlands<br><br>Permanent pasture<br><br>Ponds | The NCA comprises an elevated area that naturally sheds water into its fringe and neighbouring areas. The underlying clay of the area means that there is often inadequate drainage; impermeable alluvial soils become waterlogged for much of the year and can prevent floodwaters from dispersing quickly. On flat lands. On slopes, once the soil is waterlogged the water has no option than to run over the surface causing flooding at the bottom of the slope.<br><br>Flooding has recently affected most of the area's major towns, including Uckfield, Haywards Heath, East Grinstead, Crawley and Tunbridge Wells (as well as significantly in Tonbridge lying just to the north of the NCA).<br><br>Due to the significant risk of flooding throughout and in adjoining NCAs, relevant catchment flood management plans identify a number of measures including increasing flood storage and management of run-off in locations that provide overall flood risk reduction or environmental benefits.<br><br>Flood risk occurs near the coast due, predominantly, to poor surface water drainage and occasional blockages within culverts or drains, exacerbated by high tides and high groundwater levels, affecting Hastings and Bexhill. In some locations natural flood plains have been modified by farming and urban development with the result of increasing run-off to the lower parts of catchments. | Regional | Management of river catchments is critical to the regulation of flooding in major settlements within and outside of the NCA. Flood events are expected to increase with climate change and many of the rivers have a naturally flashy character and can be prone to winter flooding – for example that experienced in Uckfield in 2000.[20]<br><br>Naturalising flood plains and creating wetland habitats will reduce flood risk and make a significant contribution to mitigating flood risk while also having positive impacts on biodiversity.<br><br>Appropriate management of permanent pasture, shaws and hedgerows will also contribute to reducing the velocity of cross-land flows.<br><br>Increasing urban development may also exacerbate the situation and it will be important to reduce run-off from new and existing development including through the implementation of sustainable urban drainage systems and good green infrastructure planning.<br><br>There needs to be appropriate management within catchments to store water or manage run-off to help reduce and mitigate flood events. | Opportunity to increase understanding of the benefits of adopting river restoration policies that can make use of natural processes to reduce flooding, improve aquatic systems, increase amenity value, provide ecosystem services and reduce costs of maintaining current systems.<br><br>Seek opportunities for integrated water and land management strategies for river catchments to reduce flood risk and increase water retention within catchments, learning from best practice examples.<br><br>Maximise opportunities for natural processes to take place by restoring and expanding the functional flood plains along the rivers to bring about a reduction in flooding and increases in biodiversity, water quality and amenity value.<br><br>Explore opportunities in the valley bottoms to look at pushing flood flows out of eroded water courses onto grassland and woodland to slow down flood flows. | **Regulating water flow**<br><br>**Regulating water quality**<br><br>**Regulating soil erosion**<br><br>**Biodiversity** |

[20] Adur and Ouse Catchment Abstraction Management Plan

| Service | Assets/ attributes: main contributors to service | State | Main beneficiary | Analysis | Opportunities | Principal services offered by opportunities |
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| **Regulating soil quality** | Permanent habitats – grassland, woodland<br><br>Heath | Slightly acid loamy and clayey soils with impeded drainage, covering 62 per cent of NCA.<br><br>There are five main soilscape types in this NCA;<br>■ Slightly acid loamy and clayey soils with impeded drainage, covering 62 per cent.<br>■ Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils (28 per cent).<br>■ Freely draining slightly acid loamy soils (4 per cent).<br>■ Naturally wet very acid sandy and loamy soils with high carbon content of up to 50 per cent which are found on the heaths 3 per cent)<br>■ Loamy and clayey flood plain soils with naturally high groundwater (2 per cent). | Local | The greatest risk to soil quality in this NCA is related to the predominance of permanent pasture and the impacts of inappropriate stocking or inappropriate use of machinery leading to soil compaction during periods of wet weather.<br><br>The permanent habitats of grassland woodland and heath support soils of higher quality less prone to degradation.<br><br>The slightly acid loamy and clayey soils with impeded drainage (62 per cent) are easily poached by livestock and compacted by machinery when the soil is wet, with weak topsoil structures easily damaged. Careful timing of activities is required to reduce the likelihood of soil compaction. The slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils (28 per cent) may similarly suffer compaction and/or capping as they are easily damaged when wet, which in turn may lead to increasingly poor water infiltration and diffuse pollution as a result of surface water run-off.<br><br>There are areas of soils with a carbon content of between 10 and 50 per cent over Ashdown Forest and just south of Royal Tunbridge Wells reflecting areas of extensive heathland and woodland cover where soil organic levels are likely to be high. | Retain and where appropriate extend the area of permanent grassland, woodland and heath to protect soils, particularly in areas where a reduction in condition would result in erosion and subsequent impacts on productivity and watercourses.<br><br>Identify and apply grazing regimes that increase sward diversity and increase the deposition and overall levels of organic matter.<br><br>Manage with extensive grazing regimes to reduce stocking densities and avoid soil compaction. Also avoid compaction through unnecessary machinery use particularly during protracted periods of wet weather. | **Regulating soil quality**<br><br>**Climate regulation**<br><br>**Regulating soil erosion**<br><br>**Regulating water flow** |

| Service | Assets/ attributes: main contributors to service | State | Main beneficiary | Analysis | Opportunities | Principal services offered by opportunities |
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| **Regulating soil erosion** | Permanent semi-natural habitats permanent grassland<br><br>Woodland and heath<br><br>Hedgerows and shaws<br><br>Arable margins | Just more than two-thirds of the NCA is susceptible to some form of soil erosion. The main soil type (loamy/clayey soils with impeded drainage, covering 62 per cent of the NCA) is prone to compaction and capping and slaking, leading to increased risk of soil erosion by surface water run-off, especially on steeper slopes.<br><br>The freely draining slightly acid loamy soils (4 per cent) have enhanced risk of soil erosion on moderately or steeply sloping land exacerbated where organic matter levels are low where soils are compacted. Some of these latter soils are also easily eroded if heavily trafficked after heavy rain.<br><br>The Eastern Rother and the Pevensey Levels Defra Priority Catchments both fall to a significant degree within the eastern half of the NCA, due in part to sedimentation of watercourses as a product of soil wash from agricultural land.[21] | Regional | Loamy clayey soils with impeded drainage support the predominantly arboreal character of the area and the permanent pasture in much of the area reduces the risk of soil erosion.<br><br>Desiccation of heathland soils in drought can increase the risk of soil erosion. | Maintain areas of permanent pasture and be alert to the risks of soil erosion associated with any changes in land use, maintaining pasture in areas particularly prone to soil erosion or adjacent to rivers and streams.<br><br>Plan for the creation of cross-land breaks, hedgerows and shaws, arable margins. Cultivation timings and alignments (cross-slope rather than with the slope).<br><br>Explore best practice stocking ratios and appropriate movement of feeding stations. | **Regulating soil erosion**<br><br>**Regulating soil quality**<br><br>**Regulating water flow**<br><br>**Climate regulation** |

[21]Defra catchment priorities identified under the England Catchment Sensitive Farming Delivery initiative (URL: www.defra.gov.uk/foodfarm/landmanage/water/csf/documents/catchment-priorities.pdf)

| Service | Assets/ attributes: main contributors to service | State | Main beneficiary | Analysis | Opportunities | Principal services offered by opportunities |
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| **Pollination** | Species-rich grassland<br><br>Unimproved meadows<br><br>Heathland<br><br>Network of hedgerows and shaws<br><br>Roadside verges | With over 3,000 ha of heathland and just less than 1,000 ha of grassland, this NCA contains an important source of nectar for pollinating insects.<br><br>Managed in traditional ways through hay-making and grazing rather than the intensive farming methods of today, unimproved pastures contain a wonderful diversity of native wildflowers, grasses and the threatened green winged orchids vital for supporting bumblebees and other pollinating insects that feed on them.<br><br>Oxeye daisy, bird's-foot trefoil, betony, yellow rattle, self-heal and red clover mix with meadow grasses such as the crested dog's-tail and sweet vernal grass providing an important source of nectar for pollinators and sweet hay for winter feed for grazing animals | Local | Unimproved meadows and extensive heathland provide important nectar-rich areas supporting an array of pollinating invertebrates. Lowland meadows are at risk due to changes in land management, for example from intensification or changes in land use. Further loss of this habitat would reduce the amount of nectar-rich flowers.<br><br>Sympathetic management of road verges can be beneficial and are aesthetically pleasing, maintaining sense of place and on ancient routeways a sense of history, reinforcing the local identity and character of the area. | Increase the area of semi-natural habitat with emphasis on extending and connecting unimproved meadows and heathland.<br><br>Work across sectors to create multifunctional green spaces incorporating sympathetic land management.<br><br>Maintain and enhance the floristic diversity of hedgebanks, where possible to increase the range of flowering plants and increase the area, range and connectivity of habitat mosaics making connections between existing sites attractive to pollinators. | **Pollination**<br><br>**Food provision**<br><br>**Sense of place/ inspiration**<br><br>**Sense of history**<br><br>**Biodiversity** |
| **Pest regulation** | Existing semi-natural habitat<br><br>Species-rich hedgerows<br><br>Woodland<br><br>Mixed farming | There are large areas of semi-natural habitat which will support species that will aid pest regulation. | Regional | Although there is a reasonable spread of rich semi-natural habitat and pastoral landscape across the NCA there is scope to improve the condition of this habitat through appropriate management and to extend it where possible.<br><br>The proximity of the area to continental Europe may make it more susceptible to new pest arriving into the country. | Maintain and expand the area of semi-natural habitats, throughout the NCA to provide a range of niches to support pest regulating species including invertebrates, birds and mammals.<br><br>Through mechanisms such as agri-environment schemes, encourage the use of field margins, beetle banks and headlands in arable land, to encourage pest regulating species in close proximity to food crops. | **Pest regulation**<br><br>**Pollination**<br><br>**Biodiversity**<br><br>**Food provision** |

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| **Regulating coastal erosion and flooding** | Hastings cliffs | This section of coast covers from Fairlight Cove in the north to the south-western edge of Bexhill, bordering the Pevensey Levels shoreline further east.<br><br>This area of coastline is built up with the towns of Bexhill and Hastings but also includes the Hastings Cliff to Pett Beach SSSI which is a coastal site of geological and biological importance. A number of habitats are represented including woodland, scrub, maritime grassland and vegetated shingle beach.<br><br>Hastings Cliffs are actively eroding soft cliffs on the south coast of England; the clay cliff slopes are eroding and support a range of habitats from bare ground and flushes to maritime grassland and scrub reflecting the successional development of vegetation following cliff falls. | Regional | The policy along the urban frontage of Bexhill and Hasting is to 'hold the line', which will result in significant narrowing of the foreshore due to predicted sea level rise, and could impact upon the tourist economy of the town and compound the phenomenon of 'beach squeeze'.<br><br>The clifftop village of Fairlight in the north is fronted by a mixture of active landsliding cliffs, simple vertical cliffs and a cliff toe defence structure to limit erosion – the proposed policies are a combination of 'hold the line', 'no active intervention' and 'managed realignment', aiming to maintain natural processes that preserve and enhance geological and landscape interest while protecting cliff-top properties where feasible.<br><br>The long term policy between Fairlight and Hastings, an area of unprotected cliffs of international environmental and geological importance, is to allow natural cliff retreat under 'no active intervention', preserving their interest while also supplying sediment to the area's shoreline and the shoreline further east.<br><br>In the long term there will also be a need to re-route sections of the Saxon Shore Way coastal footpath.[22] | Maintain active and uninterrupted erosion to allow natural processes to prevail were possible, especially where this supports and enhances natural flood defence mechanisms and allows for the exposure and interpretation of nationally important geological formations and coastal geomorphological processes. | **Regulating coastal erosion and flooding**<br><br>**Sense of place/ inspiration**<br><br>**Biodiversity**<br><br>**Geodiversity** |

[22] *South Foreland to Beachy Head Shoreline Management Plan* (URL: www.se-coastalgroup.org.uk/assets/smpr/docs/html/frameset.htm)

| Service | Assets/ attributes: main contributors to service | State | Main beneficiary | Analysis | Opportunities | Principal services offered by opportunities |
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| **Sense of place/ Inspiration** | Pastoral landscape<br><br>Steep-sided densely wooded valleys with meandering streams and rivers<br><br>Unimproved meadows<br><br>Distinctive and dynamic coast<br><br>Vernacular architecture | Sense of place is provided by a highly distinctive and strongly medieval landscape. The NCA rises above the Low Weald as a central core of faulted clays and sandstones, with deeply incised ridges tending east-west from which rise numerous gill streams that form the headwaters of many of the main rivers of south-east England.<br><br>Ashdown Forest is one of the most extensive areas of heathland in south-east England. Fields are typically used for grazing and small-holdings, many containing unimproved, species-rich meadows, also with a tradition of orchards and hop gardens, particularly to the east.<br><br>Reflecting the medieval character of this landscape (considered to be one of the best surviving coherent medieval landscapes in northern Europe) there is a dispersed historic settlement pattern of farmsteads, hamlets and late medieval villages linked by ancient routeways (now roads and rights of way) in the form of ridgetop roads and a dense system of radiating droveways, often narrow, deeply sunken and edged with trees and hedgerows and wildflower-rich verges and boundary banks.<br><br>Vernacular buildings have a strong local character influenced by a variation in locally available, building materials resulting in an abundance of weatherboard, brick, tile, stone or rendered buildings. Oast houses, stone church towers and spires add to the local distinctiveness.<br><br>**Continued over...** | National | The High Weald has a very strong character defined by its underlying geology. It has a clear sense of identify with the majority of the NCA being designated as an AONB.<br><br>Today the High Weald, and particularly Ashdown Forest, is well-known internationally as the home of the character of Winnie the Pooh. The forest also inspired William Robinson who pioneered the English natural garden movement and writers such as Rudyard Kipling. | Identifying, protecting and reinforcing the distinctive elements and features of the landscape are essential to maintaining the distinctive and inspirational character of the area.<br><br>Ensure that new development respects local settlement patterns and building materials to avoid the loss of historic evidence through insensitive development or management.<br><br>Maintain the dispersed settlement pattern by managing the setting of villages together with the integrity of their vernacular styling.<br><br>Maintain the historic division of field patterns.<br><br>Ensure that the repair, restoration or conversion of vernacular buildings is carried out with due regard to their historic environment, using local materials and techniques to maintain local distinctiveness, construction techniques and traditions.<br><br>Work with local communities to encourage the continuation of traditional land management practices and land uses that are intrinsic to the High Weald landscape and sense of place.<br><br>**Continued over...** | **Sense of place/ inspiration**<br><br>**Sense of history**<br><br>**Biodiversity** |

| Service | Assets/ attributes: main contributors to service | State | Main beneficiary | Analysis | Opportunities | Principal services offered by opportunities |
|---|---|---|---|---|---|---|
| **Sense of place/ Inspiration continued** | | **...continued from previous.**<br><br>Small hammer ponds, large reservoirs and a considerable number of country houses with their associated parklands are other significant features within the High Weald landscape, adding interest and variety. | | | **...continued from previous.**<br><br>Explore opportunities to conserve the cultural heritage of local authors and artists by maintaining the traditions that create the High Weald's distinctive landscape and local sense of place.<br><br>Due regard 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. | |
| **Sense of history** | Historic Parks and Gardens<br><br>Historic building such as farmsteads<br><br>Maritime history such as shipbuilding<br><br>Settlements<br><br>Battle Abbey | The history of the landscape is most evident in the medieval pattern of fields, Wealden iron industry, wealth of historic parks and gardens, historic buildings including farmsteads, connections with maritime history such as shipbuilding and woodland and settlement linked to the practice of cultivating small parcels of land for rent or "assarting".<br><br>Settlement pattern of villages, hamlets and scattered farmsteads is dispersed and largely sited on ridges linked by a dense network of sunken, winding roads.<br><br>Buildings are traditionally constructed in white weatherboard, red brick and hung tiles of varying local styles, with many of the larger towns such as Tunbridge Wells, Crowborough, East Grinstead, Bexhill, Hastings and Horsham having good examples of high quality vernacular architecture.<br><br>Oast houses linked to the past growing of hops, particularly to the east, timber framed barns and stone churches, the latter forming key landmarks on ridges, are also distinctive features.<br><br>**Continued over...** | International | Damage to historic buildings, historic routeways, boundaries and archaeological monuments through lack of awareness, plough damage, poor maintenance or management.<br><br>Much below ground heritage may be undiscovered, particularly in woodlands and care should be taken not to damage or disturb buried heritage assets.<br><br>Plough and cultivation damage in a predominantly pastoral landscape, may be less of an issue than poach and animal damage. Woodland archaeology is susceptible to damage from forestry operations or wind-thrown trees in unmanaged woods.<br><br>Woodland archaeology is susceptible to damage from forestry operations and wind thrown trees in unmanaged woods.<br><br>Good management practices need to be maintained to ensure that historic parks and gardens continue to be key representative features of the High Weald landscape.<br><br>Emphasis should be placed on the need to protect and interpret the wealth of heritage present. | Increase protection of above and below ground archaeology and designed parkland.<br><br>Recreational opportunities such as circular walks linked to the positive management and conservation of historic features to aid understanding, enjoyment and sense of wellbeing.<br><br>Increase protection for and awareness of the best preserved examples of networks of historic routeways.<br><br>Increase identification, recording, management, promotion and understanding of the historic assets, improved management and understanding of the historic environment.<br><br>Opportunities to enhance the setting, interpretation and legibility of heritage assets should be indentified and realised.<br><br>**Continued over...** | **Sense of history**<br><br>**Biodiversity**<br><br>**Geodiversity**<br><br>**Sense of place/ inspiration**<br><br>**Recreation** |

| Service | Assets/ attributes: main contributors to service | State | Main beneficiary | Analysis | Opportunities | Principal services offered by opportunities |
|---|---|---|---|---|---|---|
| **Sense of history continued** | | **...continued from previous**<br><br>The area was known as the 'Foundry of England', with the Wealden iron industry (15th–17th century) based on sandstone, iron ore, water and coppice timber and associated industries, leaving a legacy of extensive coppice woodlands with charcoal used for the forges and characteristic 'hammer ponds' which provided power and forge sites.<br><br>Wealth generated by the iron industry and latterly London merchants resulted in large estates, grand houses and parklands including Eridge Park, one of the oldest deer parks in the area, Ashburnham Place, Grattons Park and Sissinghurst, as well as the designed landscapes of Repton's Bayham Abbey and Penshurst Place.<br><br>Aspects of history likely to be most evident to the general public include Ashdown Forest, a former Royal Hunting Forest which forms the literary landscape much loved by readers of Winnie-the-Pooh books, as well as the area's parklands and grand country houses and traditional oast houses and other historic buildings and towns. | | | **...continued from previous**<br><br>Promote the widespread use of local timber in construction with support for good design and specification and merging traditional skills with new management practices.<br><br>Promote information on the historical development of towns, villages, hamlets, farmsteads and their hinterlands and historic parks and gardens including historic maps and accessible online information.<br><br>Promote improved design quality supported by the adoption of High Weald AONB specific design guidance on built form, architectural detail, composition and layout of space and local materials. | |
| **Tranquillity** | Ashdown Forest<br><br>Woodlands<br><br>Network of small fields | Tranquillity levels have declined significantly in recent years, with undisturbed areas having decreased from just more than 76 per cent in the 1960s to 44 per cent in 2007. The largest areas of tranquillity lie away from the main transport corridors (namely the M23 and main A roads) and the major settlements including Royal Tunbridge Wells, Hastings, Bexhill, Heathfield, Crowborough, Uckfield, East Grinstead, Crawley, Horsham and Haywards Heath.<br><br>The pastoral, heavily wooded, medieval character of the landscape has a strong sense of tranquillity, accentuated by the traditional dispersed character of villages, sunken lanes, the wooded gills and intimate views, which together create a strong sense of timelessness. | Regional | The population surrounding the NCA is high (873,000 people live in wards wholly, or partly within 5 km of AONB and adjacent to areas of economic success (Crawley/Gatwick). Pressure for growth in south-east England generally in terms of housing and infrastructure also have an impact on the tranquillity of the area, although the AONB designation does help to alleviate this pressure in certain areas of the NCA. This context highlights the pressures on the NCA and the importance of the need for tranquil places to visit. | Maintain the tranquillity of the area and limit the visual impacts of large infrastructure through careful design and planning.<br><br>Support for projects that contribute to the conservation and management of special qualities and locally valued features such as tranquillity and dark skies historic features such as abbeys and hop gardens. | **Tranquillity**<br><br>**Sense of place/ inspiration**<br><br>**Sense of history**<br><br>**Biodiversity** |

| Service | Assets/ attributes: main contributors to service | State | Main beneficiary | Analysis | Opportunities | Principal services offered by opportunities |
|---|---|---|---|---|---|---|
| **Recreation** | Public rights of way<br><br>Access land<br><br>Common land<br><br>Coast | Recreation is supported by the area's 3,043 km rights of way network (with a density of 1.74km per km$^2$), including the Sussex Border Path, High Weald Landscape Trail and Weald Way, as well as a significant area of open access land totalling 1,938 ha (1.1 per cent of the NCA).<br><br>Ashdown Forest is the largest free public access space in south-east England, lying at the heart of the High Weald AONB and a particularly popular and important recreational asset.<br><br>Further significant recreational opportunities are provided by the area's reservoirs, with watersports and angling provided by the Ardingly, Weir Wood and Bewl Water reservoirs; the latter is the largest lake in south-east England.<br><br>Hastings and Bexhill are popular seaside resort towns on the south coast. | National | Opportunities for access throughout the area in rural, coastal and urban green spaces is valuable for health and wellbeing, particularly mental health and provision is currently available through a network of green spaces and rights of way network.<br><br>There is a need to increase the range and extent of access opportunities to better meet the needs and diversity of leisure users. Quality rights of way networks need to be prioritised in areas close to towns, villages, visitor attractions and within AONB rural tourism hubs and honey pot sites such as Ashdown Forest.<br><br>Recreational activities within the NCA span a wide and sometimes conflicting range. From activities such as bird watching, walking, enjoying the views to more active ones such as mountain –biking, and rock climbing. | Maintain the current access network and create additional links, particularly those that relieve pressure on sensitive sites through a network of greenspaces and linear access.<br><br>Explore opportunities to increase quality rights of way (ROW) networks in heavily utilised areas within the High Weald.<br><br>Increase understanding and enjoyment through education and interpretation materials especially where this helps highlight the sensitive features of designated sites, ensuring that access balances recreational enjoyment with the protection of biodiversity, geodiversity and historic features.<br><br>Develop and improve the quality of greenspace and rights of way to meet the demands and needs of locals and visitors alike<br><br>Integrated management of the resources for informal open air recreation to facilitate 'green' use by residents and visitors.<br><br>Promote sustainable tourism initiatives that target a broad range of visitors and where practical reduce car dependency and contribute to conserving and enhancing the landscape's biodiversity and tranquillity. | **Recreation**<br><br>**Sense of place/ inspiration**<br><br>**Sense of history**<br><br>**Tranquillity** |

| Service | Assets/ attributes: main contributors to service | State | Main beneficiary | Analysis | Opportunities | Principal services offered by opportunities |
|---|---|---|---|---|---|---|
| **Biodiversity** | Pevensey Levels Ramsar site<br><br>Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)<br><br>SSSI | This NCA has more than 33,400 ha of priority habitats, covering 19 per cent of the area. This includes 8,000 ha of woodland (wet woodland, lowland mixed deciduous woodland and lowland beech and yew woodland), 3,200 ha of lowland heathland, 850 ha of undetermined grassland and 570 ha of coastal and flood plain grazing marsh. The NCA contains 2 SACs, 1 SPA and 1 Ramsar site and 3 per cent of the area is designated as SSSI (5,400 ha).<br><br>Ashdown Forest SPA and SAC is one of the largest single continuous blocks of lowland heath in south-east England including both dry and wet heath. Ashdown Forest is an SPA because it supports bird populations of European importance.<br><br>Hastings Cliff is designated an SAC for vegetated sea cliffs of the Atlantic and Baltic coasts types. | International | The majority of the designated habitats are in favourable condition.<br><br>With a landscape of rolling hills, woodlands and field systems that date back to Anglo-Saxon times, the High Weald is home to several kinds of grassland butterflies including the common blue, dingy skipper, and small copper. Bumblebees, moths, and hoverflies are among important pollinators feeding here and the barn owl, green woodpecker and skylark are often seen. Bats, voles Dartford warbler, nightjar, lapwing and hedgehogs are among the wide variety of species contributing to this area of high biodiversity.<br><br>The NCA has existing high levels of ecological connectivity and porosity for many species associated with lowland pastoral landscapes. However, a decline in agriculture and woodland management together with access and recreation management could impact on habitat quality.<br><br>Species-rich grassland creation and restoration using locally sourced seed has been prominent in the NCA but unimproved meadow sites remain at risk from neglect, lack of grazing, tree planting and ploughing.<br><br>The over-shading effect of rhododendron combined with its dense, acidic leaf litter can pose a threat to ancient woodland particularly in gill woodlands which retain rich assemblages of vulnerable 'Atlantic' bryophyte species (mosses and liverworts), ferns and lichens.<br><br>**Continued over...** | Enhance ecological networks, including the condition and connectivity of habitats along routeways for wildlife.<br><br>Maintain extent and prevent further loss or degradation of unimproved grassland and heathland, increasing the favourability of designated sites but appropriately managing all sites and expanding, linking and buffering.<br><br>Establish ecological habitat networks to assist vulnerable species such as heathland birds and lichens and bryophytes in parkland and on rocky outcrops adapt to climate change including connectivity beyond the AONB.<br><br>Enhance, buffer and connect the High Weald habitats.<br><br>Ensure that ecological networks also contribute positively to landscape character.<br><br>**Continued over...** | **Biodiversity**<br><br>**Climate regulation**<br><br>**Pollination**<br><br>**Sense of place/ inspiration**<br><br>**Tranquillity**<br><br>**Recreation** |

| Service | Assets/ attributes: main contributors to service | State | Main beneficiary | Analysis | Opportunities | Principal services offered by opportunities |
|---|---|---|---|---|---|---|
| **Biodiversity continued** | | | | **...continued from previous.**<br><br>There is a need to maintain the routeway boundaries that form part of the habitat mosaic of the High Weald, to maintain this key component of what is a rare UK survival of an essentially medieval landscape, the network of existing hedgerows and hedgebanks make an important contribution to the connectivity of habitats and should be managed to maintain their structure and condition.<br><br>Degradation of unimproved grassland and heathland can have lead to further habitat loss and have a wide range of implications on wildlife.<br><br>Dispersed settlement patterns provide benefits to species such as birds and bats through the repair restoration and conversion of buildings.<br><br>Improved ecological habitat networks could provide better conditions for vulnerable species such as heathland birds. Parklands and rocky outcrops could provide better habitats for lichens and bryophytes. | **...continued from previous.**<br><br>Explore opportunities for working with landowners to ensure sympathetic management of semi-natural grasslands such as mowing for hay, low intensity grazing by livestock, or a combination of both management techniques as appropriate.<br><br>Encourage opportunities that provide wildlife benefits such as for bird boxes and bat roosts through the repair, restoration and conversion of buildings.<br><br>Control invasive non-native species to prevent or reduce damage to native species populations and habitats. | |

| Service | Assets/ attributes: main contributors to service | State | Main beneficiary | Analysis | Opportunities | Principal services offered by opportunities |
|---|---|---|---|---|---|---|
| **Geodiversity** | Rock exposures<br><br>Sea cliffs<br><br>Wealden anticline | There are 17 geological Site of Special Scientific Interest and 3 mixed interest SSSI. There are 38 Local Geological Sites within the NCA.<br><br>A complex sandstone and heavy clay landscape, with a combination of ridges and steep sided valleys.<br><br>Hastings Cliffs are nationally important for geology and geomorphology, making it important to maintain and observe natural processes. The coastal geomorphological processes are also of considerable importance and demonstrate a naturally functioning coastline. | National | The geological sites provide important access to geodiversity, enabling the interpretation, understanding and continued research into the geodiversity of the NCA. Exposure of these features also makes a positive contribution towards sense of place and sense of history.<br><br>There is a need to manage the geological features appropriately to avoid the potential degradation and loss of oceanic communities of ferns, mosses, liverworts and lichens found on Sandrock and which are dependent on a mild and moist microclimate. | Maintain views of and access to geological features and exposures and where appropriate, improve access to cuttings, quarries and other exposures of geological features to enable improved understanding and enjoyment of geodiversity and sense of history.<br><br>Further understanding and appreciation of sandrock exposures to help reduce threats and or inappropriate use and management.<br><br>Maintain the nationally important sandrock exposures to conserve the fern, moss and liverwort communities they support and to protect their value as some of the most significant sites of prehistoric archaeology in the area.<br><br>Maintain natural geomorphological processes, particularly along rivers and the coast that contribute to the regulation of coastal flooding.<br><br>Maintain and enhance all existing rock exposures and natural land forms that are important for understanding the origin and geological development of the High Weald.<br><br>Work to secure geological conservation as an integral part of the development process. | **Geodiversity**<br><br>**Sense of place/ inspiration**<br><br>**Sense of history**<br><br>**Biodiversity**<br><br>**Water availability**<br><br>**Regulating water flow** |

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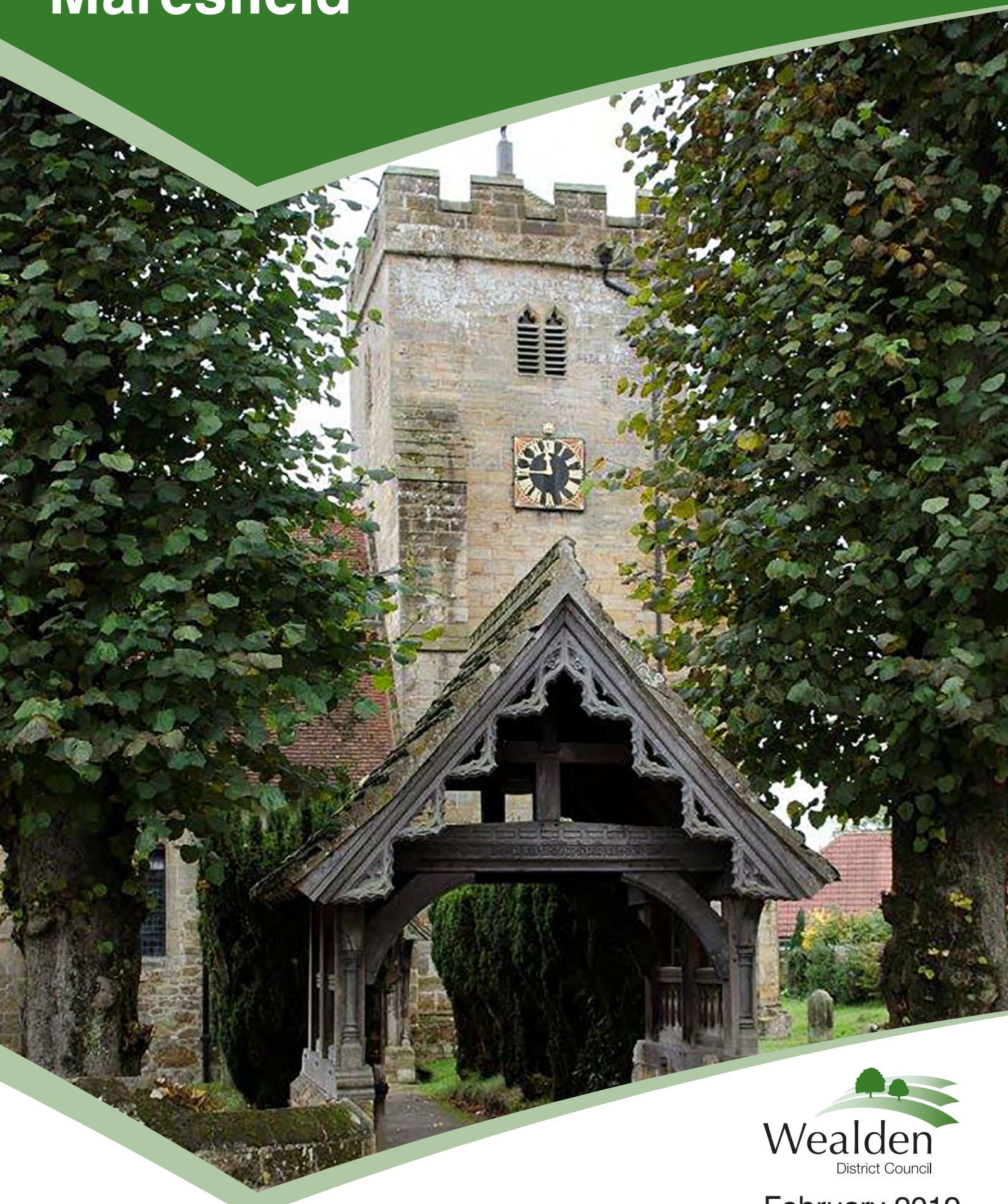
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# Draft Conservation Area Character Appraisal

# Maresfield



Wealden
District Council

February 2019

Amended April 2021

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A copy of the Draft Conservation Area Appraisal can be downloaded from the Wealden website, http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Heritage/Conservation_Areas/Plan_Conservation_Areas.aspx or scan the QR code below with your smart phone.

If you, or somebody you know, would like the information contained in this document in large print, Braille, audio tape/CD or in another language please contact Wealden District Council on 01323 443322 or info@wealden.gov.uk.

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## Overview

One of Wealden's principal assets is the high quality of its environment, including its historic environment and landscape. The District has a dispersed and varied settlement pattern within different landscape areas, with a number of small market towns, villages and hamlets. Each settlement has its own unique characteristics and functions, depending on its location and historical influences.

The Council also has a duty under the Planning (Listed Buildings and Conservation Areas Act) 1990 to review existing conservation areas and determine whether any further parts of the District should be designated as conservation areas and, if appropriate, designate those parts accordingly.

In March 2017, the Council designated 33 conservation areas in the District. This was the result of reappraisal of existing conservation areas and the identification of new conservation areas as part of the Issues and Options Consultation on the Local Plan in Autumn 2015. The designated boundaries of the conservation areas are shown on the Proposals Maps of the Local Plan. Please see the Heritage pages on the Council's website for further details on the designation process.

Where areas of special historic and architectural interest have been designated as conservation areas, the Council has a duty to set out a positive strategy for the conservation and enjoyment of the historic environment, whilst understanding its significance, the wider social, cultural, economic and environmental benefits of the area, and ensuring that new development makes a positive contribution to local character and distinctiveness. This takes the form of a character appraisal to identify and articulate the significance of each conservation area.

The Council will also formulate and publish proposals for the preservation and enhancement of conservation areas. This will include Local Plan policies, as well as a separate Management Plan for the conservation areas to set out how these areas should be managed and enhanced to guide new development within conservation areas and their setting.

Every conservation area has its own distinctive character and a strong sense of place. This character is made up from many elements, including the topography and setting, historic development, current uses and features, buildings and traditional materials, paths, lanes, hedges, trees, boundary treatments, place names and open spaces. Understanding this unique character, including the social and economic background, is the starting point for the future management of the conservation area, in order to conserve and enhance its significance in the future.

This character appraisal considers:

- The location and landscape setting of the area;
- Historic development;

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- The character of the area in detail;
- Building materials and details;
- The contribution of the natural environment; and
- Issues having a negative impact on the character and appearance of the area.

This document is the draft conservation area character appraisal for Maresfield conservation area, designated in March 2017.

The character appraisals have been prepared in conjunction with both national and local policies concerning the historic environment. The conservation area character appraisal documents will assist in planning decisions and will be used alongside the Council's 'Development Plan' (including any relevant adopted neighbourhood plan) and a future Conservation Area Management Plan (once published) when assessing planning applications.

This document is for:

- Anyone interested in commenting on the draft character appraisal for the Maresfield conservation area;
- Anyone interested in finding out information about the area;
- Anyone proposing to carry out development within the area;
- Organisations responsible for any management within the area;
- Statutory providers and partnership authorities who may carry out work within the area; and
- Members and Officers of Wealden District Council.

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# 1 Background

**1.0.1** Maresfield conservation area was originally designated in 1992 . The conservation areas was re-designated with an enlarged boundary in March 2017. The reasons for amendment of the previously designated boundary of the conservation area are explained in the Background Paper accompanying the Autumn 2016 Consultation on the Wealden Local Plan. To view the document, along with further information on the process and how community involvement and public consultation was undertaken; how the input from the community was evaluated; and how it influenced the recommendations for designation of areas, please see the Conservation Area Background Paper 2018 and the Heritage pages on the Council's website.

**1.0.2** The designated boundary of the conservation area, detailed visual character appraisal map and views map are at Appendix 1.

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**St Bartholomew's Church and Lych Gate**



# 2 Context

## 2.1 Introduction to the Conservation Area

**2.1.1** The village of Maresfield is situated to the north of Uckfield and developed around the main London A22 route and east west A272. These roads have now been re-routed and the village is now bypassed. The centre of the village is dominated by the Parish Church of St Bartholomew, and has a core of medieval buildings.

**2.1.2** The village sits within the wider Parish of Maresfield which had an overall population of 3,636 in 2011[1]. The economy of the village was formerly linked to the important iron industry in the area and also with agriculture and associated service industries. However, the village today is primarily residential in character, with substantial residential development having taken place on the outskirts of the historic core to the north and west in the 20th and 21st centuries, and is functionally a satellite community to Uckfield.

**2.1.3** The village has community facilities comprising the church, village hall, primary school and Chequers Inn public house, as well as a post office and convenience store.

## 2.2 Setting

**2.2.1** The National Planning Policy Framework states that the setting of a designated heritage asset, such as a conservation area, can contribute to its significance. In addition, Historic England have also confirmed that conservation is the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations [2].

**2.2.2** The setting of a heritage asset, including a conservation area, includes the surroundings in which it is experienced. Its extent is not fixed and may change seasonally, throughout the day and over time. It is not restricted to public views and one may not need to see a heritage asset to be within its setting. Setting may make a positive or negative contribution to the character, appearance and significance of a conservation area. A conservation area that includes listed buildings will also include and form part of their setting/s as well as the conservation area itself. In such positions, consideration should be given to the collective and overlapping settings and the role that they play in contributing to the significance of the heritage asset.

**2.2.3** Historic England have published guidance on the setting of Heritage Assets, [3] which sets out an iterative approach to the assessment of setting. It is not the only approach that can be employed but it is a well-established approach that has stood up to examination at appeal including Public Inquiries. It is advised therefore that its advice and guidance should be referred to when considering development that may affect the

1 Source: 2011 Census, Office for National Statistics
2 Conservation Principles, Policy and Guidance, Historic England, April 2008, Principle 4.2
3 The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning:3, Historic England, March 2015

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setting of a conservation area, or any other designated heritage asset within or adjacent to its boundary.

**2.2.4** This character appraisal considers the landscape setting of the conservation area, including important views into and out of the defined area; and the historical association between the conservation area and its setting, all of which contribute to the identified significance of this designated heritage asset. The broad approach to assessment of impact on setting of a heritage asset should be undertaken as a series of steps that apply proportionately to complex or more straightforward cases, in line with guidance published by Historic England and based on local and national planning policy and the over-riding statutory legislation.

**View south across Maresfield recreation ground towards the South Downs**



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## 2.3 Topography and Landscape Setting

**2.3.1** Maresfield is located within the High Weald Area of Outstanding Natural Beauty and on the southern edge of Ashdown Forest. The settlement is situated around 1.5 miles to the north of Uckfield, and has developed around a central road junction of the main north-south route leading from London down to the coast (formerly the A22), and the secondary western route through to Haywards Heath (A272). The junction also served a minor road descending to Underhill, now a footpath. The village was bypassed by road to the west in the 20th century, and this newer road provides a distinct separation of the settlement from the wider rural landscape to the west.

**2.3.2** The High Weald, which encompasses the ridged and faulted sandstone core of the Kent and Sussex Weald, is an area of countryside representing one of the best surviving medieval landscapes in northern Europe.

**2.3.3** The general appearance of the High Weald is one of a densely wooded landscape, which comprises a patchwork of irregularly shaped fields and woods forming both open and enclosed landscapes along rolling ridges and within valleys. Along the ridge top roads briefly glimpsed extensive views open up, stretching away over rolling ridges, with church spires often present within the views between the ridges, and green valleys below. The mosaic of small hedged fields and sunken lanes, together with the wooded relief and comparative inaccessibility, provides a sense of remoteness which is rare within lowland English landscapes and creates a strong sense of place [4].

**2.3.4** The character of this High Weald landscape is distinctive through the dispersed historic settlement pattern of farmsteads, hamlets and late medieval villages, largely sited on ridges or higher ground within the landscape. Settlements were linked by a network of largely intact ancient route ways (now often roads and rights of way) in the form of ridge top roads and a dense system of radiating droveways. These are often narrow, deeply sunken and edged with trees, hedgerows, wildflower-rich verges and boundary banks [5].

**2.3.5** The landscape of the Weald is characterised by thickly wooded areas, with some historic, often ancient, woodland used for coppicing, an essential rural industry that provided wythies for basket making, materials for wattle and daub construction, hurdles for animal enclosures and timber to create charcoal to serve the iron smelting and forging process.

**2.3.6** The forested area was part of the 'Andreds weald', [6] and would have consisted of a mixture of heath, woodland and other habitats. Seasonal grazing may have taken place from early times, possibly the Iron Age, with the wooded area of the High Weald being used to seasonally fatten livestock, using the ancient droveways to move livestock (pigs and sheep) between grazing areas and to transport animals to markets and fairs.

**2.3.7** Iron was the major industry in the High Weald, and first developed in the Iron Age and Roman periods, with evidence of 87 Romano-British iron production sites in Wealden District [7]. The height of the iron industry in the area was predominantly in the 15th to 17th centuries when the Weald was the foundry of England and as many as one hundred forges and furnaces were in operation. This influence dominates the present landscape in the form of hammer ponds, furnace sites and evidence of charcoal-burning. There is evidence for possible hammer ponds and iron working in the landscape.

**2.3.8** Iron making was prevalent in the landscape around Maresfield, with evidence of Roman bloomeries having been discovered in the area. This influence dominates the present landscape in the form of hammer ponds, furnace sites and evidence of

4 Wealden Landscape & Settlement Character Assessment, Chris Blandford Associates, November 2014
5 Wealden Landscape & Settlement Character Assessment, Chris Blandford Associates, November 2014
6 derived from the Old English 'weald', meaning forest, and 'Andred' derived from Anderida, the Roman name for present-day Pevensey
7 East Sussex Historic Environment Record

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charcoal-burning. There is evidence for possible hammer ponds in the landscape through the Underhill area and it is likely that Underhill Lake is an enlarged pond that may well have served the Maresfield (Powdermill) furnace to the west. It is understood that the first cannon was cast in East Sussex in 1543, at a furnace in Buxted, a few miles to the southeast of Maresfield, by Ralph Hogge. By 1574, there were at least 77 iron furnaces working in the Weald, with five known iron furnace sites in Maresfield Parish: Oldlands, Old Forge, Maresfield (Powdermills), Hendall and Lower Marshalls; but the ironmaking industry within the Weald had largely died out by the end of the 18th century.

**Former hammer pond in Underhill**



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**2.3.9** Another local historic industry of note in the Weald is hop growing, which was introduced first by Flemish settlers in the 16th century, before becoming more prominent in the 18th and 19th centuries. Hops were brought back from Flanders in 1533, and had become a major industry by the 19th century. The most visible remains of the industry are the oast houses with their distinctive roundels and white cowls, which can be seen dotted around the High Weald. Within the conservation area, an oast house (now converted to residential use) is located at Park Farm, and the building retains two white cowls on the ridgeline which are particularly visible in views across the recreation ground.

**High Weald Landscape**

The history of the landscape is most evident in the:

- medieval pattern of fields, ridge top roads and radiating droveways;
- farmsteads, hamlets and late medieval villages on ridges or higher ground within the landscape;
- impact of the Wealden iron industry;
- Andreds weald forest used to seasonally fatten livestock, including the ownership and management of the Ashdown Forest;
- wealth of historic parks and gardens and historic buildings, including farmsteads;
- woodland industry, including coppicing and charcoal burning;
- formation of settlement linked to the practise of cultivating small parcels of land for rent or “assarting”;
- influence of agriculture, including hop production and associated oast houses; and
- influence of Weald trades in the area.

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**Maresfield**

**2.3.10** The historic settlement setting is created by:

- an ancient landscape of regular and irregular piecemeal enclosure, with areas of cohesive and aggregate assarts to the north and west;
- an extensive area of historic, planned private enclosure to the northeast;
- scattered blocks of Ancient Woodland.

**2.3.11** The landscape surrounding Maresfield falls within the Upper Ouse Valley County Landscape Character Area, a gently sloping landscape of low ridges and wider valleys covered by an intricate patter of streams and woods; and within the Central High Weald part of the Ouse Valley Landscape Area, characterised by a landscape of high ground with outstanding views from the ridge tops, across the heart of the high Weald.

**2.3.12** The village is also within the Fletching and Maresfield Local Landscape Character Area, which encompasses a patchwork of small to medium scale rolling arable and pastoral fields, interspersed with medium sized woodlands (including High Wood and Spring Wood), providing a sense of enclosure. **(8)**

**2.3.13** The landscape around the conservation area still has a very rural character of fields, hedges and trees, which provides an important backdrop to the settlement with a clear visual separation maintained between the village and Uckfield to the south. The most significant feature within the surrounding landscape is the important backdrop to the village. To the east, this is the curving Shortbridge Stream Valley that runs through Underhill, with wooded steeply sloping sides, with an narrow open valley bottom and lake. To the south of the village, the open landscape setting has a very strong sense of place, with significant long distance views towards the South Downs, and strong inter-visibility with the historic core of the village. Features still visible in the landscape and around the conservation area provide evidence of earlier development and activity, such as hedges demarking field systems, ponds from former iron working, mature trees, isolated farmsteads and historic boundary treatments.

**2.3.14** The distinctive characteristics of this landscape setting is further identified below:

**Maresfield Landscape Setting Areas**

To the north east:

- sloping landform and patchwork of small-scale ancient fields;
- linear tracts of Ancient Woodland and stream corridor.

To the south east:

- Linear settlement along road corridors;
- Ancient pastoral fields and mature hedgerows.

To the south west:

- Human influences in the landscape;
- Large-scale landscape pattern.
- To the west of the bypass:
- Linear patches of Ancient Woodland lining the key north-south stream corridor feature;

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8 Wealden Landscape and Settlement Character Assessment, Chris Blandford Associates, October 2014

- Valley landform.
- To the north, and to the west of the village (east of the bypass):
- Small-scale patchwork of ancient fields which are lined with mature hedgerows [9].

**2.3.15** Within the conservation area, the significant natural feature is the topography, with the steeply sloping descent from the village centre into Underhill. The topography in the area has influenced the development of the village, with the core located on a plateau (around 60mOD). The eastern element of the village within Underhill is located on a steep scarp slope, descending to around 35mOD, a drop of around 25m in height over a short distance. At the base of the hill is a watercourse (Shortbridge Stream) which would have served the local industry in the area, whether iron making or ancillary agricultural services such as tanneries and forges. The location of the core of the village on higher ground affords particularly long distant views to the west and southwest towards the South Downs.

**2.3.16** Noticeable man-made features within the landscape are St Bartholomew's Church tower, which is glimpsed in views throughout the conservation area and particularly from the countryside to the south; and the squat brick tower to the former rectory, glimpsed from land to the south and from the churchyard. The stone ha-ha wall between the field and former Rectory is a man made boundary between the natural landscape and the garden and associated domestic use, and is a important feature in the landscape.

## 2.4 Geology and Building Materials

**2.4.1** Along with the whole of Sussex, the rocks of the Maresfield area are sedimentary. Descending the higher land of the High Weald towards the Low Weald, the rocks become younger. The geology is predominantly clay, with some areas of sand and natural stone outcrops, and this will have influenced the type of local building materials used to create the unique identity of settlements in the area around Maresfield. The clay ironstone, or siderite mudstone, provided ore for the Wealden iron industry and sites of post medieval forges and blast furnaces are also located in the vicinity of the village[10].

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9 Wealden Landscape & Settlement Character Assessment, Chris Blandford Associates, November 2014
10 Heathfield Historic Character Assessment Report March 2008

**Natural stone outcrop in Underhill**



**2.4.2** The use of the local materials available to builders in the past throughout the District, including: brick, timber, stone, weather boarding, tile hanging, clay tiles and thatch, has a significant influence on the character of built form, including boundaries, and the overall visual nature of an area. The more historic buildings will display traditional building techniques based on the materials available in the locality. However, with improved transport in the 18th and 19th centuries, a wider choice of materials from around the country became available, often leading to more standardised building styles and forms.

**2.4.3** Chapter 4 of this appraisal provides location specific information on traditional materials and building techniques within Maresfield conservation area.

## 2.5 History of the Settlement

### Prehistoric

**2.5.1** Maresfield's history can be traced back about 5,000 years. In 3000 B.C. The Bronze Age reached Europe and part of a bronze axehead was found near Flitterbanks Farm, now located within Maresfield Park. A boat dug out from a log, found buried in the vicinity of the Shortbridge Stream in Underhill, and now preserved by the Sussex Archaeological Society in Lewes, is evidence of very early occupation and use of this landscape.

### Roman and Saxon

**2.5.2** Roman occupation of the wider area commenced in A.D.43 following the Roman invasion and coins have been found near Fairwarp and traces of a Roman bloomery at Park Farm, Maresfield, an early indication of an industry which reached its peak in Tudor times. There is also evidence for part of a Roman Road in Maresfield Park which would have linked London and Lewes and evidence for a Roman settlement in the vicinity of Park Farm.

The Saxons used the drove routes and woodland clearings of the Weald for the grazing and movement of animals.

### Place Name and Doomsday

**2.5.3** The village of Maresfield is not mentioned in the Domesday Book of 1085. There was certainly a settlement in the area by the 13th century, and there is documentary evidence for the name 'Mersfelde' in 1234, thought to derive from the old English word for open land with a pond or pool: Mere-feld. The Church of St Bartholomew has elements dating from the 13th century.

### Markets and Fairs

**2.5.4** The right to hold a fair at Maresfield was granted in November 1301 by King Edward I and in January 1332, King Edward III permitted a market to he held for the duration of the life of Queen Philippa, who held the manor at that time. By the 18th century, a fair was being held in early September for 'pedlary [11] and cattle'. [12]

### Medieval and Manors

**2.5.5** By the 14th century, the manor of Maresfield had passed to John, Duke of Lancaster (John of Gaunt), son of Edward III and Queen Philippa. The manor covered a wide area including Maresfield village, Nutley, Withyham West Hoathly and Fletching. The manor passed to John of Gaunt's son, Henry, who became King Henry IV, and remained a royal manor until it was granted by Henry VIII to Sir John Gage who lived at Firle Place in East Sussex. The manor of Maresfield remained in the ownership of the Gage family until it was conveyed to John Villiers Shelley esq in 1849. The sale included the Rectory; Park Farm; woodlands at Park Wood, Kingsfield Wood and Millpond Wood; Maresfield Millpond ; a water corn mill and surrounding land; Forge House and land, including the Forge Pond; and various other pasture, agricultural buildings and cottages in the village and surrounding area.

### Late/Post Medieval and Industry

**2.5.6** Maresfield became an important centre of the Sussex iron industry in the late medieval period and there were at least five known forges in the area, with associated man made landscape, including hammer ponds to power the furnace bellows. Ralph

11 (Items sold by a pedlar who travelled about selling his wares)
12 Gazetteer of Markets and Fairs in England and Wales to 1516 http://www.history.ac.uk/cmh/gazframer.html

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Hogge, though he retired to Buxted, spent his working life in Maresfield, casting the iron cannon which put England at the heart of the international arms trade. Maresfield was then a dirty, noisy place, with furnaces operating 24 hour shifts. By contemporary standards, it was a large village in this medieval period, with a curate helping the rector, a doctor in residence, a tannery, a fulling mill for the local cloth industry, a grain mill, shoemaker, butcher and a blacksmith, an inn and shops and a population approaching one thousand, including Frenchmen and Germans working in the iron industry. The Underhill part of the village was the industrial area, where the tannery and forge were located, and there is documentary evidence for a bloomery.[13]

**Post Medieval Development and the Influence of Maresfield Park**

**2.5.7** The ending of the iron industry in the early 18th century coincided with the development of Maresfield Park, then owned by John Newnham who resided in the hunting lodge opposite the church, originally known as Strete House. This building was demolished in 1847 and replaced with the present Maresfield Park Lodge.

**2.5.8** In 1814, Sir John Shelley and his wife inherited the Maresfield Park estate and made significant improvements to the main house which was called 'The Cross'. The coach road to London originally passed through a portion of the park and was redirected to enable the parkland to be fenced in its entirety. The importance of this south coast to London route route is demonstrated by the construction of the Chequers Inn as a coaching inn to serve the passing traffic and the milestone located at the crossroads.

**Maresfield Park, 1910 (www.theweald.org)**



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13 Wealden Iron Research Group

**2.5.9** Queen Victoria visited the Shelleys at Maresfield Park in 1845 and a fine avenue of Oaks was planted in commemoration of the visit, some of which remain today in the Maresfield Park area of the village. Sir John passed the estate to his son, Sir John Villiers Shelley MP. After the death of his daughter, Blanche, the estate was sold to Count Alexander Munster of Derneberg, Hanover. In 1897 a piece of land was gifted to the village of Maresfield to be used as a recreation ground in commemoration of the diamond jubilee of Queen Victoria. The deed of conveyance was dated 1899 and inscribed on vellum. It was from Count Alexander Munster of Hanover, the owner of the Maresfield Park, to Maresfield Parish Council. The area of the recreation ground was demarcated by four stone markers at each corner and a commemorative stone and lamp at the entrance. The estate fencing to some of the boundaries still survives. To commemorate the occasion, the Empress Frederick of Germany, who was Queen Victoria's eldest daughter, came to Maresfield to plant an oak tree.

### Education

**2.5.10** The village school, located on the southeastern edge of the village and outside of the conservation area, is named after the Reverend Richard Bonner who was buried in the chancel of the church in 1692. The Rev Bonner left money for educational purposes for *teaching two poor children and a bible to one of the children*.[14] The original school was in Bonner's cottage, but when the National School [15] was built close by in 1819, the cottage was used as the School House, providing accommodation for the School Master or School Mistress. In the 1870s, the National School was rebuilt and the building has continued to evolve as the Church of England Primary School into the 21st century.

### 19th century trades

**2.5.11** Towards the end of the 19th century, the 1882 Kelly's Directory lists the following facilities and trades in the village: a post office, national school, coffee rooms, grocer and draper, butcher, blacksmith, basket maker, auctioneer, corn merchant, wheelwright, shoe maker, innkeeper, nurserymen, saddlers, farmers and cowkeepers.

**Underhill Smithy, 1906 (www.thewealden.org)**



**Post Office, 1924 (www.thewealden.org)**



**Maresfield Stores, 1924 (www.thewealden.org)**



14 The History, Antiquities and Topography of the County of Sussex, Volume 1, 1835, (re-published 1974), Thomas Walker Horsfield.

15 A National School was a school that was set up by the National Society for Promoting Religious Education, an organisation which promoted "*Education of the Poor in the Principles of the Established Church in England*".

### 20th and 21st Century

**2.5.12** Until 1926, Maresfield was a largely agricultural village, and up to 1914, effectively in the ownership and control of the family in Maresfield Park House, initially the Shelley family and then Prince Munster. In 1915, by order of the High Court of Justice, the property owned by Count Munster, including Maresfield Park, became vested in the Public Trustee as custodian for England and Wales under The Trading with the Enemy (Amendment) Act 1914.

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

**2.5.14** The house at Maresfield Park was demolished in 1921 and the Park and estate houses were sold off in 1924 as reparation for war damage, the Park being broken up into housing plots. Only the former stable block and the lodge house survive.

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

**2.5.16** Within the 20th century and early 21st century, housing development has continued to expand the village of Maresfield outwards from its core, outside of the conservation area boundary. In the north, Maresfield Park was developed within its former boundaries, with individually designed houses in large plots; to the west, after the Second World War, the Parklands estate was developed, followed by Forest Park, and development to the south of Batts Bridge Road, most recently, the Rolling Mill estate. A small amount of development has occurred on High Street (School Hill) to the southeast of the village core in the mid 20th century in the vicinity of the school.

### Population

**2.5.17** The population of Maresfield Parish in 1811 was 1,117 and rose steadily to a total of 2278 in 1911. The population was magnified hugely during the Great War with the presence of the army camp, and 1,380 military personnel were still in residence in the Parish in 1921, creating a total population of 3,610. Today, the population for the entire Parish is around the same at 3636 in 2011 [(16)].

## 2.6 Historical Maps

**2.6.1** Maps are useful for showing the development of areas and generally survive from the 18th century onward for the area.

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16 Source:2011 Census, Office for National Statistics

**2.6.2** The earlier maps are representative of settlement and tend to lack detail, although some of the early Estate maps do show individual buildings and features with some accuracy. The area is also covered by the maps produced by the Budgen family of cartographers, who lived in the District. The maps produced by different generations of the family include those of Sussex produced by Richard Budgen in 1723-4. The 1 inch to 1 mile map of Sussex produced in 1724 by Richard Budgen shows the village of Maresfield depicted as the church and small cluster of houses and mill and forge to the south on the steam.

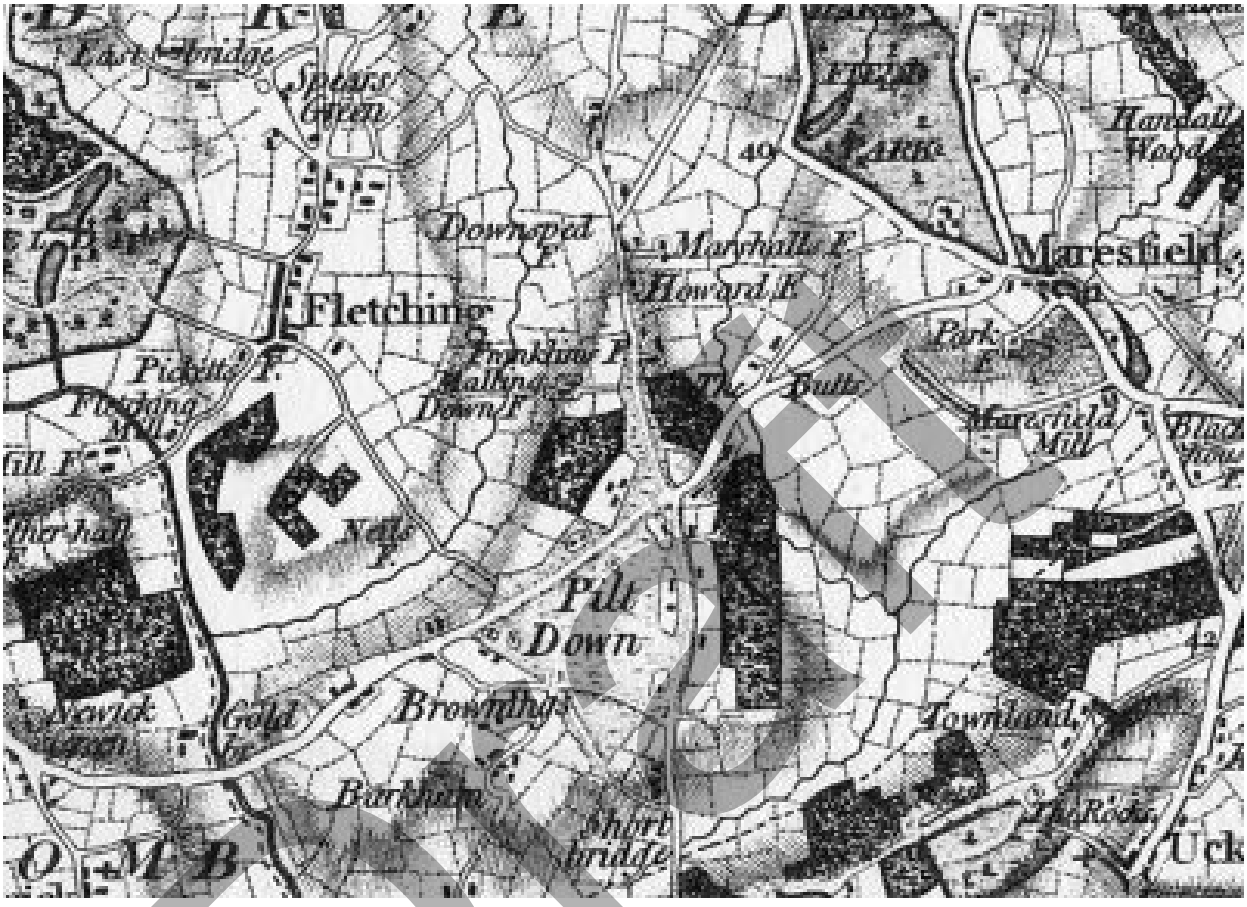
**Map, c1724, Richard Budgen**




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**2.6.3** By 1795, the 1 inch to 1 mile map of Sussex produced by William Gardner, Chief Surveying Draftsman to the Board of Ordnance and Thomas Gream, Surveyor to the Board of Ordnance, shows that Maresfield has grown in size, with additional built form depicted around the central crossroads and east into Underhill. Maresfield Park is shown as an enclosed area between the two parallel roads running north and Park Farm is also annotated. The map still shows Maresfield Mill, but all reference to the forge has now been removed.

**Map, c1795, Gardner and Gream**




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**2.6.4** The Tithe maps, which date to approximately 1840, vary in quality and accuracy depending on the cartographer and state of preservation, but are a useful source of information, especially combined with the Tithe apportionment to identify owner, tenant and use. The tithe map from 1840 demonstrates that there was a nucleus of buildings around the central cross roads and the High Street, with dispersed buildings along Batts Bridge Road. At the time of the 1840 Tithe Map, the village of Maresfield comprised a core of development along the roadside within the centre of the village, in the vicinity of the church, and development at Underhill. Many of the buildings shown on the map to the south of the main crossroads remain, but few from this period survive within the remainder of the village in the vicinity of the church. Bix Cottage, Tumber House and Tudor Cottage on the northern side of Batts Bridge Road have survived and there is evidence that these properties are some of the earliest in the village, dating from the 14th century. Within the Underhill area, the 1840 tithe map shows a cluster of buildings, many of which remain today.

***INSERT: TITHE MAP OF MARESFIELD***

**2.6.5** The most accurate and detailed maps available tend to be the 1:2,500 ordnance survey maps, starting with the first edition maps of the 1870s through to the present day.

**2.6.6** By the time of the first Ordnance Survey map of 1875, more buildings have disappeared, including the old Strete House, and adjacent buildings, opposite the church and replaced by the lodge house to Maresfield Park. The later 19th century 2nd and 3rd edition Ordnance Survey maps demonstrate that the village core expanded very little at this time, with new development taking place north of the original lane to Underhill, comprising Shelley Villas and Mount Pleasant.

**2.6.7** ***INSERT: 1898 2ND EDITION OS MAP***

**High Street, 1905 (www.thewealden.org)**



**Underhill, 1910 (www.thewealden.org)**



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## 2.7 Areas of Archaeological Potential

**2.7.1** Most settlements contain archaeological evidence which helps to explain their origins and the way of life of former inhabitants. The likelihood of the occurrence of archaeological material is related specifically to previous and present land usage.

**2.7.2** An area of archaeological interest (ANA) extends over the entire conservation area.

**2.7.3** The NPPF makes it clear that up-to-date evidence of the historic environment should be used to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be found in the future. Areas of archaeological interest are frequently updated and are not shown on the appraisal maps, but up-to-date information can be found at: https://www.eastsussex.gov.uk/environment/archaeology/planning/

**2.7.4** The Historic Environment Records for East Sussex is located at The Keep in Falmer, and information can be accessed online [17] . This will also be helpful in assessing

17 HER East Sussex: http://thekeep.info/east-sussex-historic-environment-record-her/

the likelihood of the presence of archaeological remains in the area and help with interpretation of a particular site and its setting.

**2.7.5** There have been some recorded archaeological finds in Maresfield. Roman archaeology has been discovered in the village and comprises a Roman coin of 4th century origin, evidence of a Roman Road within part of Maresfield Park, and a Roman Bloomery and settlement in the area of Park Farm. There is evidence in parts of the core of the village, and in the Underhill area, of former buildings, both domestic and agricultural, that help to demonstrate the evolution of the settlement. There is also evidence in Maresfield Park of the army occupation during WWI and for the former buildings and structures relating to the estate.

**2.7.6** Due to the potential of the huge impact of the iron industry on the landscape in this area, there is potential that unknown archaeological features will remain. This is particularly likely in the vicinity of Underhill. However, when considering the archaeological potential of settlements and the knowledge that the historic development of the settlements has evolved since at least the 13th century, with evidence for early buildings in the core having been demolished, it is important to recognise that archaeology often survives 19th and 20th century development.

**2.7.7** It is misleading to assume complete destruction of buried or hidden features which could survive within later buildings and structures as well as in below ground features. Therefore, archaeological remains of any period, both above and below ground, could be found within the conservation area. Any proposals to carry out works which include ground disturbance or works to a historic building are likely to require an appropriate form of archaeological evaluation and assessment, to assess the potential for evidence of past human activity and provide evidence for the substance and evolution of the place, and its people and culture [(18)].

**2.7.8** In the case of works to a building within a conservation area, it may be appropriate to undertake a standing building archaeological survey and/or recording, where it is identified, via map regression exercises and/or historical research, that buildings have been located on the site for some period of time, or may have incorporated or replaced earlier buildings.

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18 National Planning Policy Framework

# 3 Character Appraisal

## 3.1 Introduction

**3.1.1** Maresfield conservation area is formed of four character areas for the purposes of the appraisal and these are shown on the map in Appendix 2.

A. The central core of the village around the Church, including the setting to the south;

B. Underhill;

C. The Graveyard, Recreation Ground and setting, and residential development to the south east; and

D. Park Farm.

**3.1.2** The four character areas relate to distinct areas of development within the village which have specific characters and history. The character areas may relate to different periods in the historic settlement of the village, but also take into account the impact of topography and landscape, and the impact of different uses.

**3.1.3** This chapter of the appraisal describes each of these character areas separately and considers:

- The character of each area in detail;
- Buildings, materials and details;
- The contribution of the natural environment;
- The significance of the setting of the conservation area

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## 3.2 Key Characteristics of the Conservation Area

**3.2.1** The Key Characteristics include buildings, structures and features within the conservation area.

**Key Characteristics of the Conservation Area**

- Medieval core to the village.
- A significant number of 16th century or earlier buildings survive on the High Street.
- Later 18th and 19th century development is on the periphery of the core and within Underhill.
- Little modern infill development, with more recent development concentrated outside of the conservation area.
- Built form within the centre of the village is predominantly sited to the rear of the pavement.
- Most buildings within the conservation area in residential use.
- 15 listed building or structures of which St. Bartholomew's Church is listed Grade I and the Chequers Inn is listed Grade II*. The remainder are listed Grade II and are all in residential use.
- 12 buildings identified as being of local, vernacular or cultural interest.
- Older buildings within the core of the village are timber-framed, but have either been refaced with brickwork, which has been painted or rendered in some instances; or first floor areas have been tilehung, with brickwork facing to the ground floor.
- Domestic buildings are two storey in height, predominantly of brick, painted and rendered in several instances, with clay tile roofs, hipped or gabled.
- An important 19th century shop front survives on the High Street.
- Boundaries to plots that are not hard against the road, are generally formed by hedgerows, with some important brick walls in evidence. There are also several instances of use of low picket fencing and some metal estate fencing.
- Key buildings: St Bartholomew's Church; Chequers Inn; Lodge House; Brent House and Parkfield (former Rectory); Shelley Villas; 16th century group on

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the High Street; Bix Cottage, Tumber and Tudor Cottage; Forge Cottage; Underhill Cottages; and Purser Place.

- Key open spaces: Churchyard; Graveyard; Recreation Ground; land at Park Farm; land to the south of the Recreation Ground; land west of Park Farm Lane.

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## 3.3 Character Area A - The central core of the village around the Church, including the setting to the south

### Introduction to the character area

**3.3.1** This character area is formed by the core of medieval development within the village. It is located around the central crossroads and church and stretches a short distance along Batts Bridge Road to the west; along the High Street to the vicinity of the recreation ground in the southeast; and a short distance along London Road to the north of the crossroads. It also includes the field to the south of Park Field and Brent House, and west of Park Farm Lane, as this forms the setting to the core of the village. Built development predominantly fronts on to the roads, with outbuildings to the rear, with the notable exceptions being development to the south of the church.

**3.3.2** The character area is bordered by development in Maresfield Park to the north and an area of allotment to the eastern side of the main road. It is also bordered by character area B, comprising Underhill to the east; the modern development along Batts Bridge Road to the west; and character area C comprising the important open space of the recreation ground and land to the west of Park Farm Lane to the south.

**3.3.3** This part of Maresfield represents the earliest evidence of settlement. The church dates from the 13th century, however, evidence has been found for an earlier religious building on the same site. The earliest domestic buildings, Bix Cottage,Tumber House and Tudor House within this part of the village date from the 14th century, and lie on the north side of Batts Bridge Road. There is documentary evidence for a post medieval dwelling called 'The Old Stretehouse' on the site of the Lodge House, opposite the church. This earlier building was demolished in 1847 to make way for the 19th century lodge to Maresfield Park. The earliest surviving development along the southern part of the High Street opposite the Church, dates from the 16th century and comprises the group of buildings: No.29; Nos. 30,31 and 32; and No.33.

**3.3.4** In the 18th century the original part of the Chequers Inn was constructed as a coaching inn at the crossroads, to serve the London to south coast route. Other development from this period includes the building comprising Sandrock and Faircombe, which would have represented the entrance into the southern end of the High Street at this period.

**3.3.5** 19th century development comprises the Lodge House and Shelley Villas to the north of the crossroads, and development of the dwellings on the southern side of the churchyard. The village reading rooms, now the village hall, appear by the 1897 2nd edition Ordnance Survey Map. Several of the older properties on the southern side of Batts Bridge Road disappear in this period.

**3.3.6** To the immediate east of the church is the site of the Parsonage. The tithe map of 1840 shows a building on this site, but it appears that this burned down later in 19th

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century and was replaced by a substantial Gothic building of red brick and stone in 1872[19]. This building is now split into two dwellings: Brent House and Park Field.

**3.3.7** It is not until the 20th century that the village expanded on any particular scale. However, within the historic core of the village, little modern development has taken place. There are two modern properties on the southern side of Batts Bridge Road, and a modern dwelling between Sandrock and the Graveyard on the High Street. A recent small scale housing development has been constructed on the edge of the core of the village, off Park Farm Lane. The development has been carefully designed to generally reflect the form and massing of buildings within the village and to maintain glimpsed views through to the Church tower. The use of weatherboarding on the new development is unfortunate, as this is not a common material used on dwellings historically within the village.

**Landscape, setting and views**

**3.3.8** There are two open spaces within this character area comprising the churchyard to St. Bartholomew's and the open field to the west of Park Farm Lane. The churchyard is important in itself as the historic graveyard associated with the church. However, it is also important as the immediate historic setting of the church for archaeological purposes due to evidence for an earlier religious structure on site, and also forms part of the footpath network to the wider countryside to the south. The open field to the west of Park Farm Lane, south of the church is particularly important to the setting of the historic core of the village, and affords views through to the church tower. It also has a visually important relationship with the former Rectory, now Brent House and Park Field. The southern boundary of these properties is formed by a stone ha-ha wall, allowing uninterrupted views out of the grounds, but preventing grazing animals from trespassing. This type of boundary is an unusual feature and would indicate some form of historic relationship between the former rectory and this open field area, forming an intentional relationship between the two. Due to the type of boundary, there are important views across this open space, from the public footpath and also from Park Farm Lane, towards the former Rectory. It is also important that very little modern development has actually occurred to the south of the historic core, thereby retaining a more traditional setting of the village within the wider landscape and preventing coalescence with Park Farm, which has historically been separate to the village. The rural location of the farmstead has already been eroded by development to the west, and the retention of this important open space to the south of the former Rectory helps to maintain the historic separation and character.

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**View across open space towards the former Rectory (Park Field and Brent House) showing ha-ha wall and glimpse of church**



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**3.3.9** Throughout the core of the village views are generally gained along the roads, often terminated by prominent buildings such as the Chequers Inn, the Church and 24-26 High Street. There are significant views into the historic core of the village across the open field to the south of Park Field and Brent House. The most significant long distance view out of the centre of the village is from the top of the footpath to Underhill, looking east. This view is terminated by the dwelling 'Priors' which is located on the opposite side of the valley to Underhill.

**3.3.10** Trees are also important within the character area and include the trees within the character area itself and those that can be seen from the adjoining character areas and in the wider countryside setting of the conservation area. There are several prominent tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. There are several mature tree specimens within the character area, with the most prominent being around 15 tall mature lime trees on the north and east boundary to the churchyard. These are a significant feature in views throughout the centre of the village. There is also a significant group of mature trees in the car park adjacent to the village hall which are also prominent within the village core. There are some boundary hedgerows to dwellings, particularly to those along Batts Bridge Road, and Straight Half Mile and these help to indicate a transition out of the historic core of the village. There is also some hedgerow remaining to the west and south sides of the churchyard.

**Local built form**

**3.3.11** The church is the oldest non domestic building in the character area, dating to the 18th century, and Bix Cottage,Tumber House and Tudor House are the oldest domestic buildings, dating to the 14th century centuries. Many of the buildings, listed and unlisted, have not been the subject of archaeological survey and so dating of the buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases and timber framing. Many of the buildings in the character area date to the 17th-19th centuries or earlier, with some re-fronted in the 18th-19th centuries.

**3.3.12** The buildings in the character area almost all front onto the roads through the village with facades running parallel with the Highway. This is particularly noticeable in High Street where the buildings are immediately adjacent to the footpath. Along Batts Bridge Road and London Road, buidlings are generally set back from the road with front garden areas and traditional boundary treatments. Plot sizes are quite variable and the buildings themselves vary from adjoining cottages to detached cottages and larger houses.

**3.3.13** The mix of periods of building can be identified, to some extent, by the uses of building materials, although many of the buildings in the village thought to be of earlier timber framing have been refronted in brick and hanging tile. The buildings are in a mixture of materials, including red brickwork, some with grey brick header chequered decoration, tile-hanging, painted brickwork or render and stone. Roofs are predominantly covered with clay plain tiles, with very little use of slate. There is no use of weatherboarding.

**3.3.14** Traditional boundary treatments within the character area prevail, including hedges, brick walls and a few instances of picket fences, decorative iron railings and gates, and some estate fencing. Important walls include those to the churchyard, Old Timbers, the Lodge House, Maresfield Court and Faircombe; and the ha-ha to Brent House and Park Field.

**Listed buildings**

**3.3.15** There are eight listed buildings in the character area. Several of the listed buildings are split into more than one dwelling. The Parish Church of St Bartholomew is listed Grade I; the Chequers Inn is listed Grade II*; and the remainder are listed Grade II. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal does not diminish their significance.

**3.3.16** The church of St Bartholomew is located in the centre of the village and surrounded by a churchyard containing monuments of various dates and the village war memorial. It dates from the 13th century, with later additions, but was heavily 'restored' in the Victorian era, and the transepts added. It is constructed of local stone, in a mixture of coursed ashlar and more random infill layers. It has a pitched roof over the chancel, north and south transepts, and aisled nave, and has a stone tower to the west end, probably dating from the 15th century, which houses a peel of eight bells. The windows

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are generally in the perpendicular style, with stone tracery to the larger examples. The north porch to the nave is the main entrance into the church, and has a Horsham stone slate roof and decorative Gothic style pierced barge boards to the gable. Particularly interesting detailing includes decorative iron box profile guttering; and the decorative iron door furniture to the external timber door to the north transept. Sir John Villiers Shelley of Maresfield Park is buried in the churchyard.

**St Bartholomew's Church - south elevation**



**3.3.17** The Chequers Inn dates from the 18th century and is a substantial three storey Georgian brick building with hipped tiled roof, located in a prominent location on the eastern side of the main road junction in the village centre. The building was originally a coaching inn on the route between London and the coast. The symmetrical front elevation is characterised by the ground and first floors with original sixteen pane vertical timber sliding sash windows with prominent keystones rubbed brick arches. The entrance door is central with an elaborate door surround comprising Doric pilasters and double cornice, with sash window above to the first floor. The second floor is typically less important in the visual hierarchy of the front elevation, with smaller four over eight vertical timber sliding sash windows above a painted string course. A later extension to the south of the original building is appropriately recessed so as to allow the form and character of the original Georgian building to be fully appreciated. To the rear of the main building, several of the original outbuildings to this coaching inn survive and are important to the historical context of the use and to the development of the core of the village as a whole. The buildings have been sensitively converted to modern uses in conjunction with the main building.

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**The Chequers Inn**



**3.3.18** Bix Cottage, Tumber House and Tudor Cottage are a range of buildings, once forming a single house, fronting on to the northern side of Batts Bridge Road at what would have been the original western entrance into the village. The buildings have been surveyed relatively recently and the earliest parts within Bix Cottage date from the late 14th century. The range of buildings has been altered over the intervening period in the 16th and 18th centuries, and latterly in the 19th and 20th centuries, but the earliest parts would have comprised a 14th century hall house with service bay to the west, a two bay central open hall and parlour bay to the east. A limited amount of the original timber framing is still evident internally, and a brick facade was added to the medieval buildings in the 18th century. The windows and doors were subsequently altered in the 19th and early 20th centuries. Although there has been substantial changes made to what was a 14th century hall house, the core of the building is a remarkable survival and demonstrates the evolution of earlier properties throughout the centuries.

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**Bix Cottage, Tumber House and Newnham Cottage**



**3.3.19** There is a significant group of buildings dating from the 16th century in the High Street to the east of the church. This group includes Number 23, 30, 31,32, and 33. All of these buildings are timber-framed, but have been refaced in brick, painted in some instances, and with some tile hanging to first floor areas. Within this group of buildings are examples of traditional detailing, including horizontal sliding sash windows, a 19th century shop front, and porches with decorative barge boards.

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**Village centre**



**3.3.20** At the southeast end of the character area, to the north of the High Street, are Faircombe and Sandrock. This is an 18th century two storey brick building that has been divided into two dwellings. It has a symmetrical frontage, with central door and porch with decorative iron columns and brackets.

**3.3.21** Shelley Villas are two pairs of red brick, slate roofed,19th century cottages in Tudor Gothic style. The original detailing of each pair has remained remarkably intact and they help to form the northern entrance into the historic core of the village. These buildings are particularly significant for their relationship to the history of the village and connection with the Shelleys of Maresfield Park. The facade to each pair has parapets with two small gables with stone capping and ball finials. The brickwork in the gables runs parallel with the angle of the roof and sits above a projecting moulded stone string course. The windows are diamond paned cast iron casements with stone mullions and surrounds. The entrance porch for each property is located at the side and mirrors the parapet and gable detailing to the front facade, with the doors within a stone surround. A large central brick chimney stack with four pots serves each pair, with a subsidiary two stack chimney to the rear of each dwelling. Within the front gable for each property is a plaque with the date 1846 under an insignia comprising the letters JSV for John Villiers Shelley, and above the front doors, in the small gable, is a stone trefoil detail.

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**Shelley Villas**



**Key unlisted buildings or structures**

**3.3.22** Key unlisted buildings or structures that make an important contribution to the character of the conservation area and historic integrity of the settlement are identified within this character appraisal and on the accompanying map. These buildings and structures form part of the designated heritage asset, in this case the Maresfield conservation area, and contribute to its wider historical value [(20)]. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

**3.3.23** Key unlisted buildings or structures have been identified in the character area dating from the 17th to early 20th centuries. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.



20 Conservation Principles, Policies and Guidance, Historic England, April 2008

**3.3.24** There are two particularly significant and important unlisted buildings in the current conservation area. These buildings have a Gothic style of architectural detailing dating from the 19th century and are the Lodge House in the centre of the village, and the former Rectory, which is now Park Field and Brent House.

**3.3.25** The Gothic style stone Lodge House to the northern side of the central road junction was built as the entrance lodge, with gateways and gates to Maresfield Park around 1847 by Sir John Villiers Shelley. Although the building has been extended and altered, predominantly in the mid and late 20th century, it still retains an impressive presence within the centre of the village. The original southeast facade of the building is constructed of stone and retains much of its original detailing including a large four-centred carriage arch to the left, with a former pedestrian entrance under an arch, now incorporated within the residence, with a quatrefoil-shaped window above. To the extreme right of the original front facade is a steep gable with a first floor oriel window flanked by lancet windows on the ground floor. This building has been locally listed due to its social, cultural and historic interest to Maresfield village.

**Maresfield Park Lodge**



**3.3.26** The former Rectory is located to the west of the Church. It was constructed in 1872 and is an amalgamation of a variety of Gothic architectural detailing, including a squat brick tower to the eastern end. The building appears to be constructed of two predominantly flat roofed ranges, running parallel to the north and south. Within the south range, the garden elevation is of brick with vitrified headers in a diaper pattern. It has a decorative brick cornice and stone mullion and transom windows, with brick relieving

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arches over with decorative herringbone brickwork above the stone window head. There is a multi-sided bay window towards the western end of this garden elevation, in brick, with stone mullion and transom windows, and a timber frame and stucco panel detail to the top. The northern range is of brick with tall decorative chimney stacks. At the eastern end is a multi-sided squat tower, with a stone four centred arch to the main entrance. The tower has flat roof with decorative corbelled brick parapet, stone window details to jambs and head, and vitrified header diaper decoration. To the south of the tower, on the eastern end of the garden elevation is a timber framed turret, with white stucco panels.

**Other features of the character area**

**3.3.27** There are other notable features within the character area which add to the visual, historical and cultural interest.These include the lych gate to the churchyard; and an unusual cast iron milestone and the traditional black and white Sussex style timber finger post which are located prominently adjacent to the central road junction. The lych gate was erected at the turn of the 20th century and is of heavily carved oak, with a pitched tiled roof. The milestone was erected in 1754 and features four 'bow bells' in a vertical design under the number 41, being the miles distant to London.[21]. Additional important features include the lych gates associated with the churchyard; the war memorial, the iron lamp to the churchyard wall and an iron tombstone within the churchyard.

**Bowbells Milestone**




**Lamp on churchyard wall**



**Lych gate**



**3.3.28** Some areas of historic surfacing to pavements survive within the character area. These areas are an important visual feature of the streetscene and enhance the character and appearance of the conservation area. Areas of traditional brick paving, set at right angles to the road survive to the front of Tumber House and Newnham Cottage along to

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21 Historic Environment Record, East Sussex

the village hall; in front of The Chequers Inn; and is particularly prominent as the surfacing of the pavement to the front of No.s 29 through to 33 Church Street as the highway turns the corner.

**3.3.29** There is a general lack of street furniture (historic and modern) in the village, which is characteristic of a rural location.

**Sounds, smells, general activity and detractors**

**3.3.30** Sounds, smells and general activity also contribute to the historic character of conservation areas. Although the main road has been re-routed to the west of Maresfield, thereby bypassing the village, there is still a notable amount of vehicular traffic travelling on the minor roads in the village. This results in noise, disturbance and accompanying smells. These issues arise particularly at peak times during week days, and due to visitor traffic in the local area at weekends. The church is fortunate to have a ring of eight bells and this is a traditional sound, contributing to the character of the village.

**3.3.31** Another notable feature of the village is the lack of street lighting, which contributes to the rural character and the darkness of the village at night.

**3.3.32** The main detractor within the character area is the quantity of vehicular traffic travelling on the minor roads in the village.

**Summary**

**3.3.33** In conclusion, this character area comprises the medieval core of the village, centred on the church and cross roads. The historic buildings, both designated and non-designated, are located around the church and adjacent to the original through routes in the centre of the settlement. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. Vehicular traffic is identified as the main detractor to the overall character of the area.

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## 3.4 Character Area B - Underhill

### Introduction to the character area

**3.4.1** This character area is formed by the development located predominantly at the eastern foot of the scarp slope in the area called Underhill in the village. The character area includes the development fronting on to Underhill Lane, and the footpath ascending Underhill to the village centre, which was formerly a small lane. The character area also includes the 19th century terrace of dwellings at Mount Pleasant, which, although accessed from Straight Half Mile at the northern end of the High street, are visible only in views across the Underhill area; and the area of private allotments to the north of Mount Pleasant, within the triangle of land formed by Underhill Lane and Straight Half Mile.

**High Street entrance to Underhill**



**View east along Underhill path**



**3.4.2** This character area is bordered by the historic core of the village in character area A to the west; the boundary to the Graveyard on High Street within character area C to the south; open countryside to the east and northeast. To the immediate north is an area of private allotments, on sloping ground,

**3.4.3** This part of the village appears to have developed in the late medieval and post medieval era and documentary evidence suggests that, with the proximity of Shortbridge Stream, this part of the settlement traditionally housed the industrial processes required to serve the population. This is likely to have included the forge and tannery, and is also evidenced by the existence of Forge Cottage and Tanyard Farm in the area. There is documentary evidence for a Blacksmith's workshop in Underhill, and this may have been adjacent to Forge Cottage, as a building is shown to have existed in this location on the 1840 tithe map. It is also possible that Underhill Lake area, to the south of the character area originally consisted of at least one hammer pond, that may have served the medieval iron industry in the area, and there is evidence for a bloomery in the area Wealden Iron Research Group. There is also evidence from the 1840 tithe map to show a number of agricultural buildings in the vicinity of Shortbridge Stream, also outside of the boundary of the conservation area.

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**Landscape setting and views**

**3.4.4** There is no public open space within the character area, however, the backdrop of the open valley floor, with the steep wooded sides, the meandering course of Shortbridge Stream and the expanse of Underhill Lake, create an important rural and traditional setting to this part of the village.

**View across landscape setting to Underhill**



**View through Underhill**



**3.4.5** The open space comprising the private allotment area to the north of Mount Pleasant is clearly the termination of the Underhill scarp slope and descends more gently from London Road to the west, to Underhill Lane in the east. It provides the setting to Mount Pleasant and affords significant views out of the village over the countryside to the southeast. The area is also identified as having possibility for previously unknown archaeological remains related to the development of the village.

**3.4.6** Traditional boundary treatments within the character area prevail, including hedges, brick walls and rural post and rail fencing. Important walls include those to Forge Cottage and Tanyard Farm, and Hillside and Wisteria Cottage. There has been no erosion to traditional boundary treatments through the use of modern, less sympathetically detailed fencing.

**3.4.7** Hedges are a particularly prominent boundary feature throughout Underhill along the roadside, and in conjunction with the wooded backdrop to the south of the character area, create a rural feel to this part of the village.

**3.4.8** Views through Underhill are along the lane and footpath to the village centre. These views are often terminated by a building due to the bend in the lane at the junction with the footpath. There are more significant views out of the character area along and across the valley of Shortbridge Stream, and across the rear of Hillside and Wisteria Cottage, up the hillside to Mount Pleasant.

**Local built form**

**3.4.9** The buildings are from a mix of periods, with the oldest thought to date to the 18th century or earlier, and others dating to the 17th-19th centuries, including later refronting

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of earlier timber framed buildings in the 18th and 19th centuries. Most of the buildings, listed and unlisted, have not been the subject of archaeological survey and so dating of the buildings can be uncertain.

**3.4.10** The mix of periods of building can be identified, to some extent, by the uses of building materials, although many of the buildings in this part of the village thought to be of earlier timber framing have been refronted in brick and hanging tile, such as Forge Cottage. The buildings are in a mixture of materials, including red brickwork, some with grey brick header chequered decoration, tile-hanging, painted brickwork or render and stone. Roofs are covered with clay plain tiles, with no use of slate. There is also no use of weatherboarding. The buildings in the character area have front facades generally parallel to the lane, but set back behind verges and/or front gardens, the latter with traditional boundary treatments.

**3.4.11** There has been no modern development of any note in this character area, and any modern structures are restricted to ancillary residential buildings such as garages and sheds. This lack of modern intrusion creates a very specific and important character to the Underhill area.

**Listed buildings**

**3.4.12** There are three listed buildings in Underhill, all listed Grade II, and dating from the 18th century. These buildings are grouped together at the junction of Underhill Lane with the footpath to the village centre, and comprise Braeside, Forge Cottage, and the semi-detached Hillside and Wisteria Cottage. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal does not diminish their significance.

**Braeside Cottage**



**Forge Cottage**



**Hillside and Wisteria Cottage**



**3.4.13** Forge Cottage is a substantial two storey hipped roof building of L-shaped plan, set back from the road behind a front garden with boundary brick wall, that may actually have elements pre-dating the 18th century having regard to the positioning of the windows at first floor. It is likely that there is an earlier timber frame structure within, which has been faced at a later date with brickwork to the ground floor and tile hanging to the first floor. It is likely that the original smithy building was located to the immediate east of the dwelling.

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**3.4.14** Hillside and Wisteria Cottage are a single building, with white painted brickwork, pitched clay tile roof, and traditional six over six vertical sliding sash windows to ground and first floor. The northern ground floor window to Hillside is a simple side hung pair of casement windows, and the window to the front façade of the single storey extension is a three light metal small paned style. These dwellings were once the public house that served the Underhill area, and again it is likely that the core of the two properties is older, with later 18th century brick facing to the front.

**3.4.15** Braeside is located at the junction of Underhill Lane with the original lane accessing the centre of the village, now a steeply sloping footpath. It is the only building in Underhill with local stone used in its construction, and it is interesting to note that natural stone outcrops are visible as the adjacent footpath cuts through the hillside. The stonework is visible at ground floor, with tile hanging to first floor.

**Key unlisted buildings or structures**

**3.4.16** Key unlisted buildings have been identified as being of local, vernacular or cultural interest and are considered to be non-designated heritage assets due to their contribution to the character of the conservation area and are identified on the appraisal map. Omission of description in this character appraisal does not diminish their significance.

**3.4.17** Two key unlisted buildings have been identified within the character area and these are Mount Pleasant and Underhill Cottages. Mount Pleasant is a terrace of early 19th century workers dwellings, set at the top of the hillside, to the rear of Shelley Villas in character area A. The terrace was in existence by the time of the 1840 tithe map, and the front façade faces to the east, with views across the Shortbridge Stream valley. Although there have been some later alterations to the terrace of buildings, and not necessarily in the most sympathetic manner, it is an important part of the social history of the village, and its basic form and character remains unaltered.

**3.4.18** Underhill Cottages, located directly below Mount Pleasant, at the base of the hill, front on to Underhill Lane. They are an exceptional example of either late 18th century or very early 19th century workers cottages, in a terrace of four dwellings, which have remained unaltered. The terrace has two pairs of entrance doors to either end to serve the four dwellings. The front elevation comprises header bond in a decorative brickwork pattern, using burnt headers, with detailing picked out in red headers, including a string course at first floor and a diamond shape above the front doors to each pair of cottages. The casement windows are horizontal sliding sashes of six panes each, and the front doors are six panes over three recessed panels, with matching door furniture. These unlisted buildings enhance the conservation area, represent good local and vernacular detailing and represent the cultural history of the area.

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**1 & 2 Underhill Cottages**



**Sounds, smells, general activity and detractors**

**3.4.19** Sounds smells and general activity also contribute to the historic character of conservation areas. This character area within Underhill is peaceful, with very little through traffic, and characterised by rural sounds and smells, background activity associated with dwellings and the occasional car or walkers using the lane.

**3.4.20** The only particular detractor is the wirescape along Underhill Lane which can be particularly visually intrusive in places.

**Summary**

**3.4.21** In conclusion, Underhill is located at the eastern foot of the scarp slope to the east of the village core and comprises development fronting on to Underhill Lane. The former vehicular route from the centre of the village is now a footpath. The historic buildings, both designated and non-designated are located predominantly on the western side of the lane, which is a quiet narrow rural road with hedged and treed boundaries, or traditional historic boundary treatments. The landscape setting to the character area includes man-made historic features relating to the former iron making industry of the area.

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## 3.5 Character Area C - The Graveyard, Recreation Ground and setting, and residential development to the south east

### Introduction to the character area

**3.5.1** This character area is formed by the 19th century graveyard to the north of High Street and the recreation ground to the south; as well as the land located between the recreation ground and Park Farm, and the three dwellings, with their gardens and outbuildings, located to the immediate southeast of the recreation ground. There is no built development of note, apart from structures relating to the recreation ground use and the three dwellings. Park Farm Lane is located outside the western boundary of the recreation ground and there is also informal parking at the side of this unmade track to serve the recreation ground users.

**3.5.2** The character area is bordered by character area A, to the north; by modern development on the northern side of High Street to the northeast; by the medieval farmstead of Park Farm in Character Area D to the south; and by existing open fields to the southeast and south.

**3.5.3** Character Area C is located outside of the historic core of the village. The 1840 tithe map shows no built form within this character area, with large fields between the High Street and Park Farm, and to the north, smaller individual parcels of land. The graveyard does not appear on the 1840 tithe map, but is in existence by the time of the 1st edition (1 inch scale) Ordnance Survey Map in 1875. The size of the graveyard appears to have altered between the 1st edition in 1875 and the 2nd edition Ordnance Survey map (1 inch scale) in 1897 to that in existence today. The recreation ground appears on the 2nd edition Ordnance survey map, but the three dwellings to the southeast are not in evidence until the inter-war period.

**Recreation Ground**



**Graveyard**



### Landscape setting and views

**3.5.4** The recreation ground and graveyard are both important open spaces within the village, from a historical and social perspective. To the immediate south of the recreation

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ground is an important area of open land, separating the recreation ground from Park Farm. This open field provides an important function, retaining the visual separation of Park Farm from built development and maintaining its relationship with the rural area, and therefore, preventing further erosion of its setting within the landscape.

**3.5.5** The land forming the recreation ground was gifted to the village by the Count Munster of Hanover, the owner of Maresfield Park, for this specific use in 1897, in commemoration of the diamond jubilee of Queen Victoria. Four stone markers were erected at each corner of the recreation ground, and these still exist. There is also a decorative iron lamp at the entrance to the ground from the High Street. To commemorate the occasion, the Empress Frederick of Germany, Queen Victoria's eldest daughter, came to Maresfield to plant an oak tree in the vicinity of the recreation ground. The southern boundary of the recreation ground is marked by a continuous traditional metal estate fence, possibly dating from the time the land was gifted to the village, returning a short distance to the north along the western boundary. Elements of estate fencing survives within hedgerow on the west boundary and in the northwest corner of the ground.

**Estate fencing to boundary of recreation ground**



**Boundary stone to recreation ground**



**Lamp at entrance to the recreation ground**



**3.5.6** The recreation ground is still well used today, and is home to a football team and a Stoolball team. This is an ancient English game, similar to cricket. It has a cricket pitch, a lawn bowls club, and a low key single storey pavilion building in the southwest corner, constructed of brick, with a fully hipped tile roof.

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**3.5.7** Traditional boundary treatments include the estate fencing to the southern boundary of the recreation ground and hedgerows and trees, the latter of which both feature prominently on the northern boundary of the recreation ground with the High Street. Boundaries to the residential properties to the southeast of the recreation ground are hedged and treed.

**3.5.8** There are prominent individual trees to the western side of the recreation ground. These trees are important in views throughout this area and help to represent the transition between the open space and development to the west and provide some visual containment to the recreation ground on the western side. There are also important individual trees on the southern boundary of the graveyard with High Street, and the wooded Underhill escarpment to the east provides a green backdrop.

**3.5.9** Extensive views are gained across the recreation ground and field to the south. The views to the south are unrestricted by development and local topography, providing a significant and important vista to the South Downs. This reinforces the setting of the core of the village on the plateau above the valley to the east, and helps to maintain its traditional rural setting. There are also important glimpsed views back towards the church tower from throughout the recreation ground area and the land to the south.

**Local built form**

**3.5.10** The buildings in the character area date from the inter-war period, with reuse and relocation of earlier building fabric in the case of Purser Place. The recreation ground pavilion is of later 20th century date.

**3.5.11** The three residential buildings in the character area front onto a single private residential drive, and are set back behind wide verges and front garden areas.. The buildings are in a mixture of materials, including timber frame, brick, tile hanging and white painted weatherboarding. Roofs are covered with clay plain tiles, with no use of slate. The buildings in the character area have front facades generally parallel to the lane, but set back behind verges and/or front gardens, the latter with traditional boundary treatments.

**3.5.12** There has been no modern development of any note in this character area, and any modern structures are restricted to ancillary residential buildings such as garages and sheds.

**Listed buildings**

**3.5.13** here are no listed buildings within this character area, however,the small area of residential development is included to the immediate southwest of the recreation ground. This area of residential development comprises three dwellings that face towards the recreation ground and that are accessed via a private drive from the High Street.

**Key unlisted buildings or structures**

**3.5.14** Key unlisted buildings have been identified as being of local, vernacular or cultural interest and are considered to be non-designated heritage assets due to their

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contribution to the character of the conservation area and are identified on the appraisal map. Omission of description in this character appraisal does not diminish their significance. Two buildings have been identified within the character area - Purser Place and Whitegates.

**3.5.15** Purser Place, the northern dwelling located adjacent to the High Street, has a particularly interesting history. The fabric of the building appears to date from at least the 16th century, being close studded timber framing, although the dwelling is not shown on the 1840 tithe map as being present in that location. It transpires that this dwelling is formed of two earlier houses, Purser Place and Burke House, which were both moved from Wouldham in Kent, and rebuilt as the current Purser Place in 1937. A previous owner of the two buildings at Wouldham was Walter Burke, who had the distinction of being the purser aboard Victory at the Battle of Trafalgar and of having cradled Lord Nelson himself in his arms as the great man died. Purser Place has a traditional close studded, timber framed frontage, under a substantial hipped clay tile roof and enhances the character of this part of the conservation area. A simple traditional single storey outbuilding constructed of brick and a hipped clay tile roof sits to the north of the dwelling.

**3.5.16** Whitegates, although constructed between the two world wars, is a property of very traditional form, style and materials. It is detached, with a hipped tiled roof, end chimney stack, white weatherboard to first floor, and unpainted brickwork to the ground floor. The windows are small side hung timber casements. This building forms part of the important trio of buildings to the southeast of the recreation ground, set within substantial plots with natural boundary treatments.

**Purser Place**



**Purser Place - outbuilding**



**Whitegates**



**Other features of the character area**

**3.5.17** There are also other features of historic interest which add to the significance of the character area. The boundary stone with iron lamp at the entrance to the recreation ground is an important survival, particularly for the social history of Maresfield and the link to the gifting of this area to the village for community use.

**3.5.18** The graveyard is surrounded by a low brick wall which is particularly prominent on the northern side of road. There is also a second iron lamp within the character area, located on the southeast corner of the graveyard boundary. The lamp was erected by public subscription to commemorate the coronation of King Edward VII and Queen Alexandria in 1902, restored in 1999 by Maresfield Conservation Group. Within the

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graveyard, there is a remarkable survival of decorative ironwork that has been used to demarcate graves, along with traditional stone tombs or grave markers.

**Iron lamp on graveyard boundary wall**



**Grave iron railings detail**



**Commemorative plaque under iron lamp**




**Gravestone and railings**



**Sounds, smells, general activity and detractors**

**3.5.19** Sounds smells and general activity also contribute to the historic character and significance of the current conservation area. Activity in this area is mixed. The graveyard is generally peaceful, but suffers from some noise intrusion from vehicles using the High Street to the south. Activity in the recreation ground area is represented by the mix of uses of this land, including sports games, walking, and children playing. Vehicular activity

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is generally limited to the High Street, and parking areas on the northern and western sides of the recreation ground, as well as infrequent vehicles accessing Park Farm along the lane.

**Summary**

**3.5.20** In summary, this character area comprises areas of 19th and early 20th century expansion of Maresfield to the southeast of the village centre, including the recreation ground and graveyard. Two options to extend the current conservation area boundary in this area have been identified, to include the three dwellings to the east of the recreation ground, and the open land to the south between the recreation ground and Park Farm.

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## 3.6 Character Area D - Park Farm

### Introduction to the character area

**3.6.1** Character Area D is formed of the medieval farmstead of Park Farm, located to the south of the village core and recreation ground and which has historically been separated from the settlement by open fields. The group of three main buildings comprising the farmhouse and converted barn and oast are accessed via an unmade track which runs along the western boundary of the recreation ground from High Street.

**3.6.2** The character area is bordered by area of open space in character area A to the north, and by modern development to the west and north west; and by Character Area C, particularly the open space and recreation ground beyond to the northeast. To the east and south lie open fields which provide views over the wider landscape.

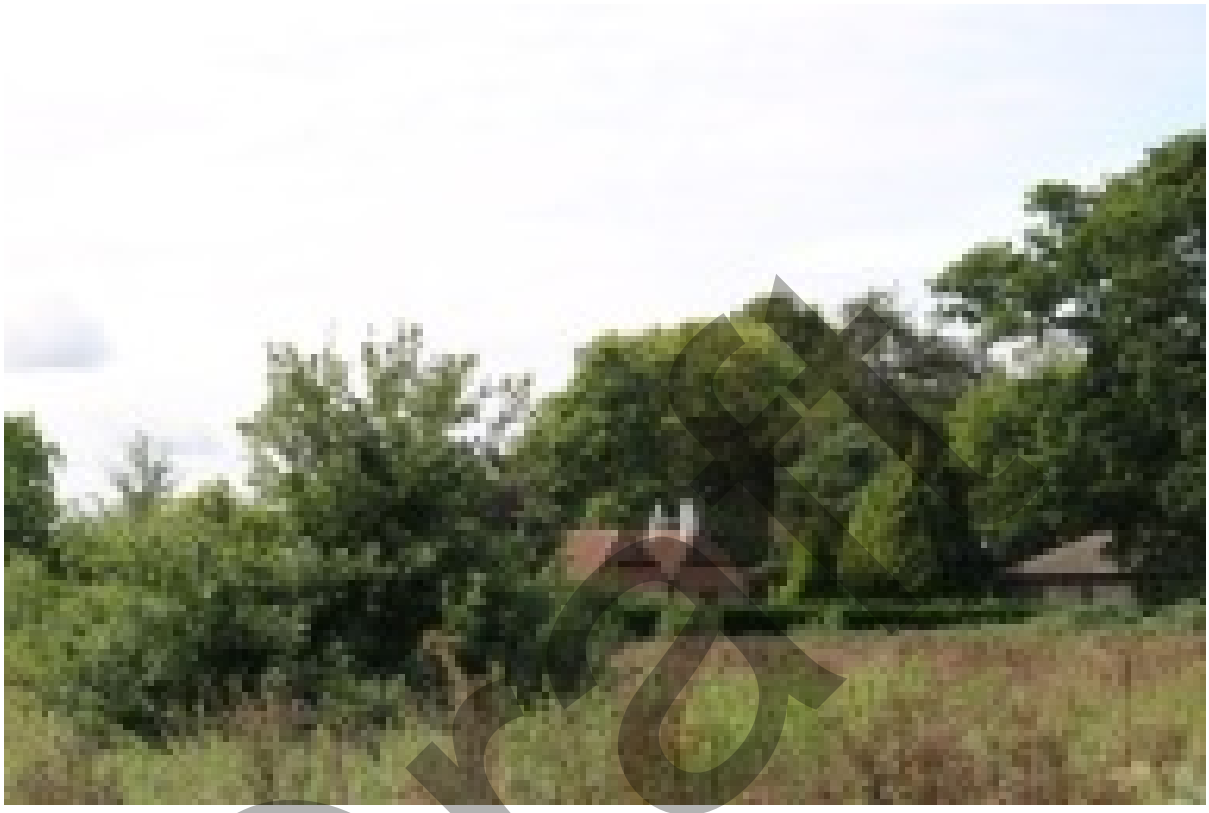
**3.6.3** Park Farm is a medieval farmstead, however, evidence has been found for earlier settlement to the immediate west, dating from Roman times. The plan form of the farmstead has survived intact, with the farmhouse, barn and oast forming a U-shape. The central area would have been the former farmyard associated with the agricultural use, however, this has now been landscaped, with mature trees dotted through the western part of the open area.

### Landscape setting

**3.6.4** Land directly to the north, south and east of the farmstead is undeveloped and therefore, the visual significance of the rural setting of Park Farm, in a position isolated from the village centre to the north, has been maintained.

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**View across open setting to Park Farm**



**3.6.5** Modern development has taken place within a former field area to the immediate west and north west of the farmstead, and a 19th century cowshed associated with Park Farm was demolished to make way for the new housing estate. To the immediate north east of the farmhouse, within the Park Farm environs, is a modern dwelling.

**3.6.6** The land within the confines of Park Farm, forming the immediate setting to the three historic buildings, and the remnant of the original farmyard area, is identified as an important open space. Although this is not a publicly accessible space it is notable due to its historic relationship to the buildings and its role within the farmstead function.

**3.6.7** The external boundary to the farmstead had been clearly defined through use of hedging and trees to the edges of the domestic curtilages of the four dwellings. Within the central former farmyard area, there is use of post and rail and picket fencing, and a low brick wall to define the garden to the Oast, and a hedgerow to create a private front garden to the farmhouse.

**3.6.8** There is a significant group of mature trees within the western part of the open space to the front of the three buildings. These trees, along with a mature green boundary to Park Farm Lane, help to screen the listed farmstead complex from the modern development to the west.

**3.6.9** Due to the tree screening on the edge of the open space, and the treed and hedged boundaries to the properties, there are only glimpsed views into the farmstead, or out across the open countryside.

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**Local built form**

**3.6.10** The buildings are from a mix of periods, with the oldest is the farmhouse thought to date to the 15th century (timber frame re-fronted with brick and tile hanging); the barn dating to the 15th century, and the stone faced oast dating to the 18th century. However,the buildings have not been the subject of archaeological survey and so dating of the buildings can be uncertain.

**3.6.11** The buildings in the character area front on to the u-shaped former farmyard area, now landscaped and treed.

**Listed buildings**

**3.6.12** There are three listed buildings within the farmstead, all listed Grade II and all now in domestic use. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal does not diminish their significance.

**3.6.13** The earliest part of the farmhouse dates from the 15th century, constructed of timber frame which has been tile hung. Later additions are also tile hung, with some brickwork evident at ground floor, and the windows all of a side hung casement type. The roofs are a mixture of gabled, hipped and half hipped construction, demonstrating the evolution and development of the building over the centuries.

**3.6.14** The large barn, located on the southern side of the former farmyard area, dates from the 18th century. It is timber-framed, with black weatherboarding, on a stone base, and has a half hipped tiled roof. Attached to the western elevation is an L-shaped single storey weatherboarded stable building, with clay tile roof, also part of the conversion. The design of the conversion to residential use has retained the important full height openings to the north elevation.

**3.6.15** The converted oast, on the northern side of the former farmyard, dates from 1755 and is a substantial L-shaped building constructed of coursed local stone, is two storey in height with a stone eaves cornice and half hipped tiled roof over. Tile hanging has been used in the half hipped gables. The oast kiln was located at the northern side of the building and two cowls survive.

**Park Farmhouse**



**Park Farm Barn**



**Park Farm Oast**



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**Key unlisted buildings or structures**

**3.6.16** There are no key unlisted buildings or structures in the character area.

**Sounds, smells, general activity and detractors**

**3.6.17** Sounds smells and general activity also contribute to the character of conservation areas. There is very sporadic vehicular traffic along Park Farm Lane to the farmstead, and activities are typical of the rural sounds and smells and associated sporadic residential activity. There is some disturbance of the rural character of the area due to the new development to the west of Park Farm, however, this is predominantly screened from the farmstead by mature tree cover, thereby reducing any particularly adverse impact.

**Summary**

**3.6.18** In summary, the Park Farm farmstead, including the Farmhouse, Barn and Oast, with the associated curtilages and open space, forms part of the agricultural history of the settlement of Maresfield, and survives relatively intact in plan form. The visual significance of the rural setting of Park Farm, in a position isolated from the village centre to the north, has been maintained

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# 4 Architectural Form, Detail, Materials, Textures and Colours

## 4.1 Introduction

**4.1.1** The use of the local materials available to builders in the past throughout the District, including: brick, timber, stone, weather boarding, tile hanging, clay tiles and thatch, has a significant influence on the character of built form, including boundaries, and the overall visual nature of an area. The more historic buildings will display traditional building techniques based on the materials available in the locality. However, with improved transport in the 18th and 19th centuries, a wider choice of materials from around the country became available, often leading to more standardised building styles and forms.

**4.1.2** The traditional use of materials, construction techniques, scale, form and pattern of development within a particular area is important to understand prior to considering work to existing buildings and construction of new buildings within a conservation area or development within its setting.

## 4.2 Key Characteristics

**Key Characteristics**

- Most of the older buildings in the area are constructed of materials from local sources.
- The predominant wall construction material is brick, with some plain tile hanging to first floor. There has been little use of local stone, and weather boarding is not a common historic material in this village.
- Older timber framed buildings have been refaced in brick, often with tile hanging to first floor.
- Roofs are mainly gabled, with some hipped, and clay tiles are the main roofing material. Slate is not a common historic material in this village.
- Windows and doors are generally traditionally designed.
- Window styles are generally a mixture of simple side hung casements and vertical sliding sash windows, depending on age and construction of the building.
- The majority of the doors to domestic properties in the conservation area are either traditionally detailed plain planked or six panel timber doors.
- A single traditional shop front survives.
- Brick boundary walls and metal fencing contribute to the character of the area.
- Hedges are important enclosure features.

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## 4.3 Architectural Form and Layout of Built Form

**4.3.1** The village of Maresfield has developed around the central crossroads, creating a core of historic development along London Road and the junction with Batts Bridge Road. Within this part of the village, the historic buildings sit towards the front of plots, generally hard against the road frontage, with little space between built form. There are few front garden areas to the early historic buildings, with the exception of Bix Cottage, Tumber House and Tudor Cottage, with the gardens predominantly set to the rear. The principal elevations of older buildings address the street frontage and, in the case of Church Cottage, faces onto the churchyard. St. Bartholomew retains its traditional open setting within the churchyard. Later 18th and early 19th century buildings such as Shelley Villas and Sandrock and Faircombe have small front garden areas, providing a buffer to the pavement. Within Underhill, properties are in a mixture of locations within their plots, depending on their previous uses, with some hard against the roadside, and others set back with front garden areas.

**4.3.2** Later development to the west of the church and within the conservation area does not follow the traditional layout, with buildings set back from the road, in large plots, with some backland development. Principal elevations also do not generally face onto the road or the church.

**4.3.3** Within the core of the village, the vernacular buildings are generally smaller semi-detached and terraced properties of two storeys in height. There are one or two larger higher status properties such as the Chequers Inn and Parkfield and Brent House.

**4.3.4** Within Underhill, the properties predominantly face on to the road, but are not necessarily hard against the road frontage. The plot sizes are not uniform and are influenced by the topography of the area. There is a variety of built form from the smaller terraced properties, small detached and semi-detached cottages, and larger farmhouse style detached houses, representative of the former use and status of the buildings. All the buidings are two storey in height and the low density nature of this part of the village is in contrast to the higher density within the core of the village.

**4.3.5** Outlying development at Park Farm and to the southeast of the Recreation Ground is characterised by large buildings within spacious plots.

## 4.4 Walls

**4.4.1** The mix of periods of building can be identified, to some extent, by the uses of building materials, although many of the buildings in the village thought to be of earlier timber framing have been refronted in brick and tile. The buildings are in a mixture of materials, including red brickwork, some with grey brick header chequered decoration, tile-hanging, render and stone. Roofs are predominantly covered with clay plain tiles, with

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some use of slate. There is little use of weatherboarding, and this is mostly limited to outbuildings in the village.

**Brick**

**4.4.2** There are between 6 and 10 limekilns recorded on the 1st Ed. O.S. map for Maresfield[(22)] A limestone mine is recorded at the very north boundary of Maresfield , on or close to the Hartfield boundary south of Ashdown House, and it is likely that the Purbeck limestone beds were reached where streams had cut deep through the overlying Ashdown Beds formation.

**4.4.3** Although there are domestic buildings surviving from the 14th - 17th centuries within the village, which would originally have had externally visible timber frame with rendered infill panels, these structures have all undergone later re-facing with brickwork in the 18th century to create a more 'modern' facade.

**4.4.4** The 18th and 19th century brickwork construction is of Flemish bond, where bricks are laid in a stretcher, header, stretcher pattern creating a 'chequer board' effect, and a particularly good example is the front elevation of the Chequers Inn. Flemish bond often has darker decorative glazed or 'vitrified' headers, where the brick surface is heated to such an extent that the sand facing turns to glass, which highlights the unique pattern created by this bond; numbers 24-26 High Street are a good example.

**4.4.5** On the higher status brick buildings, such as the Chequers Inn, window heads are created using rubbed brickwork with very thin joints.

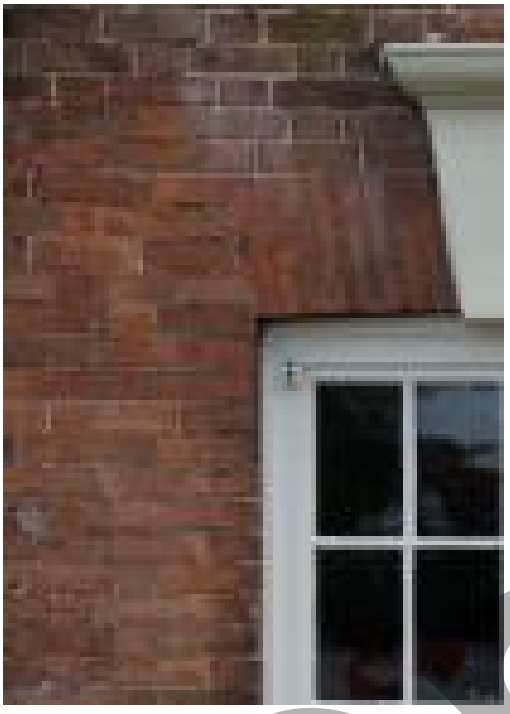
**4.4.6** Brickwork can also be used to create decorative patterns, and this is evident at Underhill Cottages. The front facades are constructed in header bond using glazed bricks, but at first floor to each pair of cottages is a diamond shape, picked out in red headers. The windows and doors are surrounded in red brickwork and the first floor is delineated by a band of red bricks. The former Rectory, now Parkfield and Brent House, is also a good example of the use of decorative brickwork, particularly to the south elevation. This elevation is in Flemish bond, but has a series of vertical diamonds picked out by darker glazed bricks, called diaper work. A decorative brick dentil course above a projecting brick stringcourse is at eaves level, and in the arched heads to windows, bricks are laid in a herringbone fashion.

**4.4.7** Later, lower status buildings, were constructed in English bond, as evidenced by an outbuilding to the rear of the Chequers Inn. It is only in the 20th century that the modern 'stretcher' bond has come into general use, as brickwork generally provides a face to an internal blockwork wall.

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22 Historical Atlas of Sussex (Leslie and Short eds. Phillimore 1991) (the pre-1894 parish area).

**Flemish bond and rubbed brick arch to window head**



**Flemish bond - use of dark glazed headers**



**Decorative brickwork**



**Diaper brickwork**



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**Brick dentilation course**



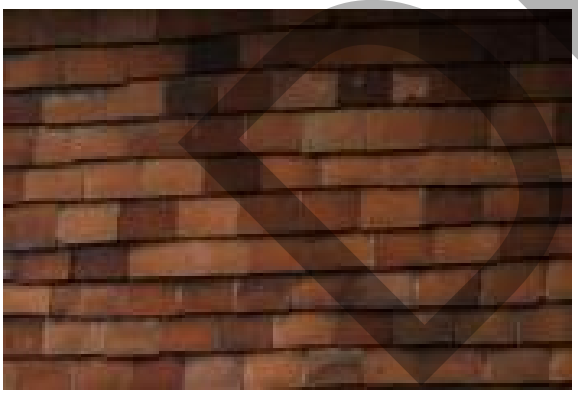
**English Bond**



**Tile Hanging**

**4.4.8** In conjunction with the 18th century refacing of earlier timber-framed buildings with brickwork, there is significant use of tile hanging to first floor areas. Similar to bricks, tiles would have been readily available locally due to the geology of the area. The tile hanging in the conservation area is plain, without any use of decorative tiles.

**Tile hanging**



**Plain tile hanging at first floor level**



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**Painting and rendering of brickwork**

Although brickwork remains predominantly uncovered, there are some examples throughout the conservation area of brickwork that has been painted or rendered. Where this has occurred, the paint work appears to be modern, but historically would have been a limewash to provide a sacrificial coat to the brickwork.

**Stonework**

**4.4.9** It is interesting to note that there is very little use of local stone in the construction of buildings within the village, particularly considering that stone outcrops are still visible in the local landscape and on the edge of the footpath to Underhill. In fact, there are only four buildings within the village which demonstrate any significant use of local stone: the Church, the Lodge House, Park Farm Oast, and Braeside Cottage. Only two of of these buildings were originally constructed for domestic use. There are examples on some of the older buildings for the use of local stone for foundations, such as the former barn building to the rear of the Chequers Inn, and a stone plinth to the barn at Park Farm.

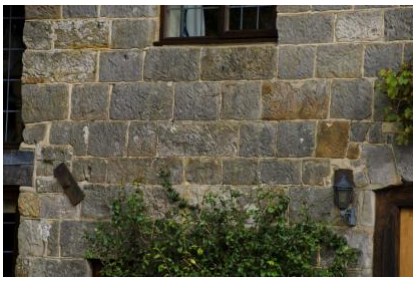
**Church - stone detailing**



**Maresfield Park Lodge - stonework detail**



**Park Farm Oast - coursed stone**



**4.4.10** Where stonework has been used for construction, it has predominantly been cut into blocks, and laid in courses. This 'ashlar' stonework demonstrates the higher status of buildings such as the Church and the Lodge House to Maresfield Park. The use of ashlar stone on the oast house at Park Farm was obviously a demonstration of wealth. Decorative stonework elements have also been used on the church, including hood mouldings to doorways, and tracery within lancet windows. Of particular note, is the decorative stonework on the 19th century Lodge House. This includes a string course with carved stylised animal heads, interspersed with flowers and leaves; decorative hood mouldings to the arch and doorway; and eight small animal heads to the octagonal stone chimney.

**4.4.11** In contrast, the stonework used in the ground floor construction of Braeside Cottage is not ashlar, being a mixture of size and shapes of stone, laid in a much coarser fashion, demonstrating the lower status of the 18th century cottage. There is also an example of random stonework on the north wall of the nave of the church and represents the earliest phase of building of the church in the 13th century.

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**4.4.12** There are also examples of the use of decorative stonework to brick buildings. This stonework has been used to frame windows and doorways, and create moulded projecting string courses, as evidenced on Shelly Villas, the Chequers Inn and Maresfield Park Lodge.

**Weatherboarding**

**4.4.13** It is also interesting to note that there is very little use of weather boarding to traditional domestic buildings within Maresfield. There are examples of infrequent use of the material to ancillary buildings, as evidenced only by that at Park Farm Barn, the outbuildings to the Chequers Inn, and on the extension to the village hall. Use of weather boarding in future modern development within and on the edge of the Conservation Area would be a significant departure from the traditional character of the area.

**Timber framing**

**4.4.14** There is only one example of exposed timber framing at Pursers Place, located to the east of the recreation ground in the area forming one of the options for the extension of the designated conservation area. Pursers Place incorporates two earlier buildings, moved to this site in 1937 from Kent. The front element is a reconstructed 16th century timber framed dwelling with vertical close studding to ground and first floor.

**Pursers Place**



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## 4.5 Roofs

**4.5.1** The traditional roof forms, materials, chimneys and detailing create an interesting and varied roofscape throughout the village that contributes to the historic character of the conservation area.

### Clay Tile

**4.5.2** The predominant roofing material throughout the conservation area is clay tile. Traditionally, the tiles would have been locally sourced and are a red/orange in colour, which has weathered. There is very little use of alternative roofing materials throughout the conservation area, even on later 19th and 20th century buildings. The 19th century Shelley Villas and extension to the village hall are the only example of use of slate, probably due to the fact that the railways allowed the easier sourcing of such material. Use of slate in any future modern development within or on the edge of the conservation area should be avoided as it is not a traditional material in this location.

### Horsham Stone Slate

**4.5.3** The only other example of an alternative to clay tile, is the use of Horsham Stone slate to the roof of the north porch to the church. This is not a material that has common use within the Wealden area, and is more usual in West Sussex.

**Traditional local clay roofing tile**



**Horsham stone slate on church porch**



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### Roof forms

**4.5.4** Roof forms throughout the conservation area are a mix of full hips and gables, which creates an interesting and varied roofscape throughout the village. There is very little use of half-hip roof construction, the predominant examples being at Park Farm on the three listed buildings.

### Chimney Stacks and Pots

**4.5.5** Substantial brick chimney stacks survive to many of the domestic buildings. There are a few examples of more decorative brick chimney stacks to the former Rectory and Shelley Villas, and a particularly decorative stone chimney stack at the Lodge House. Chimney pots are an important part of the roofscape and should be retained. Those on buildings in Maresfield are generally plain orange/red pots of varying heights and it is noticeable that there is beginning to be a loss of this important feature throughout the conservation area.

**4.5.6** Chimney stacks and associated pots create articulation and interest to the buildings within the streetscene and are often part of the evolution and/or historic significance of a building. Loss of such features, where historic, can detract from the character and appearance of the conservation area, through an erosion of traditional detailing of buildings, and should be discouraged.

**Chimneys and pots on gabled roof**



**Chimneys and pots on a hipped roof**



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**Decorative brick chimney stack with clay pots**



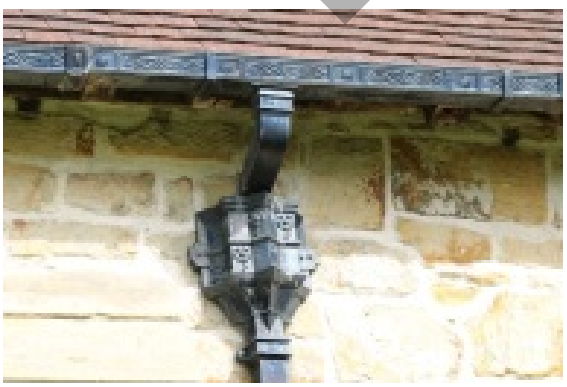
**Decorative stone chimney stack**



### Rainwater Goods

**4.5.7** There are some fine examples of traditional rainwater goods throughout the conservation area. The church has an unusual box profile cast iron gutter with decorative leaf and flower detailing, and square box profile down pipes. The Lodge House has moulded cast iron guttering and square profile down pipes which are fitted through the decorative stone string course. At Shelley Villas, the central downpipe between each pair of dwellings is fitted into a bespoke recess within the brickwork. There are other surviving examples of the less unusual half round cast iron gutters and round cast iron downpipes throughout the conservation area, but there is beginning to be a noticeable erosion of this important detail with the use of modern, less robust PVCu guttering and downpipes.

**Decorative gutting and hopper head on church**



**Decorative guttering on church**



### Barge Boards

**4.5.8** There is very little use of barge boards to roofs throughout the conservation area, with the majority of gabled roofs having small mortared verges. At Park Farm, there is

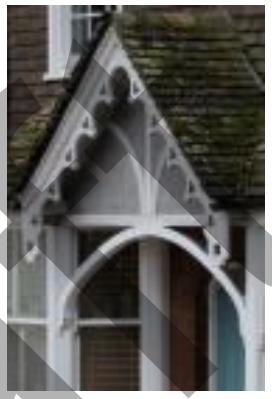
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use of barge boards to the half hipped roof on the Farmhouse, but this is a lone example. However, there is use of decorative barge boards on porches throughout the area, with particularly good examples on the north porch of the church, to the village hall, and to Nos 24-26 High Street.

**Plain mortared verge without barge boards**



**Decorative barge board**



## 4.6 Windows

**4.6.1** Windows are a critical element of a building's design and even subtle changes can significantly alter the character. As distinct from their modern counterparts, windows found in older properties are designed with the sub-frame and opening or fixed light flush, as opposed to the cruder design found in modern storm proofed windows. The traditional detailing produces a more harmonised design. Likewise, the position of the window in the wall, whether flush or set in a reveal, and the form of the glazing affects the play of light and shade, significantly affecting the visual appearance.

**4.6.2** There has been little intrusion of modern window detailing and materials within the conservation area. Therefore, the significance is the survival of historic detailing. This is predominantly through the use of traditional timber vertical sliding sashes; use of the more unusual timber horizontal sliding sashes (often called Yorkshire sashes); and use of simple side hung casement windows of timber or metal. There are examples within the conservation area of both earlier wrought iron, probably made locally, and cast iron, later Victorian, casement windows. These metal casements are identified by external hinges and decorative window furniture, such as the internal catch handles and stays. In the case of the later cast iron windows, these can be highly decorative, with diamond and trellis patterning. There are only a few examples of leaded lights to casement windows within the conservation area.

**4.6.3** Within earlier domestic buildings, where the timber frame has been concealed by brick and/or ground floor brick and first floor tile hanging or weatherboarding, there is sometimes a mixture of window styles. Generally, the front elevation has uniformity in window style and, depending on when it was refronted and perhaps sometimes on the status of the building, has either all vertical timber sliding sashes, or all casement windows. Where the facade is full height brick, the predominant style of window is generally vertical

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timber sliding sashes, such as at No 23 and No 33 High Street. However, the earliest identified domestic building in the village, Bix Cottage, Tudor Cottage and Tumber House, which has been refaced in brickwork, has a mix of styles of timber casement window, with plain small paned and diamond leaded in evidence.

**4.6.4** Where the first floor of earlier buildings has been tile hung, the main style of windows within this upper element is either side hung single glazed timber casements or Yorkshire sashes. These small window types fit within concealed timber framing behind the tile hanging on these earlier properties, such as at Forge Cottage. The use of the simpler casement style windows is often replicated at ground floor within the refaced brick facade. The larger vertical sliding sash windows have sometimes been inserted at ground floor within the brick refacing. This mix of styles is particularly evident at numbers 30-32 High Street.

**4.6.5** Later lower status 18th century buildings also utilise simple casements or Yorkshire sashes, and Underhill Cottages are a particularly good example. In addition, the side and rear elevations often display more of a mixture of window styles and often even if the front elevation has vertical timber sliding sashes, the side and rear elevation will contain casement windows. These small window types fit within concealed timber framing behind the tile hanging on these earlier properties,the rear elevations of the higher status buildings can often demonstrate the use of more simply designed windows, such as the use of the timber casement window with square leaded lights at the Chequers Inn.

**Yorkshire sliding sash - closed**



**Yorkshire sliding sash - open**



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**Window - pegged frame with side hung casements with square quarries of glass within lead cames**



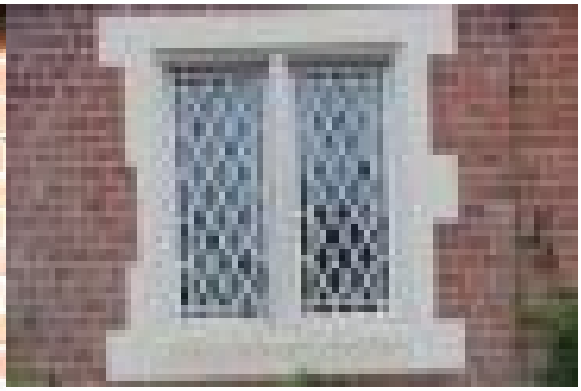
**Window - pegged frame with simple side hung casement window within concealed timber frame**



**Leaded lights in timber casement**



**Decorative metal window**



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**4.6.6** A particularly decorative window detailing is found at the Shelley Villas properties. The windows in these 19th century dwellings are are of cast metal, which is diamond paned, with rectangular pane borders. It is interesting to note that the windows have

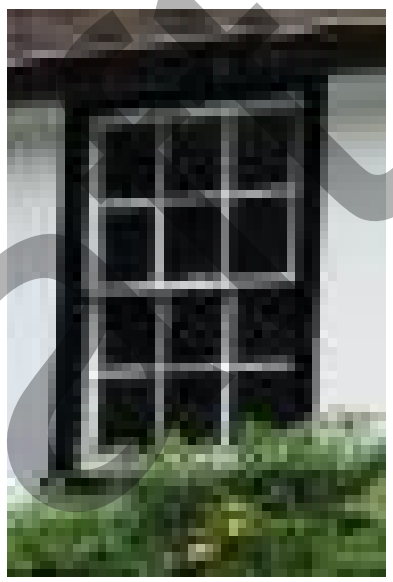
been painted either black or white within the properties, and that the white painted windows are more visually prominent.

**4.6.7** Within the 18th century or higher status buildings within the village, small paned timber vertical sliding sash windows are the prevalent style, as evidenced by the Chequers Inn (eight panes over eight), and the former public house at Wisteria and Hillside Cottage (six panes over six).

**Eight over eight vertical sliding sash window**



**Six over six vertical sliding sash window**



**4.6.8** By the later 19th century panes of glass were larger and both sash and casement windows had larger panes of glass with fewer, if any, glazing bars. There are not common in the conservation area, but larger panes can be seen at Sandrock, where the sashes have two panes over two.

**4.6.9** The use of stone mullion windows within the conservation area, is not common. The most obvious use of stonework for windows is at the church, and the examples range from early English style, to the later perpendicular style with decorative stone tracery. However stone mullion windows have also been used on individually designed residential properties, such as at the former Rectory (Parkfield and Brent House) and the Lodge House. At Parkfield and Brent House, large paned stone mullion windows are the prevalent window style. The Lodge House has a first floor stone oriel window and a small stone trefoil window.

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**Stone mullioned windows**



**4.6.10** The use of non-traditional materials, such as PVCu has begun to replace traditional timber windows. While aspirations to improve thermal insulation are understood, wholesale replacement of well-designed traditional windows can rarely be achieved satisfactorily using sealed double glazed units. A more appropriate solution is likely to be through proprietary draught stripping and secondary glazing. Existing windows can normally be retained, repaired or remade to a design appropriate to the period and design of the property.

## 4.7 Doors

**4.7.1** Doors and associated architectural detailing are an important feature which often complete the character of the building. The significance of doors to the historic character of a building is often overlooked and doors are replaced with modern replicas of inappropriate detail. The associated architectural detailing of porches to lower status buildings, or ornate door cases to the higher status buildings reflect the styles and periods of buildings and the social standing of the buildings.

**4.7.2** The majority of the doors to domestic properties in the conservation area are either traditionally detailed plain planked or six panel timber doors. However, of particular note is the 18th century door case and door to the front facade of the Chequers Inn, which has Doric pilasters to either side and a double cornice above. In addition, the 19th century





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Shelley Villas all retain identical vertical planked arch headed doors, with beading to the planks and decorative metal strap hinges. Each door retains a vertical cast metal letterbox with integral door knocker, and decorative door handles.

**Six panel door**



**Chequers Inn - doorcase and door**



**Planked door**



**Shelley Villas - door**




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**4.7.3** Also of note is the door to the west elevation of the northern transept of St Bartholomews. This door has particularly decorative iron hinges with flower and leaf motifs.

**Church door**



**4.7.4** Fortunately, the use of non-traditional materials, such as PVCu, has not yet begun to replace traditionally detailed timber doors within the conservation area to any great extent, although some replacement timber doors are out of character. Modern door styles attempt to replicate traditional detailing, but normally without success, leading to chunky applied modern detailing, which together with inappropriately detailed door furniture, can be particularly visually incongruous in relation to the historic built environment within which it is viewed.

## 4.8 Shopfronts

**4.8.1** Shop fronts are a surviving feature within many of the villages and towns in the District and often outlive a commercial use of a property, providing the evidence for past use. Shopfronts and their associated signage are an important feature in the street-scene of many of our towns and village and their design and detailing help to define the character of an area. Where historic shop fronts survive, every effort should be made to retain them and the different architectural elements of which they comprise.

**4.8.2** Shop fronts were introduced in the 18th century and the majority dating from the 18th and 19th century are designed on an individual basis, utilising a variety of architectural detailing and styles, with small paned windows. Later 19th century shop fronts have larger





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areas of plate glass as this material became more widely available, changing the scale in the design of shop fronts. [23]

**4.8.3** There is one remaining example of a 19th century shop window within the village at number 30 High Street. It has a recessed central door, two pane decorative arch headed shop windows to either side, with a simple brick plinth, all under a plain sign written fascia. This is an important and significant survival within Maresfield and is prominent in the street scene.

**Historic shop front**




## 4.9 Garden Walls, Fences and Other Means of Enclosure

**4.9.1** Garden walls, traditionally detailed fences and other means of enclosure such as hedges (discussed later) are important components and make a significant contribution to the character of the area. Many historic boundaries remain, defining the original plot sizes, and are natural or man made.

**4.9.2** Garden walls, traditionally detailed fences and other means of enclosure such as hedges (discussed later) are important components and make a significant contribution to the character of the area. Many historic boundaries remain, defining the original plot sizes and are natural or man made.

**4.9.3** Boundary treatments are a mixture of brick and stone walls and hedges, and occasional use of picket fencing, decorative iron railings and gates, and estate fencing. On the edge of the village, there is use of traditional post and rail fencing to demarcate the edges to fields.

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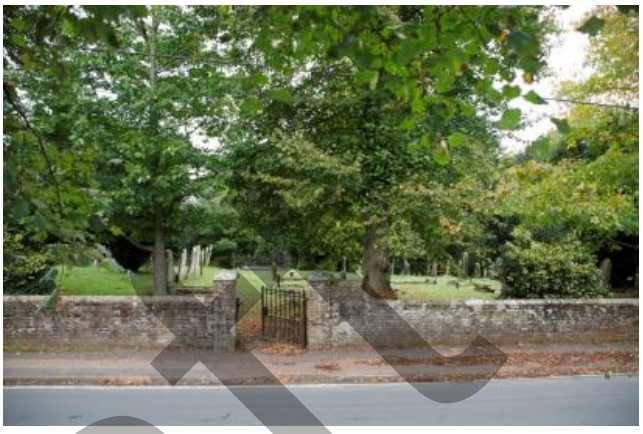
23 For further information relating to historic shop front detailing, please refer to Chapter 13 of the Wealden Design Guide, 2008, or refer to any future equivalent Design Guide produced by the Council

**4.9.4** Important walls within the conservation area include those to the churchyard, graveyard and Forge Cottage, and to the rear of the Chequers Inn.

**Church wall with lych gate**



**Graveyard wall and gate**



**Boundary wall at Chequers Inn**



**Boundary wall at Forge Cottage**



**4.9.5** A very unusual boundary treatment forms the southern boundary of the former Rectory, now Parkfield and Brent House. This boundary is formed by a stone ha-ha wall, which provided an invisible separation between the garden to the former Rectory and the

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field beyond, but created a physical barrier to farm animals to prevent access to the garden area.

**Ha-ha wall to the garden of Parkfield and Brent House**



**Ha-ha wall**



**4.9.6** Traditional metal estate fencing still survives to the southern boundary of the Recreation Ground and partially to the eastern boundary.

**Estate fencing on boundary of recreation ground**



**Estate fencing in SE corner of Recreation Ground**



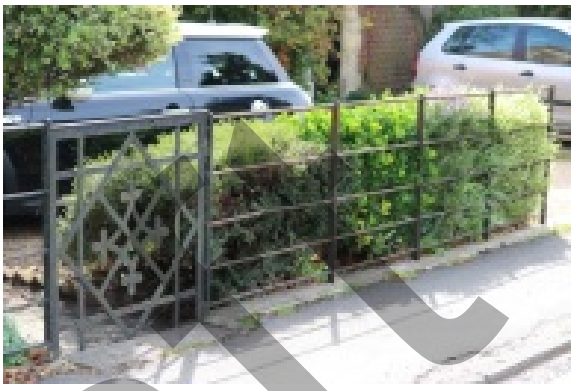
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**4.9.7** There are some instances of use of decorative metal fencing and associated gates to property boundaries. Particular examples are those to Sandrock, and at Shelley Villas.

**Gate and railings at Sandrock**



**Gate and railings at Shelley Villas**



**4.9.8** The majority of properties, including the few modern dwellings within the conservation area, have retained an historic method of defining the boundary using hedgerows or walls, with occasional use of traditional picket fencing. There is an unfortunate move towards close boarded fencing of various heights and styles in one or two places. This is an alien feature, detracting from the historic character of the area, and should be discouraged.

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# 5 Trees, Open Spaces and Views

## 5.1 Introduction

**5.1.1** Trees, hedges, open spaces and other natural elements form a significant part of the character and appearance of the conservation area.

**5.1.2** The landscape around the conservation area still has a very rural character of fields, hedges and trees, which provides an important backdrop to the settlements. This is discussed further in Chapter 2.

## 5.2 Key Characteristics

**Key Characteristics**

- Trees form an important backdrop to the Underhill area.
- There are prominent tree specimens within the village centre, particularly the pollarded Lime trees on the Churchyard boundary.
- Hedgerows are the predominant boundary feature in the village.
- Important open spaces include: the churchyard; the graveyard; the recreation ground; land to the west of Park Farm Lane; land to the south of the Recreation Ground; and land within the Park Farm environs.
- The important topography within the Underhill area.
- Landscape backdrop to the east and south of the village.
- Long distance views to the South Downs to the south.
- Truncated views throughout the village centre.
- Glimpsed views of the church

## 5.3 Trees and Hedgerows

**5.3.1** It would be unrealistic to identify all trees which make a positive contribution to the character of the conservation area. The most significant trees and groups of trees are shown on the character appraisal maps.

**5.3.2** Important trees in the conservation area may have been identified and protected with Tree Preservation Orders (TPOs), but designation of a conservation area extends protection to the remaining trees within the boundary. TPOs are not shown on the appraisal maps, but can be viewed by carrying out a search at: http://www.planning.wealden.gov.uk/advsearch.aspx

**5.3.3** Trees form an important backdrop to the settlement, particularly in the Underhill area, on the steep scarp slope and on the opposite valley side to the east. Particularly prominent trees within the centre of the village are the tall lime trees on the churchyard boundary and these are visible in views throughout the core of the settlement. There are

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important groups of mature trees within the village hall car park, on the northern boundary to the recreation ground, and along Park Farm Lane.

**Trees on Churchyard Boundary**



**5.3.4** Several important trees in the conservation area have been previously identified and are protected with Tree Preservation Orders, but designation of a conservation area extends protection to the remaining trees within the boundary.

**5.3.5** Hedgerows are the predominant boundary feature, particularly in the Underhill area and around Park Farm, although there are also prominent examples on the edge of the core of the village. The hedgerows help to reinforce the rural location of this village within the High Weald, and can often be fundamental in understanding the development of the landscape, being remnant boundary features which have remained after later development has taken place.

**5.3.6** Hedgerows can be easily lost through disease or replacement by modern, less sympathetically designed boundary treatments, such as close boarded fencing. Hedgerows also form a very important habitat for birds and small mammals and often contain many species of plants.

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**Hedgerows in Underhill**



## 5.4 Open Spaces

**5.4.1** Open spaces within and on the edge of the conservation area are important as they help to define the built environment and create a sense of place. The important open areas are defined on the character appraisal map.

**5.4.2** The open spaces within the designated conservation area include the churchyard, graveyard and recreation ground. These are all publicly accessible and form an important social and cultural function within the village. They are also important to demonstrate the evolution of the village, from the 13th century, through to the late 19th century.

**5.4.3** Three further areas of important open space have been identified and these are the land located between the recreation ground and Park Farm; land to the south of the village and former Rectory; and forming the immediate environs to Park farm.

**5.4.4** The land to the south of the recreation ground provides an important function, retaining the visual separation of Park Farm from built development and maintaining its relationship with the rural area, therefore, preventing further erosion of its setting within the landscape.

**View across open space tto the south of the Recreation Ground towards Park Farm**



**5.4.5** The field to the west of Park Farm Lane, and south of the church is particularly important to the setting of the historic core of the village, and affords views through to the church tower. It also has a visually important relationship with the former Rectory, now

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Brent House and Park Field. The southern boundary of these properties is formed by a stone ha-ha wall, allowing uninterrupted views out of the grounds, but preventing grazing animals from trespassing. This type of boundary is an unusual feature and would indicate some form of historic relationship between the former rectory and this open field area. Due to the type of boundary, there are important views across this open space, from the public footpath and also from Park Farm Lane, towards the former Rectory. It is also important that very little modern development has actually occurred to the south of the historic core, thereby retaining a more traditional setting of the village within the wider landscape and preventing coalescence with Park Farm, which has historically been separate to the village. The rural location of the farmstead has already been eroded by development to the west, and the retention of this important open space to the south of the former Rectory will help to maintain the historic separation and character.

**View across open space to Park Field and Church**



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**5.4.6** The land within the confines of Park Farm, forming the immediate setting to the three historic buildings, is the remnant of the original farmyard area. Although this is not a publicly accessible space, it is identified as an important open space due to its historic relationship to the buildings and its role within the farmstead function.

## 5.5 Important views - within, into and out of the Conservation Area

**5.5.1** The most important views looking into, out of and through the conservation area are shown on the character appraisal maps. These contributed to the character and setting of the conservation area and care needs to be taken to ensure that theses are not lost or compromised by future development or poorly sited services.

**5.5.2** Within the central core of the settlement, the key views are along the roads and are generally terminated by significant buildings: the Church, the Chequers Inn, the Lodge House, and Nos. 24-26 High Street. Views out of the core along the roads out of the village are relatively short distance due to the topography, except to the north along London Road.

**View along High Street**



**5.5.3** There are key views towards the centre of the village across the land to the south of the Church, Parkfield and Brent House (the former Rectory). This important open space forms a significant setting to the village, with glimpsed views to the church tower, and views to the rear of the former Rectory with its unusual ha-ha wall.

**5.5.4** Within Underhill, views are generally along the narrow hedged and treed lane and footpath, and are again terminated by buildings, including Forge Cottage, Hillside and Wisteria Cottage, and Underhill Cottages. There is a significant long distance glimpsed view from the top of the the footpath to Underhill, across the valley, and longer distance views from the lane at the eastern edge of Underhill, north and south along the valley.

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There is also a significant longer distance view across the countryside to the south east from the top of the private allotments to the north of Mount Pleasant.

**View of Underhill**



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**5.5.5** The recreation ground has significant long distance panoramic views across the landscape to the south, as far as the South Downs. This is a particularly important view and maintains the historic open setting of the village within the countryside to the south. Panoramic views are gained locally across the recreation ground, due to its open nature. The recreation ground also provides views back towards the historic core of the village, with frequent glimpses of the church tower between trees and buildings.

**View across recreation ground with glimpse of church tower**



**View across village core to church tower**



**5.5.6** The open fields to the north, east and south of Park Farm also help to maintain the traditional rural setting of this medieval farmstead in views from the recreation ground to the north, and from the public footpath network.

**View towards Park Farm**



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# 6 Considerations for change in conservation areas

## 6.1 Introduction

**6.1.1** The National Planning Policy Guidance clarifies that a good conservation area appraisal will consider what features make a positive or negative contribution to the significance of the conservation area, thereby identifying opportunities for beneficial change or the need for planning protection. This conservation area character appraisal has been used to identify and articulate the significance of this particular conservation area.

**6.1.2** The Council has a duty under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to prepare proposals for the preservation and enhancement of conservation areas. The production of a Management Plan is particularly relevant where there is pressure for development and where cumulative minor changes may affect the character of the conservation area. Management of the conservation area to maintain and enhance its significance will be important and will form part of a future, separate overarching Management Plan document for all the designated conservation areas in Wealden, in conjunction with the individual conservation area appraisals and Local Plan policy. Management of the conservation areas in the District will include Article 4 Directions to limit permitted development rights; the positive use of National and Local historic environment policies; and Enforcement to support the reinstatement of lost detail and visual character.

**6.1.3** Any future development within or on the edge of the conservation area, or within its setting, should respect the elements that form the significance of the heritage asset, including views, open space and boundary treatments and spaces between buildings. It is also important that the scale, massing, design, layout, siting and the use of materials within future development are carefully considered in relation to the historic character of the area, including the utilisation of locally distinctive traditional materials; architectural form and massing; spaces between buildings; and layout of existing development.

**6.1.4** Where elements are to be removed and/or replaced that are considered detractors or that do not make a positive contribution to the conservation area, these opportunities should be taken for enhancement of the conservation area.

**6.1.5** Research can help with the understanding of the significance of the architectural design and individual features of a building, perhaps as originally designed, or as altered at an early date, including fenestration, doors and shop fronts, and with respect to particular details to facades, roofs and chimneys. This would provide opportunities for positive change and alteration to take place to the visual character of existing buildings in the conservation area, and could also help to reinstate lost features that have been subject to past erosion of detail. Where infill development is proposed, historic research can help to inform the appropriateness of proposals, including siting, design, bulk, massing and detailing of any new building or structure and to understand the impact on the setting of any heritage asset. This would help to ensure that opportunities for new development within Conservation Areas and within their setting enhance or better reveal their significance as required by the NPPF.

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## 6.2 Guiding principles for changes in conservation areas

**Guiding principles for changes in conservation areas**

- Preserve and enhance the character and appearance of the conservation area
- Understand and respond to significance
- Respond to historic pattern of development
- Retain historic features that contribute to the character of the conservation area
- Retain architectural detailing
- Ensure consistency and quality in design, materials and finishes
- Retain landscape features, open spaces and boundary treatments that contribute to the character of the conservation area
- Avoid visual clutter
- Ensure the conservation area is not harmed by inappropriate change within its setting
- Preserve and enhance views into and out of the conservation area

## 6.3 Key issues impacting on the character and appearance of the Conservation Area

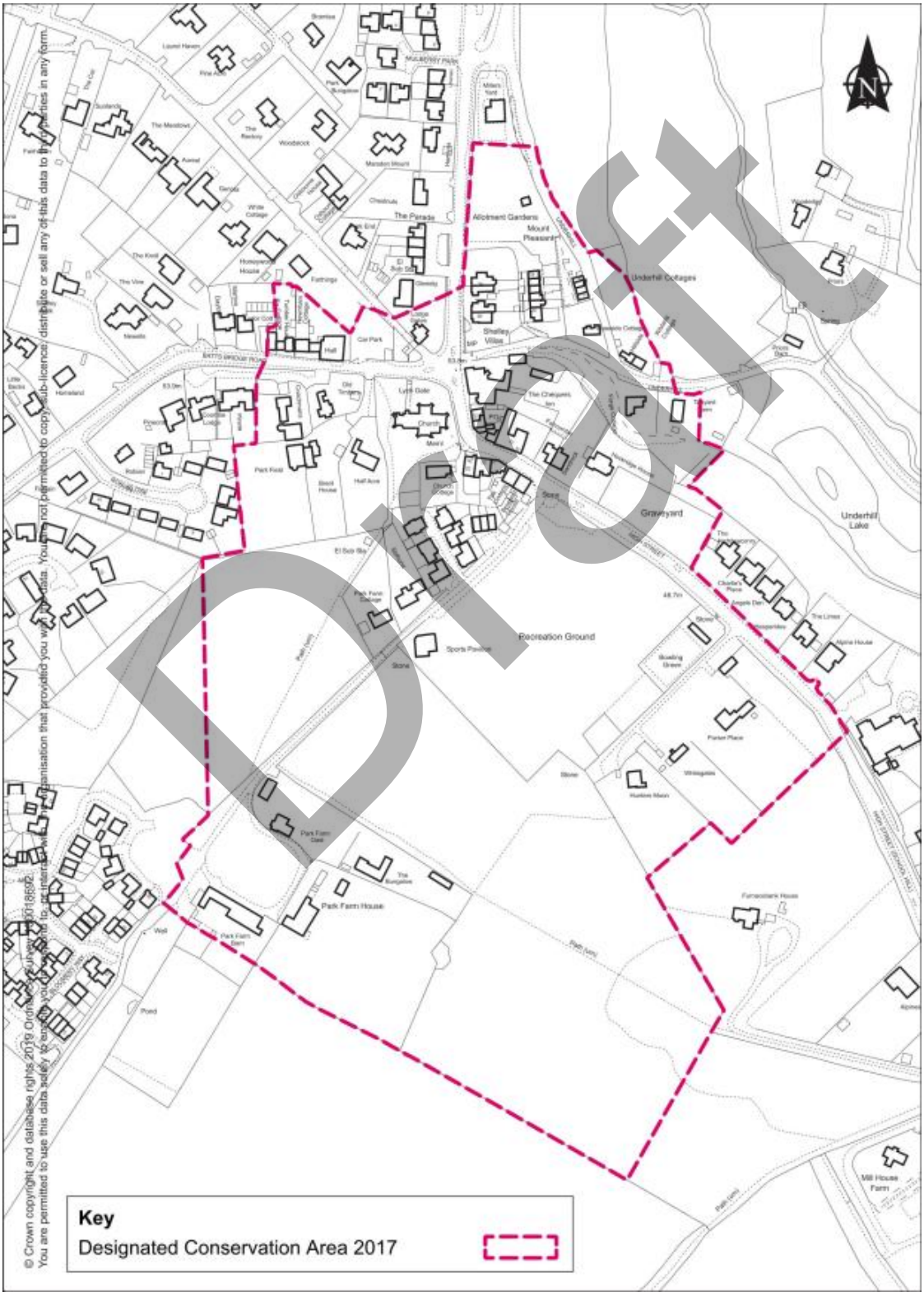
**Key issues impacting on the character and appearance of the Maresfield conservation area**

- Erosion of architectural detail
- Inappropriately detailed window replacement
- Design and location of new development, including infill development and outbuildings
- Loss of traditional shop fronts and inappropriate shop signage
- Loss of traditional boundary treatments
- Wirescape
- Volume of traffic
- Parking
- Highways works
- Road signage
- Design and siting of street furniture

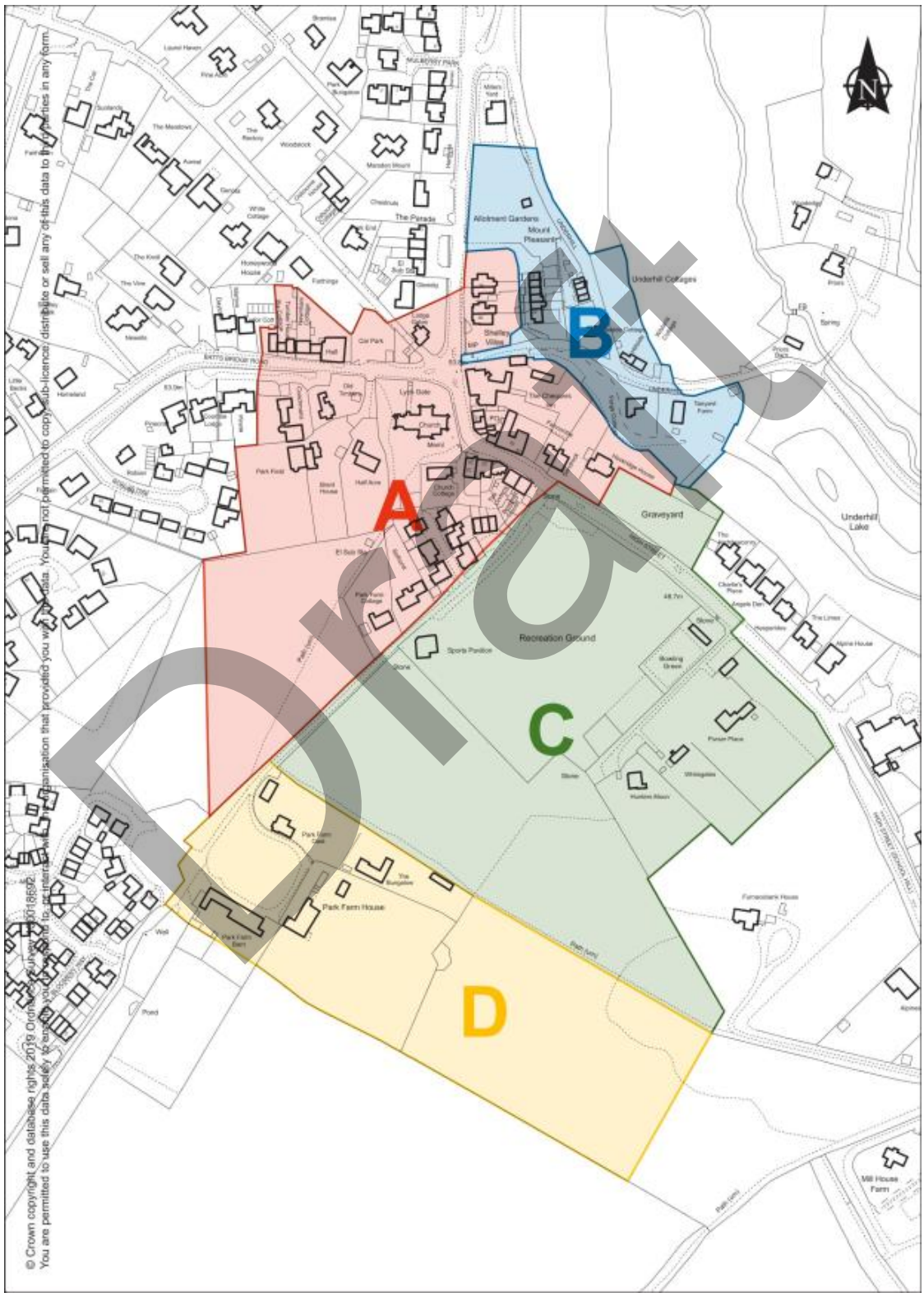
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# Appendix 1: Maps

## 1.1 Designated Conservation Area



## 1.2 Character Areas




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## 1.3 Visual Appraisal

**VISUAL APPRAISAL MAP TO FOLLOW**

## 1.4 Views

**VIEWS MAP TO FOLLOW**

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# Appendix 1: Maps

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## Appendix 2: Glossary of Terms

**Ancient Woodland:** An area that has been wooded continuously since at least 1600.

**Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

**Archaeological Notification Areas (ANA):** These have been identified by East Sussex County Council Archaeology Section based on data held within the East Sussex Historic Environment Record (ESHER). Any proposed development within an ANA will trigger consultation with the East Sussex County Council Archaeology Section. This helps to meet the aims of the National Planning Policy Framework paragraph 128, which states: 'as a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

**Article 4 Direction:** A direction which withdraws automatic planning permission granted by the General Permitted Development Order.

**Arts and Crafts style:** The style of architecture prevalent in the late 19th and early 20th centuries and typified by the use of traditional local building materials and traditional craftsmanship championed by such people as William Morris.

**Ashlar:** Masonry comprising large blocks wrought to even facing and square edges. Also used to describe plaster scored to imitate blockwork.

**Assarting:** The practice of cultivating small parcels of land for rent.

**Bargeboards:** Projecting, sometimes decorative, boards placed against the eaves of the gable of a building and hiding the horizontal roof timbers.

**Bay:** Internal compartments of a building, each divided from the other, not necessarily by solid walls, and by divisions only marked in the side walls, or the ceiling. Also, external divisions of a building by fenestration.

**Casement window:** A window hinged on one side to open outwards or inwards.

**Conservation (for heritage policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Conservation Area:** an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

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**Curtilage:** An area of land attached to a house, often within the same enclosure, which serves or historically served the purposes of the dwelling in some necessary or useful manner, but is not necessarily in the same ownership.

**Curtilage listed building:** Any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before July 1, 1948. The object or structure may not necessarily be included in the listed building description.

**Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.

**Development Plan:** This includes adopted Local Plans and neighbourhood plans and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

**Diaper Brickwork:** A decorative pattern in brickwork, achieved by a diamond pattern of blue headers. Popular in 17th Century and revived during the Arts and Crafts movement.

**Dressings: A brick or Stone** that has been worked to a desired shape; the faces to be exposed are smooth, usually ready for installation. Dressed stone can project or be flush around an aperture such as a door or window, or at the corner of a building (quoins) and is often distinguished in texture or colour from the rest of the wall.

**Fenestration:** The arrangement of windows in a building.

**Flemish Bond:** The use of bricks laid in an alternating header and stretcher pattern to create a chequerboard pattern. The headers are often a heavier fired, darker brick, which are vitrified (glazed).**Galleting:** Slivers of stone or splinters of flint, spalls or small pebbles inserted into the mortar joints of a rubble or flint wall to fill the gaps between stones and leave less mortar exposed.

**Georgianised:** The modernisation of buildings in the 18th Century. Usually refers to modernisation of fenestration and walls of buildings.

**Hand thrown brick**: A brick which has been made my hand rather than machine.

**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.

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**Historic Environment Record (HER):** Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

**Jetty:** The overhanging upper floor or floors to a medieval building.

**Kellys Directory:** A directory of businesses and private households, written from the 1860s for many regions in the south east of England.

**Knapped flints:** Flints which have been shaped through the process of striking to produce a flat-face for building walls.

**Lead cames:** Pieces of moulded lead, H-shaped in section, separating small pieces of glass within a window.

**Leaded light:** Individual pieces of window glass separated by lead cames or by an ironwork frame.

**Listed building:** a building identified under the Planning (Listed Buildings and Conservation Areas) Act 1990 and included in a list as being of 'special architectural or historic interest ' which is subject to the need for listed building consent for alterations.

**Local Planning Authority:** The public authority whose duty it is to carry out specific planning functions for a particular area.

**Local Plan:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planing policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

**Manor:** a unit of estate management usually with a principal house. The holder is known as Lord of the Manor, and as such, has various rights over land and tenants. A Parish could contain several manors or a manor could embrace more than one Parish. Usually a manor would also have certain rights associated with it, most importantly the right to hold certain courts: court leet and court baron.

**Mullion:** A vertical post or upright, dividing a window into two or more lights.

**National Planning Policy Framework:** Sets out the Government's planning policies for England and how these should be applied and provides a framework within which locally-prepared plans for housing and other development can be produced.

**Oriel window:**

An angular or curved projection usually on an upper floor, containing a window.

**Pebble-dash:** Mortar with pebbles in, used as a coating (render) for external walls.

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**Promontory:** An elevated geological outcrop.

**Render:** An external coat of mortar covering stone, brick or cob.

**Registered Park and Garden:** A park or garden included on a register compiled by English Heritage as being of special historic interest in England.

**Rubbed or gauged brick arches:** The use of soft bricks, sawn to shape, then rubbed to a smooth surface and precise dimensions, laid with very fine joints. Most frequently seen in arches to door and window openings.

**Sash window:** A window comprising sashes (a frame holding glazing) which slides vertically in grooves. A sash window which slides horizontally is known as a 'Yorkshire' sash.

**Scheduled Monument:** A 'nationally important' archaeological site or historic building, given protection against unauthorised change.

**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 a 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 form a heritage asset's physical presence, but also from its setting.

**String course:** A moulding or narrow projecting course of stone or brick running horizontally along the face of a wall.

**Supplementary Planning Documents (SPDs):** Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. SPDs are capable of being a material consideration in planning decisions, but are not part of the development plan.

**Tithe map and apportionment:** Produced circa 1840 to assess tithe payments on land to the local church. Record land and buildings, owner and occupier, and land use.

**Topography:** The arrangement of the natural and artificial physical features of an area.

**Transom:** Horizontal bar of wood or stone across a window or the top of a door.

**Tree Preservation Order (TPO):** Provides control over works to trees which could damage or destroy the health or appearance of selected trees.

**Vernacular:** Domestic or functional, rather than monumental buildings, usually constructed of local materials

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**Window 'light':** The glazed part of a window

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# Appendix 2: Glossary of Terms

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## Appendix 3: References

### LEGISLATION

- www.legislation.gov.uk
- Town and Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework 2018
- Further information is also available at: www.planningportal.gov.uk - The Planning Portal is government's on-line resource for services and guidance relating to the planning system.

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Wealden District Council

# Landscape Character Assessment
## for Wealden District

**Final report**
Prepared by LUC
May 2022



## Wealden District Council

# Landscape Character Assessment
## for Wealden District

**Project Number**
11610

| Version | Status | Prepared | Checked | Approved | Date |
|---|---|---|---|---|---|
| 1. | Draft | R Knight<br>A Knight<br>A Palenske | K Davies | K Davies | 21.12.2021 |
| 2. | Draft final report | A Knight<br>A Palenske | K Davies | K Davies | 05.04.2022 |
| 3. | Draft final report (incorporating High Weald AONB Unit consultation comments) | A Knight | K Davies | K Davies | 05.05.2022 |
| 4. | Final report | A Knight | K Davies | K Davies | 25.05.2022 |

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# Chapter 1
# Introduction and Landscape Context

## Background and Purpose

**1.1** LUC was commissioned in 2021 to prepare a Landscape Character Assessment for Wealden District (as shown in **Figure 1.1**), covering the area outside the South Downs National Park. The National Park Authority has prepared their own landscape character assessment[1]. Together, the two assessments provide integrated district wide coverage.

**1.2** The aim is to create a comprehensive and up to date strategic district scale landscape evidence base to help inform the production of the Local Plan and provide a framework for more detailed landscape studies and sensitivity assessments. It is intended to inform work on policy development and development management, guiding development and landscape change that is appropriate to local character and the qualities of the landscape.

**1.3** The document can be used to consider landscape character when considering any type of change. This includes opportunities for conserving existing character, strengthening, and enhancing character as well as opportunities for creating new character.

**1.4** A User Guide is provided in **Figure A** and a Glossary in **Appendix A**.

## The role of Landscape Character Assessment

**1.5** Landscape character is defined as:

> "a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse"[2]

**1.6** Landscape character assessment is the process of identifying and describing such variations in character across a landscape. It seeks to identify and explain the unique combination of features and attributes (characteristics) that make different landscapes distinctive. The landscape is the result of the interaction between people and place which gives

[1] A Landscape Character Assessment for the South Downs, LUC, August 2020 https://storymaps.arcgis.com/collections/b6120985f1184c3bb3d1c5df317478b2

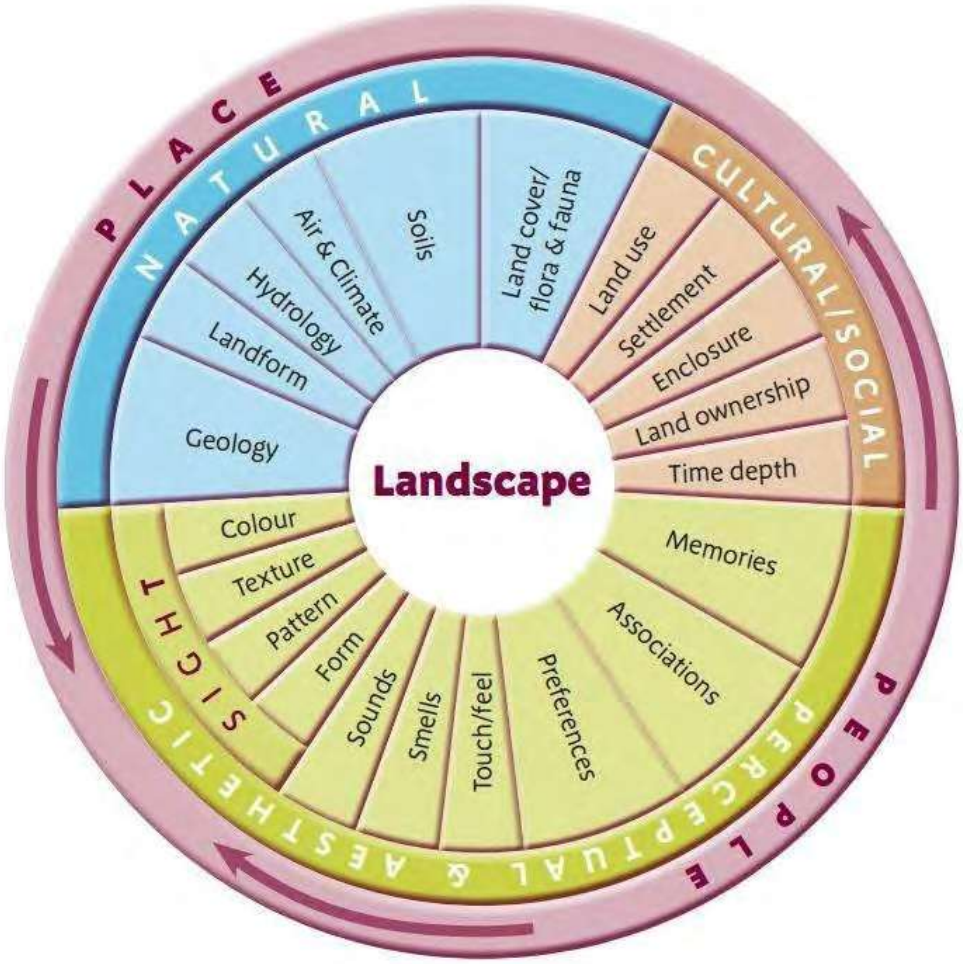
[2] An Approach to Landscape Character Assessment, Natural England, October 2014 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/691184/landscape-character-assessment.pdf

an area a local identity. The 'landscape wheel' below illustrates how the different natural, cultural, and perceptual attributes of a landscape combine to produce character.

**1.7** The process of Landscape Character Assessment is described in 'An Approach to Landscape Character Assessment' (Natural England, October 2014)[3]. Landscapes are divided into Landscape Character Types, which have a consistent, homogeneous character as a result of common combinations of geology, topography, vegetation, or human influences. Within these individual Landscape Character Areas are identified, which are unique geographic areas with a consistent character and identity.

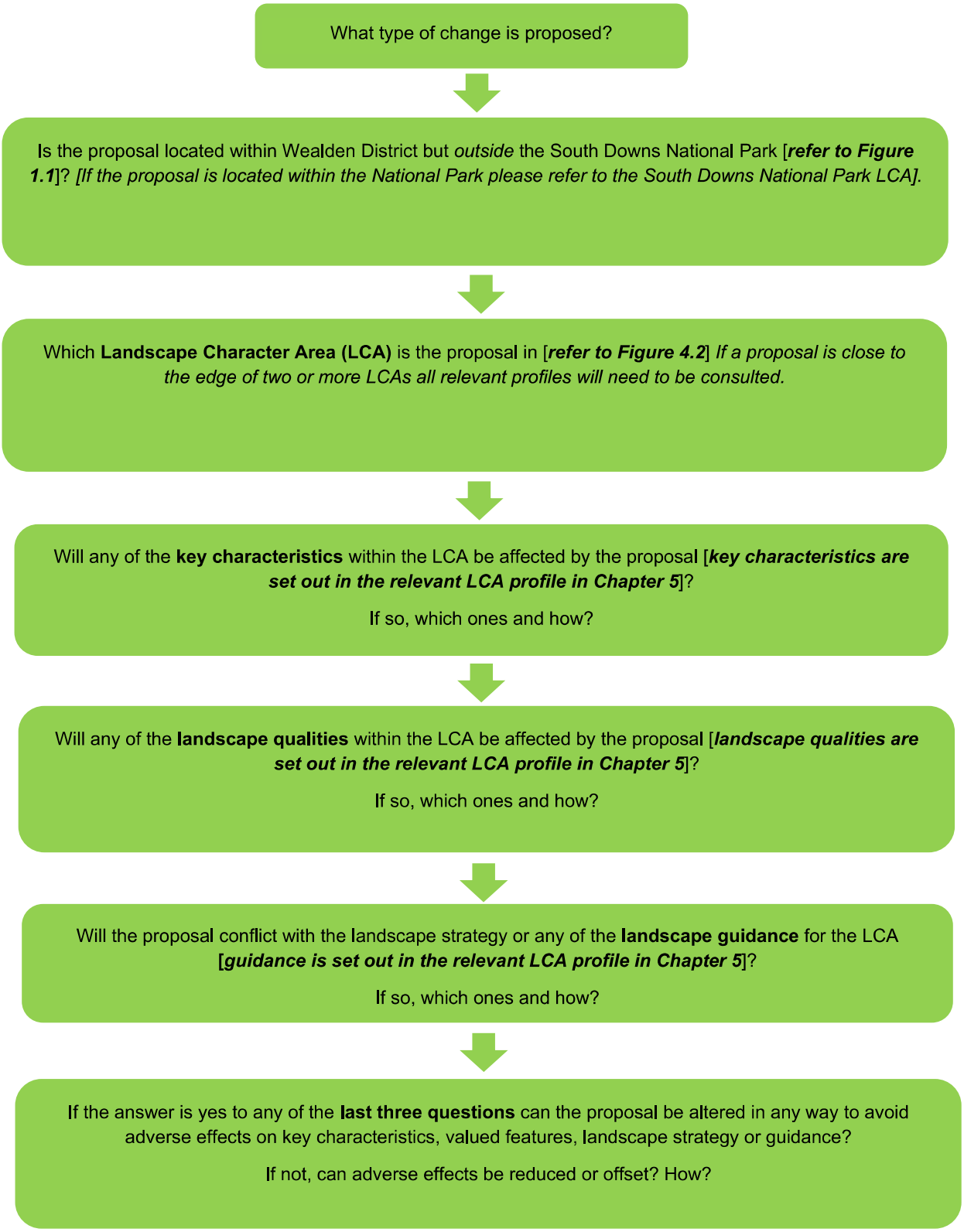
**1.8** Understanding the character of place and evaluating an area's defining characteristics is a key component in managing growth sustainably and ensuring that the inherent character and qualities of Wealden's landscape can continue to be appreciated. An understanding of character can be used to ensure that any change or development does not undermine whatever is valued or characteristic in a particular landscape, and help guide positive change that conserves, enhances, restores, or creates local character.

**The 'landscape wheel' (Natural England, 2014)**




[3] An Approach to Landscape Character Assessment, Natural England, October 2014 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/691184/landscape-character-assessment.pdf

**Figure A: User Guide**



## The European Landscape Convention

**1.9** The European Landscape Convention (ELC) came into force in the UK in March 2007. It establishes the need to recognise landscape in law; to develop landscape policies dedicated to the protection, management and planning of landscapes; and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies. The ELC definition of 'landscape' recognises that all landscapes matter, be they ordinary, degraded, or outstanding:

> *"Landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors"*

**1.10** The ELC puts emphasis on the whole landscape and all its values and is forward looking in its approach, recognising the dynamic and changing character of landscape. Specific measures promoted by the ELC of direct relevance to this study include:

- The identification and assessment of landscape; and
- Improved consideration of landscape in existing and future sectoral and spatial policy and regulation.

**1.11** This Landscape Character Assessment builds on a number of previous landscape studies undertaken between 2014 and 2017[4]. This new Landscape Character Assessment helps to reaffirm the importance of landscape, coordinate existing work and guide future work to protect, manage and plan the landscape.

## Relationship to published landscape studies

**1.12** Landscape Character Assessment can be undertaken at a variety of scales and levels of detail. The Wealden Landscape Character Assessment is part of a hierarchy of landscape character assessment information cascading down from the national to local level.

### National level

**1.13** At a national level, England is divided into 159 distinct National Character Areas (NCAs). Each is defined by a unique combination of landscape, biodiversity, geodiversity, history, and cultural and economic activity. There are descriptive profiles available for each NCA (published in 2014 by Natural England[5]), setting out information on landscape character, changes in the landscape and an assessment of ecosystem services delivered.

**1.14** Wealden District is part of four NCAs:

- NCA 121 Low Weald: a broad, low-lying clay vale which is predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable on lighter soils, and has many densely wooded areas with a high proportion of ancient woodland.
- NCA 122 High Weald: an area of ridged and faulted sandstone supporting one of the best surviving medieval landscapes in northern Europe and comprising a mixture of fields, small woodlands and farmsteads connected by historic routeways, tracks and paths.
- NCA 124 Pevensey Levels: a low-lying area dependent on careful and continuous water management through a system of sluices and pumps, supporting grazed pasture.
- NCA 125 South Downs: a 'whale-backed' spine of chalk stretching from the Hampshire Downs in the west to the coastal cliffs of Beachy Head in East Sussex.

**1.15** National landscape character areas within Wealden District are illustrated on **Figure 1.2**.

### County level

**1.16** At the county level, the East Sussex County Landscape Character Assessment (2016) identifies the following 19 landscape character areas (LCAs) which fall wholly or partly within the district:

- 1: Upper Medway Valley
- 2: Ashdown Forest
- 3: Upper Ouse Valley
- 4: Central High Weald
- 5: South Slopes of High Weald
- 6: Upper Rother Valley
- 7: Bewl Water Area
- 8: Dudwell Valley
- 10: Combe Valley Haven
- 14: Western Low Weald
- 15: Eastern Low Weald

[4] Wealden Landscape and Settlement Character Assessment (November 2014); South Wealden Growth Area Landscape and Ecological Assessment Study (April 2017); Wealden Local Plan Sites Landscape and Ecological Assessment Study (July 2017). All available via Wealden District Council here

[5] Natural England, National Character Areas (2014)

- 17: Ditchling-Mount Harry Downs
- 21: Firle Bishopstone Downs
- 22: Lower Cuckmere Valley
- 23: Wilmington Heritage Downs
- 24: Eastbourne Levels
- 25: Pevensey Levels

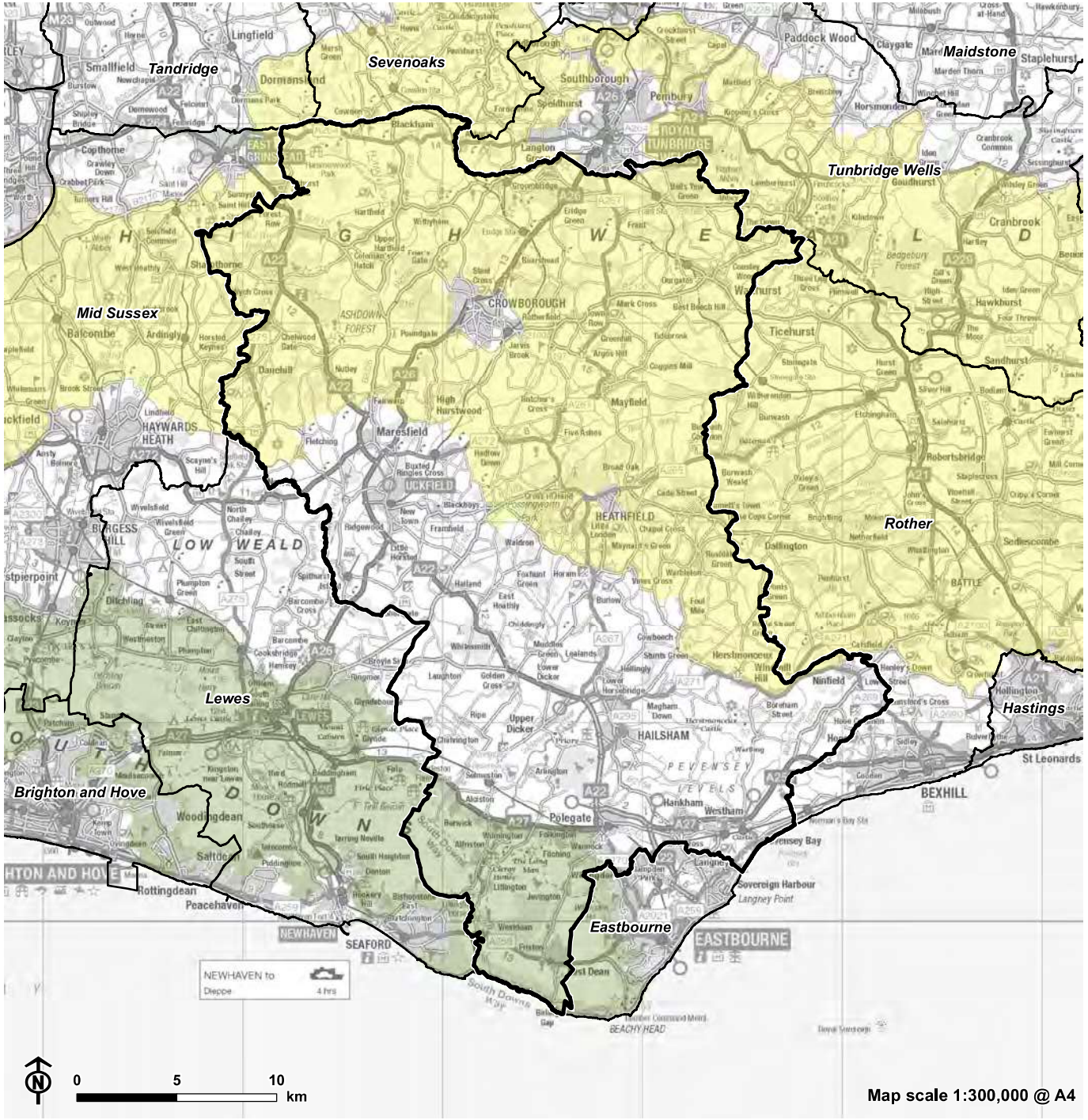
**1.17** The County landscape character areas are shown on **Figure 1.3**.

### Local level

**1.18** Landscape does not stop at administrative boundaries but continues seamlessly into surrounding districts. This assessment therefore sits alongside the Landscape Character Assessments of the adjacent authorities of Mid Sussex, Tandridge, Sevenoaks, Tunbridge Wells, Eastbourne and the South Downs National Park (there is no local landscape character assessment for Rother District).

**1.19** The South Downs National Park Landscape Character Assessment is shown in **Figure 1.4**.

## Figure 1.1: District location




Wealden district
Neighbouring local authority
High Weald Area of Outstanding Natural Beauty (AONB)
South Downs National Park (NP)

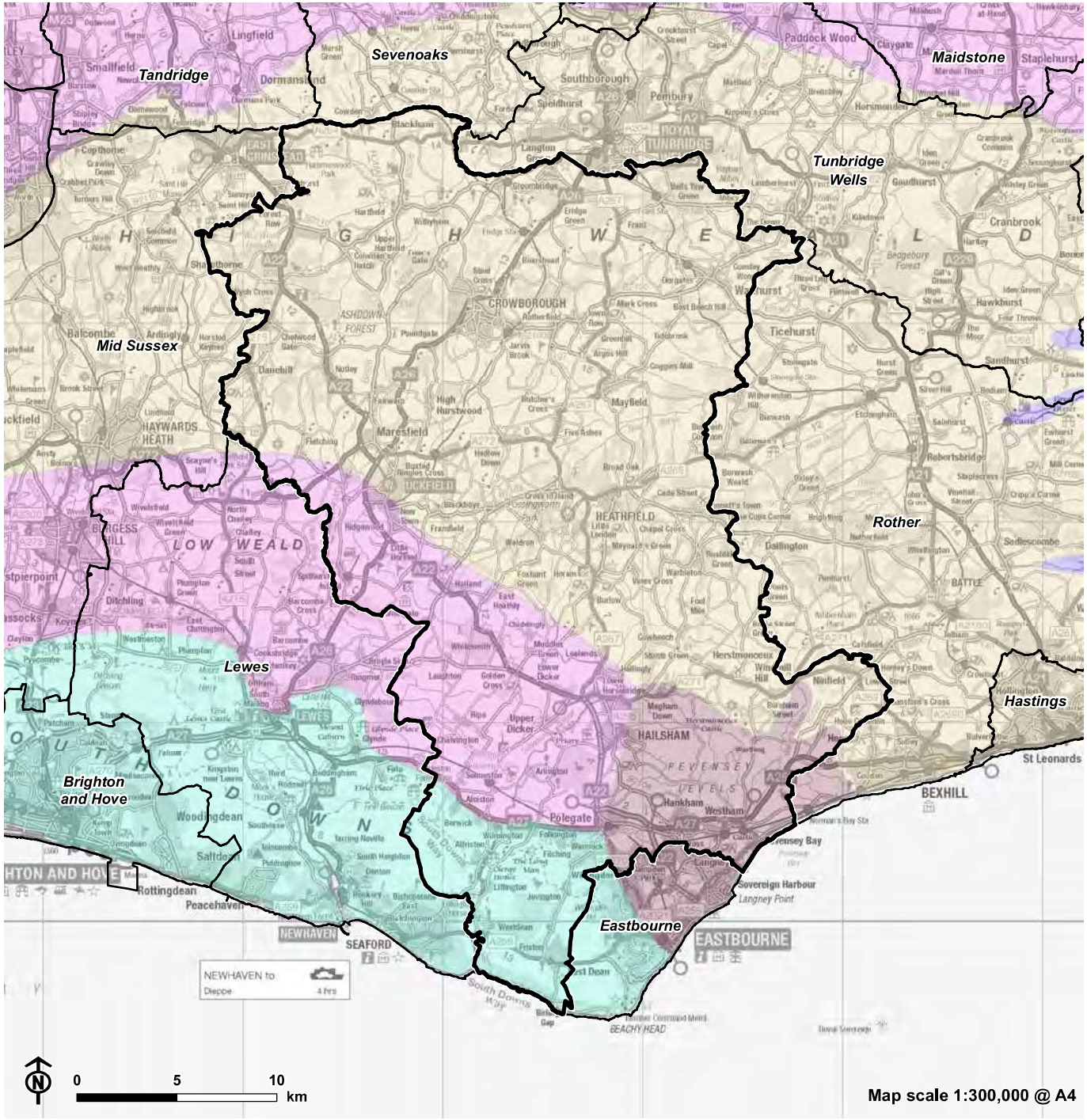
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Source: OS, NE

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## Figure 1.2: National Character Areas



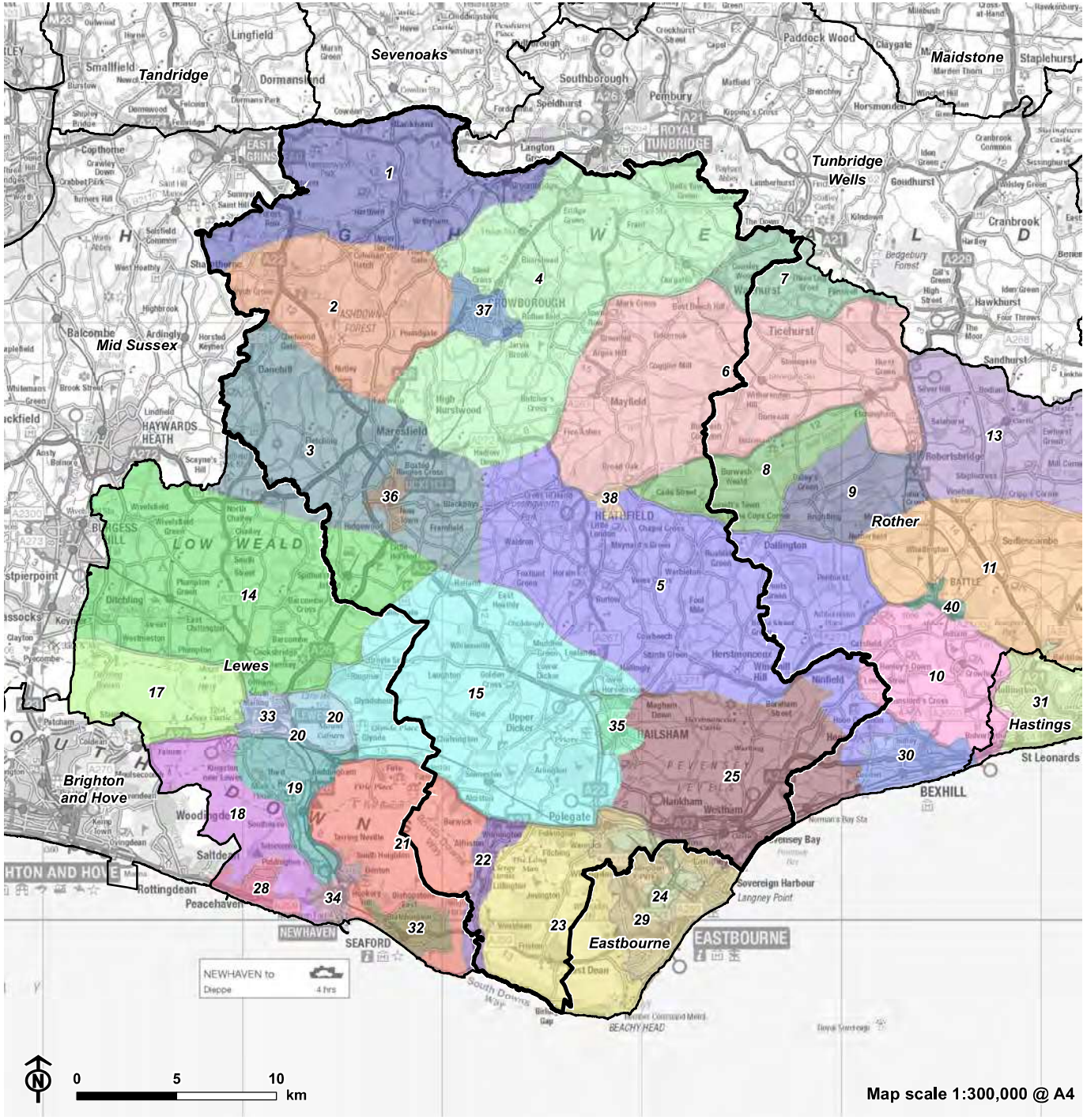

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Source: OS, NE

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## Figure 1.3: East Sussex Landscape Character Assessment 2016




- Wealden district
- Neighbouring local authority
- 1, Upper Medway
- 2, Ashdown Forest
- 3, Upper Ouse Valley
- 4, Central High Weald
- 5, South Slopes of High Weald
- 6, Upper Rother Valley
- 7, Bewl Water Aera
- 8, Dudwell Valley
- 9, Darwell
- 10, Coombe Valley Haven
- 11, Brede Valley
- 12, High Welad Coast
- 13, Lower Rother Valley
- 14, Western Low Weald
- 15, Eastern Low Weald
- 17, Ditchling - Mount Harry Downs
- 18, Falmer - Telscombe Downs
- 19, Lower Ouse Valley
- 20, Lewes Downs
- 21, Firle Bishopstone Downs
- 22, Lower Cuckmere Valley
- 23, Wilmington Heritage Downs
- 24, Eastbourne Levels
- 25, Pevensey Levels
- 26, Rye Winchelsea Area
- 28, Saltdean - Peacehaven
- 29, Eastbourne
- 30, Bexhill
- 31, Hastings
- 32, Seaford
- 33, Lewes
- 34, Newhaven
- 35, Hailsham
- 36, Uckfield
- 37, Crowborough
- 38, Heathfield
- 39, Rye
- 40, Battle

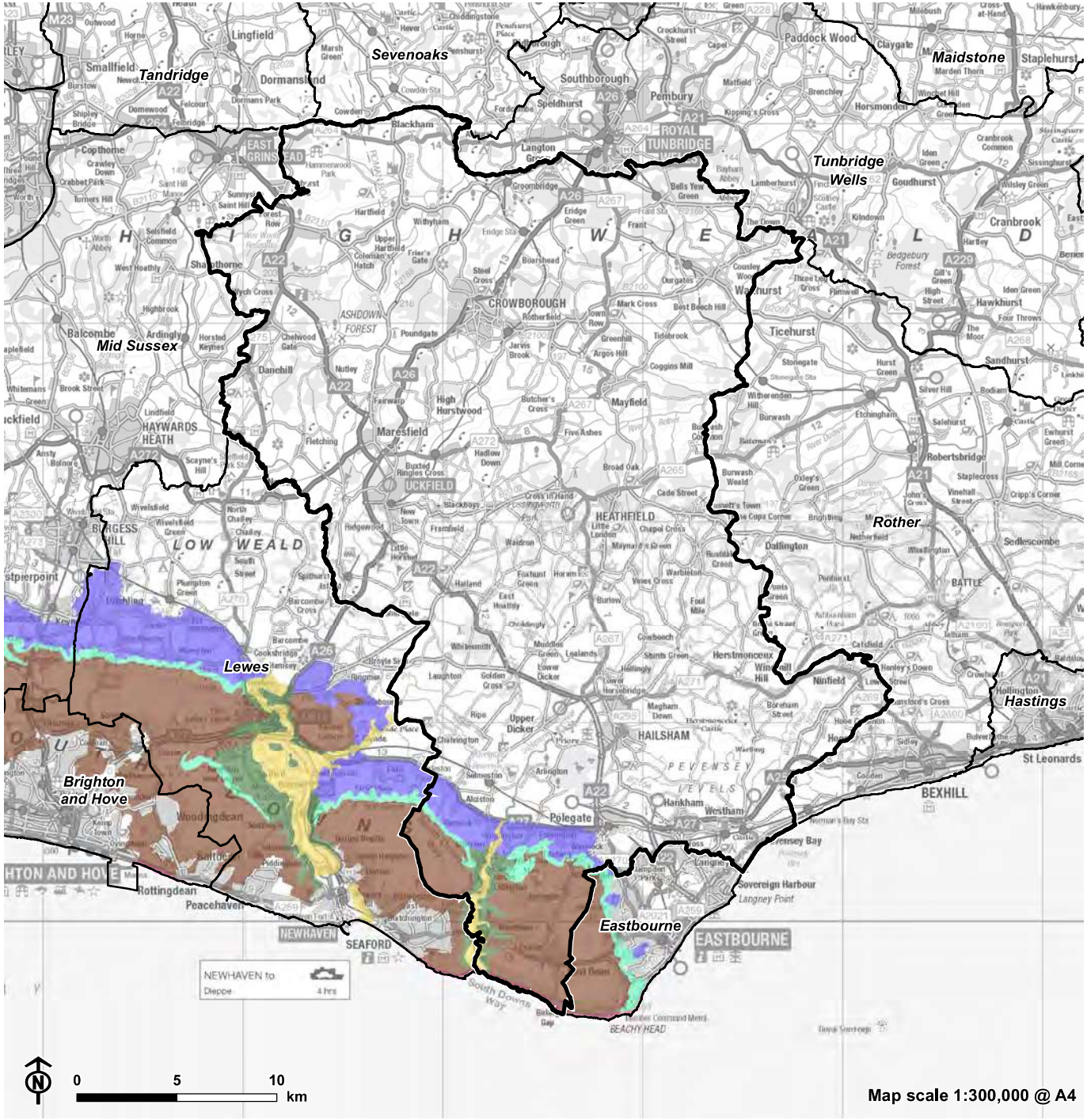
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Source: OS, ESSC

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## Figure 1.4: South Downs National Park Landscape Character Assessment 2020




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Source: OS, SDNP

# Chapter 2
# Methodology

## Approach

**2.1** The Landscape Character Assessment component follows the method promoted by Natural England through 'An Approach to Landscape Character Assessment' (2014), which embeds the principles of the European Landscape Convention (ELC) within it.

## Process of Assessment

**2.2** The process for undertaking the study involved the following key stages:

- Baseline data collection/collation of mapped data in GIS;
- Desk-based classification of the landscape into landscape character types and landscape character areas (including overview site visit);
- Field survey to refine boundaries, check/ identify key characteristics, collecting aesthetic/perceptual information, take photographs and observe forces for change; and
- Draft and final reporting.

**2.3** Data used within the report, including data collated in the GIS database, is shown in **Table 2.1**: A full list of data used is listed in **Appendix B.** Commentary on the boundaries is provided in **Appendix C.**

**Table 2.1: GIS Data**

| Data | Source |
|---|---|
| Base OS mapping at 1:25k and 1:50k | Ordnance Survey |
| Terrain 50 Contour data | Ordnance Survey |
| Linear features, mass movement, artificial ground, superficial deposits, and bedrock geology 1:50K | British Geological Survey |
| Administrative boundaries | Wealden District Council |
| National Character Areas | Natural England |
| East Sussex Landscape Character Assessment | Wealden District Council |

| Data | Source |
|---|---|
| Public Rights of Way and access land | Natural England |
| River features and flood zones | Environment Agency |
| Nature conservation designations | Natural England (national datasets)<br>Wealden District Council (local datasets) |
| Priority habitats | Natural England |
| Forestry | Forestry Commission |
| Historic Landscape Characterisation dataset | Sussex County Council |
| Heritage conservations | Historic England (national datasets)<br>Wealden District Council (local datasets) |
| Dark skies and tranquillity | CPRE |
| Infrastructure | Ordnance Survey |
| Local Plan designations and policy areas | Wealden District Council |

## Outputs

**2.4** The Landscape Character Assessment is presented by Landscape Character Area (LCA), arranged within their respective Landscape Character Type (LCT) in **Chapter 5.**

**2.5** Each LCT section begins with an overview map showing the location of the LCTs within the district and provides a very short description of the type.

**2.6** The individual LCA profiles are structured as follows:

- A location map (1:25,000 scale) which shows the extent of the LCA and its relationship with other LCAs;
- A description comprising:
  - A short paragraph summarising the defining landscape character;
  - A representative photograph of the area;
  - Key characteristics in bullet point format, providing a thorough description of the character of the LCA; and
  - Summary maps and text covering: topography and drainage; geology; land cover types; semi-natural heritage; historic map; historic landscape character areas.
- An evaluation comprising:
  - Landscape qualities and the ecosystem services they provide (the qualities that are particularly valued for their contribution to landscape character and ecosystem services);
  - Forces for change acting on the landscape; and
  - Guidelines: guidance on how to ensure future change respects local character.

# Chapter 3
# Formative Influences

**3.1** This chapter summarises the main physical and cultural influences that have shaped the landscape of Wealden District. The landscape of the district has evolved through the interaction of the natural environment and human activities, through the combination of physical and cultural influences. Physical influences such as geology and landform, together with the pattern of settlement and land use are key determinants of landscape character.

**3.2** The information from this section has drawn on the National Character Area profiles for the High Weald, Low Weald, and Pevensey Levels; the East Sussex Landscape Character Assessment (2016); High Weald AONB Management Plan 2019-2024 (2019); and Wealden Green Infrastructure Study (2017). Information was also taken from the data collated in the GIS database, listed in **Table 2.1**: GIS data.

## Physical influences

**3.3** The basic structure of the landscape is fundamentally influenced by its underlying rocks and relief. Geology and the processes of weathering, erosion and deposition influence the shape and form of the landscape, its drainage and soils. These in turn influence the patterns of vegetation and land use, and the differences between the High Weald, Low Weald, and coast.

### Geology and soils

**3.4** **Figure 3.1** illustrates the solid, or bedrock, geology that underlies the district.

**3.5** The bedrocks within the district were formed in the Cretaceous period, laid down in the north in floodplains and deltas which had periodic inundation from the sea, and in the south under shallow marine conditions. The north of the district has alternating sands and clays of the Wealden Group – large areas of Ashdown Formation sandstone and siltstones interspersed with Wadhurst Clay and mudstones, Tunbridge Wells Sand Formation sandstone and siltstone and Weald Clay, which consists of clays, silts and localised sands and limestones.

**3.6** The geology of the district is dominated by the Weald Anticline, a broad fold that formed in response to the compressive tectonic forces related to the formation of the Alps around 20million years ago. These compressive forces

and faulting caused a more complex bedrock geology in the north-west of the district around Ashdown Forest. The rocks at the centre of this anticline now form the hills of the High Weald, and the anticline extends to the northern part of the Isle of Wight and parts of Boulonnais and Pays de Bray in France.

**3.7** In the south of the district the Wealden Group is overlain by the Lower Greensand sandstones, siltstones and mudstones and the Gault formation mudstone which outcrop close to the scarp face of the chalk South Downs. These form broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation.

**3.8** **Figure 3.2** shows the superficial, or drift, geology. The main features are the alluvium along the rivers with older river terrace deposits beside these, particularly along the Cuckmere River. Areas of Head clay, silt, sand and gravel deposits are common in the Low Weald, where there has been slow viscous downslope flow of unsorted and unsaturated deposits. The rising sea levels at the end of the last glaciations, around 10,000 years ago, flooded the Pevensey Levels, creating a tidal estuary. By the 1st century CE storm beach shingle spits developed, which allowed estuarine and marine alluvium to be deposited.

**3.9** As shown in **Figure 3.3** the majority of soils in the district are medium silt loam to light silty. Bands of heavy to medium clay-rich soils lie in the east and south-east. Clay to clayey loam soils dominate the Low Weald. Light to medium sand loams are found on the Medway flood plain, and around the Ouse and Uck in the west of the district.

### Topography and hydrology

**3.10** The underlying geological formations and subsequent weathering processes have created the distinctive landforms and drainage patterns seen across the district today. **Figure 3.4** shows the landform and drainage, revealing the great variety of topography across the district.

**3.11** The High Weald in the north of the district is a series of sandstone ridges running east-west, reaching 220m AOD at Ashdown Forest. These ridges are deeply incised with numerous gill streams which form the headwaters of the major rivers: the Rother, Medway, Teise, Ouse and Cuckmere.

**3.12** The Low Weald is lower-lying, rarely above 40m AOD, and is less undulating. It is dissected by water courses running in the relatively broad flood plains of the rivers Cuckmere, Ouse, Uck and Glynde Reach. The impermeable clay soil and low-lying nature make many areas prone to localised flooding.

**3.13** The Pevensey Levels in the south-east are extremely flat and low-lying, generally under 5m AOD and within the Environment Agency's flood zones 2 or 3. The flat topography, with fairly impermeable marine silts and clay, can result in long periods of standing water on the surface, particularly in winter. Land in the Pevensey Levels has been reclaimed from the sea in the past 1000 years, both by natural processes and human intervention. During the Roman period (43 - 410 CE) the area was a broad shallow bay with an archipelago of small islands or 'eyes', and the names of these have been retained e.g. Horseeye.

### Land cover and ecological character

**3.14** The presence and distribution of natural habitats and land use within the district is strongly influenced by the geology, soils, landform and drainage. The medium silt to light silty soils result in generally good agricultural soils across much of the district, graded 3 (Good to moderate). As shown in **Figure 3.5** there are bands of poorer quality soils (grade 4) on the edges of Ashdown Forest and along the course of the Medway, Uck and Cuckmere. CORINE Land Cover 2018[6] shows that land use across the district is predominately pasture, with areas of arable cropping in the north and east on lighter soils. There is a larger expanse of arable cropping in the south-west, and Ashdown Forest is an area of moors and heathland.

**3.15** Between the farmed land there is a visible distribution of semi-natural land cover. These include woodlands, heathland, freshwater habitats, wetlands and marshes and grassland habitats. The district is heavily wooded, with woodland covering 24% of the area (18,755ha), compared with 10% in England and 13% in the UK. Woodlands are found across the district, although woodland density is greater in the north, within the High Weald. The majority of woodland within the district is broadleaved, although there are areas of conifer within the largest woodlands in the north, including Ashdown Forest and Broadwater Forest. Natural England's Ancient Woodland Inventory shows that 61% of all woodlands within the district are Ancient Woodland, as shown on **Figure 3.6**.

**3.16** The district's important ecological habitats, recognised through designations (internationally, nationally and locally), can be seen on **Figure 3.7**, and account for around 24% of the study area. Ashdown Forest and the Pevensey Levels are internationally designated. Ashdown Forest is a Special Area of Conservation (SAC), designated as one of the largest continuous blocks of lowland heath in south-east England, and a Special Protection Area (SPA) designated for supporting breeding populations of Dartford warbler and European Nightjar. Pevensey Levels is a Ramsar wetland site and one

[6] CORINE Land Cover, Copernicus Programme (2018)

of the largest and least fragmented low-lying wet grassland systems in south-east England. It is also designated as an SAC as it supports the largest UK population of Little whorpool ram's-horn snail. The district supports 26 Sites of Special Scientific Interest (SSSIs), one National Nature Reserve (NNR) at Pevensey Levels, six Local Nature Reserves (LNR), and 101 Local Wildlife Sites.

### Biodiversity Opportunity Areas

**3.17** In order to secure the best opportunity for enhancing biodiversity, the South East Biodiversity Forum in 2008 created a strategy focusing on Biodiversity Opportunity Areas (BOAs). BOAs provide linkages between or buffers around sites designated for their ecological value. These are illustrated on Figure 3.8.

**3.18** Several of the Biodiversity Opportunity Areas in the High Weald JCA comprise the watersheds of river catchments and play an important role in allowing the migration of key species. These areas including the Medway Ouse and Rother Watershed (BOA 54), the Pevensey, Rother and Cuckmere Watershed (BOA 56) have valued heathland habitats and ancient woodland (including gill woodland). The River Uck and its Headwater (BOA 49) include areas of ancient woodland and lowland meadow and are important for the flood alleviation of Uckfield. The Western Ouse Stream and Ashdown Forest (BOA 48) provides an important watershed between the Ouse and Medway, but also contains European protected heathlands in Ashdown Forest with its matrix of open health, ancient woodlands (including gill woodlands) and wetlands. Extensive heathland restoration is underway in the Broadwater Forest, part of Eridge and Broadwater (BOA 55) but this area is dominated by Eridge Park with its modern and medieval wood pasture.

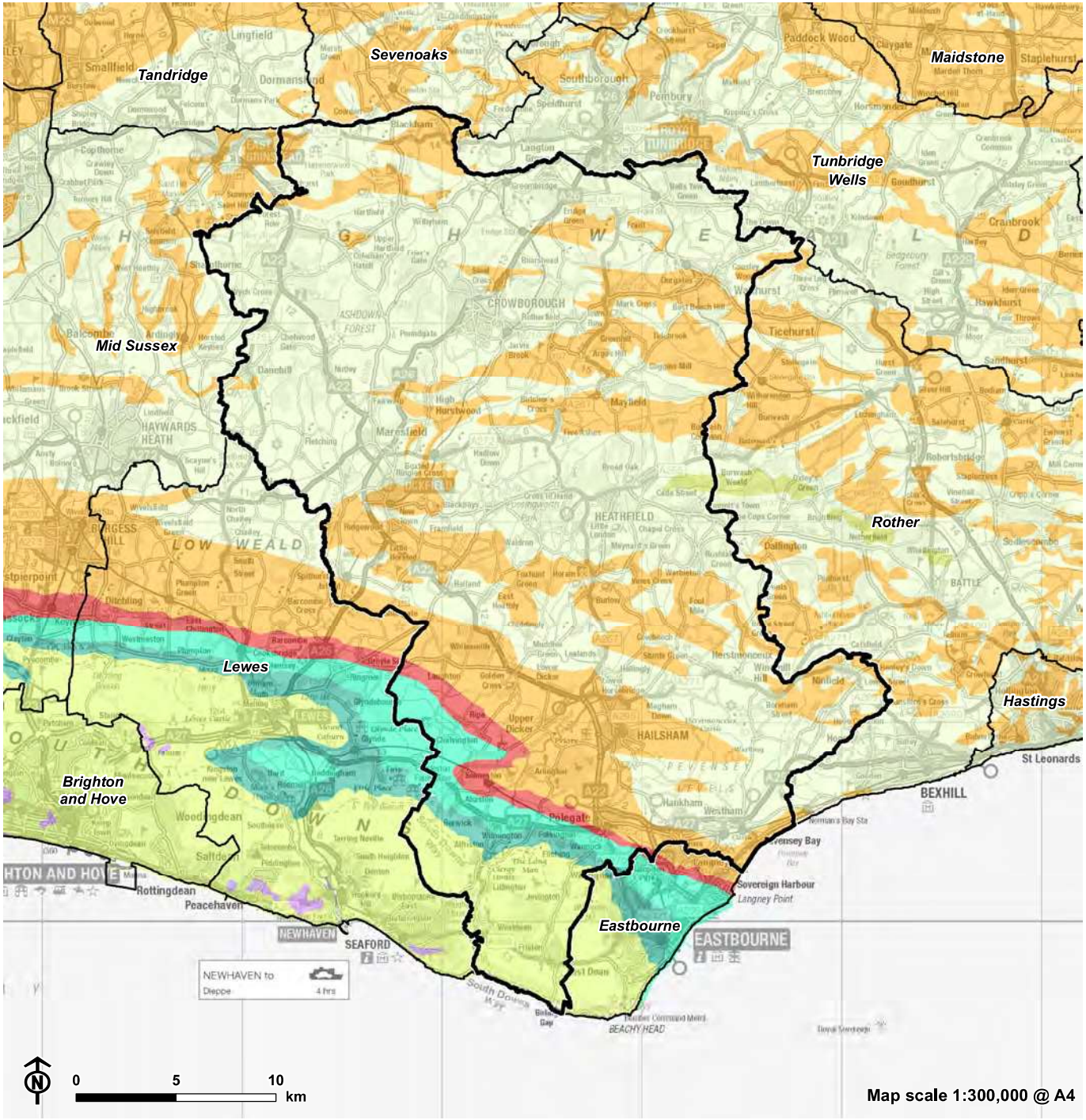
**3.19** Within the Pevensey Levels JCA, are the internationally important wetland habitats of the Pevensey Levels (BOA 53), as well as smaller wetland areas at Eastbourne Marshes (BOA 52). With the Low Weald JCA, the Cuckmere Ouse Watershed (BOA 50) comprises the watershed of these two river catchments, while the Willington Woodlands and Watershed (BOA 51) includes a large area of ancient woodland.

**3.20** Smaller BOAs offer opportunities for links between larger areas of habitats, and allow species migration, including the Cuckoo Trail (BOA 61) which is managed for both leisure and urban wildlife, the Wooton Manor Grasslands Link (BOA 75) to the west of Polegate, and the River Cuckmere Habitat Link (BOA 74) which extends along the Cuckmere River to the Pevensey catchment.

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## Figure 3.1: Bedrock geology



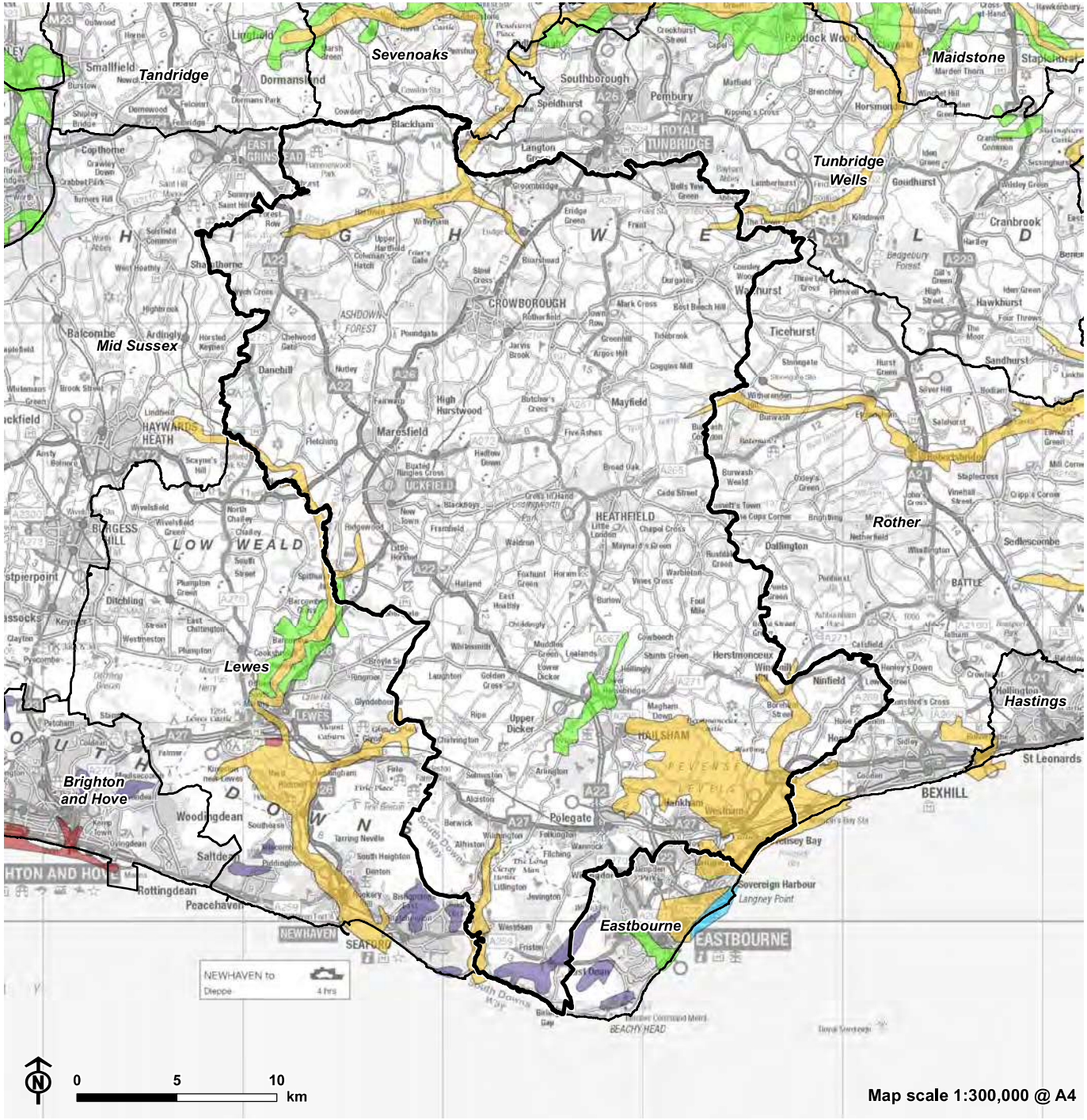

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Source: OS, BGS

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## Figure 3.2: Superficial geology

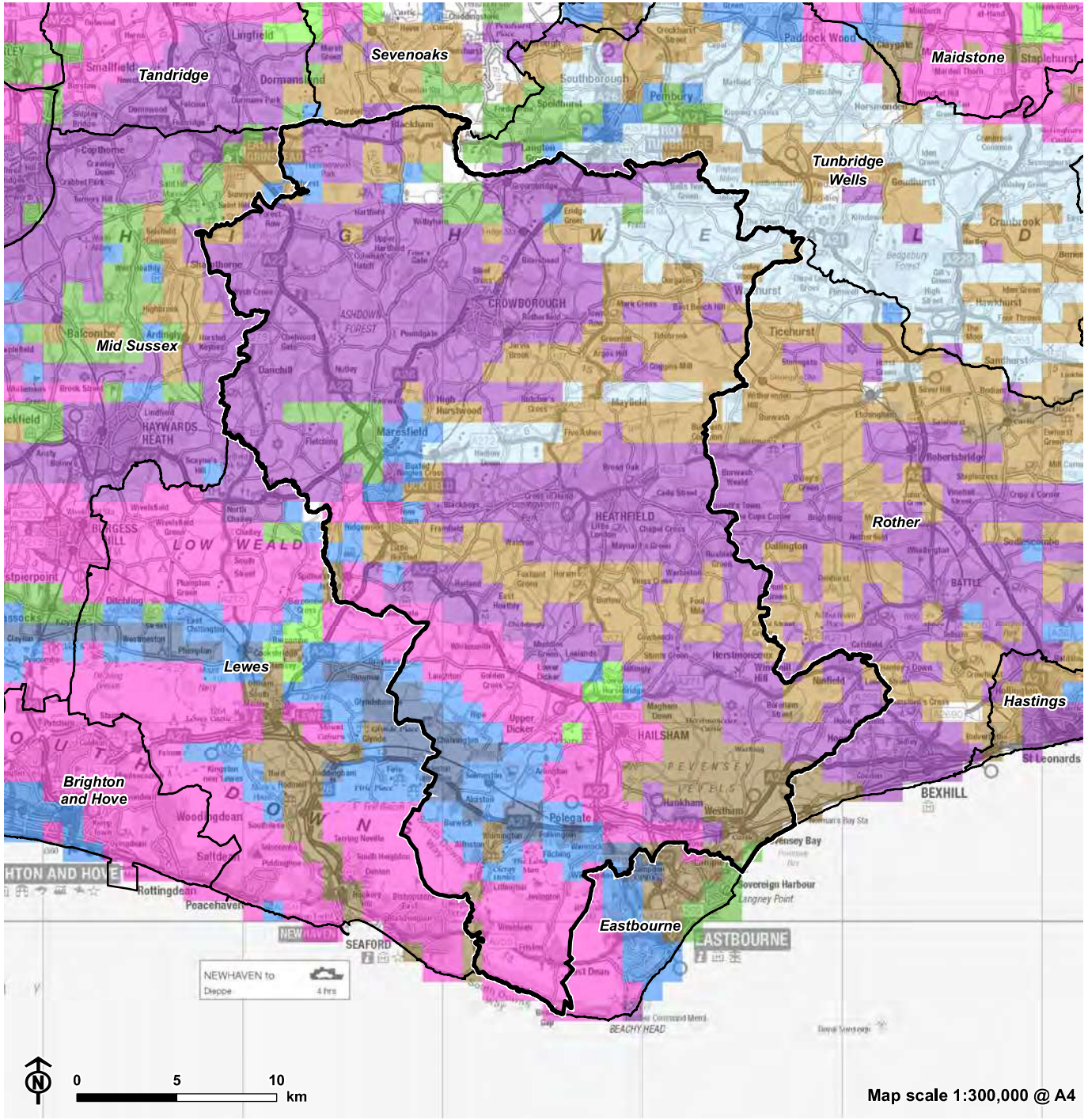



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## Figure 3.3: Soil groups

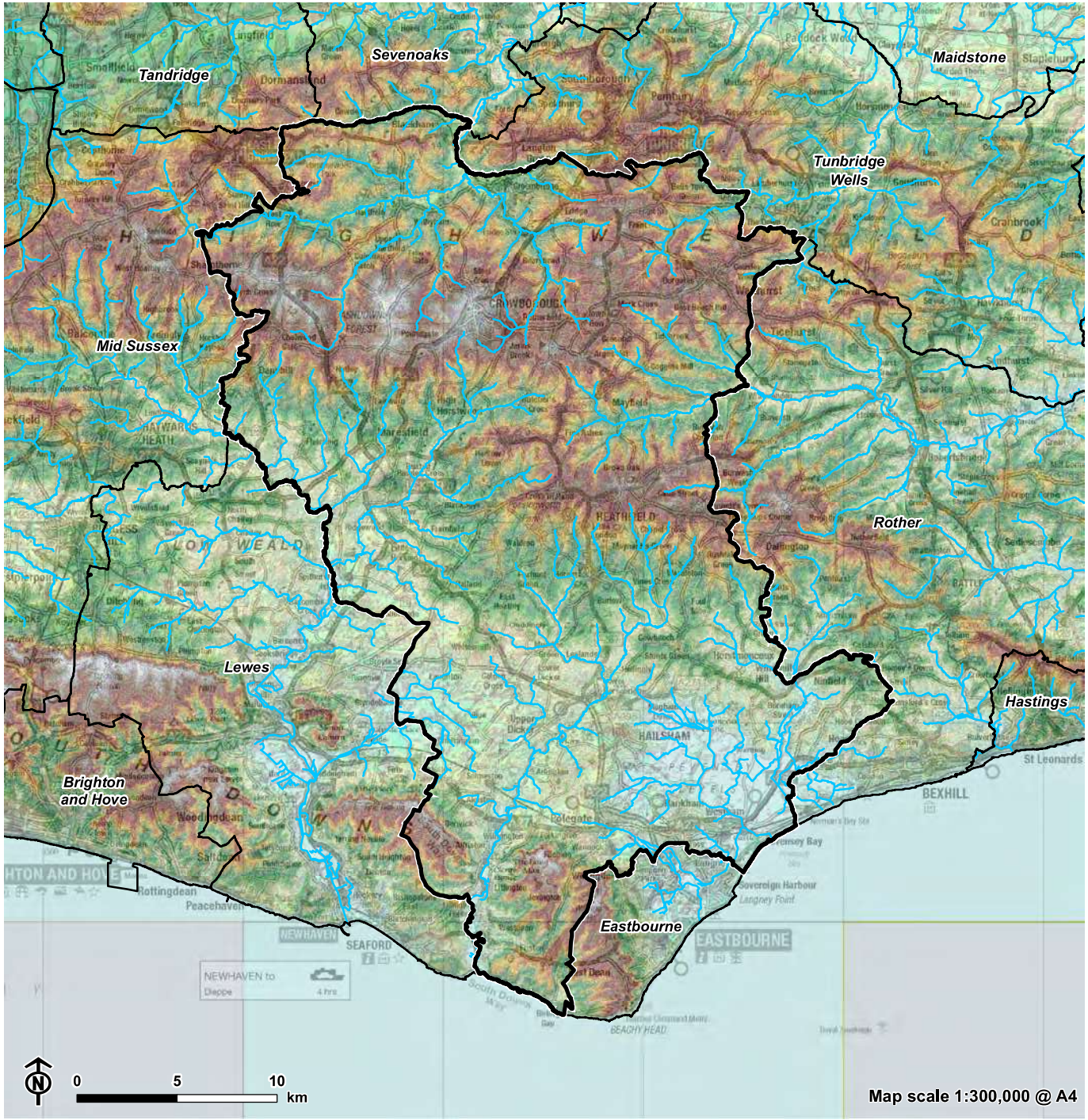



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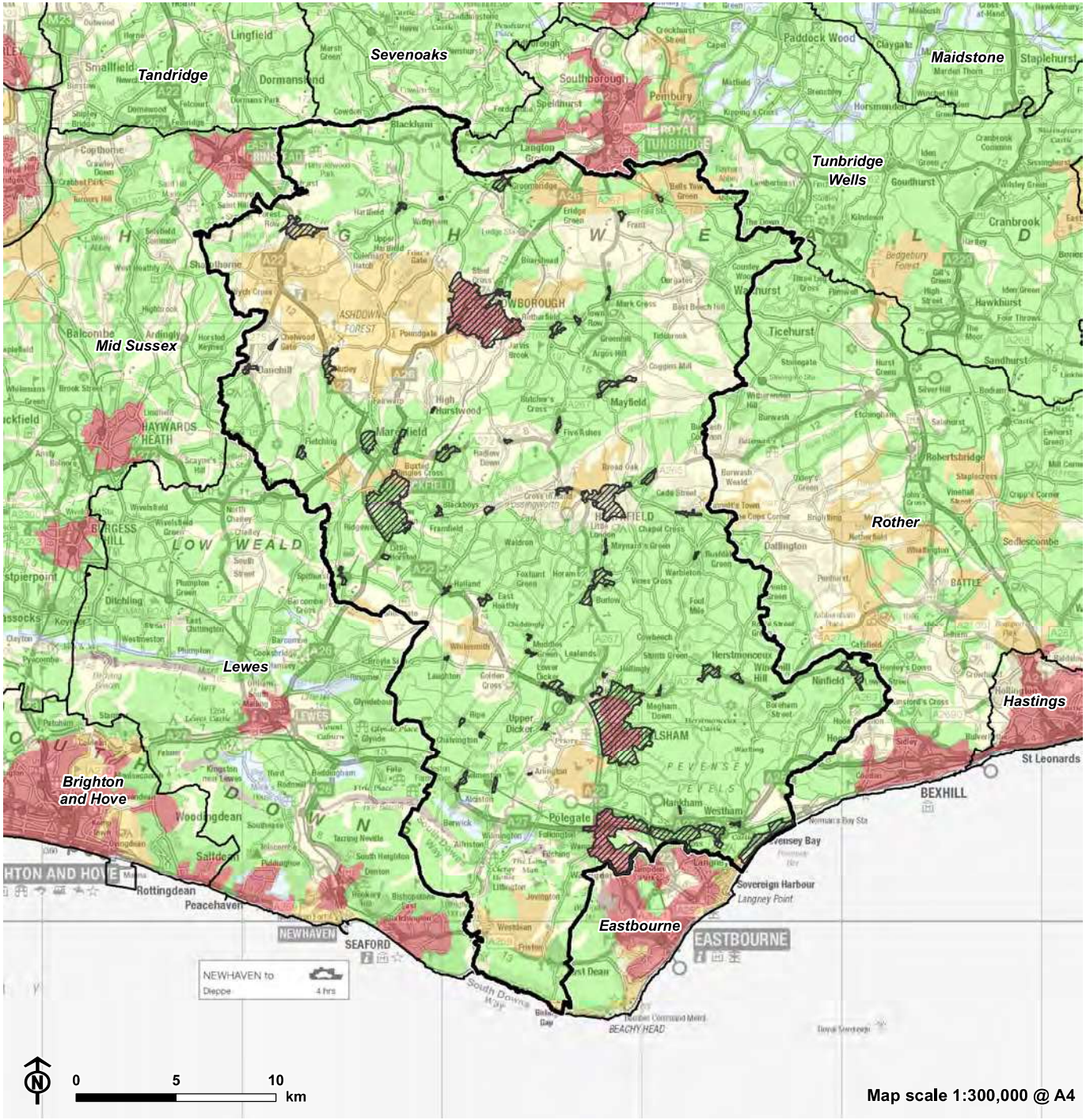
## Figure 3.4: Topography and watercourses




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Source: OS

## Figure 3.5: Agricultural Land Classification



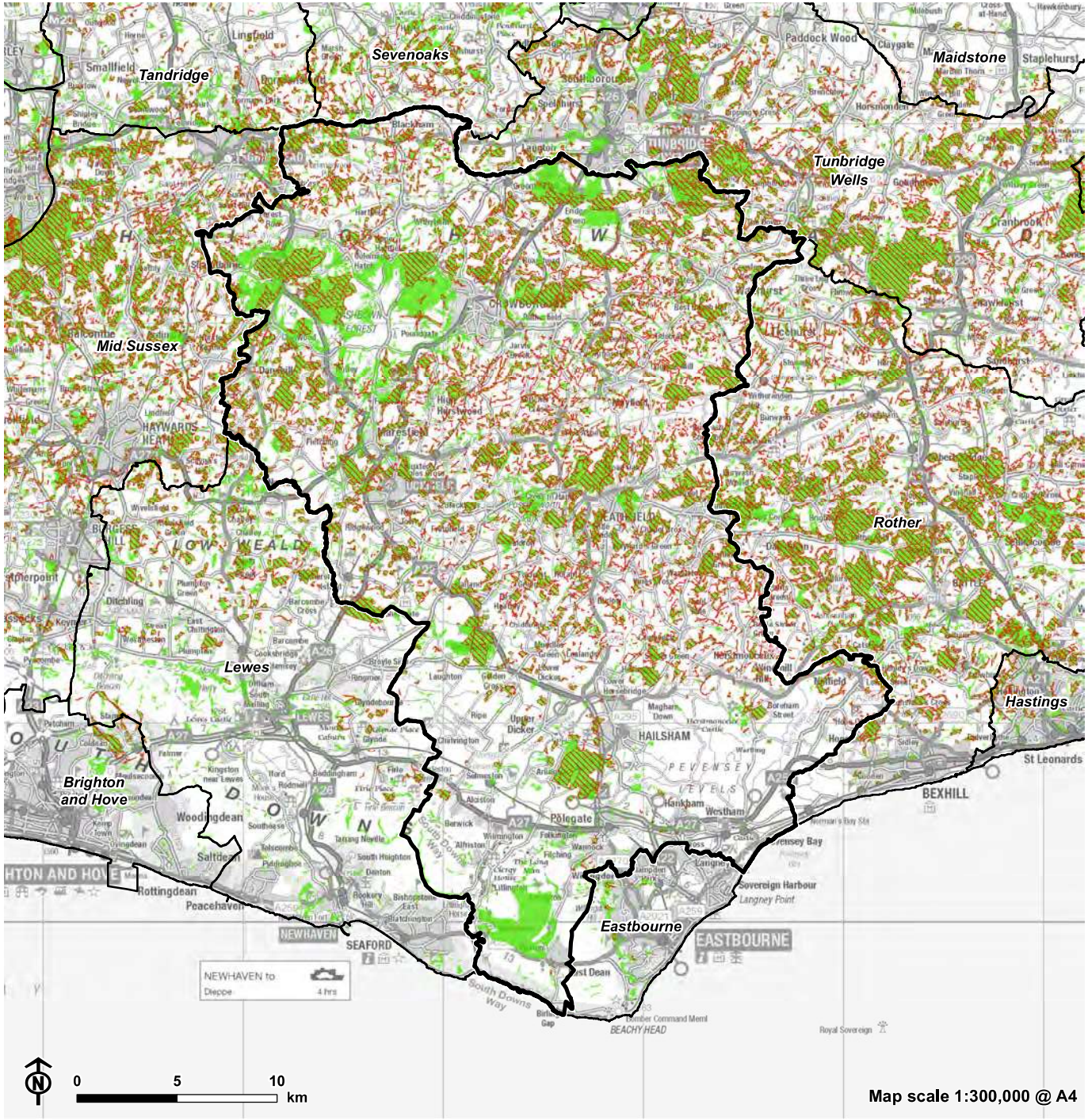

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Source: NE, WDC, LUC

Wealden Landscape Character Assessment
Wealden District Council

LUC

## Figure 3.6: Woodland



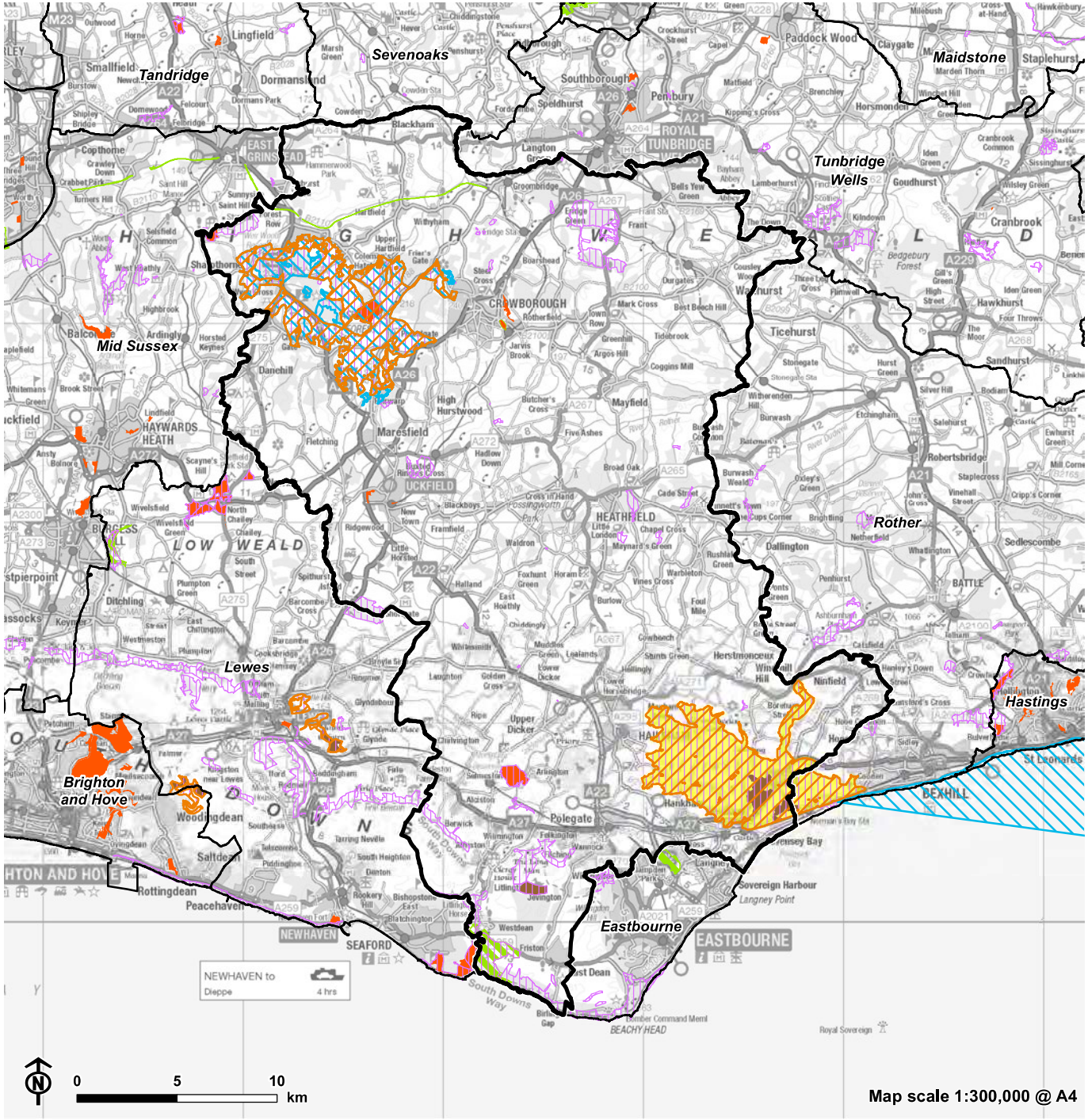

Wealden district
Neighbouring local authority
Ancient woodland
National Forest Inventory (NFI)

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CB:JT EB:Tomlinson_J LUC FIG3_6_r3_woodland_20211123 02/12/2021
Source: OS, NE

Wealden Landscape Character Assessment
Wealden District Council

LUC

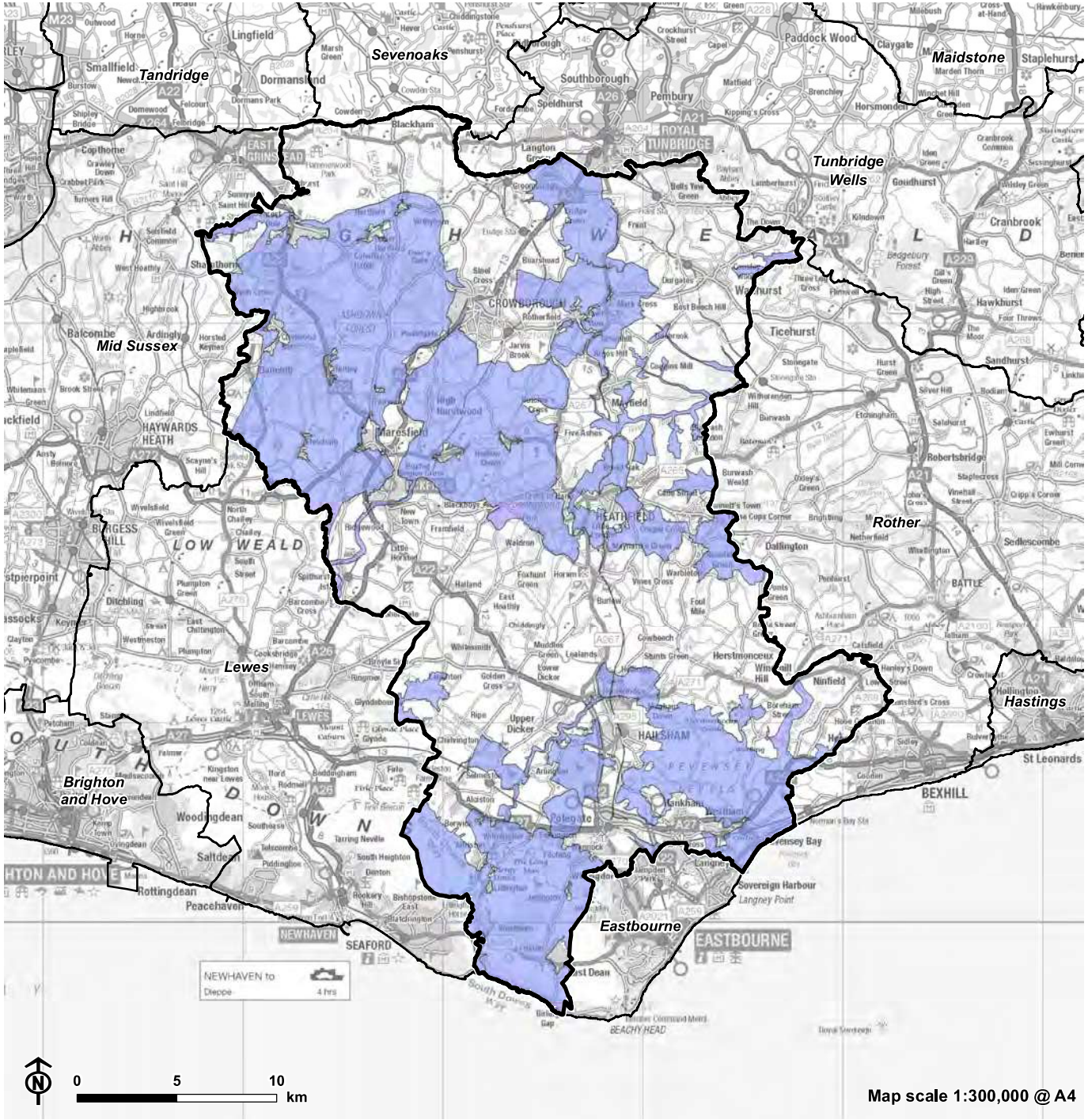
## Figure 3.7: Nature conservation designations




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CB:JT EB:Tomlinson_J LUC FIG3_7_r1_nature_c_20211123 02/12/2021
Source: OS, NE

## Figure 3.8: Biodiversity Opportunity Areas




Sussex BOA data digitised by Sussex Biodiversity Record Centre (SxBRC). Contains Ordnance Survey data © Crown Copyright and database rights 2022

CB:JT EB:Tomlinson_J LUC FIG3_6_r3_woodland_20211123 11/02/2022
Source: OS, SxBRC

## Cultural influences

**3.21** The landscapes and settlements of the district have developed over time, and have been influenced by human use of the land and successive cycles of reclamation and abandonment of woodland, pasture and arable as population and agricultural pressures have changed. **Figure 3.9** shows the Scheduled Monuments, listed buildings, Conservation Areas and Registered Parks and Gardens within the district.

**3.22** Extensive flint finds provide evidence for humans in Wealden in the Palaeolithic period (500,000 to 11,000 years ago). Pollen and charcoal archaeological evidence suggests there was small scale, sporadic and temporary woodland clearance by Mesolithic hunter-gatherers between 10,000 and 8,000 years ago. There are recorded Mesolithic sites, including rock shelters near Eridge and camp sites next to rivers, for example south-east of Hailsham. From c6000 BCE, when Britain became separated from Europe, people had already begun to change the landscape by hunting and using fire to make clearings to entice prey, as well as for agricultural activities. The transition from the Mesolithic to Neolithic way of life is evidenced by the existence of long barrows and funerary monuments, many of which survive today and are Scheduled Monuments. Periodic woodland clearance continued into the Bronze Age (2,600-700BCE).

**3.23** The use of the Weald for industry began in the Iron Age. Wadhurst Clay was the main source of raw iron stone exploited by humans from the middle Iron Age (c. 600 BCE), with woodland used for fuel, resulting in further woodland clearance.

**3.24** The Roman occupation began in 43 CE, and the Roman influence on the district can still be seen in the road layout and evidence of Roman villas in the Low Weald. The Roman fortress at Pevensey, then known as Anderida, was part of the Saxon Shore forts, constructed in the third century CE to protect against Saxon raiders. The Historic Environment Record (HER) records 87 Romano-British iron production sites within the district, three of which are Scheduled Monuments.

**3.25** There is limited evidence in the district for the colonisation by the Saxons, although the traditional view is that by the early 5th century the Saxons had taken control of the fort at Pevensey. The higher ridges in the interior of the High Weald were still heavily wooded and may have been used for hunting by the kings of Sussex.

**3.26** The modern settlement pattern began to develop during the later Saxon period (410-1066 CE). Settlements developed on the high ground on the ridge tops, or above floodplains in the south of the district. Possibly since the Iron Age, and certainly during the early Medieval (410 – 1066 CE), the Weald has been shaped by the practice of transhumance – the seasonal movement of people and animals moving between grazing grounds, typically lowlands in the winter and highlands in the summer. The dense network of droveways which connect the Downs and the Weald is still in use as roads and public rights of way, and is a visible legacy of this seasonal movement.

**3.27** The Bayeux Tapestry shows that William the Conqueror landed in Pevensey in 1066, and based his first camp in the ruins of the Roman fort. Following William's victory at Battle, his half-brother was granted the Rape (barony) of Pevensey, and used the Roman fort as the base for building a new castle at Pevensey. St Mary's church in Westham is claimed to be the earliest Norman church in the country.

**3.28** The Pevensey Levels have a long history of inundation and reclamation, gradually changing from salt marsh to reedy meadows. Much of the area was under water as recently as 700 years ago, although attempts to reclaim the marsh date from as early as 772 CE. There is evidence to suggest that salt making was an important occupation on the levels, and the Domesday Book records 100 salt works on the edges of Pevensey Marsh. Reclamation of the Pevensey Levels began in earnest in the medieval period, through enclosing portions of the marsh within sea walls. By 1696 the 'innings' (reclamation) of the Pevensey Levels was complete. Drainage of the Pevensey Levels continued in the 20th century. Between 1959 and 1977 eight separate pumped-drainage schemes were implemented to extend the grazing season and viability of arable cropping.

**3.29** In conjunction with the iron industry, the local clay geology provided the raw materials for brick and tile production. The softer clays were used for roof tiles, decorative tiles and terracotta, while harder loams were used to make bricks. The Romans were the first to produce brick and tiles in the district, and the trade was revived following the Norman invasion to provide materials for churches and monasteries. Herstmonceux Castle was one of the first buildings in England to be built entirely of brick, in the 1440s.

**3.30** The High Weald is renowned for its medieval landscape character, and is one of the reasons for its designation as an Area of Outstanding Natural Beauty (AONB). Assarts (fields brought into cultivation by clearing from forest or waste lands) are characteristic of both the High and Low Weald. The greatest recorded evidence for assarts is in the 12th and 13th centuries, in order to increase the land available for agriculture. The Historic Landscape Character mapping can be seen in **Figure 3.10**.

**3.31** Dispersed settlements formed along route ways on ridge top roads and drove ways in the High Weald. The few nucleated villages and small towns are generally sited on the main routes through the Weald, and developed from the 11th century onwards as small market centres for the sale and dispersal of surplus agricultural and woodland products. Many

obtained licences to hold fairs in the 12th century. In some cases there is evidence that the market was the original feature, and a church was built later. The Low Weald saw the construction of isolated farmsteads, some with moats. There are a significant number of timber-framed buildings throughout the district, some of which date back to the 13th century, although the majority are from the 15th-17th centuries.

**3.32** In the 15th to 17th centuries the Weald was again the 'foundry of England', supplying iron across the country, and supported around 100 forges and furnaces. Large numbers of people were employed in digging ore, cutting wood, charcoal making and transporting raw materials and products. The legacy is still evident in the landscape of surviving hammer and furnace ponds, grand houses built by wealthy foundry owners and the remains of the coppiced woodland which was managed for the production of charcoal.

**3.33** From the 17th century there was an increase in large country houses in planned parks, often associated with pre-existing medieval manors. Examples include Sheffield Park and Heathfield Park. The trend for large new houses brought famous architects and landscapers to the district, including Lancelot 'Capability' Brown and Humphrey Repton.

**3.34** Between 1804 and 1810 defensive measures against the threat from Napoleon's France were built in the form of Martello towers. These towers are now distinctive features in the coastal landscape of Pevensey and Pevensey Bay.

**3.35** By the 19th century hop growing was a prominent industry in the district, due to the local supply of wood for hop poles, milder southern climate and sandy slopes. Workers from across the county, Kent and London came to East Sussex to pick the hops which were dried out in oast houses and sold to breweries. The oast houses are visible reminders of this industry, and were often added to historic medieval farmsteads.

**3.36** The industrial revolution and population growth resulted in an increased demand for housing and therefore production of bricks in the 19th century. This was aided by the arrival of the railways and abolition of the brick tax in 1850. The increased use of brick can be seen in the brick terraces and villas in the larger towns and villages, including Hailsham, Uckfield and Mayfield. The earliest railway line opened in 1849 between Polegate and Hailsham, particularly to serve the livestock market. Later lines connected Tunbridge Wells and East Grinstead, and Lewes and Eridge. The last remaining railway runs from Uckfield through Crowborough and Eridge onto London. The other railway lines were decommissioned in the 1960s, although two lines are now promoted as cycling trails and footpaths, the Cuckoo Trail and Forest Way.

**3.37** The railways also expanded the settlements in the district, including at Heathfield, which was previously a small settlement and the construction of the new town in Uckfield.

**3.38** Wealden was heavily used by the military during the First and Second World Wars. Many of the country houses were taken over as military camps and hospitals, including at Maresfield Park. The GHQ Stop Line, intended to halt the German advance in the face of an invasion, ran through the district and many of the pillboxes and anti-tank obstacles survive. The Pevensey Levels held a large radar defence station, one of the original 20 Air Ministry Experimental Stations.

### Associations

**3.39** The district is associated with writers in the 19th and 20th centuries including Sir Arthur Conan Doyle, who lived in Crowborough, Rudyard Kipling, and AA Milne - the Winnie the Pooh stories were inspired by Ashdown Forest.

**3.40** JMW Turner is known to have painted in Sussex, and produced paintings of Heathfield and Wadhurst, while Pablo Picasso was a visitor at Farley Farm in Muddles Green, Chiddingly. Lee Miller, best known for her photographs at the end of the Second World War, lived at Farley Farm from 1949 to 1977.

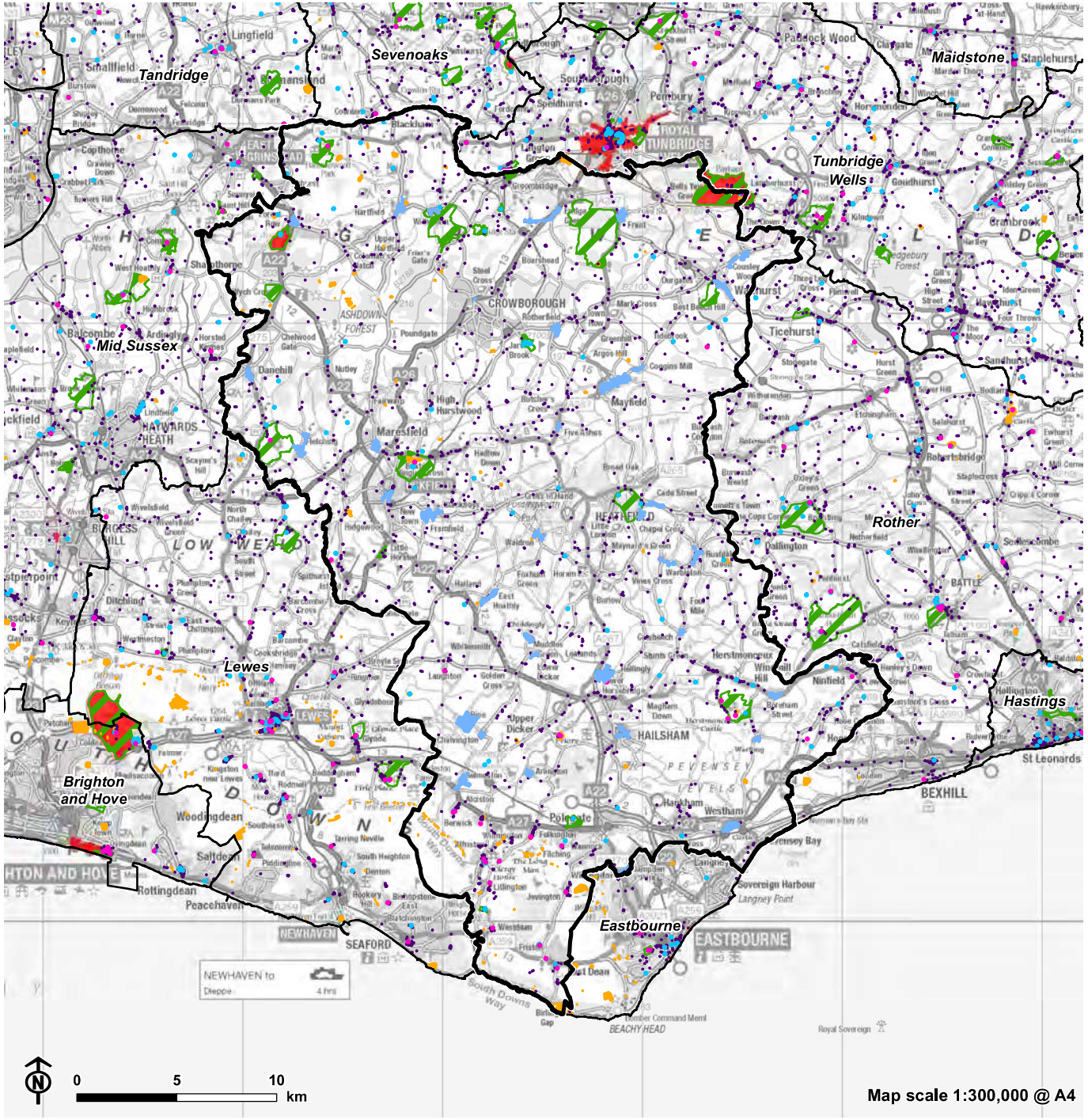
## Perceptual qualities

**3.41** The district enjoys high levels of tranquillity away from the settlements and main roads, as illustrated on **Figure 3.11.**

**3.42** The levels of light pollution and dark night skies within Wealden District are shown on **Figure 3.12.** Much of the district experiences dark night skies, with light pollution from the main settlements and major road corridors visible.

Wealden Landscape Character Assessment
Wealden District Council

## Figure 3.9: Cultural heritage designations




Wealden district
Neighbouring local authority
Conservation area
Heritage at Risk
Registered parks and gardens
Scheduled Monument

**Listed building**

- Grade I
- Grade II*
- Grade II

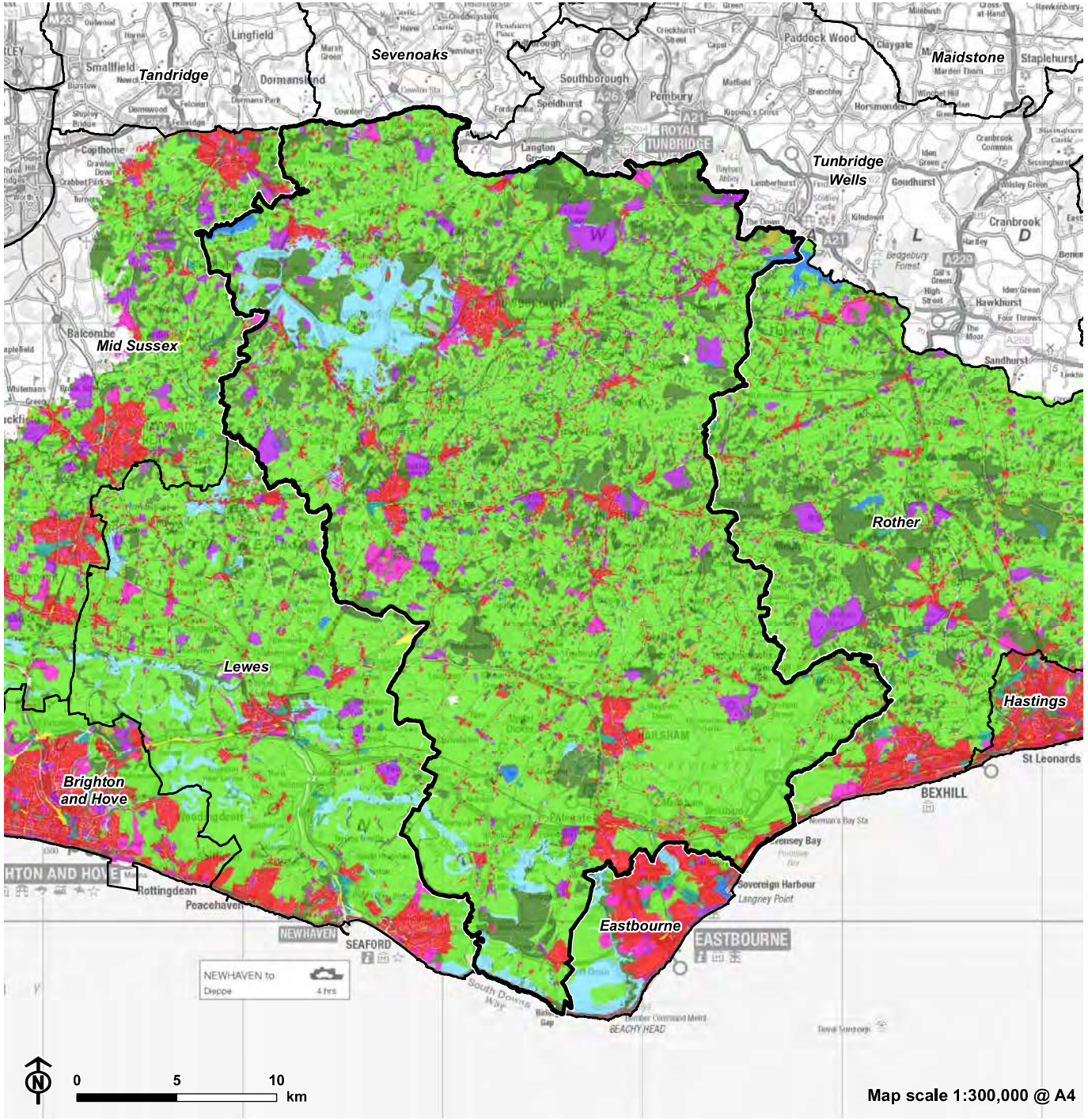
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CB:JT EB:Tomlinson_J LUC FIG3_9_r0_cultural_her_20211119 02/12/2021
Source: OS, HE, WDC

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Wealden District Council

LUC

## Figure 3.10: Historic Landscape Character

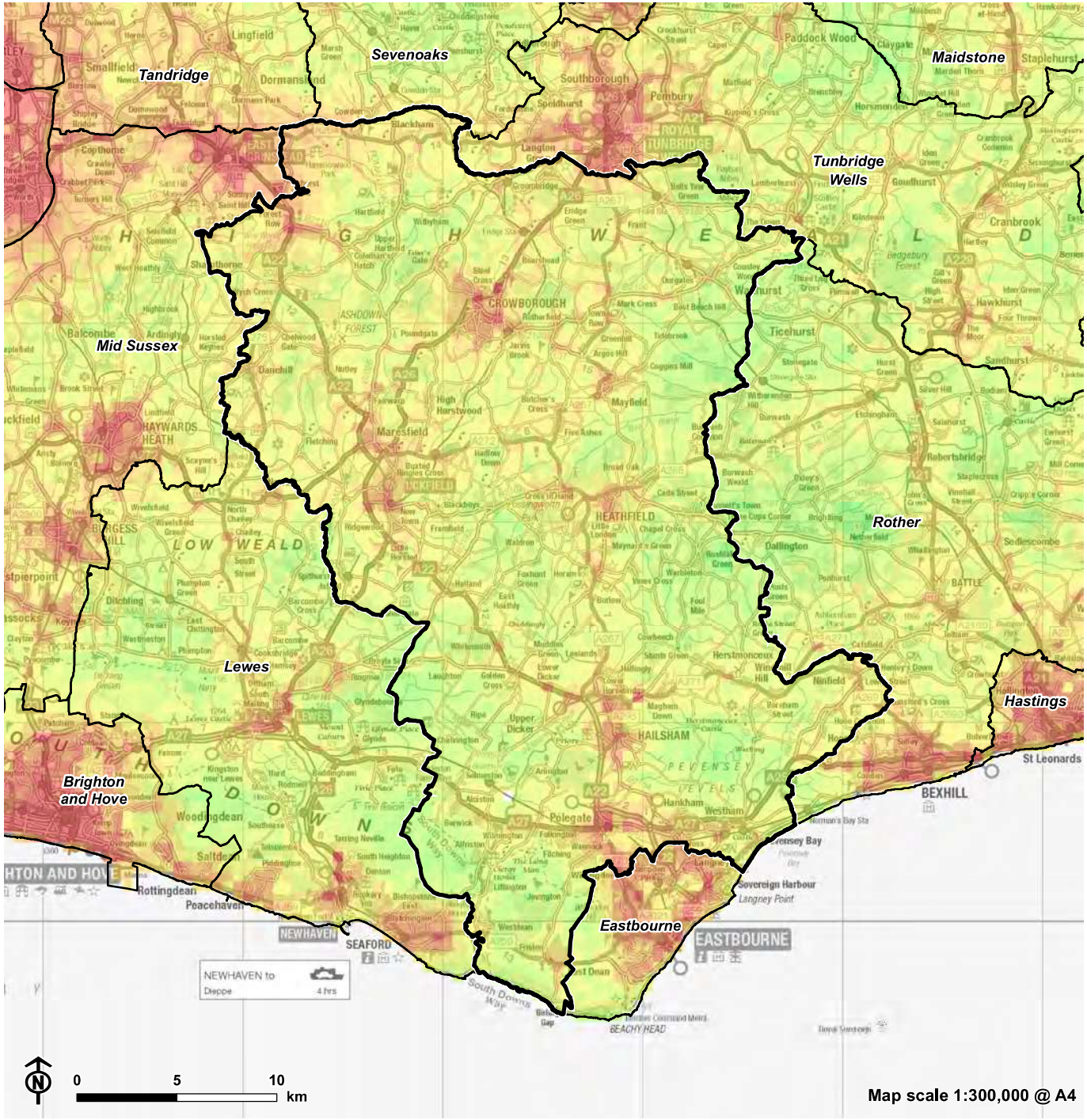



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CB:JT EB:Tomlinson_J LUC FIG3_10_r0_historic_landscape_area_20211122 02/12/2021
Source: OS, ADS

LUC

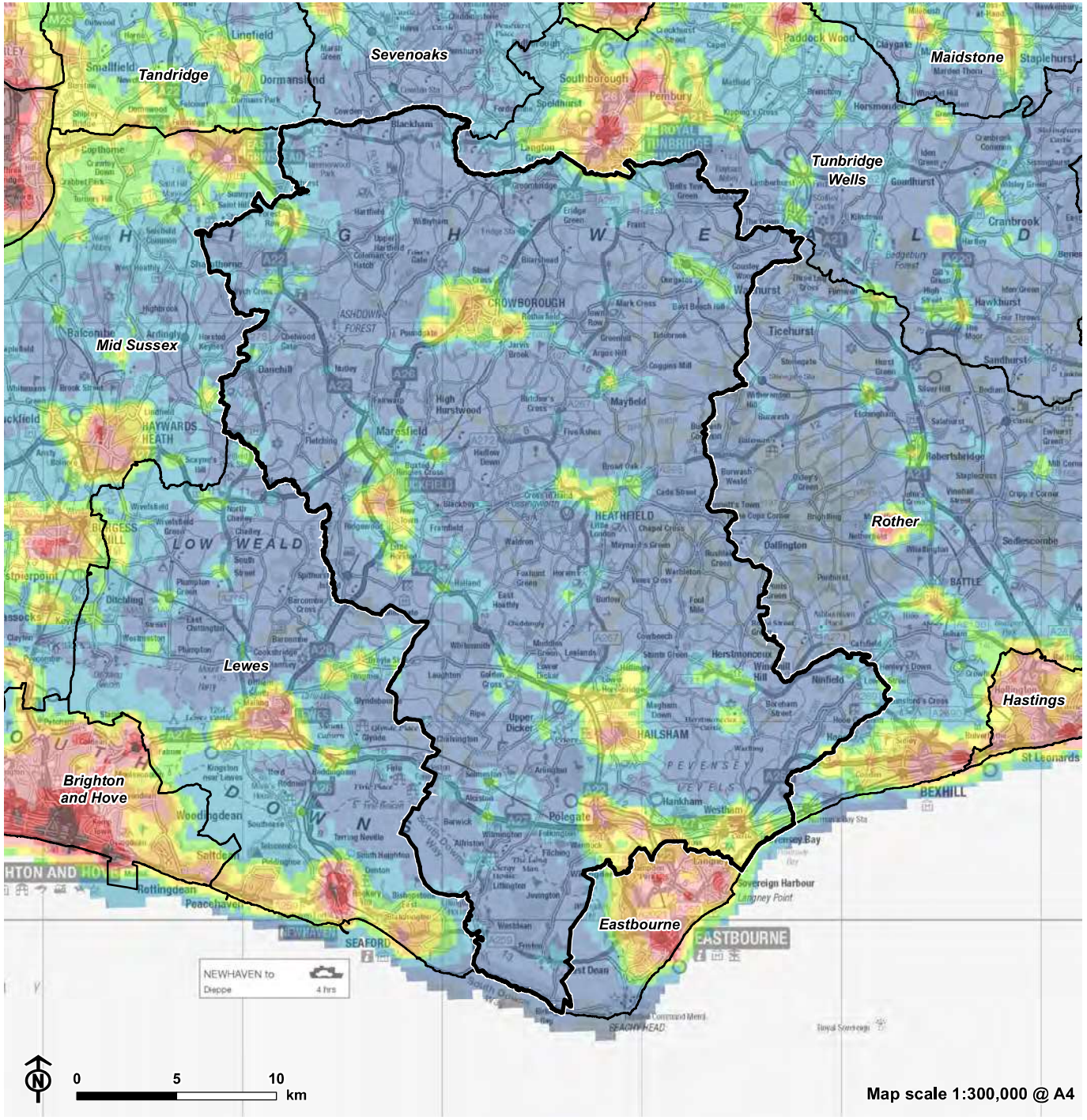
## Figure 3.11: Tranquillity




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CB:JT EB:Tomlinson_J LUC FIG3_11_r0_transquility_20211122 02/12/2021
Source: OS, CPRE

## Figure 3.12: Dark skies




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Earth Observation Group, NOAA National Geophysical Data Center. Data processed by LUC on behalf of CPRE

CB:JT EB:Tomlinson_J LUC FIG3_12_r0_darksky_20211122 25/11/2021
Source: OS, CPRE

## Forces for change and landscape issues

**3.43** Wealden's landscape is constantly changing through human activity and natural processes. The cumulative effects of these processes can considerably alter the character of the landscape.

**3.44** The individual Landscape Character Area (LCA) profiles include reference to key pressures, past, present and future, derived from discussions with Council Officers and a review of relevant information relating to land use, agricultural trends and development pressures. The main pressures that have potential to influence the landscape character of Wealden as a whole are set out below.

### Climate change

**3.45** Climate change is a major pressure on rural landscapes and is likely to result in increasingly unpredictable weather with hotter drier summers, more intense rainfall and longer dry periods resulting in the need for agriculture to adapt to grow different crops and develop more flexible and responsive land management practices. Hotter summers and increases in temperatures could result in increased demands for agricultural irrigation. Responses to climate change may also result in pressure for development of renewable energy.

**3.46** Climate change resulting in more extreme weather could alter the species composition of existing species-rich woodlands and hedgerows, favouring species with lower water demand. Increasing incidences of pathogens may change the species mix of woodlands and higher temperatures and prolonged drought are likely to put woodlands under further stress and increase the risk of wildfires.

**3.47** Climate change is also likely to affect other important semi-natural habitats, particularly river and wetland habitats throughout the district. This will include water shortages in summer and increased water flows and flooding in winter, causing potential damage to habitats and species. These changes may manifest themselves within the natural environment through changes in habitats and a decline of flora and fauna which are unable to adapt quickly enough to the changing conditions. Rising water and sea levels may also impact mudflats and marshes which provide important habitats for migrant bird populations. Longer drier summers may affect heathland and coastal habitats and increase the risk of fire.

**3.48** Wealden contains nine main rivers with associated floodplains, including the Rivers Cuckmere, Uck, Ouse, Medway, Teise, Rother and Waller's Haven, as well as the Willingdon Levels and Pevensey Levels. Climate change will cause an increase to river flows and rising sea levels, as well as to the frequency of flood events and put these areas at risk.

### Agricultural change

**3.49** England's post-Brexit agricultural subsidy regime was set out in the Agriculture Bill 2020. Direct payments to farmers through the Common Agricultural Policy and direct support payments are being phased out, to be replaced by the Environmental Land management Scheme (ELMS) which is being phased in until 2028, with transitional schemes such as the Farming in Protected Landscape Schemes established to reduce gaps in support for farming during the transition period. There is continuing uncertainty about how ELMS will impact farming practices in England and the consequent impacts on landscape character.

**3.50** The majority of agricultural land in Wealden is classified as good to moderate (grade 3) (see Figure 3.5), with poorer areas of land (grade 4) on the edges of the woodlands. Poorer quality agricultural land usually supports pastoral farming in the High Weald, while the south of the district has a more mixed farming character with arable farmland interspersed with smaller areas of pasture.

**3.51** Agricultural intensification is associated with a loss of pasture for cereal production, providing fodder crops (maize) and straw for bedding, which is in turn resulting in field enlargement and subsequent loss of hedgerows and hedgerow trees. Hedgerows can lose their function in arable landscapes and are often replaced by post and wire fences. There has been a general decline in hedgerow maintenance and condition across the district.

**3.52** More intensive farming practices often result in larger amalgamated farms with new agricultural buildings. These agricultural buildings tend to be large scale and have no local distinction and can be detractors within the landscape.

**3.53** Small-mixed farming systems are increasingly uncompetitive in the current economic market, and farms are generally decreasing in number with many smaller farms diversifying or going out of business and traditional agricultural buildings steadily converted to residential or commercial use, with accompanying change in lighting and access requirements, roadside signage, further eroding rural character.

**3.54** Changes in pasture and grazing livestock, including decrease in traditional sheep and cattle grazing and increase in pig or horse grazing can impact on the character of the countryside. This is through division of existing fields into individual paddocks defined by post and wire or horse tape, increasing stabling and sties and degradation of pasture due to lack of active grassland management leading to either scrub invasion or over grazing. Loss of sustainable grazing for heathland can also lead to soil erosion.

### Land management change

**3.55** Trees and woodland make a valuable contribution to the Wealden landscape character, particularly in the north of the district, within the High Weald AONB.

**3.56** However, the ongoing decline in traditional woodland management practises and under management of woodlands and copses is resulting in the loss of species diversity.

**3.57** There is also pressure on semi-natural woodlands (including ancient woodland) from inappropriate management, leading to the introduction of non-native garden species or the spread of invasive alien species (such as Japanese knotweed, Himalayan Balsam and giant hogweed) in parts of the district, which can prevent regeneration of native woodland. Pressure for development also means there is potential for loss of woodland, including valuable semi-natural woodlands.

**3.58** Mature hedgerow trees (particularly oak) are an integral part of the traditional hedge system and contribute to the wooded context of the district in both the urban and rural areas. The loss of these trees through senescence, development pressure or climate change and associated pests and diseases together with a lack of replacement, is a key challenge to the existing landscape character.

**3.59** Agricultural intensification and consequent field enlargement are leading to direct felling and grubbing up of hedgerow trees. Tree loss is also caused by direct or indirect damage from agricultural machinery, leading to early decline or death.

**3.60** The use of fencing, which reduces the agricultural necessity for hedge maintenance, is also hastening the decline of the hedgerow network and neglect of hedgerows, leading to their degradation to a line of standard trees or the development of gaps within hedgerows, is an issue. Too frequent or badly timed cutting can also result in gaps in hedgerows or the decline in the variety and age structure of hedgerows and hedgerow trees, and ultimately the loss of hedgerows.

### Development pressure

**3.61** The presence of large urban areas both within and immediately outside the district boundaries means that pressure for development, particularly major housing or employment development and accompanying infrastructure, is a challenge to the existing landscape character.

**3.62** Infill development or the expansion of existing settlements is likely to lead to the loss of open agricultural land and woodland reducing the rural character of landscapes immediately adjacent to these areas. The requirements for additional public open space adjacent to new development may also impact the character of the local landscape by changing land use from agriculture to recreation.

**3.63** New or extended development also risks the urbanisation of rural villages.

#### Infrastructure

**3.64** Infrastructure works can have a significant influence on landscape character through the upgrading of existing facilities and the provision of new infrastructure to facilitate additional development.

**3.65** Strategic road improvements, including new or re-aligned roads and junctions, planned to help alleviate the impact of additional traffic, can result in a negative impact on landscape character in terms of fragmentation of the landscape and a loss of tranquillity.

**3.66** Narrow winding rural roads are vulnerable to widening, new wider visibility splays for new development, and an increase in the number of vehicles. These cause damage to grass verges and hedgerows, which can degrade their rural character and lead to the decline of species rich roadside grassland.

**3.67** The upgrading of footpaths/cycleways in rural locations can also lead to a loss of their rural character.

#### Recreation and tourism

**3.68** Wealden offers a wide variety of visitor attractions and wildlife sites which can make a valuable contribution to the rural economy and sustainable rural development. In 2019 the total value of tourism was around £368 million, which included nearly half a million overnight stays and nearly six million day trips. A newly launched Explore Wealden campaign aims to increase these numbers.

**3.69** However, increasing visitor pressure also has the potential to affect the character of the area's natural and historical assets, and its tranquillity.

**3.70** Relatively high visitor pressure at certain locations can result in a loss of tranquillity, damage or fragmentation of sensitive habitats or species. Increased recreational activity can also lead to demand for additional facilities at popular locations, resulting in visual intrusion from car parks or visitor centres, increased traffic at 'honey-pot' sites and potential urbanising of the most rural parts of Wealden through the provision of more formalised cycle and walking routes. There may also be increased demand for visitor accommodation such as caravan parks, hotels and leisure complexes and for the expansion of golf courses. An increased resident population within the district will add to these pressures.

### Renewable energy

**3.71** The need to reduce carbon emissions through an increase in renewable energy sources could have a significant impact on the character of the landscape in the district. Pressure for suitable sites for wind turbines and solar farms is likely to continue.

**3.72** Rural diversification and a trend towards green energy from biomass or waste in the future is also likely to have a localised influence on the character of the rural landscape through changes in vegetation patterns such as large-scale single species planting and land management.

# Chapter 4
# Landscape Character Classification

## Classification for Wealden District

**4.1** The classification has been undertaken at a scale of 1:25,000. It nests within the National Character Areas and East Sussex Landscape Character Areas, but is at a local scale and mapped to a finer level of detail.

**4.2** The mapped information, set out in **Table 2.1**, was overlaid in a Geographic Information System (GIS) to identify areas of common character. In particular, information about geology, soils, landform, hydrology, land cover, land use, field patterns, settlement pattern, time depth and existing character assessments informed the classification.

**4.3** Six landscape character types (LCTs) have been identified, and within these, 12 landscape character areas (LCAs). These are mapped in **Figure 4.1** and listed in **Table 4.1** below.

Table 4.1: Classification for Wealden District

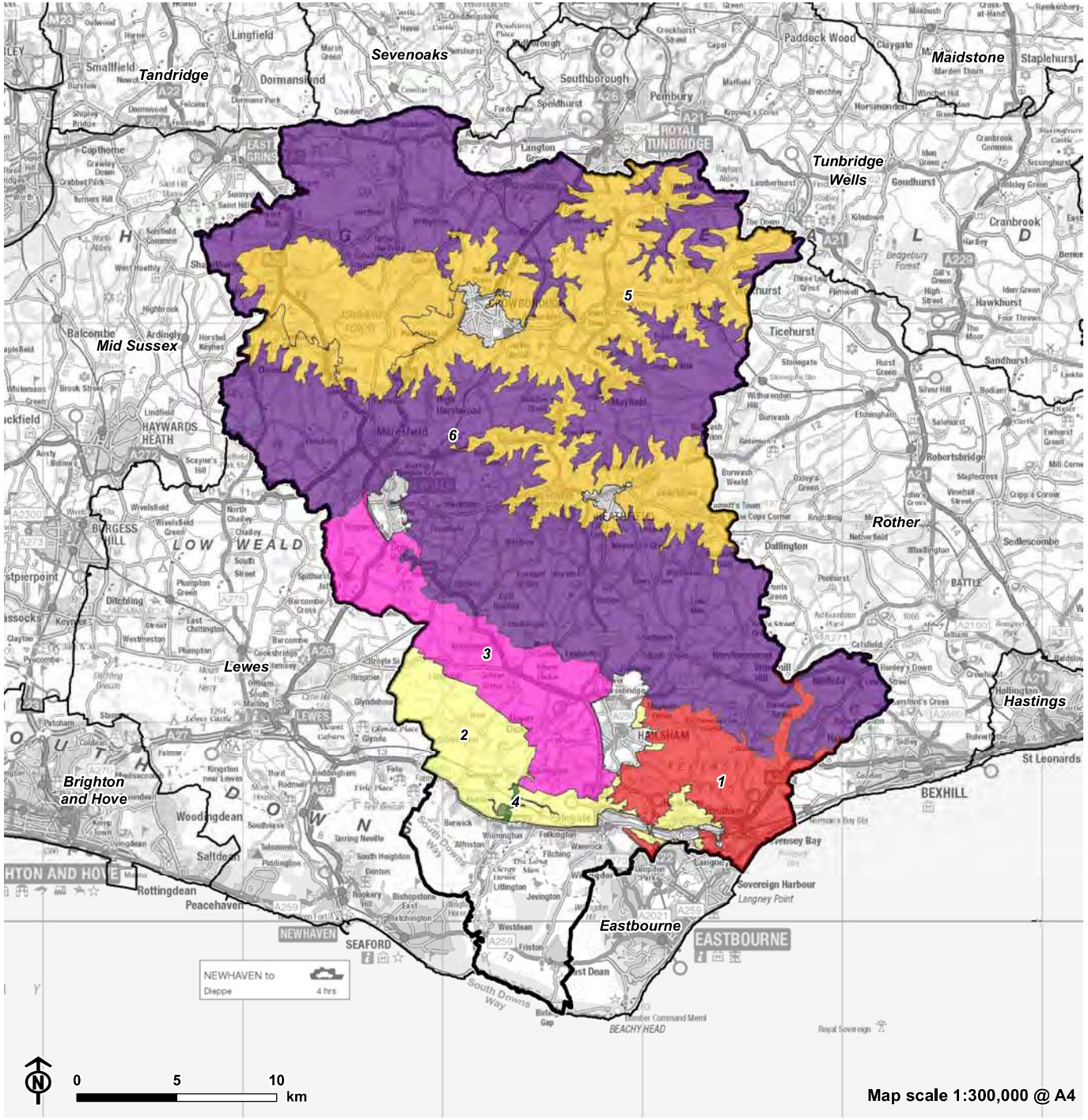
| Landscape Character Type (LCT) | Landscape Character Area (LCA) |
|---|---|
| 1 Alluvial levels | 1A: Pevensey Levels |
| 2 Open clay vale (Low Weald) | 2A: Laughton to Arlington Open Clay Vale |
| | 2B: Polegate Open Clay Vale |
| 3 Wooded clay vale (Low Weald) | 3A: Uckfield to Hailsham Wooded Clay Vale |
| 4 River floodplains (Low Weald) | 4A: Cuckmere Floodplain |
| 5 Wooded ridges (High Weald) | 5A: High Weald - Ashdown Forest |
| | 5B: High Weald - Central |
| 6. Wooded slopes (High Weald) | 6A: High Weald - Medway Catchment |
| | 6B: High Weald - Teise Catchment |
| | 6C: High Weald - Rother Catchment |
| | 6D: High Weald - Ouse Catchment |
| | 6E: High Weald - Cuckmere/ Pevensey Catchment |

### A note on boundary lines

**4.4** Mapped boundaries may suggest that there is a sharp change from one landscape to another. Landscape character rarely changes abruptly and so generally the boundary lines represent a zone of transition from one landscape to another. Exceptions are the Cuckmere Floodplain and Pevensey Levels which are largely defined by flood zones/ extent of alluvium.

Wealden Landscape Character Assessment
Wealden District Council

## Figure 4.1: Landscape Character Types




Wealden district
Neighbouring local authority

**Landscape Character Type**

1. Alluvial levels
2. Open clay vale (Low Weald)
3. Wooded clay vale (Low Weald)
4. River floodplains (Low Weald)
5. Wooded ridges (High Weald)
6. Wooded slopes (High Weald)

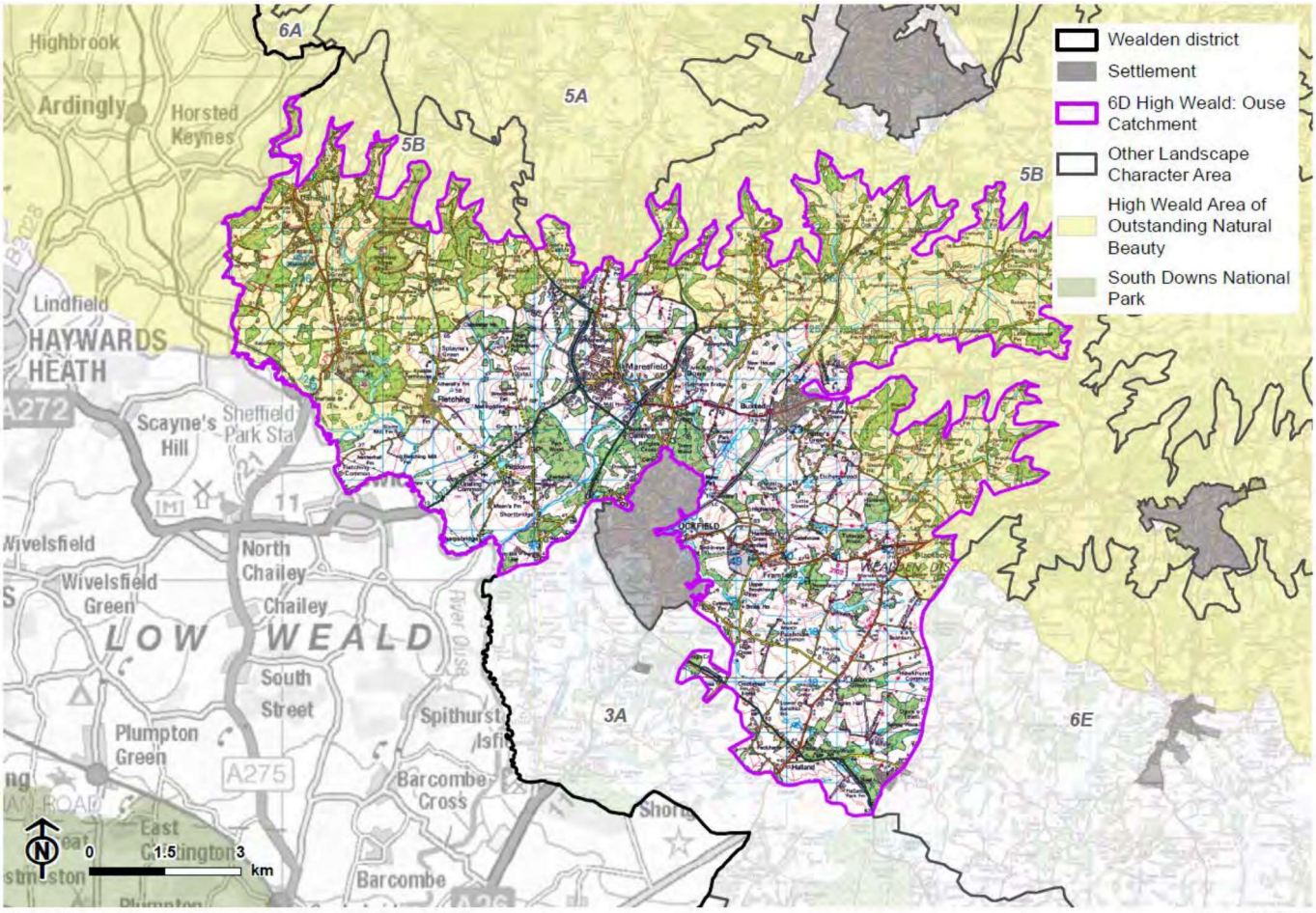
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Source: OS

# LCA 6D: High Weald - Ouse Catchment

## Location and summary

The High Weald: Ouse Catchment is a rolling landscape of ridges and valleys containing the River Ouse and its tributaries that drain south-westwards from Ashdown Forest and the Central High Weald into Lewes District. A wooded landscape with an intricate pattern of small irregular fields, streams and small, historic ridge-top settlements. The High Weald AONB extends into the north of this LCA, west of Fletching and east of Blackboys and Buxted.



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Source: OS, WDC

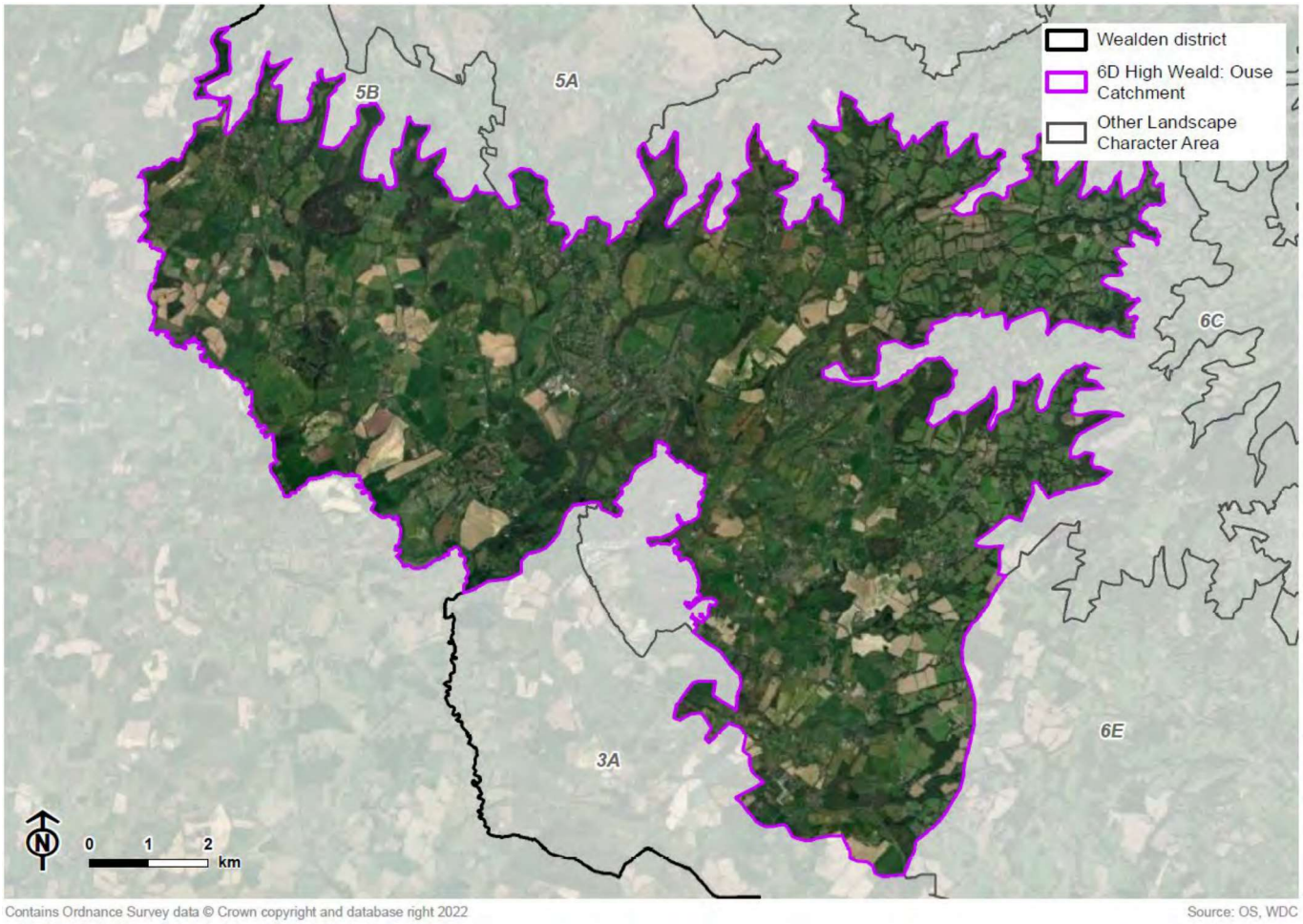


Well wooded ridge and valley landscape

## Key Characteristics

- The underlying geology of interbedded sandstones, siltstones and mudstones give rise to a ridge and valley landscape associated with the winding upper courses of the River Ouse, River Uck and their tributaries. The incised and ridged landform is a defining component of character of the High Weald AONB.
- A well wooded landscape, which is a defining component of character of the High Weald AONB. The landscape has a mosaic of deciduous and mixed woodlands, interlinked with shaws, linear gill woodlands and hedgerows. Many woodlands are of ancient origin, with some ancient replanted woodland.
- Fragmented areas of priority habitat lowland heathland at Piltdown Common and in Sheffield Forest, provide evidence of previous woodland cover.
- Priority habitat lowland meadows and good quality semi-improved grassland are scattered throughout the LCA, including the flower-rich fields at Stockland Farm Meadow SSSI. Buxted Park contains priority habitat lowland dry acid grassland, which supports a large invertebrate population, and is designated as a SSSI.
- The silty soils support pasture, grazed by sheep and horses, with larger arable fields near to settlements. Viticulture is becoming more common within the LCA.
- An intricate pattern of small irregular shaped fields, predominantly of medieval origin, which is a defining component of character of the High Weald AONB. These are derived from piecemeal enclosure or assarting (formed from cleared areas of woodland).
- Fields are enclosed by a network of shaws and hedgerows with mature hedgerow trees, although these are often reinforced by post and wire fencing.
- The area is rich in relics of the Wealden iron industry, including furnace hearths, hammer ponds (constructed to power forge hammers) and coppiced woodlands managed to produce charcoal. The site of Pounsley iron furnace, a major cannon producer, is designated as a Scheduled Monument.
- The historic settlement pattern of small ridgetop villages, such as Danehill and Framfield (designated as Conservation Areas) is a defining component of character of the High Weald AONB. Distinctive church spires and towers often form landmark features. Farmsteads and hamlets are strung along the rural roads, and many of the buildings are listed.
- The local vernacular architecture comprises red brick laid as Flemish bond with blued brick ends, red tiled roofs and tile hung upper stories. These local materials, including oak timber frames, sandstone and flint reflect the abundance of locally sourced materials.

- Country houses with formal gardens and parkland such as Sheffield Park and Buxted Park (designated as Registered Parks and Gardens) demonstrate the wealth of manored estates in the High Weald.
- Villages are connected by a historic network of winding, sunken rural lanes enclosed by woodland. Busy trunk roads are also enclosed by woodland, limiting their impact on the landscape.
- The strong public rights of way network include promoted routes such as the Vanguard Way, Wealdway and the Sussex Diamond Way, enabling access to the landscape.
- Woodland, hedgerows and mature trees provide an enclosed character, although there are some dramatic 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.
- The contrasting landscape pattern of pastoral fields combined with dense areas of mixed woodland and scattered historic villages, results in a varied landscape colour palette.
- A rural landscape, with areas of remoteness, tranquillity and experience of dark skies in the valleys and larger woods of the LCA, particularly away from the main settlements and busy A roads.
- Piltdown was at the centre of an archaeological hoax in 1912 when a skull was discovered that appeared to be the 'missing link' between humans and apes.




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Source: OS, WDC

## Key Influences

### Landform and drainage

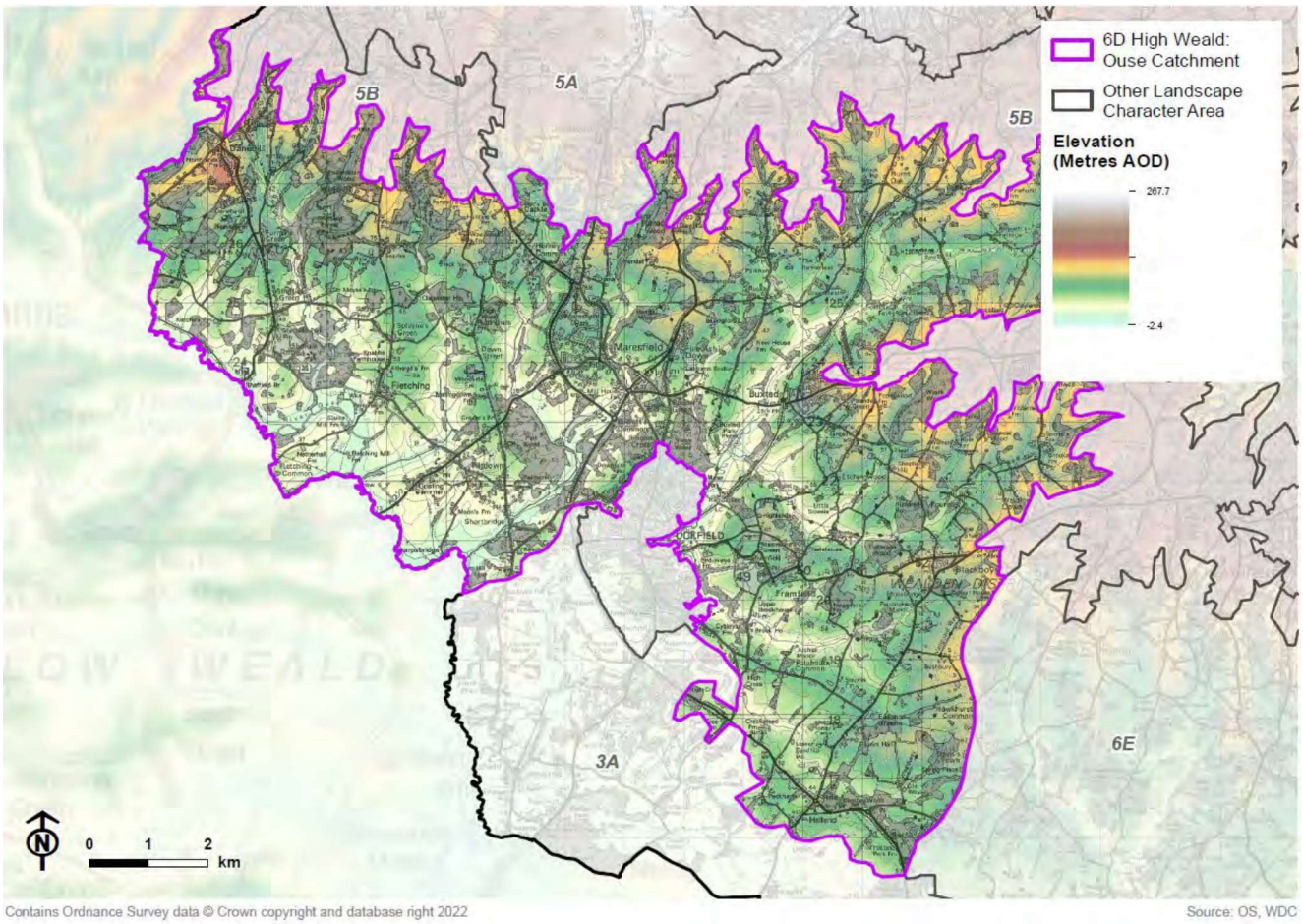
The landform comprises a rolling topography of ridges, spurs and valleys associated with the rivers Ouse and Uck and their tributary streams, which drain south-west into Lewes District and the Low Weald. The watercourses tend to be small and winding in their upper extents, lined by trees and woodland (with alder being a prominent species), widening with larger floodplains in their lower reaches. This landscape lies between 20m AOD along the course of the Ouse and 110m AOD at Danehill.

### Bedrock and superficial geology

The High Weald - Ouse Catchment is underlain by a series of sandstones, siltstones and mudstones of the Ashdown Formation, Upper Tunbridge Wells Sand formation, Lower Tunbridge Wells Sand formation, Ardingly Sandstone and Wadhurst Clay formation. These were laid down in the Cretaceous period in fluvial, palustrine (marshy) or shallow marine conditions. Superficial deposits relate to the river corridors, with alluvium, older river terrace deposits and some areas of Head deposits, caused by freeze-thaw activity moving fragmented weathered material downslope. The geology gives rise to medium silty soils, which are generally graded 3 ('good to moderate') in the agricultural land classification, with areas of grade 4 ('poor') along the river corridors and in the north towards the High Weald.

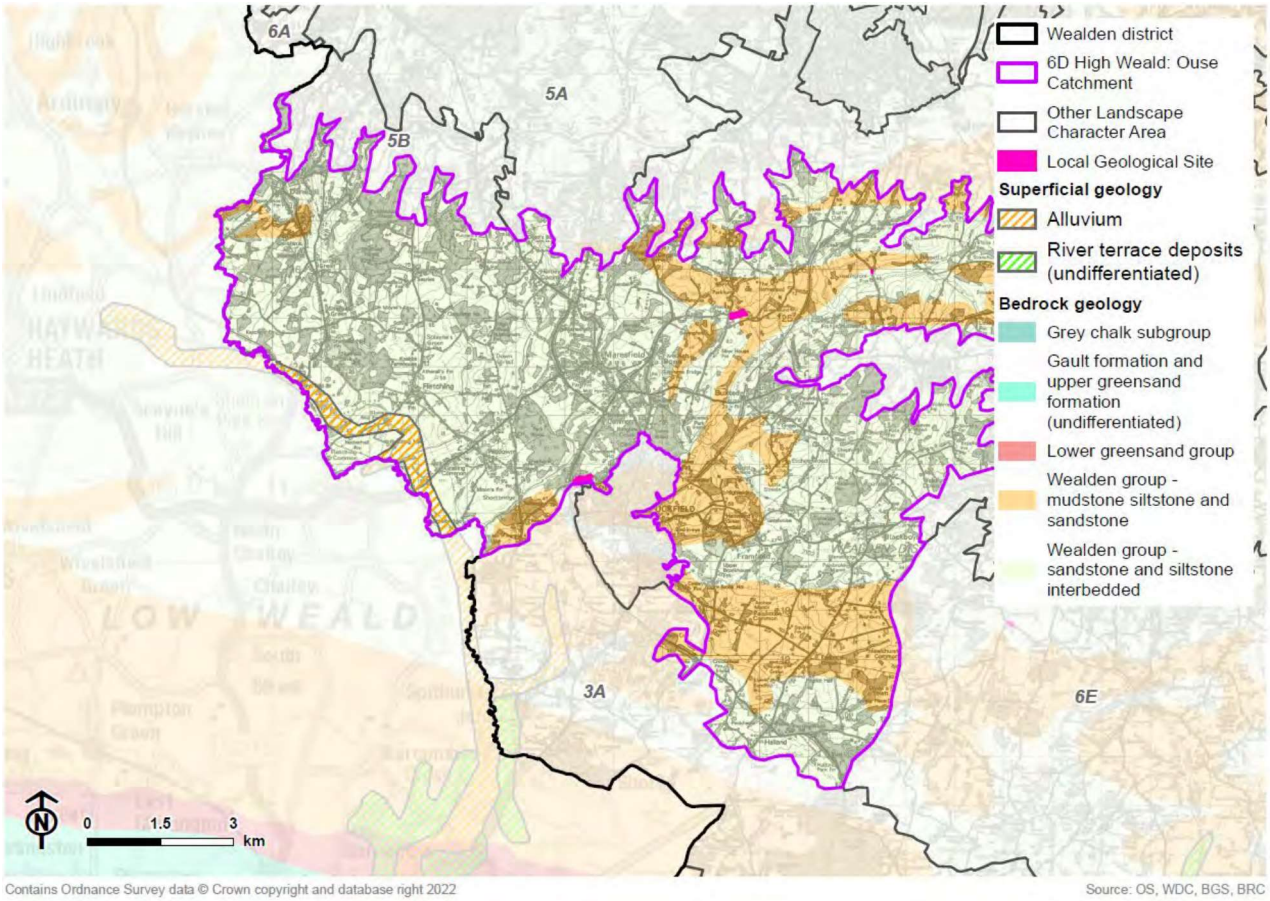


Designed landscape and unimproved grassland at Buxted Park




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Source: OS, WDC

Landform and drainage



Bedrock and superficial geology

## Semi-natural habitats

Priority habitat deciduous woodland is found across the LCA, with fragmented areas of lowland meadow and good quality semi-improved grassland, particularly in the north-east, where a small area of meadow is designated as Stockland Farm Meadows Site of Special Scientific Interest (SSSI). A large expanse of lowland dry acid grassland is designated as the Buxted Park SSSI. Lowland heathland is found around Piltdown Common, evidence of greater woodland extent, and within clearances in Sheffield Forest. There are a number of Local Wildlife Sites (LWS) across the landscape, including Hastingford Meadow, Barnet Wood Common and Pound & Furzefield Wood.

The Western Ouse Streams and Ashdown Forest and River Uck and its Headwaters Biodiversity Opportunity Areas cover most of the LCA. These areas are considered to be important for habitat enhancement and restoration, as well as the creation of priority habitats, particularly wetlands, woodlands and heathland.

## Landcover

Small-scale pasture landcover dominates the LCA, although there are sizeable areas of larger-scale arable cropping.

Woodland is widespread, with small areas of woodland and the larger woodlands of Sheffield Forest and Park Wood.

## Historic landscape

The High Weald - Ouse Catchment is part of the High Weald's ancient countryside, the dispersed settlement pattern and irregular shaped fields with strong hedgerow network are typical of the medieval period and represent one of the best surviving medieval landscapes in northern Europe.

Ancient woodland is found across the LCA, although some areas have been replanted with conifers in the 20th century, such as parts of Park Wood and Hollybush Wood. Evidence of the transhumance movement, where people and animals moved seasonally between the Downs to the south and woodlands of the High Weald, remain in the routes of the local lanes and public rights of way across the ridge and valley landscape, such as Bell Lane east of Sheffield Forest.

Evidence of Wealden iron working, which was prominent until the 18th century, is seen in the farm ponds and chains of large hammer ponds, constructed to provide a sufficient head of water for forges. Forges at Hendall, Oldlands Furnace, Buxted Wood and Buxted are designated as Scheduled Monuments.

Sheffield Park and Buxted Park are large, designed landscapes, both Registered Parks and Gardens. Sheffield Park is a 16th century deer park, remodelled by Capability Brown and Repton, with large ponds and lakes, and was the location of the first England v Australia cricket match, played in 1884. Buxted Park is an 18th century park with significant 17th century features.

The settlement pattern within the LCA has remained dispersed, with historic villages located on the ridges (including Danehill, Fletching, Maresfield and Framfield which covered by Conservation Areas) and often located at road junctions. The available local materials and sources of timber are reflected in the vernacular architecture of brick, timber, stone, weather boarding and tile hanging.

The Sussex Historic Landscape Character Assessment shows a varied pattern indicative of a typical medieval landscape. Assarts (created by clearance of woodland), are common, indicating a more wooded landscape in the past. Regular or semi-regular piecemeal enclosure is seen in fields in the centre and west of the area, although there have been considerable modern field amalgamations. There are also large, designed parklands at Sheffield Park, Buxted Park and Framfield Place.

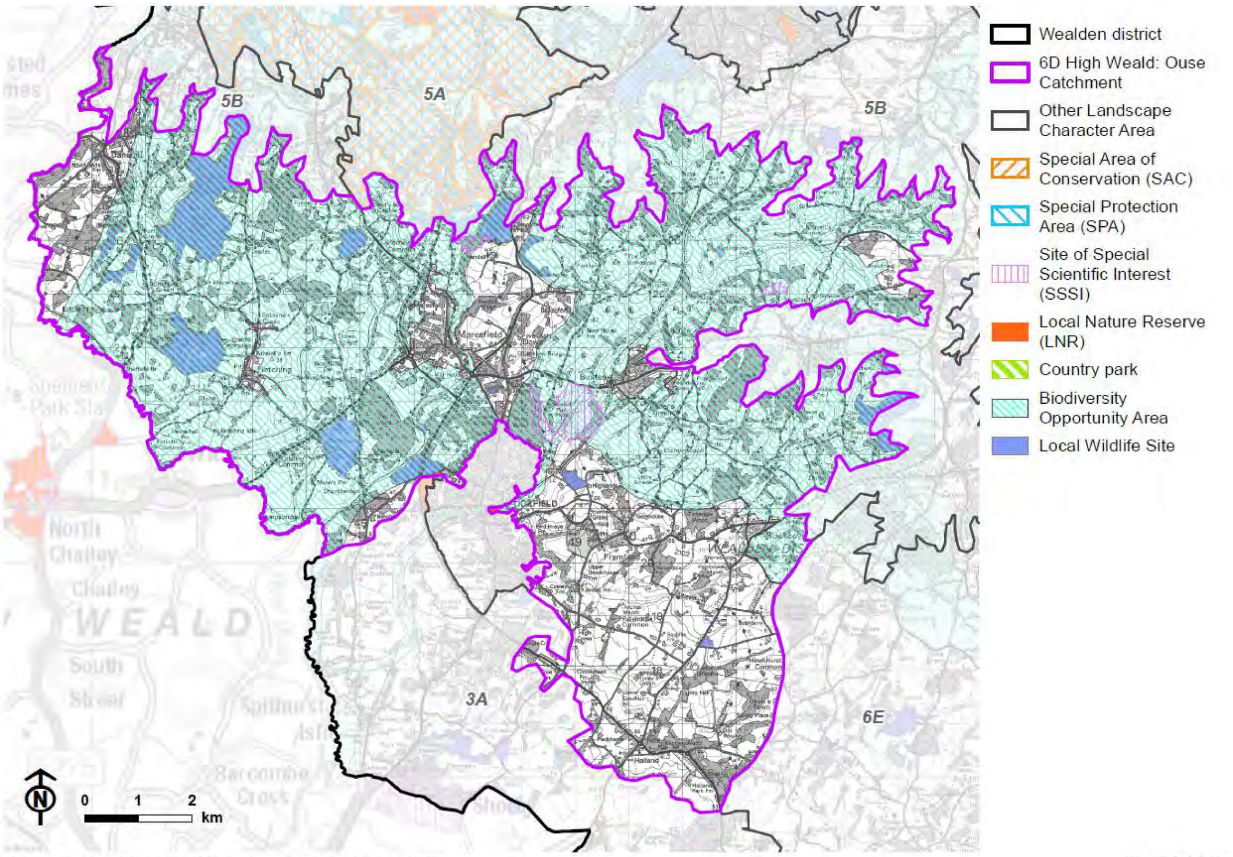
### Perceptual character

The LCA is largely 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, particularly away from Uckfield and Maresfield and the busy trunk roads. There are some dramatic 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.

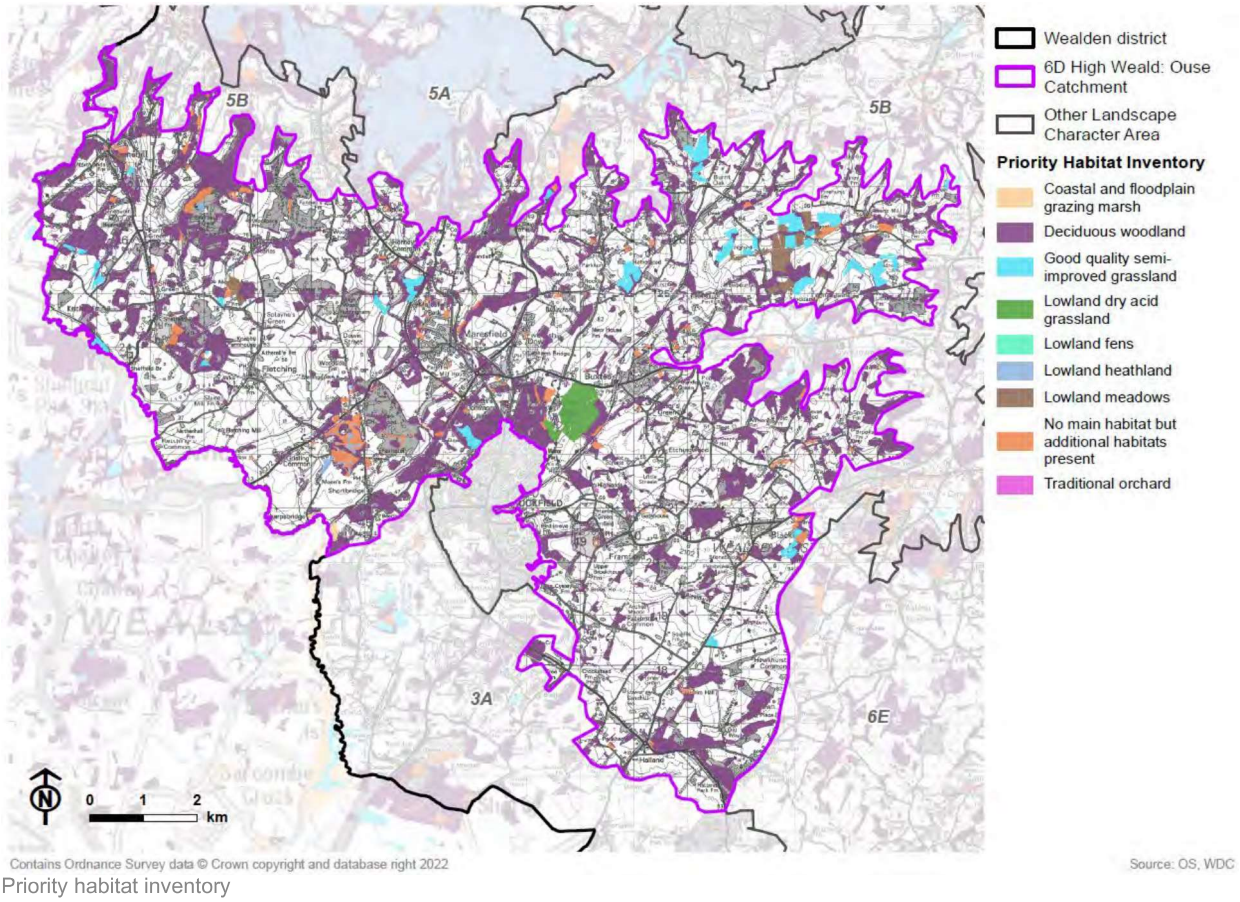
Busy trunk roads, including the A22 and A26, as well as light industrial land uses and urban fringe activities around Uckfield and Maresfield, influence landscape character, particularly outside the High Weald AONB. This includes developments such as the Ashdown Business Park and recycling centre on the A22. Electricity pylons are also a modern element in the landscape which reduce the sense of rurality in the immediate vicinity.



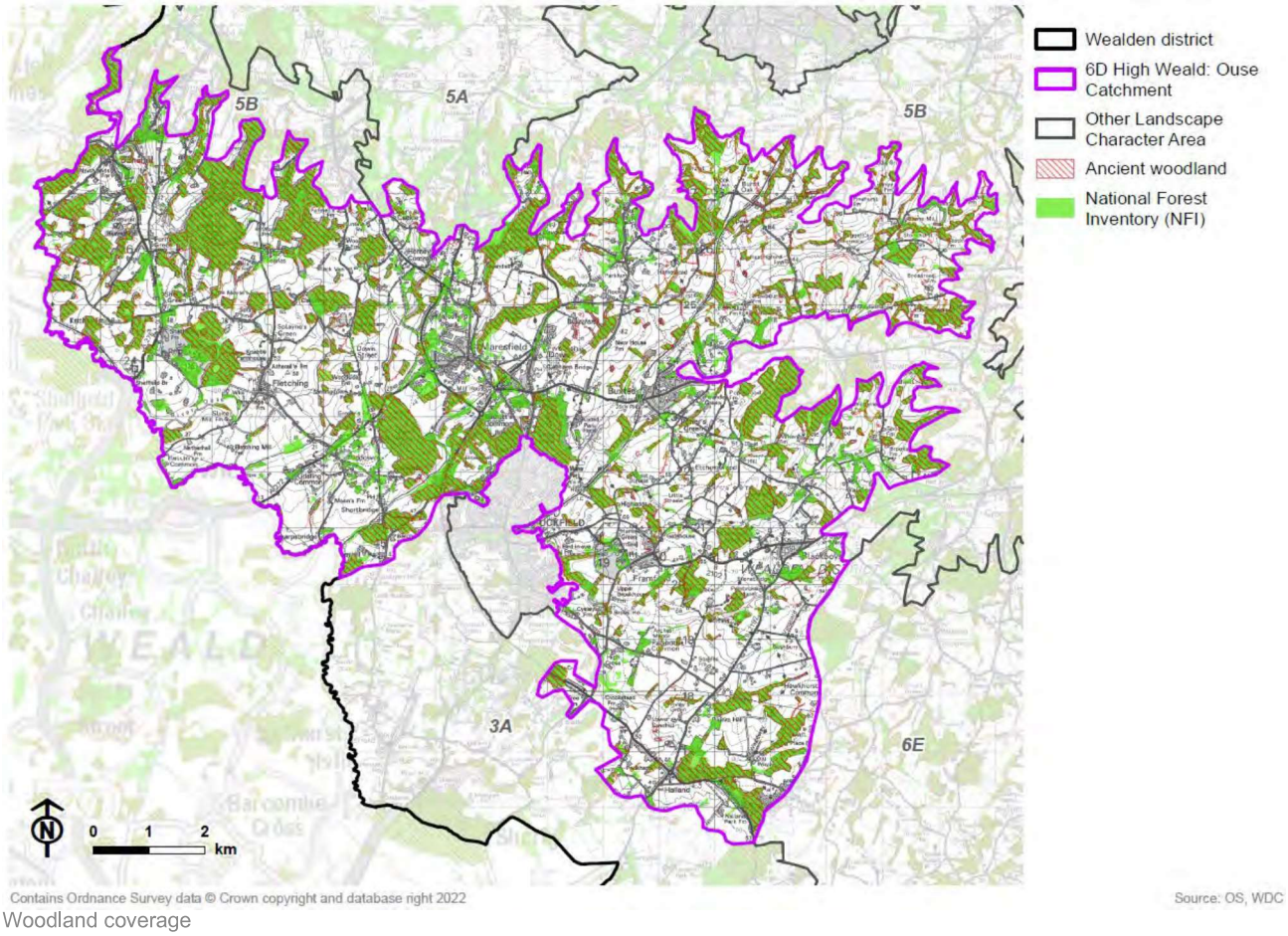
Vernacular architecture in Danehill



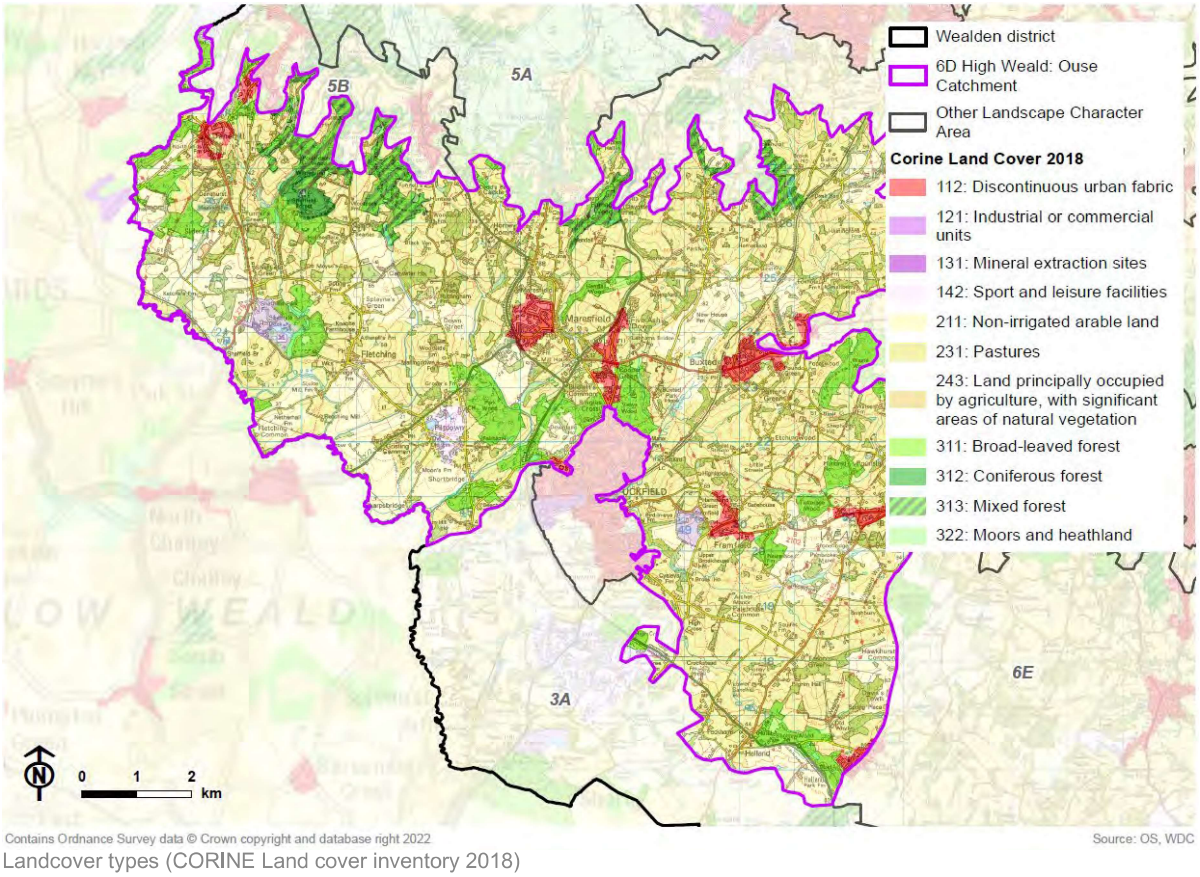

Nature conservation designations



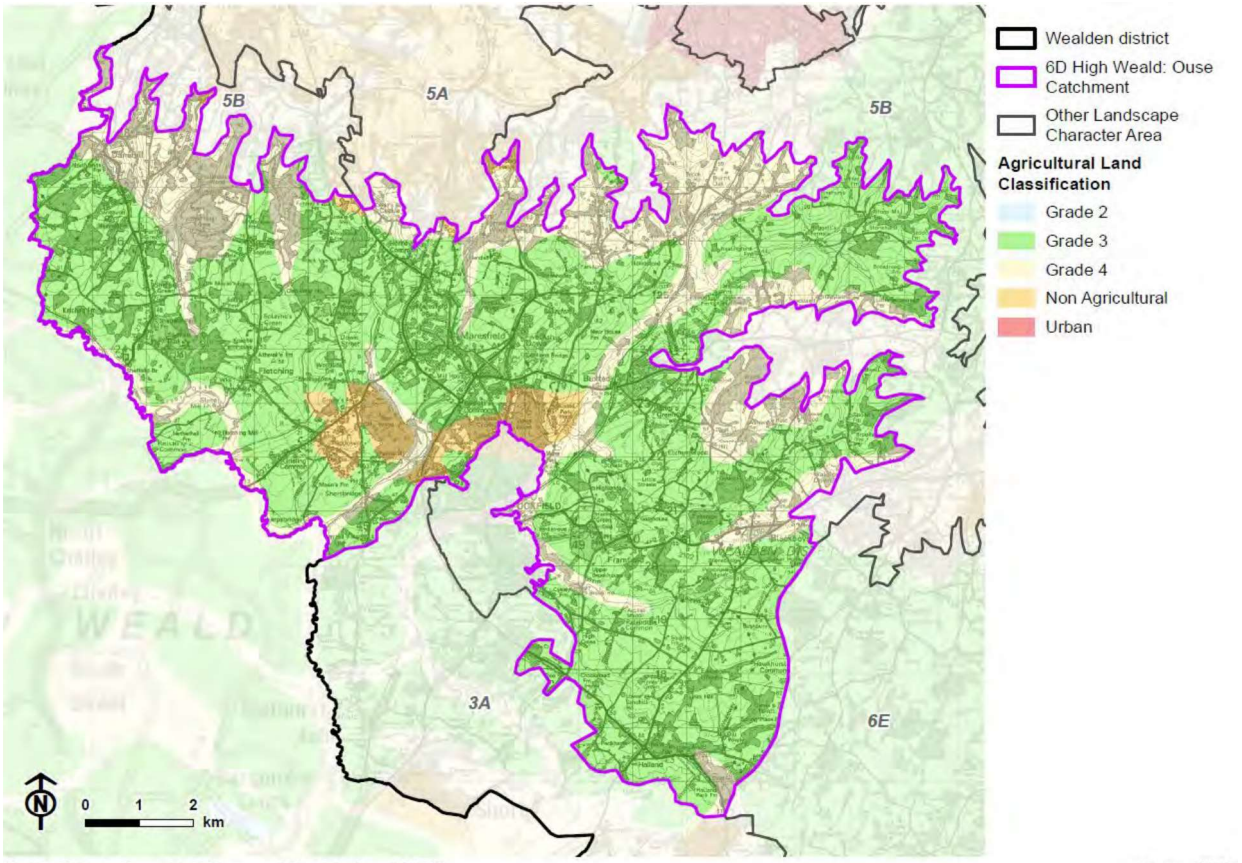

Priority habitat inventory




Woodland coverage

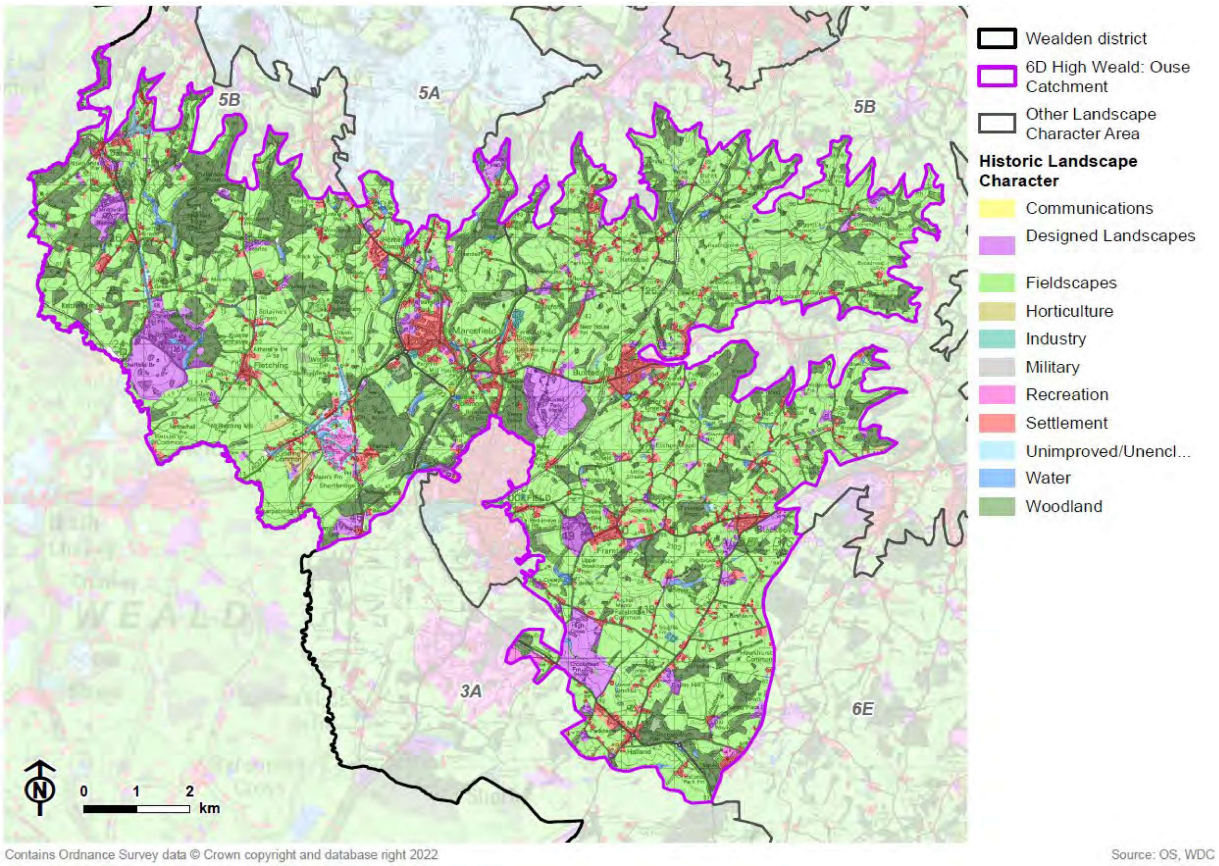



Landcover types (CORINE Land cover inventory 2018)



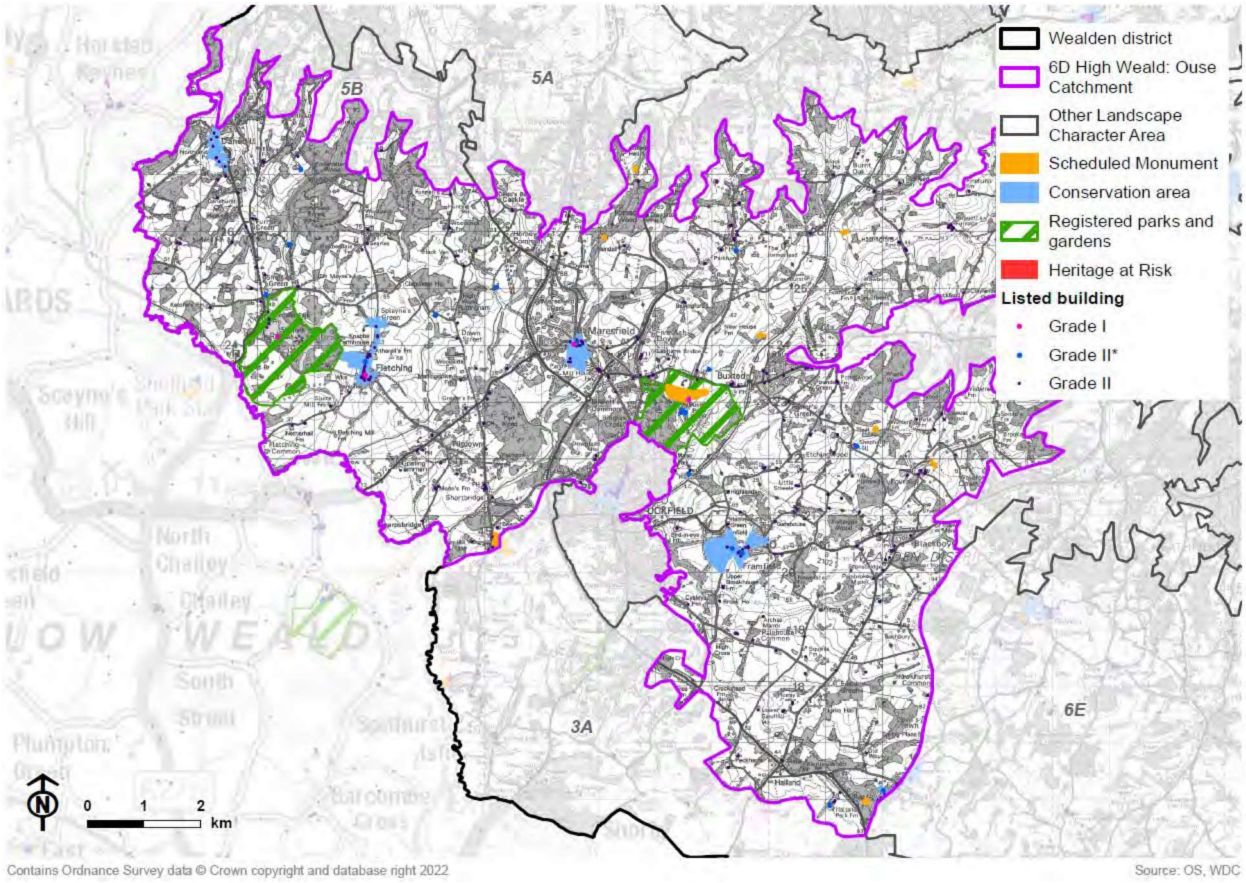

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Source: OS, NE

Agricultural Land Classification




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Source: OS, WDC

Historic Landscape Characterisation



Historic landscape designations

## Landscape qualities

The following features and characteristics are particularly valued for their contribution to character and for the ecosystem services they provide:

- The distinctive landform of ridges and valleys associated with the River Ouse provide topographical interest to the landscape, creating a sense of place.
- Hammer ponds and gill streams, support wetland habitats, increasing biodiversity.
- The woodland, riparian vegetation and wetland habitats of the Ouse and Uck catchments provide nutrient and sediment filtration that enhances water quality, help to regulate water flow and assist in reducing flooding downstream during heavy rainfall.
- The numerous woodland (including ancient woodland), shaws, trees and hedgerows provide a sense of place as well as habitat connectivity to support biodiversity, carbon sequestration and the regulation of temperatures.
- The mixed and deciduous plantations and coppiced woodland offer opportunities for timber provision and a potential source of local fuel and building materials.
- The wet meadows, unimproved and acid grassland, heathland and broadleaved woodland (including Buxted Park and Stockland Farm Meadows SSSI), support a range of important flora and fauna. They allow soil stabilisation/retention, have a higher soil carbon content than cultivated habitats, and provide nutrient filtration which enhances water quality.
- The small-scale medieval field patterns, with sinuous hedgerow boundaries which provide a sense of place and history.
- Hammer ponds, coppiced woodlands and remnants of forges provide a link to the Wealden iron industry and a sense of time depth.
- The dispersed pattern of ridge-top villages (whose value is recognised through designation as Conservation Areas), with landmark church spires and towers, and linked by winding rural lanes, provide a connection to history, cultural identity and aesthetic value.

- The vernacular architecture of brick, oak, sandstone and flint which reflects the locally available materials, provides a sense of place and accords with a distinctive architectural colour palette.
- Designed parklands at Sheffield Park, Buxted Park and Framfield Place contribute to the time depth of the landscape. Sheffield Park and Buxted Park are also valued for the opportunities they provide for open air recreation.
- The public rights of way provide recreational opportunities, with contrasting long views to the High Weald, South Downs and enclosed views within the landscape, which contribute to people's physical health and mental well-being.
- Rural roads resulting from transhumance patterns of movement create a sense of time depth and sense of place, and are part of the medieval landscape of the High Weald AONB.
- The harmonious small-scale landscape pattern of mixed farms, dense woodland and open views across the wooded ridges and valleys contribute to the strong scenic quality of the area, reflected in its designation as an AONB.
- The sense of tranquillity and experience of dark skies in some areas, particularly away from the larger settlements in the south of the LCA.



Horse grazing with post and wire fencing and a wooded backdrop




Extensive areas of woodland

## Forces for change

- Climate change, leading to increasing temperatures and periods of drought resulting in a change in water levels and stream flows altering the species composition of wetland habitats.
- Climate change resulting in an increase in the frequency and severity of seasonal flooding in lower-lying valleys. Associated pressures to build flood management works that are unsympathetic to local landscape character and sensitive habitats.
- Decreased water quality resulting from sediment run-off after ploughing and increased use and accumulation of herbicides, pesticides and fertilisers associated with industrial arable farming.
- Climate change and changing land management practices leading to potential changes in woodland and tree species composition. Increases in severe gales could result in wind damage to woodland edges. Ancient woodlands may be particularly susceptible to damage from storms and drought.
- Potential changes in flora and increase in pests and diseases as a result of climate change and changing land management practices, such as acute oak decline or sweet chestnut blight.
- The former replacement of broadleaved woodlands with conifer and mixed woodland, and changes in woodland management, including a reduction of traditional coppicing techniques, which has resulted in a change to the species composition, continuity and density of woodland and influenced the landscape pattern and texture.
- A decline in mixed farming leading to the loss of pasture and meadows, with their associated mature and historic hedgerow boundaries and shaws, influencing landscape structure and pattern.
- Increase in hobby farming and conversion of grazing fields to equestrian use, including subdivision of fields with horse tape or post and wire fencing and proliferation of field shelters, which reduces the rural character of the landscape.
- Expansion of adjacent urban areas, such as Uckfield, and an increase in light industrial and urban fringe land uses expanding into the rural landscape has the potential to impact the area's dark skies and sense of remoteness.
- Pressure for housing in the rural villages altering the historic dispersed settlement pattern.

- Recreational pressures on the landscape, including pressure for additional recreational infrastructure, including car parks or visitor centres introducing further development into the landscape.
- Pylons are a distinctive modern influence on the landscape, and often highly visible in this undulating landscape.
- Pressure for renewable energy infrastructure (e.g. wind turbines on elevated ridges and solar farms on south facing slopes or open areas, and associated grid connections), which would reduce rural character and impact views.

## Landscape Guidelines

These guidelines recommend how the landscape can be managed to ensure future change respects local character and should be read in conjunction with the objectives and proposed actions of the High Weald AONB Management Plan:

- Maintain constant stream levels when/where possible (monitoring water abstraction, especially as periods of drought increase), to retain wetland habitats.
- Address flooding issues with the implementation of natural flood management schemes in the River Ouse catchment (e.g. the creation of flood meadows and wet woodland, planting of woodland on slopes and installation of leaky woody dams to slow flows) working with landowners to consider a holistic approach to catchment management, in line with the Sussex Flow Initiative.
- 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.
- As climatic conditions change, plant suitable species or encourage natural regeneration to create climate resistant woodland.
- Safeguard ancient woodland and protect and enhance vulnerable woodland habitats and soils including gill woodlands and wet woodlands for the benefit of biodiversity.
- Encourage the gradual restructuring of coniferous woodland to woodlands with a high broadleaved content, particularly for plantations on ancient woodland sites (PAWs), in line with the aims of the objectives of the High Weald AONB Management Plan.
- Support a sustainable woodland industry, encouraging small-scale operations using traditional techniques including coppicing, to develop new markets and products for locally sourced timber, and to maintain carbon sequestration.
- 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.
- Maintain and restore links between the numerous woodlands in the area, other woodland habitats (such as hedgerows and parkland), and species-rich habitats such as wet meadows, unimproved grassland and heathland to create a robust network of woodland and open semi-natural habitats.
- Maintain the mixed farmed character of the area, while increasing areas of permanent pasture (aiming to convert arable land to permanent pasture or to regenerative forms of agriculture which combine arable, livestock and agro-forestry uses and creating grassland margins to arable fields) and manage he number and grazing regimes of livestock to maintain and increase biodiversity.
- Restore species-rich grasslands through appropriate management and, where necessary, reseeding with Weald Native Origin Seed.
- Monitor potential changes in flora and increase in pests and diseases, including spread of invasive plants and animals in water courses and woodlands.
- Encourage sympathetic integration of horse paddocks through the maintenance of hedgerow field boundaries, conservation of existing scale of field pastures, avoiding overgrazing of pastures and proliferation of field shelters and other hard infrastructure.
- Protect and enhance the historic designed landscapes, at Sheffield Park and Buxted Park, increasing interpretation and access where appropriate to link communities with their local heritage.

- 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.

[2] https://www.nationalgrid.com/sites/default/files/documents/13795-The%20Holford%20Rules.pdf

# East Sussex Cycling and Walking Strategy

## Uckfield LCWIP

June 2018



## About Sustrans

Sustrans is the charity making it easier for people to walk and cycle.

We are engineers and educators, experts and advocates. We connect people and places, create liveable neighbourhoods, transform the school run and deliver a happier, healthier commute.

Sustrans works in partnership, bringing people together to find the right solutions. We make the case for walking and cycling by using robust evidence and showing what can be done.

We are grounded in communities and believe that grassroots support combined with political leadership drives real change, fast.

Join us on our journey. www.sustrans.org.uk

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| A | Version 2 | DW | SP | 09/03/18 |
| B | Version 3 | DW | SP | 28/06/18 |
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## Introduction

Sustrans was commissioned by East Sussex County Council (ESCC) in March 2017 to support the development of a countywide Cycling and Walking Strategy. Our role is to lead on identifying new and improved walking and cycling routes and infrastructure that align with key County Council policies and programmes that support local economic growth, improvements to health and well-being and the environment, together with the engagement of key local stakeholders, who have a vested interest in the development of the strategy.

The scope of the work was limited to utility trips to work, education and shopping of up to 5km. It does not include consideration of leisure trips outside the urban areas.

Our approach was to review all existing identified schemes and proposals in each of the towns and to plot these on our Earthlight GIS platform. We then identified gaps in the network with support from local stakeholders and surveyed potential routes on foot and bicycle. The methodology we adopted is outlined in the table in the Appendix, which was informed by the Design Guidance published as part of the Active Travel (Wales) Act 2013 and the London Cycling Design Standards guidance on developing a coherent cycle network.

## Network Maps

For each town, we produced a series of maps to inform our work and to share with stakeholders. The information was also made available on our online mapping system with a unique password protected login.

### Trip Generators

This map identifies origin and destination points for major destinations across each town that are likely to generate significant numbers of trips.

### Transport Network

This map identifies major roads, railways, proposed cycling and walking routes and contours. ESCC traffic flow data indicates the busiest roads in each town that present the main challenges to cycling and walking, both along the road and at crossing points.

### Proposed Network

This map integrates the existing network, current proposals and our own recommendations from our surveys, the origin and destination points, cycle flows and core walking zones and routes, to convert these into a network of primary and secondary routes and proposed measures. The primary routes are judged to be the most popular and strategic routes, linking residential areas with the key trip generators. Secondary routes can be locally important but are less strategic as they fill the gaps in the primary network.

The primary network has been tested against the Propensity to Cycle website, which takes the Travel to Work data from the 2011 Census to test various scenarios for increasing cycling. It is a useful tool but it only models a fraction of all journeys and does not include school, shopping or leisure trips.

## Designing for busy roads

Recently published guidance from Highways England (Interim Advice Note 195/16) is a useful starting point when considering whether the busier roads are likely to be suitable for cycling and walking.

This guidance suggests that the key threshold at all traffic speeds is an average annual daily traffic flow of 5,000 vehicles per day (vpd). At higher traffic flows, physical separation from motor vehicles is recommended.

Reducing traffic speed from 30mph to 20mph is clearly desirable, but if traffic flows cannot be reduced below 5,000 vpd, then physical separation will still be required. In these situations it is tempting to accommodate cyclists on existing footways, but this is not acceptable if it means a reduced level of service for pedestrians.

| Speed Limit | Average Annual Daily Traffic (AADT) | Minimum Provision |
|---|---|---|
| 40+ | All flows | Cycle Tracks |
| 30 | 0-5,000 | Cycle Lanes |
| | >5,000 | Cycle Tracks |
| | <2,500 | Quiet Streets |
| 20 | 2,500-5,000 | Cycle Lanes |
| | >5,000 | Cycle Tracks |

From Interim Advice Note 195/16

Sustrans recommends a minimum shared path width of 3.0 metres in an urban setting, with reduced widths acceptable in certain circumstances. The table below is taken from the Sustrans Design Manual, a handbook for cycle-friendly design.

On some roads it may not be possible to accommodate cycle lanes, cycle tracks or a shared path and the designer must consider other alternatives, such as closing the road to through traffic or finding a different route alignment.

| Type of route | Minimum path width |
|---|---|
| Urban traffic free | 3.0m on all main cycle routes, secondary cycle routes, major access paths and school links; wider on curves and steep gradients.<br>2.5m possible on access routes and links with low use |
| Urban fringe traffic free | 3.0m on all main cycle routes, major access paths and school links<br>2.5m possible on lesser secondary cycle routes and access links |
| Rural traffic free | 2.5m on all main routes, major access paths and school links<br>2.0m possible on lesser routes and links |

From Sustrans Design Manual

## Traffic restrictions

Experience from towns and cities across the UK and in Europe suggests that in addition to providing good quality infrastructure for walking and cycling, it is necessary to restrict motor vehicles so that active travel is the natural and obvious choice for short trips. This does not mean any lack of accessibility for motor vehicles, just that they may need to make longer trips than the equivalent journey on foot or by bike.

There are various ways that traffic can be restricted and the designer will need to consider the appropriate solution for each location. A number of suggested measures are listed below:

- Vehicle Restricted Areas (pedestrian zones)
- Traffic calming and 20mph zones to reduce vehicle speeds
- Reduced availability of on-street and off-street parking
- Workplace Parking Levy
- Congestion charging
- Clean Air Zones

### Filtered permeability

Filtered permeability gives pedestrians and cyclist accessibility and journey time advantages compared to other vehicles by exempting them from access restrictions that apply to motor traffic and by the creation of new connections that are available only to cyclists and pedestrians. Measures can include:

- cycle contraflows on one-way streets
- exemptions from road closures, point closures and banned turns
- permitting cycling in parks and open spaces
- traffic free paths such as links between cul-de sacs and public or permissive routes through private areas
- traffic cells, restricting through traffic in defined areas
- cycle parking situated closer to destinations than car parking

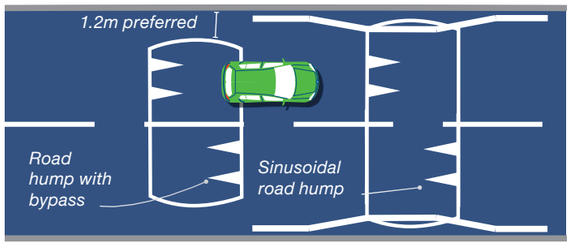
## Recommended measures

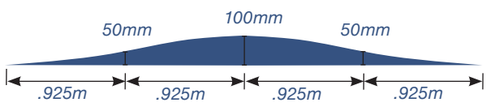
A number of technical solutions are included in the brief text descriptions for each location and some of these are summarised in this section.

### Traffic calming

Physical measures to reduce traffic speed can be useful in locations where the limit is regularly exceeded or there is a record of crashes. There may be objections from local residents, emergency services and bus operators. Extensive traffic calming is unlikely to be supported on major roads, other than for short lengths. Common vertical and horizontal features are illustrated below.

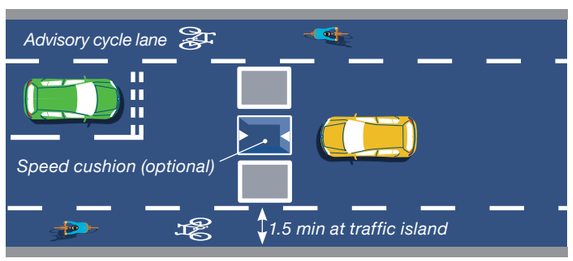
**Road humps**




**Sinusoidal road hump cross section**
*(preferred geometry for vertical dimension)*

**Priority system - pinch point**




### Informal road crossings

Where a footway alongside a main road crosses a side road, clear priority should be given to pedestrians. The most effective approach is to provide a clear, wide contrasting surface that is raised above carriageway level.

If this is not possible for reasons of available space or cost, flush dropped kerbs should be provided as a minimum, according to ESCC Dropped Kerb Policy, included within their Cycling and Walking Strategy.

### Zebra crossings

Unsignalled 'priority' crossings for both pedestrians and cyclists are a standard part of the toolkit in many parts of continental Europe but are not authorised for use in the UK. Some local authorities have experimented with "parallel Zebras" where extra space is provided for cyclists. These are becoming increasingly common in London and an example from Canterbury is illustrated below.



Chaucer Road, Canterbury

### 20mph speed limits

It is widely accepted that 20mph is much safer for all road users in urban areas and many towns across the UK have introduced 20mph as the default speed limit, particularly in residential areas. If collisions do occur, the risk of a fatality or serious injury is significantly reduce at 20mph compared with 30mph.

There are 60 local authorities in the current list of places implementing a community-wide 20mph default speed limit published by 20's Plenty for Us. In the South these include Brighton & Hove, Chichester and Portsmouth. Some towns in East Sussex already have 20mph zones, notably Lewes.

Studies show that a 20mph limit can improve traffic flows and road capacity in some situations, by reducing stop-start traffic and promoting a more even flow through urban streets.

Whilst East Sussex County Council does support schemes to reduce the speed to 20mph, these are delivered within specified areas and 20mph zones will need to be supported by traffic calming measures. These can be difficult to implement due to formal objections from the public and bus operators. They should not be introduced in isolation due to potential for rat-running on parallel routes.

### Road closures

Point closures are a simple, cheap, effective and reversible way to remove traffic from streets. They can also reduce the need for more extensive traffic calming and are best implemented across a wider area to avoid traffic displacement onto parallel routes.

Very few of these schemes are implemented in East Sussex due to the legal processes around road closure and concerns of emergency services. There are some examples in the County, such as New Road in Lewes. They have been used extensively in London to create "traffic cells" so that through traffic is eliminated from residential neighbourhoods.

## Land Use Planning

The consideration of land use planning was an integral element of the audit work, as many towns and settlements will be accommodating further growth in housing and commercial development, in order to meet the Government targets for development in the South. We have not shown any development sites on our mapping, because these are subject to change and it is difficult to obtain an accurate picture for all towns. We have taken account of potential development sites in our network planning where this has been agreed and published in Local Plans.

There are some references to specific sites in the detailed route descriptions for each town. As a general principle, developers should make walking and cycling easy within their sites. They should also provide good quality connections to the existing walking and cycling network and proposed routes within this report.

## Propensity to Cycle Tool

The aim of the PCT is to inform planning and investment decisions for cycling infrastructure by showing the existing and potential distribution of commuter cycle trips and therefore inform which investment locations could represent best value for money. PCT uses two key inputs:

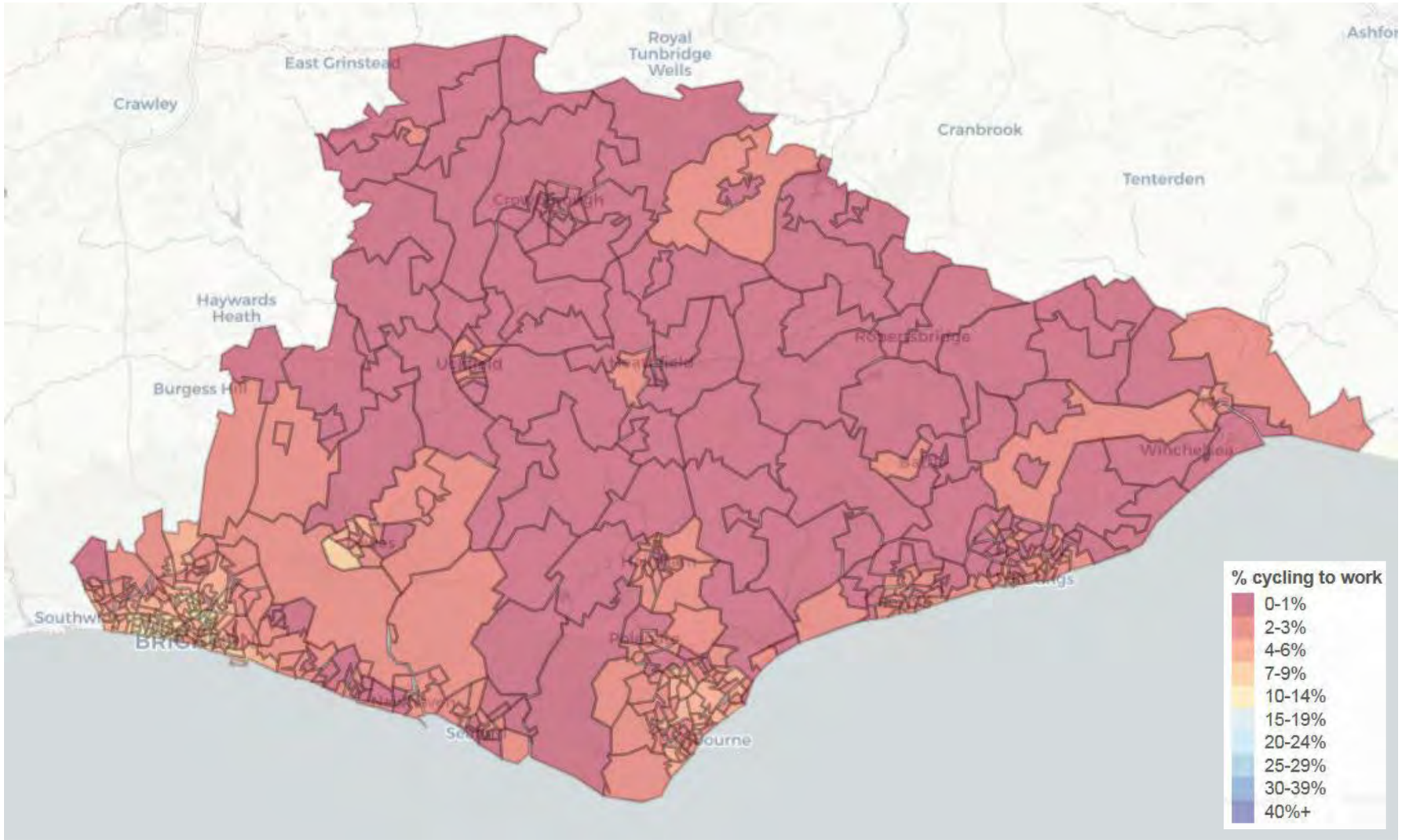
- Census 2011 Origin and Destination commuting data (O-D data)
- Cycle Streets routing

The model estimates cycling potential adjusted for journey distance and hilliness as well as predicting the likely distribution of those trips using the Cycle Streets routing application.

The model can be applied to consider different scenarios such as: Gender Equality, where women cycle as frequently as men; Go Dutch, if cycling levels were the same as in the Netherlands; and, Government Target, where cycling levels meet the target for current government's aim for cycling (based on the Cycling Delivery Plan).

There are a number of limitations to this model which should be considered especially when making decisions based on the patterns shown. These limitations include the data only showing travel to work trips, therefore only covering a small proportion of all journeys. Travel to school, shopping and for leisure is not included. The data also misses out the minor stages of multi-stage commuter trips so cycle journeys to train stations and bus stops are not represented. Lastly the distribution of journeys is a prediction of the likely route taken based on the Cycle Streets routing algorithm and not the actual routes being used.

It is worth noting that whilst the model builds an assessment of cycling propensity, it does not segment potential users, or provide any insight into pedestrians. Although this model does provide planners with an overview to identify areas for appropriate investment for cycling trips to work, it does not provide further information on those potential cyclists and their personal attributes and behaviours to help design the most effective interventions.

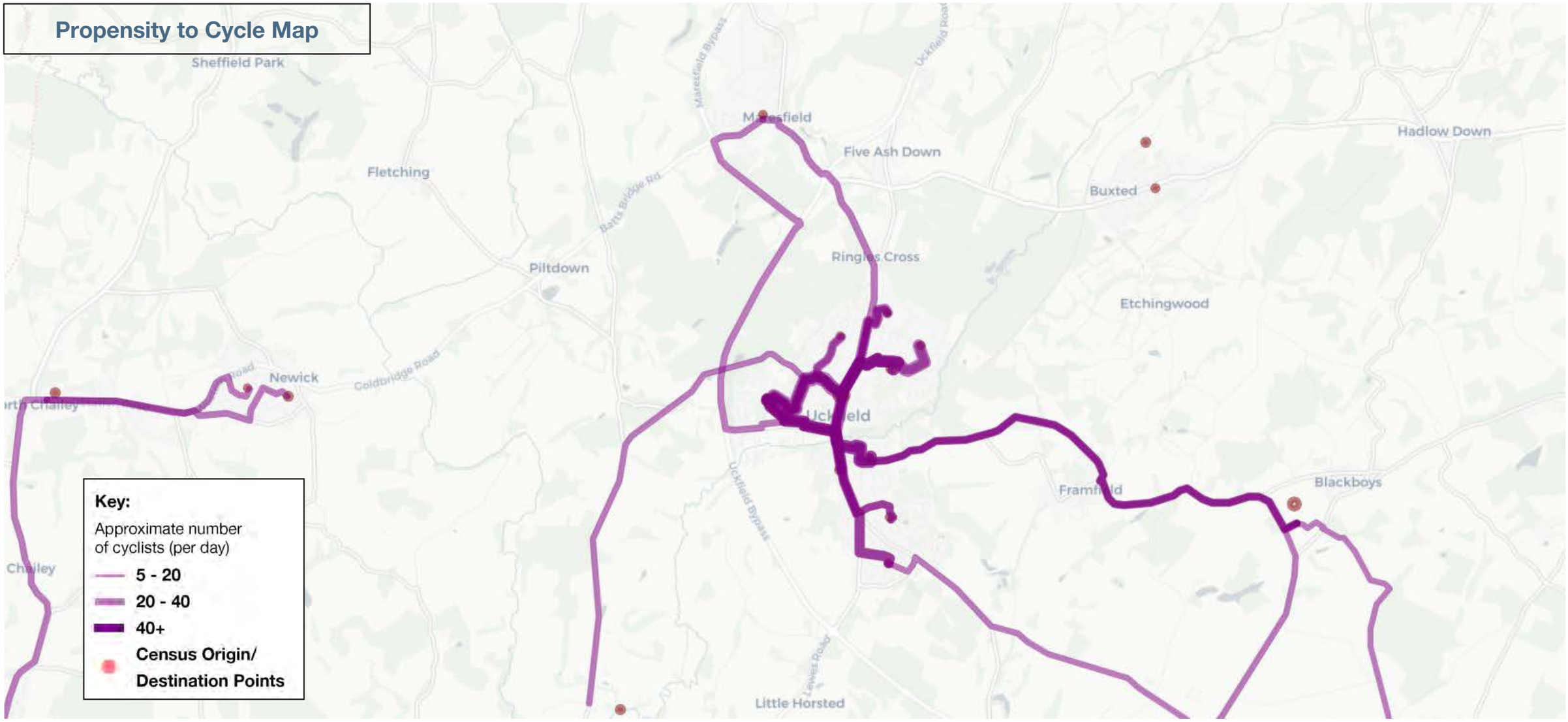


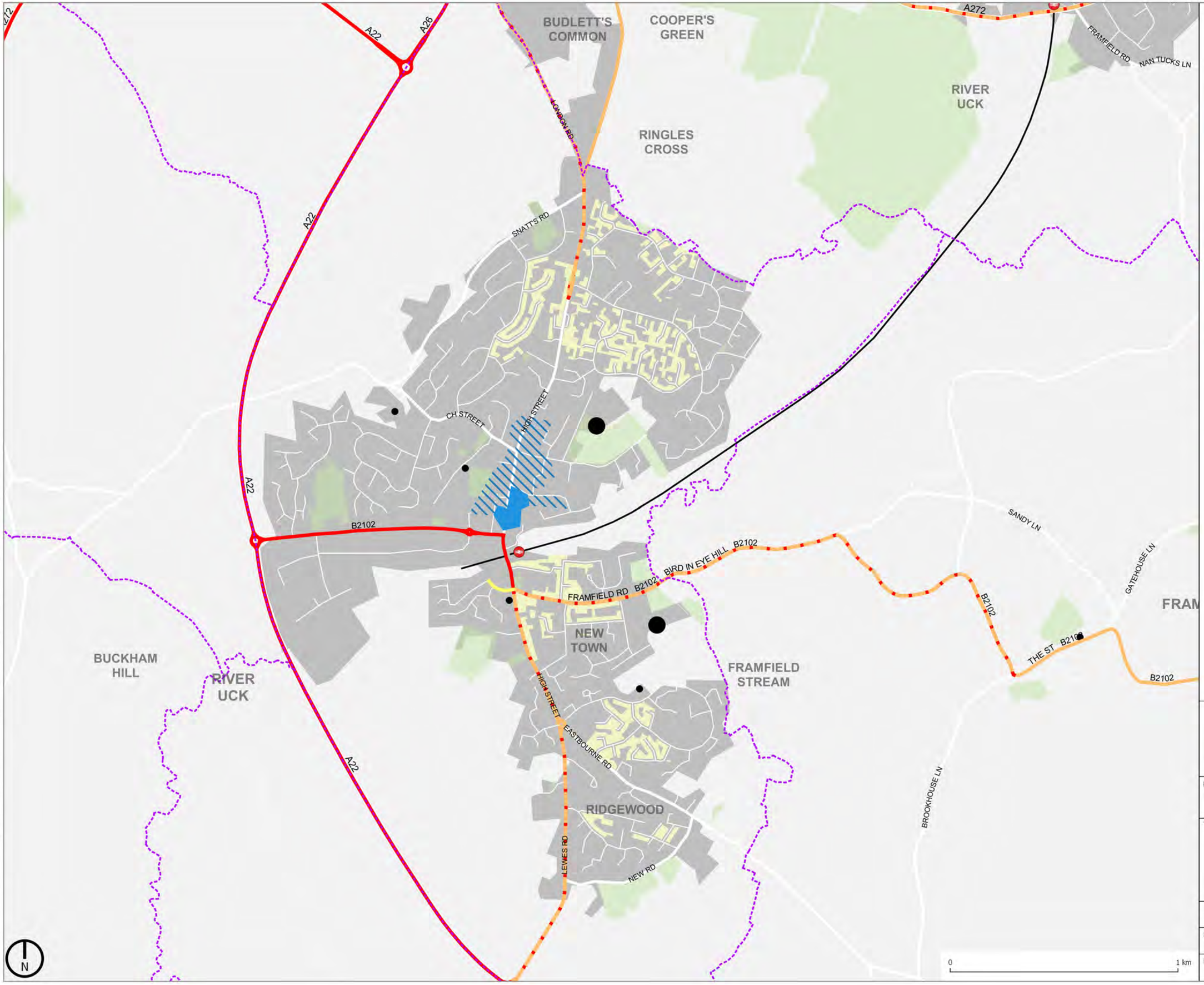

In East Sussex we have used the "Go Dutch – Fast Routes" scenario to produce PCT maps for each town. The map above shows current levels of cycling to work, which are very low with the exception of some parts of Lewes and Eastbourne. The map includes Brighton and Hove, where the proportion of trips made by bike is significantly higher.

PCT is an open source transport planning system, part funded by the Department for Transport. It was designed to assist transport planners and policy makers to prioritise investments and interventions to promote cycling. More information is available from the PCT website:

https://www.pct.bike/m/?r=east-sussex

## Propensity to Cycle Map






# KEY

**EMPLOYMENT**

2011 Census Workzones
Density of Employment (Jobs per Hectare)

- 50 - 100
- 100 +

**POPULATION**

2011 Population Data
Density (People per Hectare)

- 50 - 100

**TRAFFIC DATA**

Daily Traffic Volume

- 0 - 2,500
- 2,500 - 5,000
- 5,000 - 10,000
- 10,000 +

**TRIP GENERATORS**

Education, Health, Leisure

- Key Location
- Secondary Location
- Administrative Boundary

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PROJECT
East Sussex Cycling & Walking Strategy

TITLE
UCKFIELD
TRIP GENERATORS AND
TRANSPORT NETWORK

| Drawn | Checked | Date | Scale at A3 |
|---|---|---|---|
| DL | JF | 18/4/2018 | 1:15,000 |

STATUS
ISSUED

| DRAWING NUMBER | REVISION |
|---|---|
| 20204.U-SD-MAP-00-01 | - |

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## KEY

**PROPOSED NETWORK**

- Primary Route
- Secondary Route
- Walking Only Route

**EMPLOYMENT**

2011 Census Workzones
Density of Employment (Jobs per Hectare)

- 50 - 100
- 100 +

**TRIP GENERATORS**

- Primary Trip Destination


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PROJECT
East Sussex Cycling & Walking Strategy

TITLE
UCKFIELD
PROPOSED NETWORK

| Drawn | Checked | Date | Scale at A3 |
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| DL | JF | 25/4/2018 | 1:15,000 |

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## Description of the Town

Uckfield is a small market town located within the Wealden District of the local government region of East Sussex County Council. The town is situated along the River Uck, in close proximity to the Ashdown Forest and the High Weald Area of Outstanding Natural Beauty.

The town has a population of 14,500 residents, which is growing due to several new and planned developments within the town.

### Transport

Uckfield is connected to the wider strategic transport network by the A22/A26 road corridor to Lewes and London, and is the terminus for the Oxted Train Line, running hourly from Uckfield to London Bridge.

Until 1969 the Wealden Line connected Uckfield to Lewes. This line was closed as part of the introduction of the Lewes Relief Road. The Wealden District Council's Local Plan and the East Sussex Local Transport Plan outline an ambition to safeguard the route for any potential extension of the line to Lewes in the future.

Current challenges the town is facing include increased pressure and congestion within the town centre road network caused by population growth from current or planned developments, and the associated impact on the local environment.

### Policy

Wealden's Local Plan (2013-2027) for Uckfield outlines the need to improve local transport infrastructure to accommodate the towns continued growth.

Wealden District Council and Uckfield Town Council have collaborated to prepare a Master Plan for the regeneration of the town centre which aims to alleviate traffic congestion with funding coming from current and future housing developments. The local plan aims to use existing open space and to provide a green corridor linking the town centre to the west and south to promote active mobility.

The East Sussex Local Transport Plan's (2011-2026) approach for Uckfield details a focus on improving Uckfield's key walking and cycling routes to reduce community severance and to provide better access to key local facilities, employment, the train station and the town centre.

Specific aims of the ESLTP include investigating sustainable transport measures that will mitigate additional traffic from new developments in Uckfield, encouraging short trips to be made by foot or by bike, and reducing the levels of pollution and its impact on the nearby Ashdown Forest.

### Developments and Transport Projects

The Wealden Local Plan allows for a redevelopment of the town's retail centre to provide 10,000 $m^2$ of new retail space as well as the creation of 12,650 $m^2$ of employment space on the A22 corridor, and the introduction of 1,000 new homes until 2027.

In 2015, outline planning permission was granted for the Ridgewood Farm Development site in the south west of the town. Situated one mile from Uckfield Station, plans include 1,000 new homes, a new primary school and early years nursery, and up to 13,495 $m^2$ of employment space.

Phases 1A and 1B of the development are due to start construction in 2017 and will include 250 new homes, as well as improvements to the local transport network, including footway widening, traffic calming, and bus stop improvements.

To mitigate the impact of new developments on the town centre, Wealden District Council and Uckfield Town Council initiated the 'Uckfield Town Centre Highway Improvement Scheme', comprising of £3.5million of upgrades to the High Street.

Improvements aim to make Uckfield Town Centre more attractive to shoppers and visitors, and to improve traffic flow and access to public transport. Two schemes have been delivered to date, with further improvements to the bus station planned for 2017/18.

### Barriers to Cycling and Walking

With a length of less than 3km, the layout of Uckfield means there is considerable potential for enabling short journeys to local destinations to be made by walking and cycling. Moreover, existing traffic-free walking links through residential areas and greenspace, located across the town, form a wide network of routes that can be easily upgraded.

However, despite these opportunities, a number of town-wide barriers current limit the potential for local cycling and walking trips. These include:

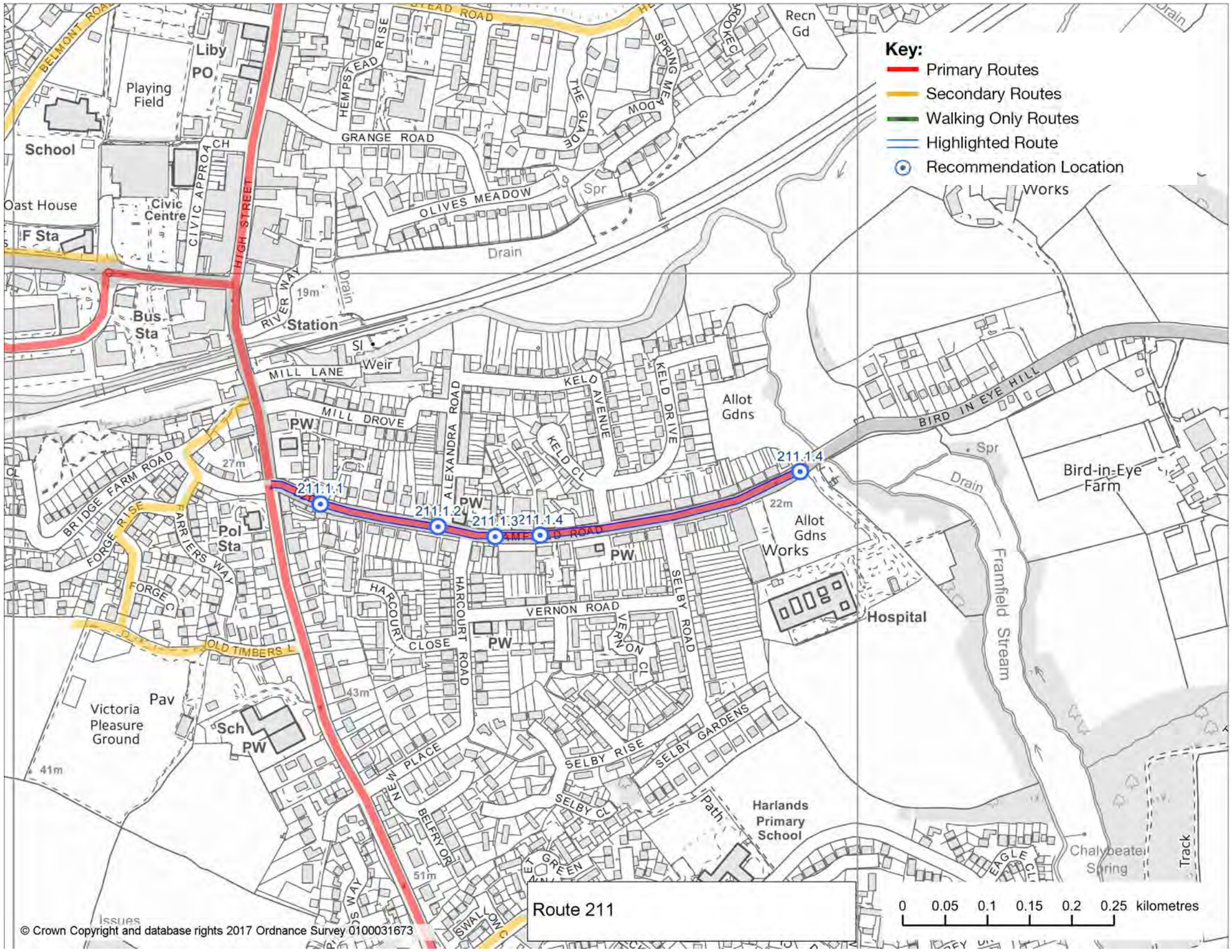
- Major roads cause severance to walking and cycling journeys due to low number of safe, comfortable crossing points. This especially challenging in Uckfield High Street.
- Lack of dedicated cycling and walking infrastructure outside, and linking to schools and local amenities, such as the leisure centre and train station.
- Limited signage for cycling and walking trips.
- Poor quality of footways alongside major roads, and surfacing of traffic-free paths.
- Constrained road space on major roads through town to accommodate cycling and walking facilities.

### Recommendations

In addition to route specific recommendations, the following town-wide recommendations are suggested:

- Consider traffic management options to reduce through traffic passing through the town, including closing High Street to motor vehicles.
- Implementation of school zones outside each school in Uckfield, providing safe crossing facilities and high quality routes.
- Work with developers delivering Ridgewood Farm to ensure homes are well connected by foot and bike to Uckfield town centre. This should include high levels of permeability through the site for walking and cycling, as well as high quality links to the high street.

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211.1.1a Wide road with 30mph limit


211.1.1b Parking along length of road


211.1.4a No crossing to shopping areas


211.1.4b No crossing to hospital junction

# 211: Framfield Road

## Route description

Framfield Road is a busy connector road from Uckfield to towns to the east. Within Uckfield, the road has high levels of residential and commercial frontages.

The route will provide residents within the east of the town within the east of the town with a high quality connection to Uckfield High Street, bus station, train station, and employment centres on Bell Lane. The route will also offer a connection to Uckfield Hospital in the east of the town.

Barriers to delivery include a constrained road environment due to high levels of parking, as well as currently low level of crossings located on the road.

## Background

Route was identified in Sustrans scoping work.

## 211.1 Framfield Road

### Existing conditions

Busy connector road with residential and commercial frontages along length. Road holds between 5,000 and 10,000 vehicles a day. Parking on some of road.

Footways are narrow and are crossed by driveways. No facilities to support cyclists.

20mph speed limit with no traffic calming.

### Barriers to walking and cycling

Cyclists are required to mix high levels of traffic (between 5,000 10,000 per day), with no traffic calming or separated facility.

Vehicles able to speed due to good visibility and no traffic calming.

Footways are narrow in places, leading to low levels of pedestrians comfort.

Lack of pedestrian crossings requires people travelling by foot to crossing informally, leading to high risk of collision with vehicles, and uncomfortable pedestrian environment.

Framfield Road holds high level of traffic, and gaps in traffic are limited. This has significant impact on those using mobility aids, as well as delays pedestrians making journeys across the road.

Side junctions cross footway, forming risk of collision with pedestrians, and high risk of left/ right hook for cyclists.

### Recommendations

211.1.1 Option 1: Remove on-street parking and install 3m wide shared use path on one side of road

Option 2: Install traffic calming and remove centre line along length of road to reduce speed of vehicles.

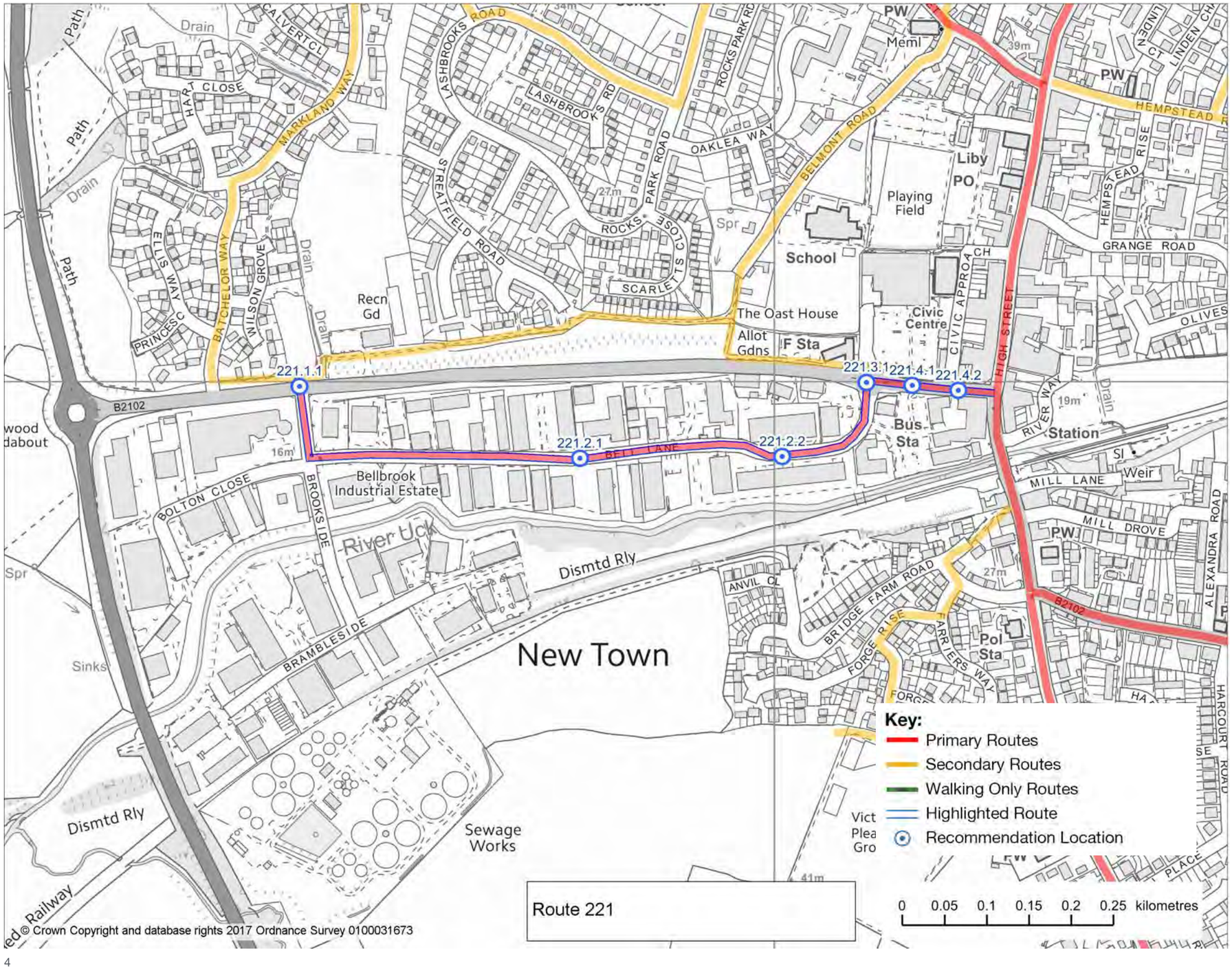
Option 3: Consider banned movements/ closure on Uckfield High Street.

211.1.2 Install continuous footways over side junctions.

211.1.3 Widen footway where it is less than 2m wide

211.1.4 Install signalised pedestrian crossings/ zebra crossings at crossings to Uckfield Hospital, bus stops and shops adjacent to Harcourt Road

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221.1.1a Informal crossing of Bell Lane


221.1.1b Narrow island with no separation


221.2.1a Industrial estate holding HGVs


221.2.1b Wide road with footway parking

# 221: Bellfarm Road to Bell Lane

## Route description

Route 221 provides a direct link from Uckfield High Street to dense employment sites within the Bell Lane Industrial estates, and commercial units on Bellfarm Road, including Tesco's supermarket, and other large units.

The route also provides a connection from the town centre and employment centres to Uckfield bus station and railway station.

## Background

Route was identified in Sustrans scoping work.

## 221.1 Bellfarm Road Crossing

### Existing conditions

Drop kerb and island crossing between Bell Lane and the Greenway at the south of West Park. This provides an important link between communities in residential areas around West Park and Rocks Road, and employment areas in the west of the town.

Bellfarm Road is heavily trafficked, holding over 10,000 vehicles a day, and vehicles travel at 30mph. There are few gaps in vehicle flows to allow crossings for pedestrians and cycles.

### Barriers to walking and cycling

Crossings of Bellfarm Road are uncomfortable and unsafe due to high levels and speed of traffic.

### Recommendations

221.1.1 Deliver new signalised crossing of Bellfarm Road.

## 221.2 Bell Lane

### Existing conditions

Medium volume road through industrial estate used by HGVs. Untreated side road entries with wide corner radii to accommodate HGV access. Parking on both sides of road.

### Barriers to walking and cycling

Cyclists must mix with HGVs and medium flows of traffic. High risk of left/ right hook at side junctions due to wide corner radii.

### Recommendations

221.2.1 Install shared use path on northern footway.

221.2.2 Narrow corner radii of side roads, and install continuous crossings for cyclists and pedestrians.

## 221.3 Bellfarm Road/ Bell Lane Roundabout

### Existing condition

Busy roundabout connection to between Uckfield High Street, Tesco car park and Bell Lane, with no facilities to support pedestrian or cyclist movements.

Roundabout is on the desire line from Uckfield High Street to Bellbrook Industrial Estate, Tesco, and shops on Bellfarm Lane.

Road carries over 10,000 vehicles a day, travelling at 30mph. Pavement is narrow.

### Barriers to walking and cycling

No formal crossing facilities for pedestrians or cyclists at roundabout with connecting roads, creates risk of collision, and uncomfortable movements. Particularly poor for those using mobility aids.

Wide layout of roundabout allows vehicles to travel at speed, creating risk of collision with pedestrians and cyclists. Narrow footpaths create conflict between users.

### Recommendations

221.3.1 Widen footpath to create 3m wide shared space around roundabout. Install toucan crossings/ parallel zebra crossings on all arms of roundabout, allowing cyclists/ pedestrians to make same movements across junction

## 221.4 Bellfarm Road

### Existing condition

Heavily trafficked road connecting Uckfield High Street to roundabout with Bell Lane. 20mph speed limit, turning to 30mph after roundabout. Untreated side roads to commercial premises on each side of road.



221.2.2 Wide corner radii to support HGVs



221.3.1b No crossing facilities at junction arms



221.3.1a Roundabout with wide radii



221.4.1 Narrow footway access to Bell Lane

Footways are wide and have commercial frontages along length. No facilities to support cycling. Pedestrian crossing located at access to bus station.

### Barriers to walking and cycling

Cyclists are required to mix with high levels of traffic (over 10,000 per day), with no traffic calming or separated facility.

Side junctions cross footway, forming risk of collision with pedestrians, and high risk of left/ right hook for cyclists.

### Recommendations

221.4.1 Deliver segregated cycle facilities from High Street to roundabout, through 3.5-4m wide shared use path.

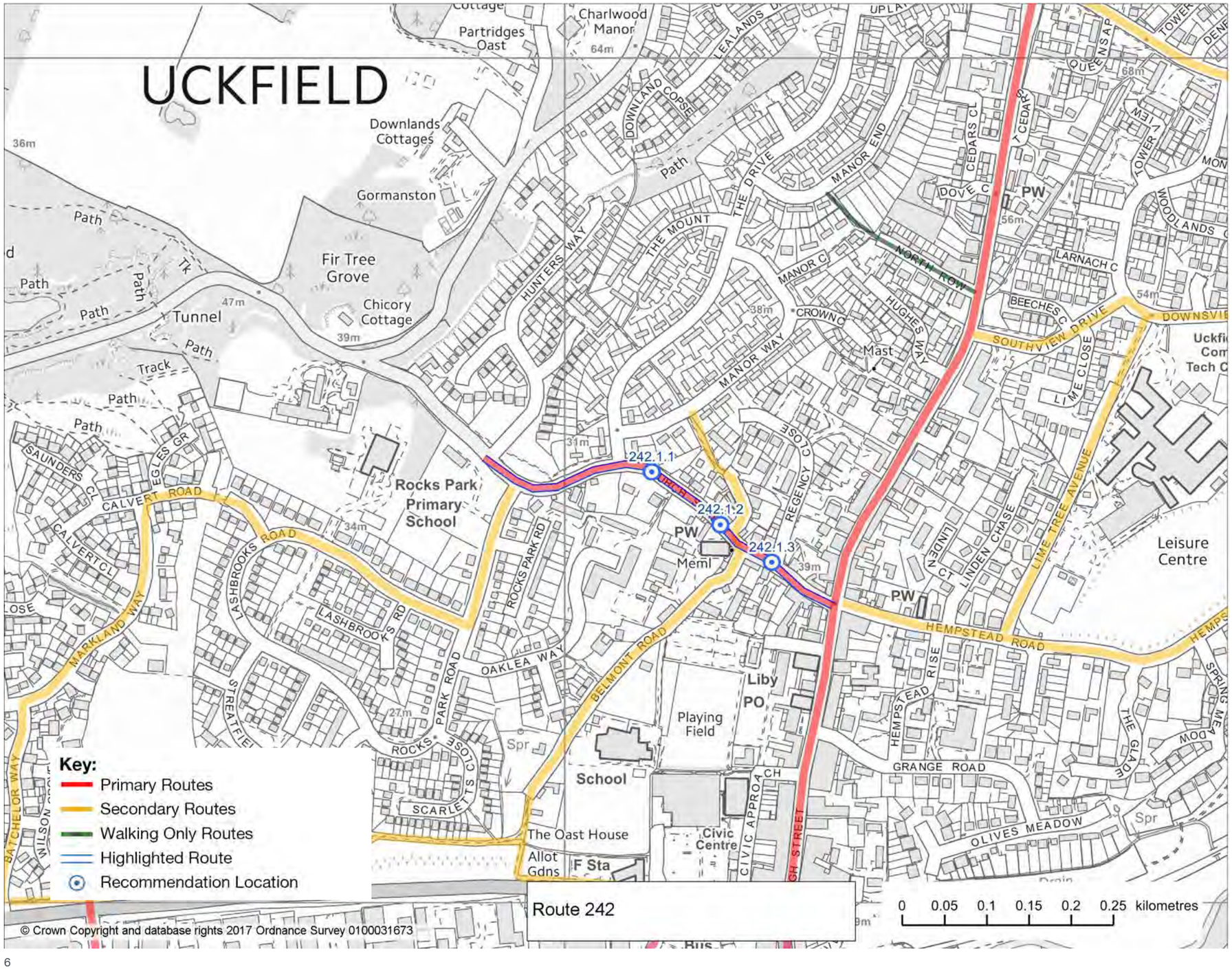
221.4.2 Install raised pedestrian crossings of side roads.



221.4.2a Wide side junction on ped. Desire line



221.4.2b Wide entrance to bus station




# 242: Church Street

## Route description

Providing a primary link from the west of the town to the High Street, route 242 follows Church Street to the junction with High Street.

The route currently has high levels of pedestrian footfall due to the close proximity to shops and local amenities. Crossings of the road are also required to connect to schools, churches and greenspace.

Potential to deliver a high quality facility for cycling and walking is limited due to constrained road space.

## Background

Route was identified in Sustrans scoping work.

Issues around Church Street have historically been raised to local authority by residents and councillors.

## 242.1 Church Street

### Existing conditions

Narrow, 30mph road, linking to residential streets in west of the town.

High levels of pedestrian footfall of people accessing the high street from north-west of the town.

Narrow pavement located only northern side of carriageway. Side junctions have no facilities to support pedestrian crossings, and are wide in width, and have wide corner radii.

Pavement is particularly narrow and has a level difference at west of the road. This is also poorly surfaced.

No pedestrian/ cycle crossings located along length of Road, including links to Holy Cross School and Church, bus stops, Rocks Park School, and residential areas.

No traffic calming located long road, at gateway to town.

### Barriers to walking and cycling

Narrow and poorly surfaced pavements has significant impact of levels of pedestrian comfort. Space only for single file movements at points, creating conflict for users. Particularly constrained

at Pudding Cake Lane, and footpath connection to residential area.

Wide radii side roads create high risk of collision between pedestrians and vehicles turning into side roads.

Cyclists are required to mix with vehicles travelling at 30mph with no traffic calming, allowing vehicles to drive aggressively.

Lack of pedestrian crossings requires people travelling by foot to crossing informally, leading to high risk of collision with vehicles, and uncomfortable pedestrian environment.

Church Street holds high levels of traffic, and gaps in traffic are limited. This has significant impact on those using mobility aids, as well as delays pedestrians making journeys across the road.

## Recommendations

242.1.1 Resurface pavement at level difference.

242.1.2 Widen footway at junction with Pudding Lane through introduction of one-way priority section, allowing widening of footway to 3m.

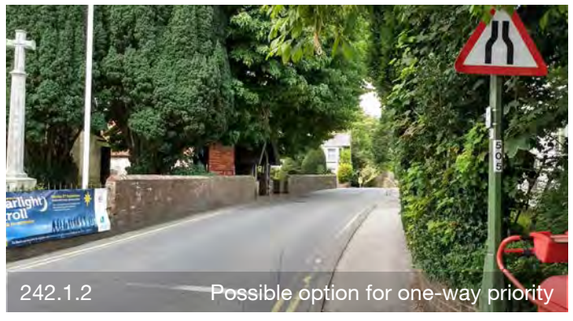
242.1.3 Install traffic calming along road. Tighten radii of junction over Regency Close and install continuous footway treatment.


242.1.1b Narrow footway on desire line to town

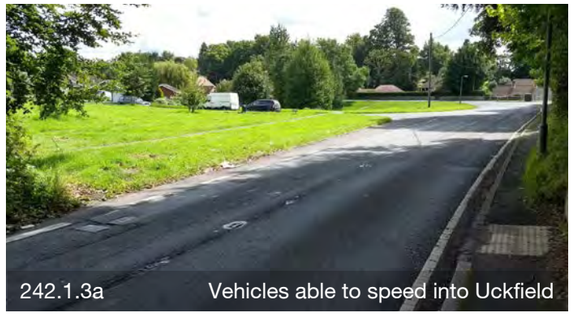

242.1.3b Wide junction on pedestrian desire line


242.1.1c Constrained footway on Church Street

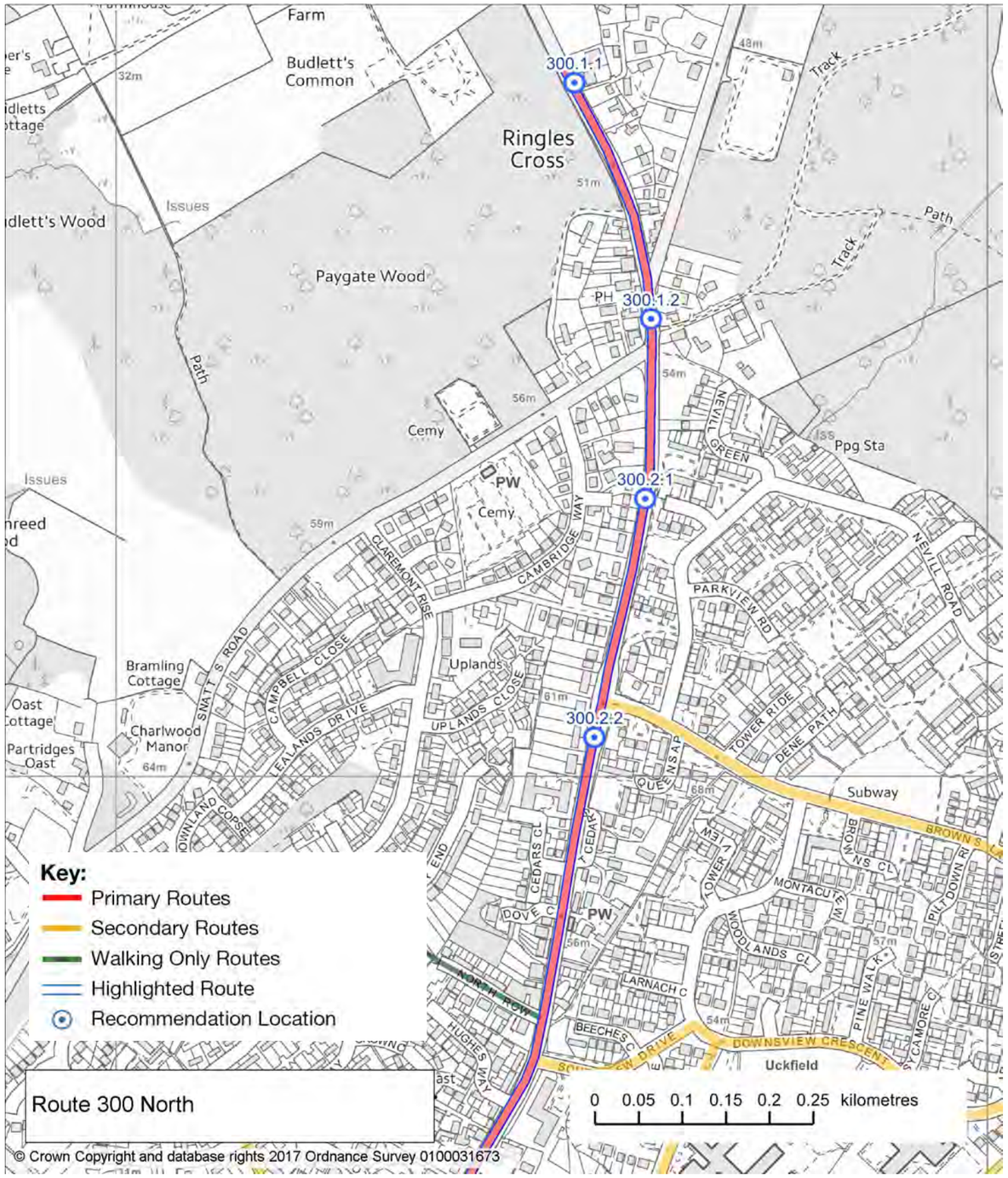

242.1.3c Unsupported crossing to Rocks Park


242.1.2 Possible option for one-way priority


242.1.3d Crossing off pedestrian desire line


242.1.3a Vehicles able to speed into Uckfield


242.1.3e Unsupported crossing to Belmont Rd




# 300: B2102 - Ringles Cross to Framfield Road

### Route description

Following London Road from the north of Uckfield at Ringles Cross to Framfield Road., Route 300 is a primary connection that passes through the centre of Uckfield.

The route provides pedestrians and cyclists with direct links to residential communities within the north of town, and shops and amenities at Uckfield High Street, and transport links at the bus and train station. It forms links to Uckfield Community Technology College, Uckfield Leisure Centre, churches, bus stops, and commercial units adjacent to the route.

London Road is wide and carries high levels of traffic. The lack of crossings in its current layout creates significant severance for communities within the town, especially for residents living within the north west of the town, who wish to access local amenities.

The High Street has a high quality streetscape, delivered through recent urban realm and pedestrian improvements, which have delivered significant improvements to pedestrian access.

At the north of this section, key challenges to delivery include high levels of traffic travelling along London Road, and constrained space due to high levels of on-carriageway parking,

To the south, the B2102 is the only highway and footway connection over the railway line and River Uck, and subsequently holds high levels of vehicle traffic as well as high levels of pedestrian footfall. This is particularly constrained over the bridge for the River Uck

High demand for pedestrian and vehicle use, limits the space for segregated cycle facilities along the High Street, which would be typically recommended due to levels of traffic.

### Background

Route was identified in Sustrans scoping work.

## 300.1 Ringles Cross

### Existing conditions

Intersection of three roads at the northern entry to Uckfield, with residential properties, commercial units, a pub, and bus stops located along its length.

Traffic levels along London Road are high (up to 5,000 vehicles per day), and travel at speed due to good visibility and 40mph speed limit.

No traffic calming or pedestrian crossing facilities to support movement across road.

Footways are narrow.

### Barriers to walking and cycling

Lack of pedestrian crossing to bus stops, pub, garage or residential properties, leads to high risk of collision with vehicles, and uncomfortable pedestrian environment. Especially critical due to high speed of vehicles travelling through intersection.

### Recommendations

300.1.1 Reduce speed limit to 30mph outside residential properties, and install traffic calming to emphasise entrance into urban environment for vehicles.

300.1.2 Install new pedestrian crossing to bus stop and commercial properties. Consider zebra crossing or informal island to support movements.

## 300.2 Ringles Cross to Church Street

### Existing conditions

Busy connector road with residential and commercial frontages along length. Road carries up to 5,000 vehicles a day. Parking along large sections of road.

Footways are crossed by driveways and side roads. No facilities to support cyclists.

No pedestrian crossings located along length of London Road, including links to Manor Primary School, Uckfield Community Technology College, Uckfield Leisure Centre, churches, bus stops, commercial frontages and residential areas.

Footway is narrow at points.

Speed limit is 40mph until Newell Road, then 30mph speed limit. This lowers to 20mph towards High Street. No Traffic calming.

### Barriers to walking and cycling

Cyclists are required to mix with high levels of traffic (up to 5,000 per day), with no traffic calming or separated facility.

Vehicles able to speed due to good visibility and no traffic calming.

Footways are narrow in places, leading to low levels of pedestrians comfort.

Side junctions cross footway, forming risk of collision with pedestrians, and high risk of left/ right hook for cyclists.

Lack of pedestrian crossings requires people travelling by foot to crossing informally, leading to high risk of collision with vehicles, and uncomfortable pedestrian environment.

Road holds high level of traffic, and gaps in traffic are limited. This has significant impact on those using mobility aids, as well as delays pedestrians making journeys across the road.

### Recommendations

300.2.1 Option 1: Install 3m wide shared use path on one side of road along whole road or 40mph section.

Option 2: Install traffic calming and remove centre line along length of road to reduce speed of vehicles and discourage through traffic. Reduce to 30mph to Ringles Cross.

Option 3: Consider banned movements/ closure on Uckfield High Street.

300.2.2 Widen footway where under 2m

## 300.3 High Street/ Church Street Junction

### Existing conditions

Signalised junction with no dedicated pedestrian crossing phase or signals.

Crossing is on desire line for people walking along the high street, accessing the leisure centre and schools on Hempstead Road, and connecting to homes on Church Street.

Pavement is narrow and constrained on eastern carriageway.

ASL located on all arms to support cyclists movement. No dedicated cycle lanes on approach.

### Barriers to walking and cycling

Pedestrians mix with vehicles to cross at busy signalised junction due to lack of pedestrian phase, creating an unsafe and uncomfortable movement.

Narrow pavement on eastern carriageway creates constrained environment, leading to low levels of pedestrian comfort.

Lack of dedicated cycle lanes to access ASLs mean cyclists must mix with high levels of queuing traffic that they are unable to pass.

### Recommendations

300.3.1 Install dedicated pedestrian phases on all arms of junction. Widen and improve footway on eastern carriageway. Install continuous crossing over junction arm. Install dedicated cycle facilities onto arms of junction, either through painted mandatory lanes or shared space facilities.

## 300.4 High Street to Bellfarm Road

### Existing conditions

Newly upgraded high street with urban realm improvements, creating high quality streetscape.

High street environment with trip destinations located along road. Two pedestrian crossings, located 150 metres apart. Pedestrians frequently observed to cross at ad hoc locations, without using signalised crossings.

Road is narrow and holds high volumes of traffic (between 5,000 and 10,000 vehicles a day) that is frequently queued back from junctions at Church Street and Bellfarm Road.

No dedicated cycling facilities and no cycle parking along road.

20mph speed limit, but without traffic calming. Allows vehicles to travel above speed limit when not



300.1.2 Unsupported crossing at Ringles Cross



300.2.2c No crossing to leisure centre


300.2.1 Wide 30mph road, no cycling facilities

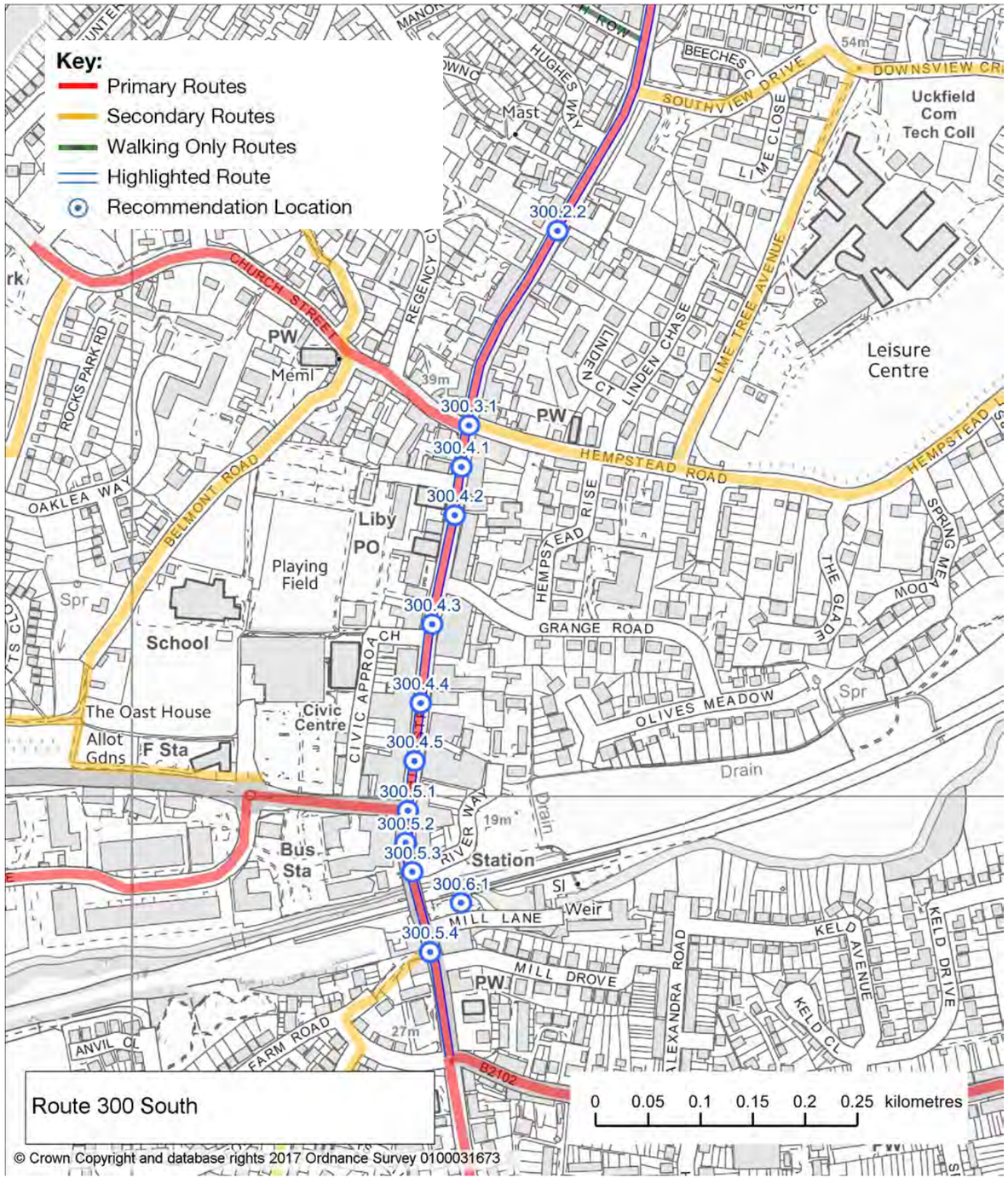

300.2.2d Narrow footway on London Road


300.2.2a Wide radii forms unsafe ped. crossing


300.3.1 Crossing with no ped. facilities


300.2.2b Poor quality island on side junction


300.4.1 20mph limit with no traffic calming






300.4.2 Queuing traffic on Uckfield High Street



300.4.3a Side road with no continuous footway



300.4.3b Low levels of cycle parking



300.5.3 Wide radii at Waitrose junction

cued.

Continuous footways over majority of side roads. Larger junctions are untreated, including Grange Road, and access to car parks.

### Barriers to walking and cycling

Distance between crossing facilities lead to pedestrians making uncomfortable and unsafe crossings to access shops and amenities.

Levels of traffic through high street, significantly reduces quality of pedestrian and cycling environment, due to noise and air pollution.

Untreated side junctions create risk of left/ right hook from vehicles, and uncomfortable crossing movements for pedestrians.

Cyclists must mix with high volume of traffic that has capacity to travel over 20mph due to lack of traffic calming. When vehicles cue at junction, no space for cyclists to pass vehicles.

No facilities for cycle parking.

### Recommendations

300.4.1 Install traffic calming along length of High Street to reduce traffic speeds and discourage through traffic.

300.4.2 Consider cycle lanes through town centre, if space permits. Install cycle lanes at junctions to allow cycles to pass traffic, especially for uphill movements.

300.4.3 Install continuous footways on all side junctions.

300.4.4 Install additional crossing facilities along high street to support informal crossings.

300.4.5 Consider strategies to reduce number of vehicles through high street through network management, closure to through traffic, or traffic calming to discourage through traffic.

## 300.5 Bellfarm Road to Framfield Road

### Existing conditions

Continuation of Uckfield high street, with connections to bus and shopping area on Bell Lane, railway station, Waitrose car park, and shops south of the railway line.

Road is wider than northern section of high street, but is constrained at railway station and bridge over River Uck.

Entrance to Waitrose carpark is wide and has no facilities to support pedestrian movements. Location on desire line from station to high street, and holds large numbers of pedestrian movements.

Junction with B2102 is signalised and has pedestrian crossing facilities. Pedestrians must wait for upwards of 1.5 minutes to cross road.

No pedestrian crossings at railway station, or to shops at the south of station. Footway is narrow south of station.

Road is narrow and holds high volumes of traffic (above 10,000 vehicles a day) that is frequently cued back from junctions.

No dedicated cycling facilities and no cycle parking along road.

20mph speed limit, but without traffic calming. Allows vehicles to travel above speed limit when not cued. Wider road layout allows vehicles to travel at speed.

### Barriers to walking and cycling

Waiting times at B2102 junction are long, and add significant times onto pedestrian journeys.

Waitrose junction creates risk of left/ right hook from vehicles, and uncomfortable crossing movements for pedestrians.

Levels of traffic through high street, significantly reduces quality of pedestrian and cycling environment, due to noise and air pollution.

Cyclists must mix with high volume of traffic that has capacity to travel over 20mph due to lack of traffic calming. When vehicles cue at junction, no space for cyclists to pass vehicles.

### Recommendations

300.5.1 Reconfigure signals at junction with B2102 to decrease waiting times for cyclists. Install cycle lanes on approach to junction.

300.5.2 Install traffic calming to reduce traffic speeds and discourage through traffic

300.5.3 Tighten corner radii on Waitrose junction to shorten crossing distance, and install raised crossing to support pedestrian movements.

.300.5.4 Introduce cycling facilities where space available. Considerations should include widening of footway to create segregated shared space, or introduction of cycle lanes.

## 300.6 Uckfield Station

### Existing conditions

Station forecourt with taxi and pick up area located on east of B2102.

Constrained pedestrian environment due to river bridge and narrow footways. No facilities to support pedestrian crossings of B2102 to station.

Some cycle parking located at station, and at west of B2102.

### Barriers to walking and cycling

Constrained footway creates poor pedestrian environment, and low levels of comfort.

Pedestrians, and cyclists using cycle parking are required to cross road to station without facilities, and must mix with traffic. This is an uncomfortable and unsafe movement due to volume of traffic, and lack of gaps in traffic.

### Recommendations

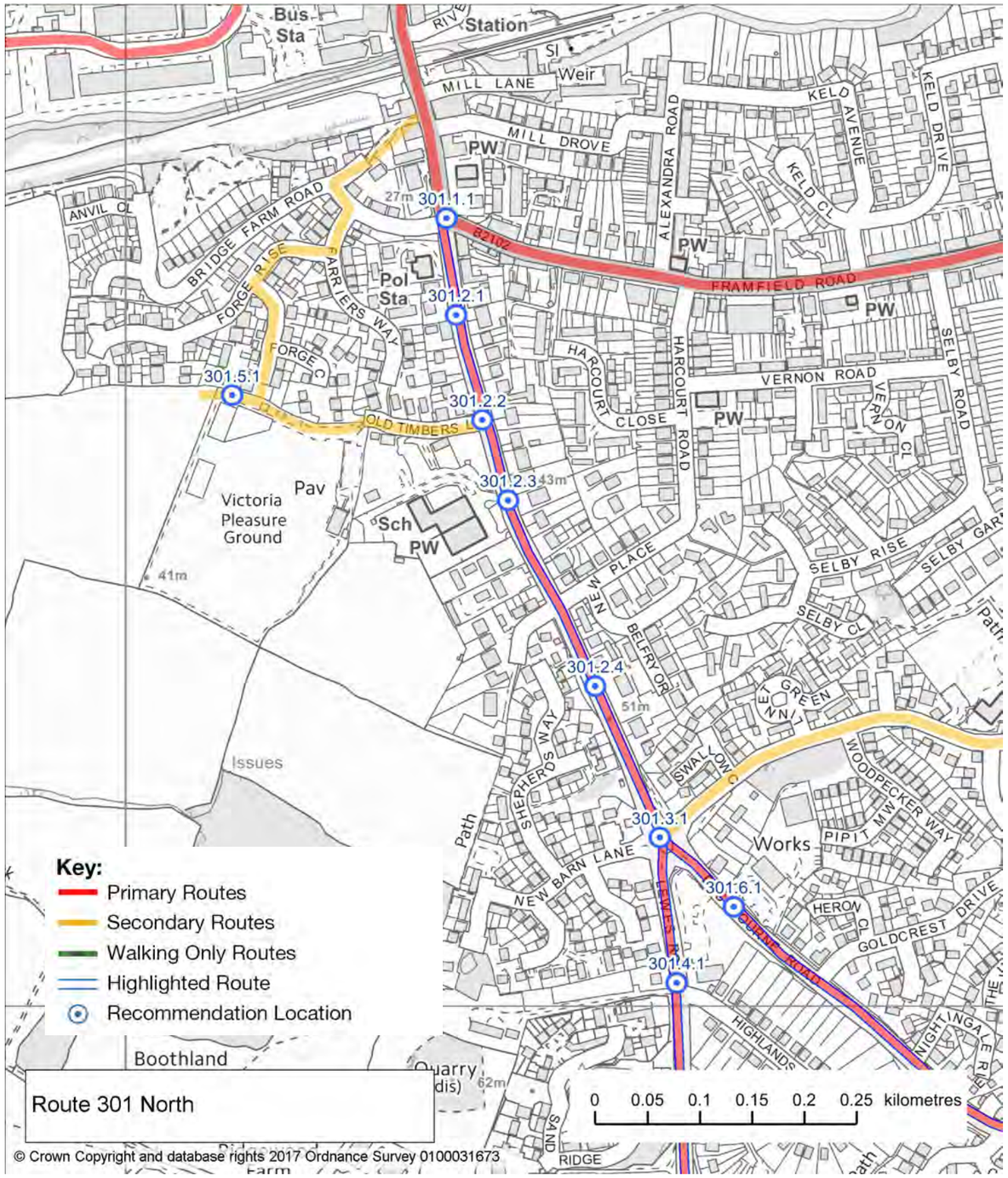
300.6.1 Reconfigure space outside station to improve pedestrian access. Install new zebra crossing outside station.



300.6.1a Poor pedestrian facilities at station



300.6.1b Crossing required from cycle parking





301.1.1a Cyclists required to mix with traffic


301.1.1b Narrow footway a junction


301.2.1 Busy 30mph road, no cycling facilities


301.2.2 Side road with no pedestrian continuity

# 301: New Town - Ridgewood

## Route description

Routed along the B2102, New Town Road, Lewes Road and Eastbourne Road, Route 301 provides a link to, shops, transport connections and local amenities at Uckfield town centre, and Uckfield Hospital to growing residential communities the south of the town.

The route provides a direct connection to St. Phillips School, greenspace and recreational facilities at Victoria Park, residential communities at Harlands, Fenerley Park, Old Timbers Lane and New Place, as well as a future link to the new development at Ridgewood Farm.

Key barriers to delivery include constrained highway and space due to high levels of parking on carriageway, high volumes of traffic, travelling at 30mph and poor quality of pedestrian infrastructure currently in place.

The route is particularly important in the context of the new development at Ridgewood Farm, where 1,000 new homes are proposed. High quality, and direct cycle and walking connections will support mitigation of impacts on local roads, as well as providing comfortable and convenient connections for new communities.

## Background

Route was identified in Sustrans scoping work.

High level proposals for cycle and walking connections from Ridgewood Farm are included within outline plans and the masterplan for the development

## 301.1 Framfield Road Junction

### Existing conditions

Wide cross road junction linking Uckfield high street to residential areas in the north of the town, and onwards destinations.

Junction is heavily trafficked and holds over 10,000 vehicles per day.

ASLs are located on each junction arm, with feeder lane located away from left turn arm on southern junction arm.

### Barriers to walking and cycling

Cyclists must mix with high levels of traffic travelling through junction, including high levels of left turns from the High Street, and right turns from Framfield Road.

Uncomfortable movement across traffic lane is required to access central cycle lane on approach from south of junction.

### Recommendations

301.1.1 Install advance cycle signals on junction arms to allow cyclists to make movements before vehicles. Provide fully segregated facilities to allow cyclists to cross through junction away from traffic.

## 301.2 New Town

### Existing conditions

Busy connector road with residential and commercial frontages along length. Road holds between 5,000 and 10,000 vehicles a day. Parking along large sections of road.

Footways are crossed by driveways and side roads. No facilities to support cyclists for majority of road, except cycle lane and ASL on the approach to Framfield Road junction.

No pedestrian crossings located along length of New Town, including links to St. Phillips Primary School, churches, bus stops, commercial frontages and residential areas. Footway is narrow at points. 30mph speed limit with no traffic calming.

### Barriers to walking and cycling

Cyclists are required to mix high levels of traffic (up to 5,000 per day), with no traffic calming or separated facility.

Vehicles able to speed due to good visibility and no traffic calming.

Footways are narrow in places, leading to low levels of pedestrians comfort.

Lack of pedestrian crossings requires people travelling by foot to crossing informally, leading to high risk of collision with vehicles, and uncomfortable pedestrian environment.

New Town Road holds high level of traffic, and gaps in traffic are limited. This has significant impact on those using mobility aids, as well as delays pedestrians making journeys across the road. This is increased in the context of the Ringwood Farm development site.

Side junctions cross footway, forming risk of collision with pedestrians, and high risk of left/ right hook for cyclists.

### Recommendations

301.2.1 Option 1: Remove on-street parking and install 3m wide shared use path on one side of road

Option 2: Install traffic calming and remove centre line along length of road to reduce speed of vehicles and discourage through traffic.

Option 3: Consider banned movements/ closure on Uckfield High Street.

301.2.2 Install continuous footways over side junctions.

301.2.3 Install new crossings at St. Phillips Primary School, churches, bus stops, commercial frontages and residential areas.

301.2.4 Widen footway where it is less than 2m wide

## 301.3 New Town/ Eastbourne Road/ Lewes Road Roundabout

### Existing conditions

Busy roundabout connection to between Lewes Road, Eastbourne Road, New Barn lane and Mallard with no facilities to support pedestrian or cyclist movements. Road carries between 5,000 and 10,000 vehicles a day, travelling at 30mph. Pavement is narrow.

### Barriers to walking and cycling

No formal crossing facilities for pedestrians or cyclists at roundabout with connecting roads, creates risk of collision, and uncomfortable movements. Particularly poor for those using mobility aids.

Wide layout of roundabout allows vehicles to travel at speed, creating risk of collision with pedestrians and cyclists. Narrow footpaths create conflict between users.

### Recommendations

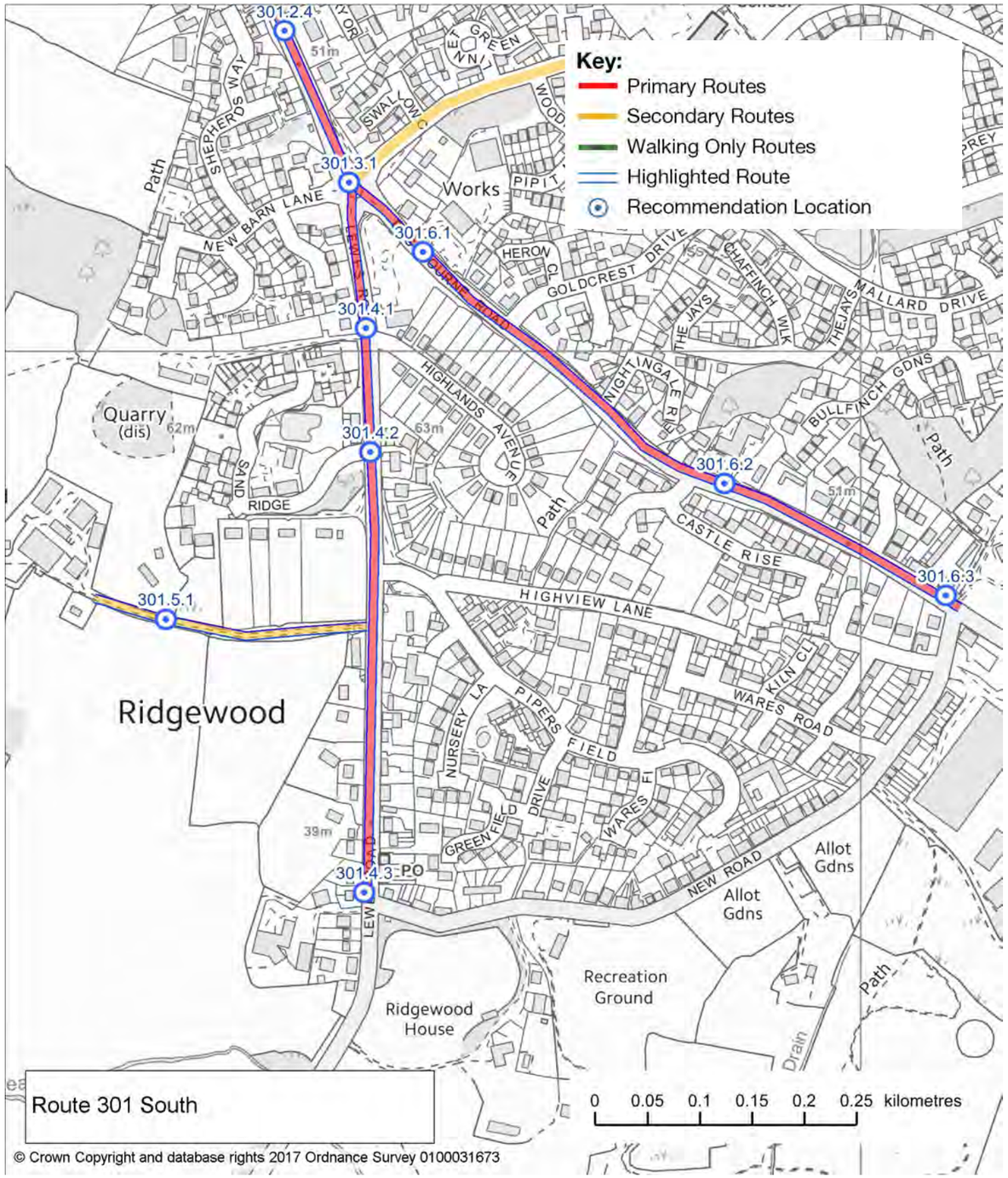
301.3.1 Widen footpath to create 3m wide shared space around roundabout. Install toucan crossings/ parallel zebra crossings on all arms of roundabout, allowing cyclists/ pedestrians to make save movements across junction.



301.3.1a Unsafe quality pedestrian crossing

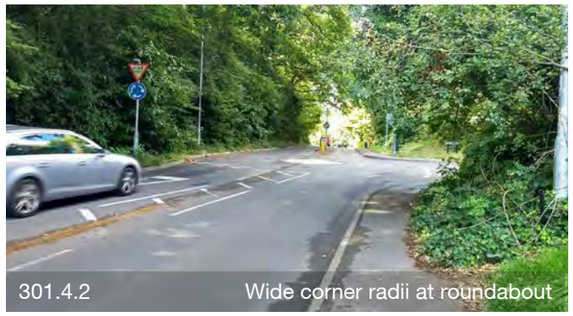


301.3.1b Wide radii allows turning at speed





301.4.1 Narrow footway with vehicles parked


301.4.2 Wide corner radii at roundabout


301.4.3 No crossing to local shops

## 301.4 Lewes Road

### Existing conditions

Heavily trafficked road with access to residential estates, and some frontages residential properties, farms and local shops.

30mph speed limit with no traffic calming.

Narrow footway located on one side of the road. Staggered between east and west side of the road at connection to New Road. No pedestrian crossings located on road to bus stops or shops.

Roundabout junction with Highview Lane, with no pedestrian facilities to cross.

### Barriers to walking and cycling

Cyclists are required to mix with traffic travelling at 40mph, with no traffic calming or separated facility.

Footway on alternating carriageways require pedestrians to cross with no formal facilities to make connections.

Lack of dedicated pedestrian crossings and poor quality of footway impact levels of service for pedestrians.

Vehicles able to turn quickly around roundabout with Highview Lane, creating a high risk of collision for pedestrians and cyclists.

### Recommendations

301.4.1 Deliver segregated cycle facilities along length of route through 3 - 3.5m wide shared use path.

301.4.2 Tighten radii and install continuous footway over side junctions.

301.4.3 Install additional pedestrian crossings at connections to residential streets.

## 301.5 Ridgewood Farm Development

### Existing conditions

Proposed development with 1,000 new homes, and associated amenities within the south west of Uckfield. Planning has been submitted for 250 homes.

Associated works with the development include path widening and traffic calming on Lewes Road, improvements to the A22 Copwood roundabout,

and bus improvements on Lewes Road. Two new highway connections will be developed on Lewes Road and the A22

Masterplan includes walking and cycling routes connecting through the development towards Uckfield.

### Barriers to walking and cycling

Lewes Road potentially has limited capacity to provide high quality walking and cycling connections due to constrained road environment.

Potential to develop high quality walking and cycling routes through the development site to transport connections and shops in Uckfield. If not planned, this may impact walking and cycling connectivity through development.

### Recommendations

301.5.1 Work with developer to deliver high quality 4-5 metre walking and cycling connections through the development towards Uckfield

## 301.6 Eastbourne Road

Moderately trafficked road with access to residential estates, and some frontages residential properties, farms and local shops.

40mph speed limit until junction with Lewes Road/ New Town, where it reduces to 30mph. No traffic calming.

Footway is narrow at points, and located on one side of the road. Footway is staggered at between east and west side of the road at connection to New Road at south.

No pedestrian crossings located on road to bus stops or to amenities located in Ridgewood on New Road.

### Barriers to walking and cycling

Cyclists are required to mix with traffic travelling at 40mph, with no traffic calming or separated facility.

Lack of dedicated pedestrian crossings and poor quality of footway impact levels of service for pedestrians.

To access footway connections to Uckfield, Ridgewood, Fernley Park and bus stops of Eastbourne Road, pedestrians are required to cross 40mph road without supported crossing. This leads to high risk of collision with vehicles, and uncomfortable pedestrian environment.

### Recommendations

301.6.1 Deliver segregated cycle facilities along length, through 3 - 3.5m wide shared use path. Tighten radii and install continuous footway over side junctions.

301.6.2 Reduce speed limit of road to 30mph from junction of New Road to Lewes Road junction, install traffic calming.

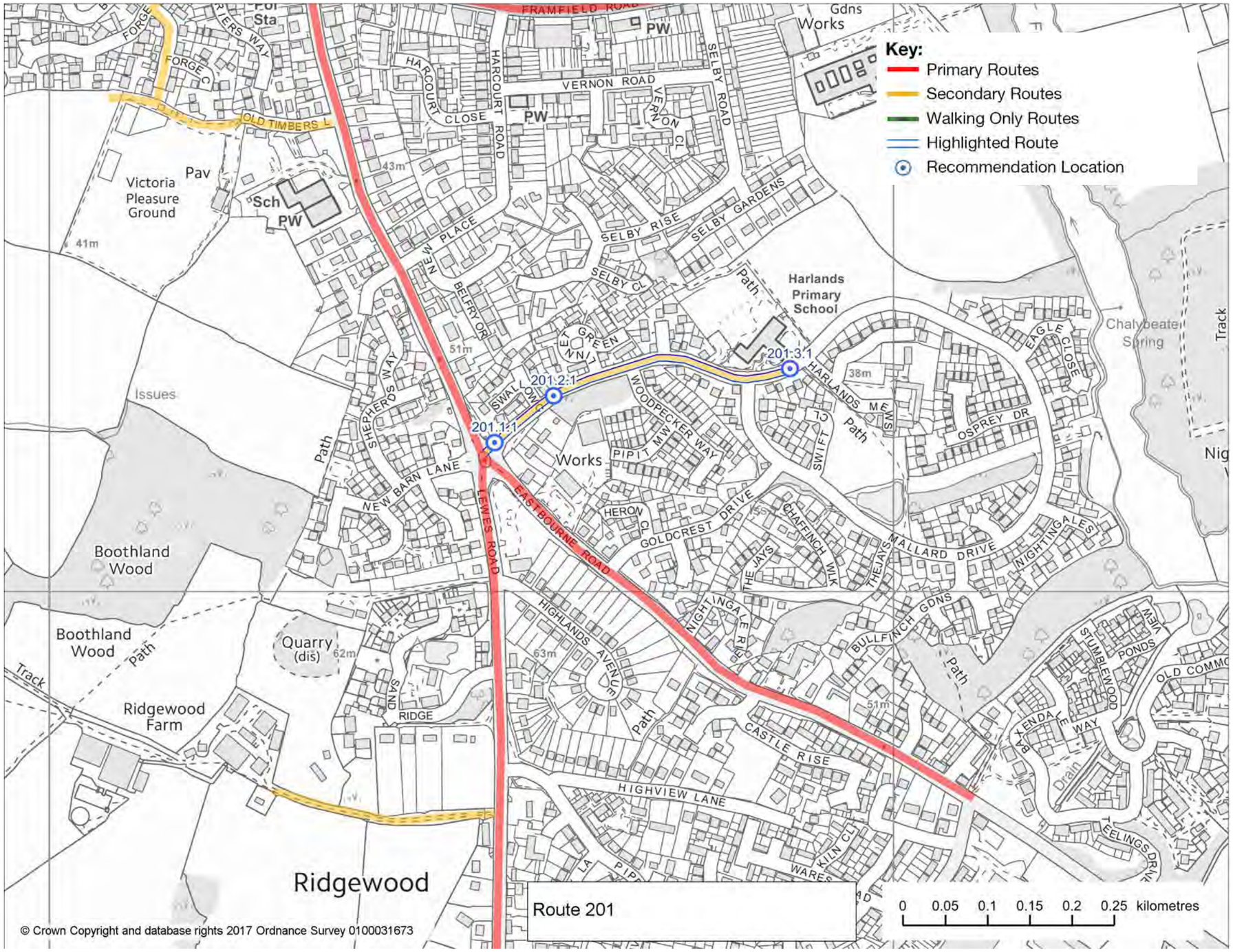
301.6.3 Install new parallel zebra or signalised crossing between Fernley Park and New Road.



301.6.2 40mph road on approach to Uckfield



301.6.3 Unsupported crossing to New Road




## 201: Mallard Drive

### Route description

Route 201 is a secondary route connection along moderately trafficked residential streets in the south of Uckfield.

The route provides direct connections Harlands Primary School, as well as wider links to Uckfield town centre.

### Background

Route was identified in Sustrans scoping work.

## 201.1 New Town/ Mallard Drive Junction

### Existing conditions

Wide side road junction from roundabout with New Road, with very wide corner radii and central refuge island.

Junction is on desire line for pedestrians and cyclists travelling from south of the town to Uckfield High Street, as well as communities accessing shops, greenspace and new housing developments in the south of the town.

Central refuge island is located within junction. The drop kerb facility is in poor condition and is narrow. Central refuge is narrow and has small waiting area. Island is offset way from junction arm, however crossing distances are still wide.

### Barriers to walking and cycling

Wide corner radii allows vehicles to turn into Mallard Drive at speed, creating uncomfortable crossing facilities, as well as high risk of collision between turning vehicles and pedestrians crossing the junction, as well as cyclists travelling along New Road.

Wide crossing distance creates uncomfortable and unsafe pedestrian movement, especially for users who may take longer to make crossing, such as families, disabled and older users.

### Recommendations

201.1.1 Tighten corner radii and install speed table to reduce speed of vehicles travelling through the junction, and reduce crossing distances. Install new crossing and refuge facility for pedestrian users, to reduce crossing distance. Reconfigure drop kerb, or install crossing flush with footway.

## 201.2 Mallard Drive

### Existing conditions

Residential road with 30mph speed limit. Speed cushions located along road.

The street is heavily parked, and side road junctions have wide arms, and wide corner radii. Road surface is poor, with significant defects.

### Barriers to walking and cycling

Cyclists are required to mix with traffic travelling at 30mph.

Speed cushions can cause vehicles to swerve, leading to risk of collision with vehicles.

### Recommendations

201.2.1 Reduce speed limit to 20mph and replace speed cushions with sinusoidal speed humps or tables, and psychological calming features.

## 201.3 Harlands School crossing

### Existing conditions

Access to Harlands School on Mallard Drive.

Two ‘school slow’ signs painted in road on approach to schools with point narrowing and speed cushions located along road. 30mph speed limit outside schools.

Parking restrictions implemented outside school premises.

No crossing facilities outside school.

### Barriers to walking and cycling

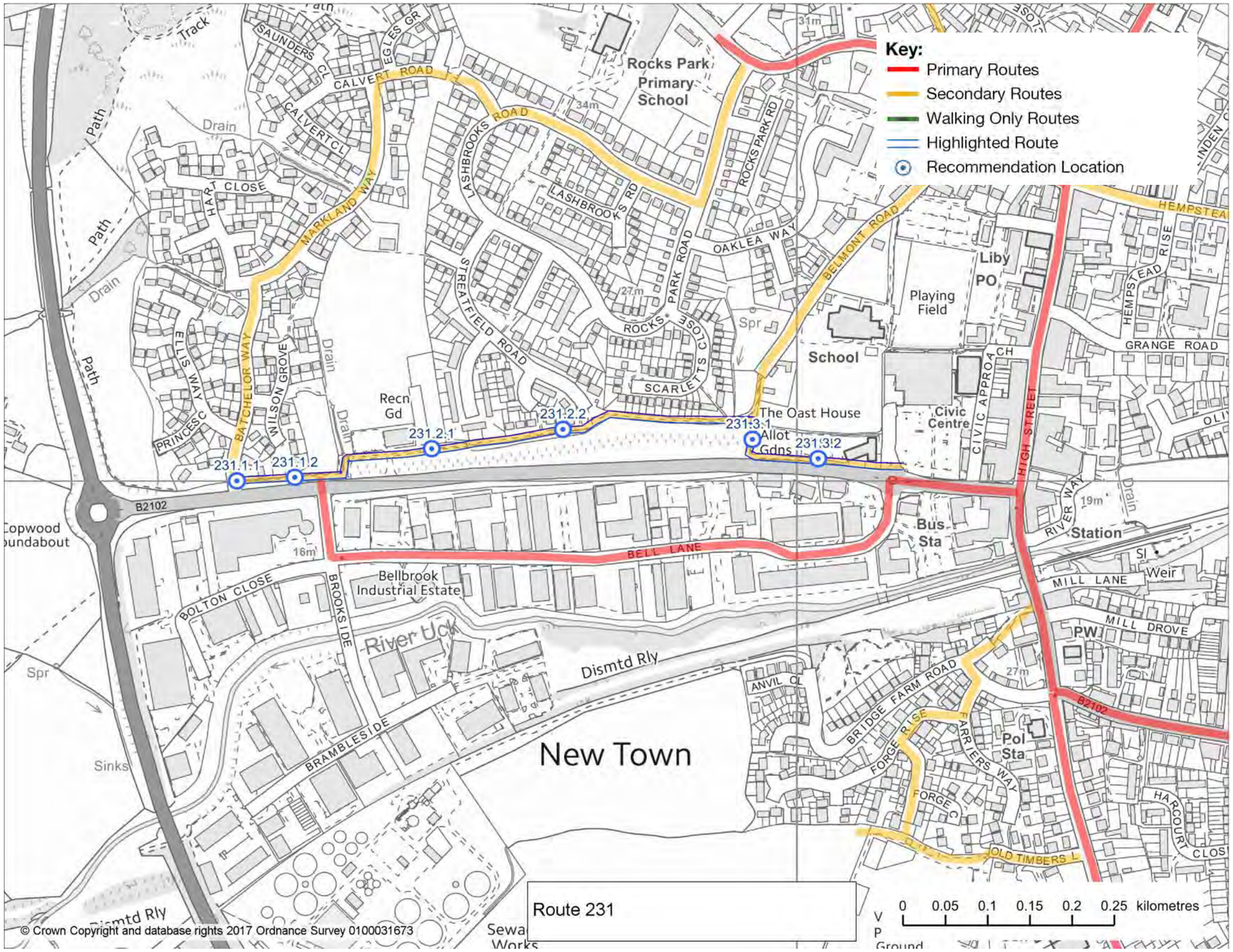
Cyclists and pedestrians accessing school are required to mix with traffic travelling at 30mph, either travelling along or crossing the road.

Speed cushions can cause vehicles to swerve, leading to risk of collision with vehicles.

No protected crossing to school.

### Recommendations

201.3.1 Install new zebra crossing facilities to school.




# 231: Bellfarm Road Greenway

## Route description

Route 231 is a secondary route connection from the residential areas in the east of Uckfield to shops, transport connections and amenities within Uckfield town centre.

Largely aligned along greenway style shared use paths, it offers cyclists a traffic-free alternative to the heavily trafficked Bellfarm Road, and an attractive pedestrian connection to destinations within the town centre.

## Background

Route was identified in Sustrans scoping work.

## 231.1 Batchelor Way Footpath

### Existing conditions

One metre wide footpath along side of Bellfarm Road, set behind tree lined verge. No access for cyclists.

No facility to support connection from footpath to Batchelor Way.

To the east the footpath is overgrown and is in poor condition. A narrow bridge is located on the connection to allotments.

The path is not lit.

### Barriers to walking and cycling

Cycling is not permitted on footpath.

Footpath is too narrow for comfortable shared use. Overgrowth and narrow width cause uncomfortable pedestrian environment, especially towards the east of the connection.

Lack of lighting creates poor perception of social safety.

### Recommendations

231.1.1 Install dropped kerb/ raised table connection to link to Batchelor Way.

231.1.2 Upgrade footpath to 3m wide shared use path that connects with eastern shared use connection, Widen bridge connection to allotments. Install lighting along path.

## 231.2 Bellfarm Road Greenway

### Existing conditions

2-3 metre wide shared use path connection from crossing points of Bellfarm Road in the west (south of West Park Recreation Ground), and in the east (adjacent to petrol station), located in woodland.

Path is lit with lighting columns. These are covered by foliage, potentially reducing effectiveness of lighting.

Surfacing is poor in sections, and effective width of path is narrowed by overgrowth.

New raised table connection over side road to pharmacy.

### Barriers to walking and cycling

Width of path is narrow at points, creating potential conflict between cyclists and pedestrians, and uncomfortable environment for users.

Surfacing creates uncomfortable riding and walking environment where this is in poor condition.

High level lighting obscured by vegetation limits effectiveness, and can lead to poor perception of social safety.

### Recommendations

231.2.1 Adapt lighting columns to lower level to reduce impact from overgrowth. Maintain vegetation adjacent to path to maintain effective width.

231.2.2 Resurface and widen path where this is less than 2 metres.

## 231.3 Bellfarm Road Shared Use Path

### Existing conditions

2 metre wide shared use path alongside Bellfarm Road.

Path crosses multiple side junctions with no continuous facility for the path, including wide junctions to fire station and the Tesco car park.

Well-lit and overlooked along length.

### Barriers to walking and cycling

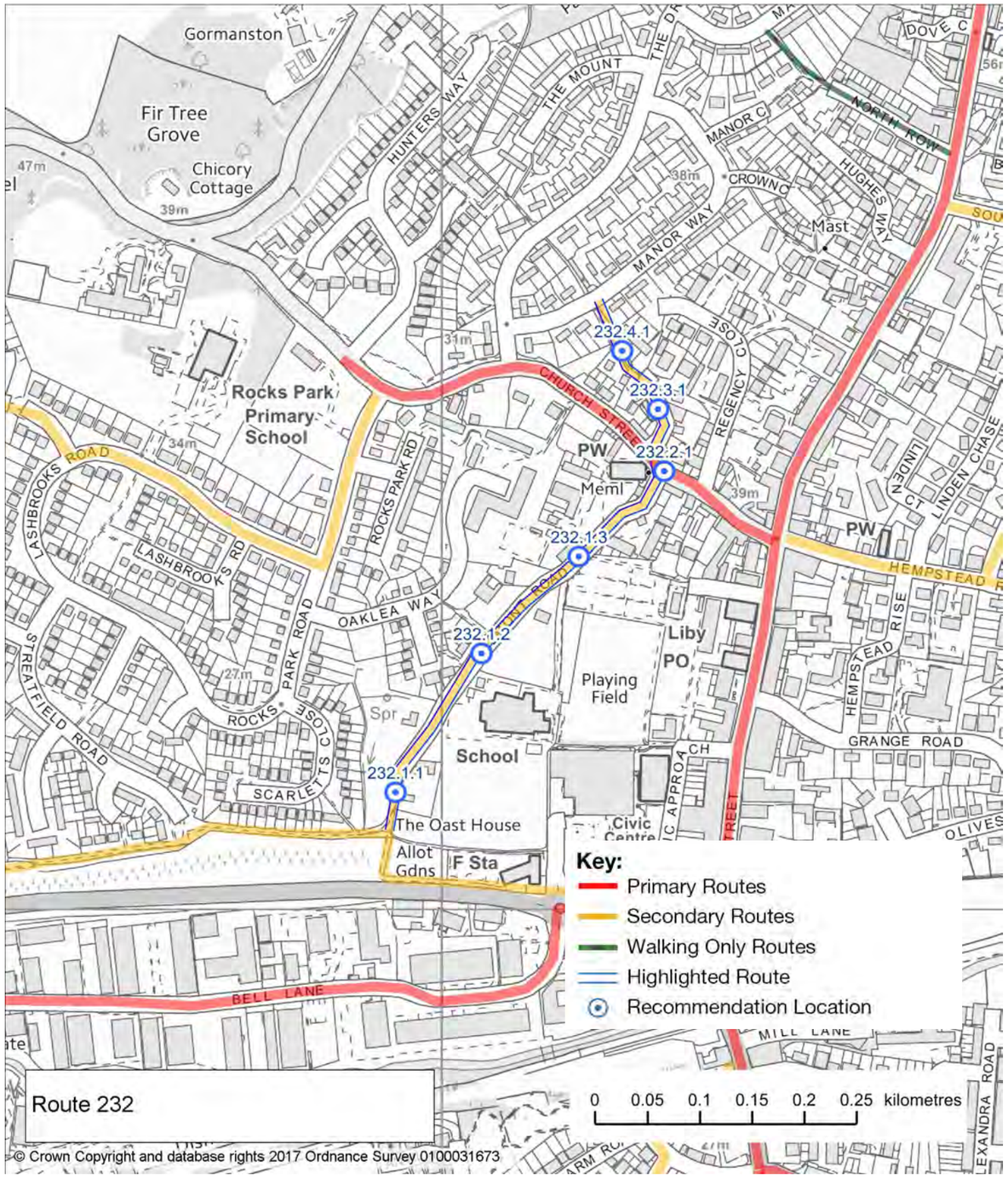
Width of path does not meet DfT standards for shared use facilities.

Wide junctions over path create high risk of collision with vehicles turning across cyclists and pedestrians, and requires users to frequently stop during their journeys.

### Recommendations

231.3.1 Widen path to 3 metres.

231.3.2 Install continuous footway treatment/ zebra crossing over side junction with Tesco car park. Demarcate shared use path with junction at fire station.




# 232: Belmont Road – Manor Way

### Route description

Route 232 is a secondary route connection along moderately residential streets and public footpaths.

It provides a link between Routes 231 and 242, forming a connection to Uckfield High Street, Holy Cross Church and Holy Cross Primary School.

### Background

Route was identified in Sustrans scoping work.

## 232.1 Belmont Road

### Existing conditions

Low trafficked unadopted road with poor surfacing.

Section to the south of Holy Cross Primary School is narrow and overgrown.

Narrow, staggered pavement from Church Street until school car park.

### Barriers to walking and cycling

Poor surfacing creates uncomfortable riding surface.

Footway access to school and town centre is incoherent and narrow, creating uncomfortable pedestrian environment.

Pedestrians are required to mix with traffic, potentially travelling at speed, to access school, church, and onwards connections, due to lack of pedestrian facilities at south of section.

Limited visibility at south of section creates poor perception of social safety.

### Recommendations

232.1.1 Resurface and install traffic calming to shared use connection on Route 231.

232.1.2 Widen footway to accommodate pedestrian movements to school and town centre.

232.1.3 Reduce speed limit of road to 15mph, and emphasise presence of pedestrians within road through signage. Consider making road pedestrian priority area.

## 232.2 Church Street Crossing

### Existing conditions

Connection from Belmont Road to Pudding Cake Lane across busy Church Street.

No pedestrian/ cycle crossing to support connections to residential areas in the north west of the town.

### Barriers to walking and cycling

Lack of pedestrian crossings requires people travelling by foot to crossing informally, leading to high risk of collision with vehicles, and uncomfortable pedestrian environment.

Church Street holds high level of traffic, and gaps in traffic are limited. This has significant impact on those using mobility aids, as well as delays pedestrians making journeys across the road.

### Recommendations

232.2.1 Install signalised pedestrian crossings/ zebra crossings at crossings to Belmont Road.

## 232.3 Pudding Cake Lane

### Existing conditions

Low traffic access road to residential properties located on Pudding Cake Lane. Traffic speeds are low, due to constrained space.

High levels of pedestrian footfall from connecting footpath to residential areas in north-west of town.

No footway.

### Barriers to walking and cycling

Pedestrians mix with vehicles accessing properties on Pudding Cake Lane.

### Recommendations

232.3.1 Reduce speed limit of road to 15mph, and emphasise presence of pedestrians within road through signage. Consider making road pedestrian priority area.

## 232.4 Pudding Cake Lane Footpath

### Existing conditions

2m wide footpath connecting residential areas in north-west of the town to Uckfield town centre. No cycle access on path.

Steep gradient with railing on one side of the path. Footpath is poorly surfaced and overgrown in places.

Path is not lit.

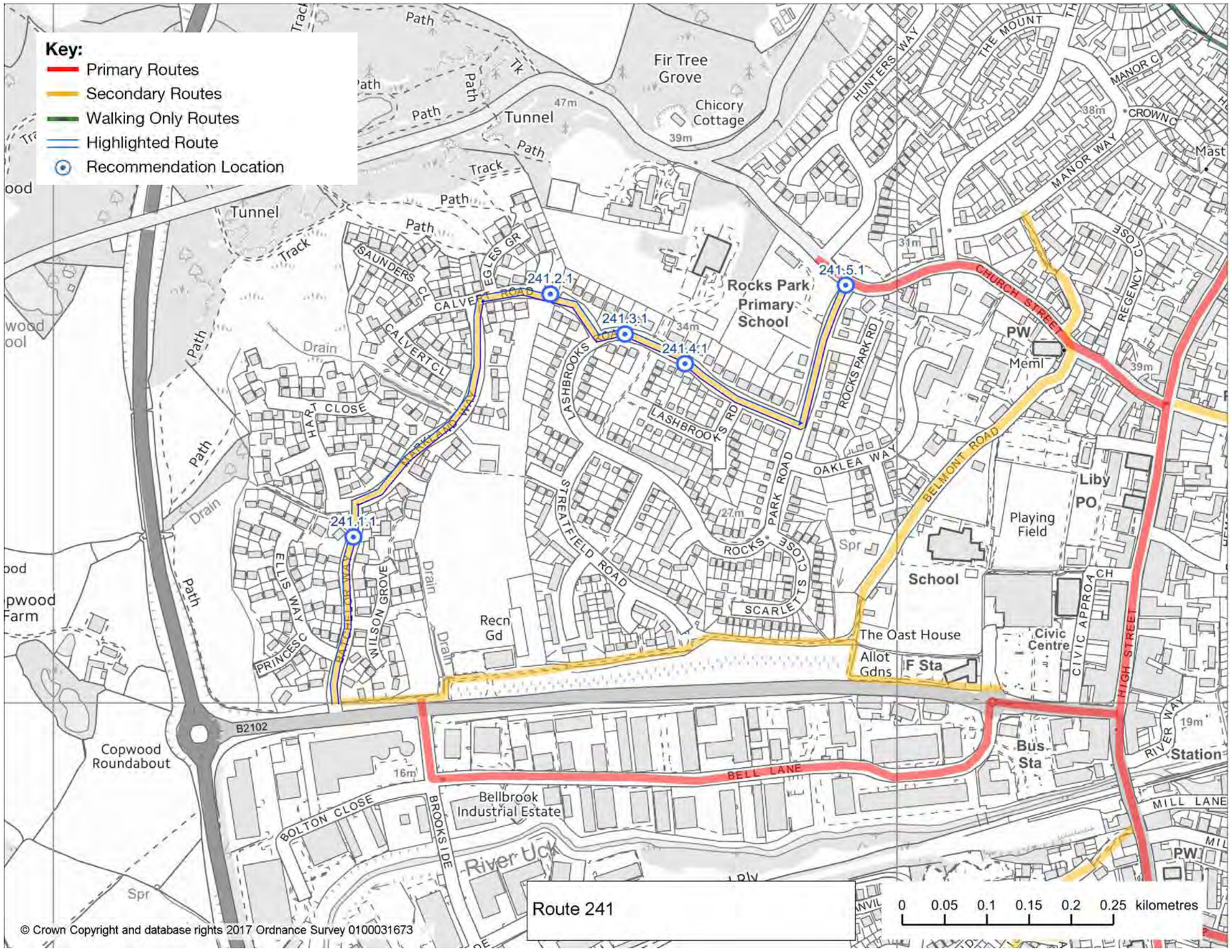
### Barriers to walking and cycling

Surfacing of path creates poor pedestrian environment. Lack of lighting creates poor perception of social safety.

Cycling is not permitted along path.

### Recommendations

232.4.1 Widen and resurface path. Clear vegetation and install lighting along path.




# 241: Batchelor Way - Rocks Park

## Route description

Route 241 is a secondary route connection along moderately residential streets in the south of Uckfield.

The route provides direct connections to Rocks Park School, West Green recreation ground, and residential areas within Rocks Park. Beyond these connections, the route links to Route 231, and onwards to Uckfield Town Centre, as well as to residential areas at the north of Church Street.

## Background

Route was identified in Sustrans scoping work.

## 241.1 Batchelor Way

### Existing conditions

Low trafficked, low speed residential street, with speed humps installed along road.

No signage currently implemented.

### Barriers to walking and cycling

No signage for pedestrian and cycle access to town centre or other destinations across town.

### Recommendations

241.1.1 Install signage.

## 241.2 Calvert Road Closure

### Existing conditions

Point closure between Calvert Road and Lashbrooks Road with incoherent layout.

Segregated cycle and pedestrian access through closure. Cycle access is narrow and poorly surfaced, and is overgrown through permeable surfacing. Pedestrian access is formed of two narrow footways.

### Barriers to walking and cycling

Cycling access through closure is uncomfortable due to poor surfacing and narrow width of path.

Pedestrian access is uncomfortable due to narrow width of footway.

Potential to deliver urban realm improvements within

unused space.

### Recommendations

241.2.1 Reconfigure closure to provide 3.5 metre wide tarmac cycle track. Engage with local community to design and implement urban realm improvements to unused space.

## 241.3 Lashbrooks Road

Low trafficked residential road. 30mph speed limit with no traffic calming along its length.

The street is heavily parked, and side road junctions have wide arms, and wide corner radii.

### Barriers to walking and cycling

Cyclists are required to mix with traffic travelling at 30mph, with no traffic calming.

Wide side road junctions create high risk of right and left hook collision with vehicles for cyclists, and uncomfortable pedestrian facilities.

### Recommendations

241.3.1 Reduce speed limit to 20mph. Install traffic calming through speed tables and psychological calming features.

## 241.4 Rocks Park School crossing

### Existing conditions

Entrance to Rocks Park School.

30mph speed limit outside school, with no vertical or horizontal deflection on approach to schools to slow speed of traffic.

Parking restrictions implemented outside school premises.

No crossing facilities outside school.

### Barriers to walking and cycling

Cyclists and pedestrians accessing schools are required to mix with traffic travelling at 30mph, with no traffic calming, either travelling along or crossing the road.

No protected crossing to school.

### Recommendations

241.4.1 Install new zebra crossing facilities to school.

## 241.5 Church Street Crossing

### Existing conditions

No pedestrian/ cycle crossings to residential areas connected to Hunters Way or onto footway on north of Church Street.

### Barriers to walking and cycling

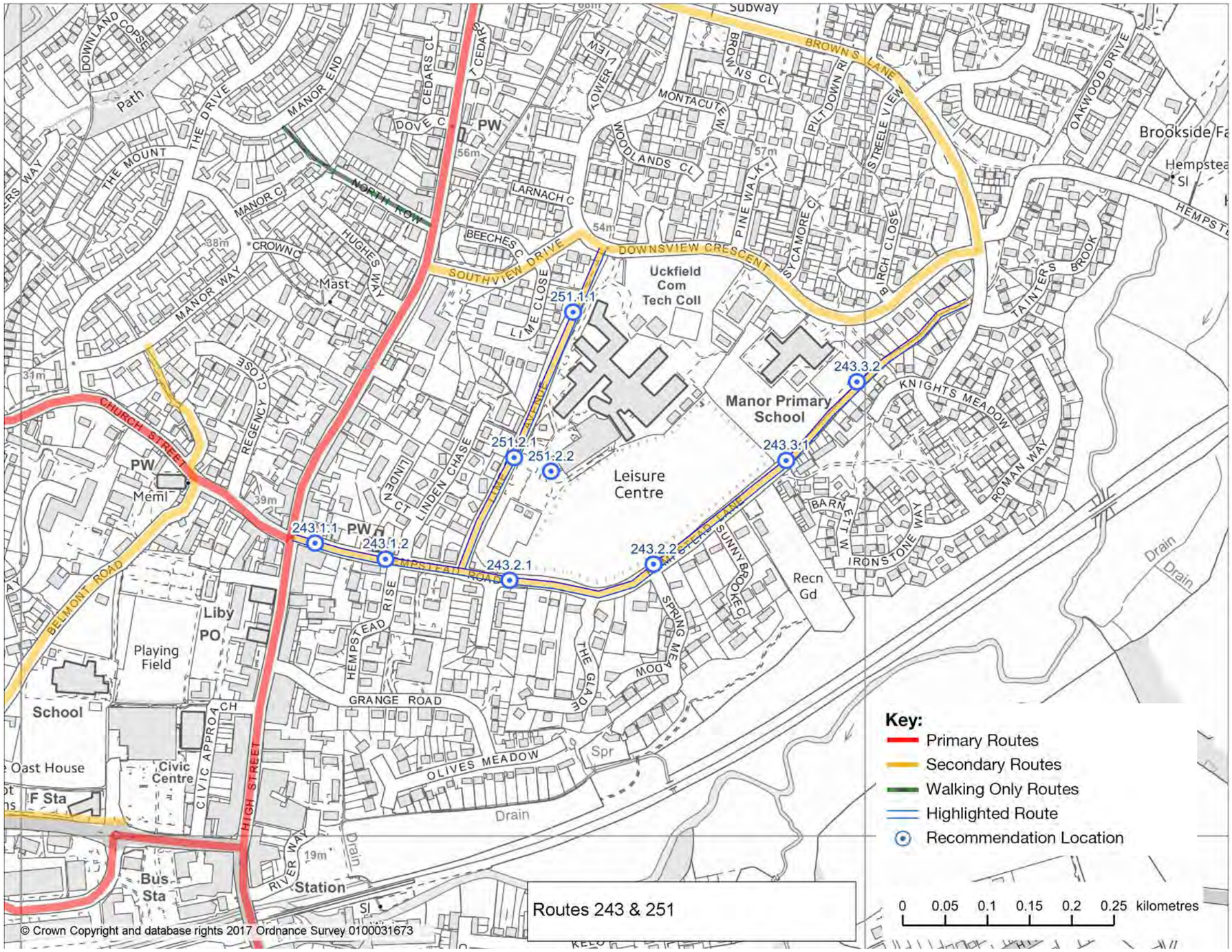
Lack of pedestrian crossings requires people travelling by foot to crossing informally, leading to high risk of collision with vehicles, and uncomfortable pedestrian environment.

Church Street holds high level of traffic, and gaps in traffic are limited. This has significant impact on those using mobility aids, as well as delays pedestrians making journeys across the road.

Crossing is off desire line for pedestrian movements, and has not protected facility to allow people accessing school and green space to cross the road.

### Recommendations

241.5.1 Install signalised toucan or parallel zebra crossings. Reconfigure footway layout at junction to align on desire line.




# 243: Hempstead Lane

## Route description

Providing a secondary link, Route 243 follows low trafficked residential streets and traffic-free paths from Uckfield town centre to residential areas and amenities in the north-east of the town.

The route will offers a direct link to shops, local amenities, and transport connections within Uckfield High Street, as well as Uckfield Leisure Centre, Manor Primary School, Uckfield Community Technology College, and Hempstead Fields.

## Background

Route was identified in Sustrans scoping work.

## 243.1 London Road/ Hempstead Road Junction

### Existing conditions

One-way westbound entry from London Road onto Hempstead Road.

Narrow road with no pedestrian footway facilities around junction arm, and for 20 metres along Hempstead Road.

Low volume of traffic using junction.

### Barriers to walking and cycling

No access for eastbound cyclists.

Lack of pedestrian facilities creates poor pedestrian environment, and low levels of pedestrian comfort, as well as risk of collision with vehicles.

### Recommendations

243.1.1 Raise carriageway to footway level on approach to junction, and install shared vehicle and pedestrian area.

243.1.2 Allow contraflow cycling from junction with London Road.

243.1.3 Consider closure of Hempstead Road connection to London Road to enable unrestricted cycle and pedestrian access.

## 243.2 Hempstead Road/ Hempstead Lane

### Existing conditions

Low trafficked residential road with connections to no-through residential areas. Road is closed at east.

The street is heavily parked, and side road junctions have wide arms, and wide corner radii.

30mph speed limit with no vertical or horizontal deflection along its length to slow speeds. Surface painting on highway to slow traffic.

Footway toward the east of the road is of poor quality and is narrow at points. Pedestrians noted to walk in road, particularly at east of the road.

### Barriers to walking and cycling

Cyclists are required to mix with traffic travelling at 30mph, with little traffic calming.

Quality of footway reduces pedestrian levels of comfort, especially for disabled users and those pushing children's buggies accessing Hempstead Fields.

### Recommendations

243.2.1 Reduce speed limit to 20mph. Install traffic calming along through speed tables and additional psychological calming features.

243.2.2 Widen and resurface footway along length of road.

## 243.3 Hempstead Lane Path

### Existing conditions

Traffic-free path between Hempstead Lane and Knights Meadow.

Path is wide and is lit along length. Path is enclosed by trees. Surfacing is poor in places, and is poorly maintained.

Road wide barriers at connections to roads at east, with small space for cycles and pedestrians to travel through.

### Barriers to walking and cycling

Poor surfacing and growth over path creates low levels of comfort for cycling and walking.

Barriers create conflict points between pedestrians and cyclists, and may restrict access by some users, including wheelchair users and those with buggies.

### Recommendations

243.3.1 Remove access control gates, and replace with bollards or accessible facility.

243.3.2 Resurface path.

# 251: Lime Tree Avenue

### Route description

Providing a secondary link, Route 252 traffic-free paths from route 243 to Uckfield Leisure Centre, Manor Primary School, Uckfield Community Technology College, and Hempstead Fields. It also forms an off-road link to Uckfield town centre from the north-east of the town.

### Background

Route was identified in Sustrans scoping work.

## 251.1 Lime Tree Avenue

### Existing conditions

Traffic-free path between Hempstead Lane and Downsview Crescent.

Path is wide from Hempstead Lane to link with Lime Close. At Lime Close the path narrows to 1.5m.

Path is enclosed by trees. Surfacing is poor, and is poorly maintained.

Path is unlit.

### Barriers to walking and cycling

Poor surfacing and growth over path creates low levels of comfort for cycling and walking. Width of path at Lime Close restricts access for cycles.

Lack of lighting creates poor sense of social safety.

### Recommendations

251.1.1 Resurface path and widen at access adjacent to Lime Close, install lighting.

## 251.2 Leisure Centre Access

### Existing conditions

Pedestrian access to Leisure Centre and College, connecting to Lime Tree Avenue, and footways from London Road.

Entrance from footway is narrow and surfacing is poor quality.

Zebra crossing to leisure centre is narrow and is on poor quality raised table.

No cycle parking at leisure centre.

### Barriers to walking and cycling

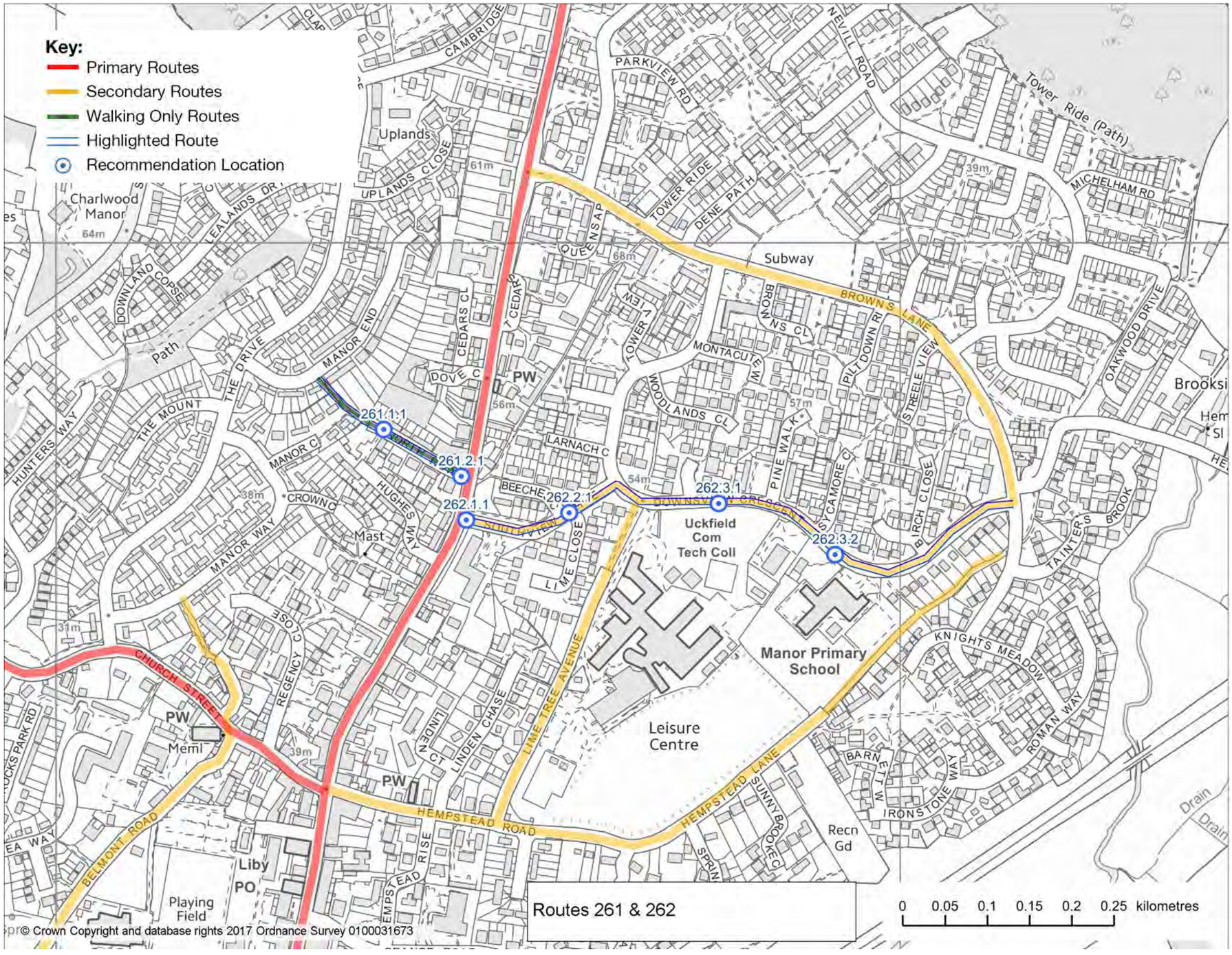
Entrance to leisure centre from path is poor quality and is unattractive and uncomfortable for pedestrian and cycle users. Zebra crossing does not accommodate cycles.

Cyclists unable to park at leisure centre entrance.

### Recommendations

251.2.1 Reconfigure entrance and zebra crossing.

251.2.2 Install cycle parking at leisure centre.




## 261: North Row

### Route description

Route 261 is a secondary walking route, connecting residential areas in the north-west of Uckfield to amenities and schools on the east of London Road.

### Background

Route was identified in Sustrans scoping work.

## 261.1 North Row

### Existing conditions

Low trafficked unadopted road with poor surfacing.

### Barriers to walking and cycling

Pedestrians are required to mix with traffic.

### Recommendations

261.1.1 Reduce speed limit of road to 15mph, and emphasise presence of pedestrians within road through signage. Consider making road pedestrian priority area.

## 261.2 London Road Crossing

### Existing conditions

Connection over London Road from residential areas in the north west of the town to the north east.

No pedestrian crossing in place to provide links to Manor Primary School, Uckfield Community Technology College, Uckfield Leisure Centre, churches, bus stops, commercial frontages and residential areas.

### Barriers to walking and cycling

Lack of pedestrian crossings requires people travelling by foot to crossing informally, leading to high risk of collision with vehicles, and uncomfortable pedestrian environment.

### Recommendations

261.2.1 Introduce new crossing to link North Row to Manor Primary School, Uckfield Community Technology College, and Uckfield Leisure Centre, at the junctions of Browns Lane, and Southview Drive.

# 262: Southview Drive/ Downsview Crescent

### Route description

Route 262 is a secondary route connection along moderately trafficked streets in the north east of Uckfield.

The route provides direct connections to Uckfield College, Manor Primary School, Manor Nursery School, and Uckfield leisure centre. It also forms part of wider links to Uckfield town centre, greenspace off Downsview Crescent, and links to Uckfield Station.

### Background

Route was identified in Sustrans scoping work.

Issued around speeding and poor crossing facilities have historically been raised to local authority by residents and councillors on both Southview Drive and Downsview Crescent.

## 262.1 London Road/ Southview Drive Junction

### Existing conditions

Wide side road junction with London Road, with very wide corner radii. Junction is on desire line for pedestrians and cyclists travelling from north of the town to Uckfield High Street, as well as communities accessing shops and greenspace in the north east of the town.

No central refuge to support pedestrian crossings, and drop kerb facility is in poor condition and is narrow.

### Barriers to walking and cycling

Wide corner radii allows vehicles to turn into Browns Lane at speed, creating uncomfortable crossing facilities, as well as high risk of collision between turning vehicles and pedestrians crossing the junction, as well as cyclists travelling along London Road.

Wide crossing distance creates uncomfortable and unsafe pedestrian movement, especially for users who may take longer to make crossing, such as families, disabled and older users.

### Recommendations

262.1.1 Tighten corner radii and install speed table to reduce speed of vehicles travelling through the junction, and reduce crossing distances. Install new crossing and refuge facility for pedestrian users, to reduce crossing distance. Reconfigure drop kerb, or install crossing flush with footway.

## 262.2 Southview Drive/ Downsview Crescent

### Existing conditions

Residential road with connections to no-through residential areas and to Browns Lane.

The street is heavily parked, and side road junctions have wide arms, and wide corner radii. Road surface is poor, with significant defects.

30mph speed limit with no traffic calming along its length.

No pedestrian crossings from north and east of Browns Lane to link to Uckfield town centre, Uckfield College and Manor Primary School.

### Barriers to walking and cycling

Cyclists are required to mix with traffic travelling at 30mph, with no traffic calming.

Wide side road junctions create high risk of right and left hook collision with vehicles for cyclists, and uncomfortable pedestrian facilities.

Pedestrians are required to cross road with no dedicated crossing facilities, and cross against vehicles that are able to travel at speed, due to 30mph speed limit, lack of traffic calming and wide road.

### Recommendations

262.2.1 Reduce speed limit to 20mph. Install traffic calming through speed tables and psychological calming features.

## 262.3 School/ Leisure Centre crossing

### Existing conditions

Cluster of entrances two schools, Uckfield College and Leisure Centre at the east of Downsview Crescent.

Two ‘school slow’ signs painted in road on approach to schools. 30mph speed limit outside schools, with no vertical or horizontal deflection on approach to schools to slow speed of traffic.

Parking restrictions implemented outside school premises.

No crossing facilities outside schools or leisure centre.

### Barriers to walking and cycling

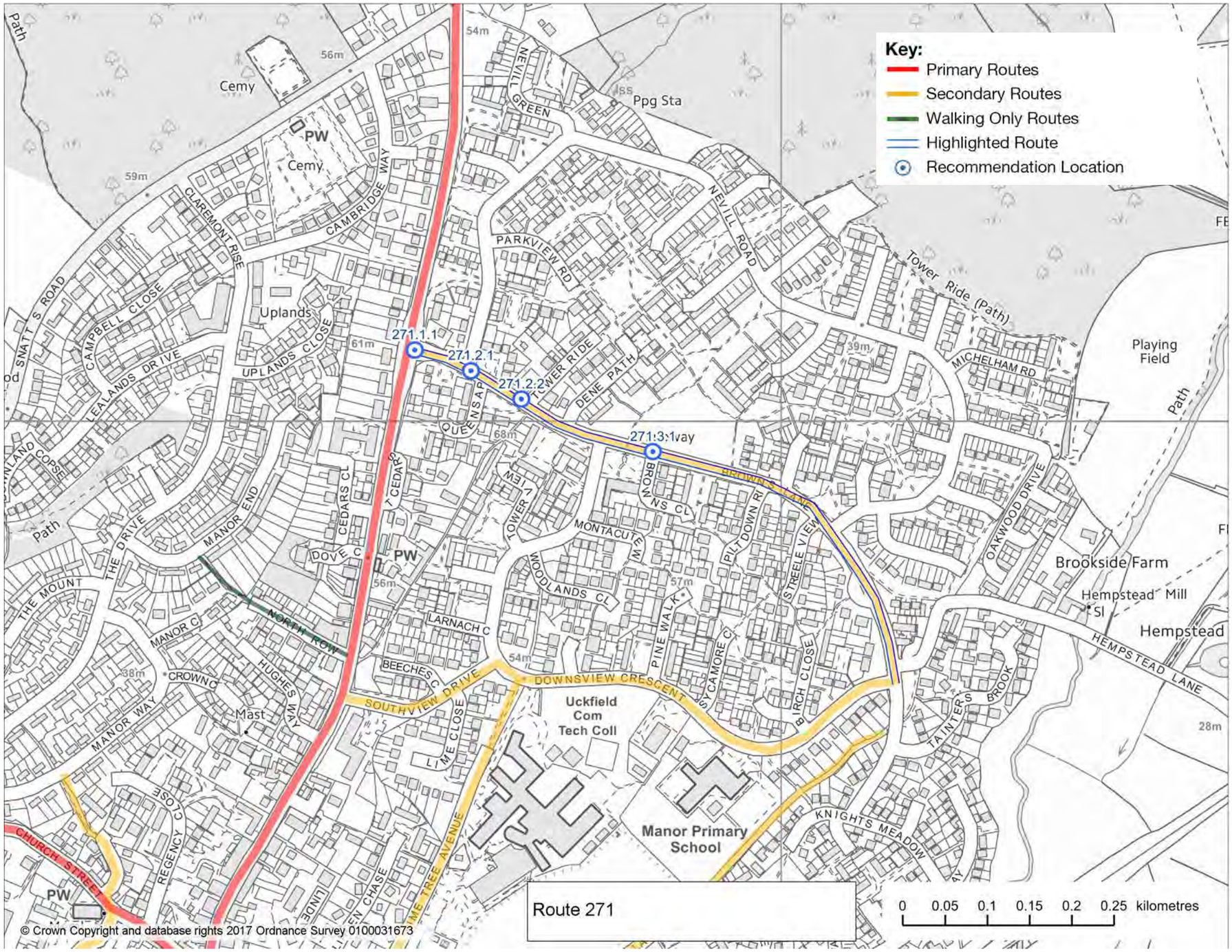
Cyclists and pedestrians accessing schools are required to mix with traffic travelling at 30mph, with no traffic calming, either travelling along or crossing the road.

No protected crossing to school.

### Recommendations

262.3.1 Install new zebra crossing facilities to schools and leisure centre.

262.3.2 Engage with school to deliver safe walking to school zone


Key:
Primary Routes
Secondary Routes
Walking Only Routes
Highlighted Route
Recommendation Location
271.1.1
271.2.1
271.2.2
271.3.1
Route 271
0 0.05 0.1 0.15 0.2 0.25 kilometres
Uckfield Com Tech Coll
Manor Primary School
Playing Field
Brookside Farm
Hempstead
Hempstead Mill
Ppg Sta
Cemy
PW
Mast
Uplands
CAMBRIDGE WAY
CLAREMONT RISE
CAMPBELL CLOSE
UPLANDS CLOSE
PARKVIEW RD
NEVILL ROAD
NEVILL GREEN
DENE PATH
TOWER RIDE
MICHELHAM RD
Tower Ride (Path)
BROWNS LANE
MONTACUTE
WOODLANDS CL
PILTDOWN RI
STREELE VIEW
OAKWOOD DRIVE
BROWNS CL
PINE WALK
SYCAMORE CL
BIRCH CLOSE
TAINTER'S BROOK
HEMPSTEAD LANE
KNIGHTS MEADOW
DOWNSVIEW CRESCENT
SOUTHVIEW DRIVE
LIME CLOSE
LIME TREE AVENUE
LARNACH C
BEECHES C
CEDARS CL
DOVE C
MANOR END
THE DRIVE
THE MOUNT
MANOR C
MANOR WAY
HUGHES WAY
CROWNS
NORTH ROW
CHURCH STREET
REGENCY CLOSE
QUEENSWAY
54m
56m
59m
61m
68m
57m
54m
38m
39m
28m
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# 271: Browns Lane

### Route description

Route 271 is a secondary route connection along moderately trafficked streets in the north east of Uckfield.

The route provides direct connections to housing estates and local shops along and adjacent to Browns Lane to London Road and Uckfield town centre, as well as links to three schools within the residential cell, Uckfield Leisure Centre, and greenspace off Downsview Crescent.

### Background

Route was identified in Sustrans scoping work.

## 271.1 London Road/ Browns Lane Junction

### Existing conditions

Wide side road junction with London Road, with very wide corner radii. Junction is on desire line for pedestrians and cyclists travelling from north of the town to Uckfield High Street, as well as communities accessing schools and amenities in the north east of the town.

Central refuge island is located within junction. The drop kerb facility is in poor condition and is narrow. Central refuge is narrow and has small waiting area. Island is offset way from junction arm, however crossing distances are still wide.

### Barriers to walking and cycling

Wide corner radii allows vehicles to turn into Browns Lane at speed, creating uncomfortable crossing facilities, as well as high risk of collision between turning vehicles and pedestrians crossing the junction, as well as cyclists travelling along London Road.

Wide crossing distance creates uncomfortable and unsafe pedestrian movement, especially for users who may take longer to make crossing, such as families, disabled and older users.

Island does not provide a comfortable waiting area for pedestrians.

### Recommendations

271.1.1 Tighten corner radii and install speed table to reduce speed of vehicles travelling through the junction, and reduce crossing distances. Install new crossing and refuge facility for pedestrian users, to reduce crossing distance. Reconfigure drop kerb, or install crossing flush with footway.

## 271.2 Browns Lane

### Existing conditions

Residential road with connections to no-through residential areas. The road is wide for a residential road, and is particularly wide at the west of the road.

The street is heavily parked, and side road junctions have wide arms, and wide corner radii.

30mph speed limit with no traffic calming along its length.

No pedestrian crossings from north and east of Browns Lane to link to routes towards amenities at the south of the road, that include Uckfield town centre, Uckfield College and Manor Primary School.

### Barriers to walking and cycling

Cyclists are required to mix with traffic travelling at 30mph, with no traffic calming.

Wide side road junctions create high risk of right and left hook collision with vehicles for cyclists, and uncomfortable pedestrian facilities.

Pedestrians are required to cross road with no dedicated crossing facilities, and cross against vehicles that are able to travel at speed, due to 30mph speed limit, lack of traffic calming and wide road.

### Recommendations

271.2.1 Reduce speed limit to 20mph.

271.2.2 Install traffic calming along Browns Lane through speed tables and psychological calming features. Narrow road width at the entrance to Browns Lane, to emphasise residential environment.

## 271.3 Browns Lane Shops Crossing

### Existing conditions

Underpass connection to local shops and bus stop at the south of Browns Lane, linking from footpath over greenspace.

Underpass is lit and has artwork along length. However, space is constrained due to narrow width and poor visibility.

No at grade crossings from residential areas in the north west of Browns Lane.

Path connecting to shops is lit, but is narrow in width and poorly surfaced along some sections.

### Barriers to walking and cycling

Underpass is narrow and has poor visibility, creating poor perception of social safety and uncomfortable pedestrian environment.

No dedicated crossing facilities for communities accessing shops away from underpass.

### Recommendations

271.3.1 Install new zebra crossing over Browns Lane to provide alternative crossing to underpass.

## Table of recommendations

The tables below summarise all the recommended interventions which are itemised in the descriptions of each route. A brief description of each item is provided, along with a very broad assessment of priority and cost.

### Priority

High = safety critical and essential to the overall quality of the route

Medium = not safety critical but important to the quality of the whole route and important in its own right

Low = not essential, but would improve the quality of the route

### Cost

High = more than £100,000

Medium = £20,000 to £100,000

Low = less than £20,000

These are very broad values and not intended as a precise guide to final costs. More work is needed to provide detailed cost estimates, which is beyond the scope of this report.

| Item | Brief Description | Priority | Cost |
|---|---|---|---|
| 211 Framfield Road 660m | | | |
| 211.1.1 | Widen footway to shared-use | High | High |
| 211.1.2 | Install continuous footways | Medium | Medium |
| 211.1.3 | Widen footway if under 2m | Medium | High |
| 211.1.4 | Install pedestrian crossings | High | Medium |
| 221 Bellfarm Road to Bell Lane 950m | | | |
| 221.1.1 | Deliver new signalised crossing | High | Medium |
| 221.2.1 | Widen footway to shared-use | Medium | High |
| 221.2.2 | Narrow corner radii | Medium | Medium |
| 221.3.1 | Widen footway to shared-use/ Install crossings | High | Medium |
| 221.4.1 | Deliver segregated cycle facilities | High | Medium |
| 221.4.2 | Install raised pedestrian crossings | Medium | Low |
| 242 Church Street 490m | | | |
| 242.1.1 | Resurface pavement | Low | Low |
| 242.1.2 | Widen footway | High | Low |
| 242.1.3 | Install traffic calming | Medium | Low |
| 300 B2102 - Ringles Cross to Framfield Road 2,150m | | | |
| 300.1.1 | Reduce speed limit to 30mph | High | Low |
| 300.1.2 | Install pedestrian crossing | High | Medium |
| 300.2.1 | Widen footway to shared-use/ Traffic calm | Medium | High |
| 300.2.2 | Widen footway when under 2m | Low | Medium |
| 300.3.1 | Install pedestrian crossing phase | High | Low |
| 300.4.1 | Install traffic calming | High | Medium |
| 300.4.2 | Cycle lanes | Medium | Medium |
| 300.4.3 | Install continuous footways | High | Medium |
| 300.4.4 | Install pedestrian crossings | Medium | Medium |
| 300.4.5 | Reduce through traffic in town | Medium | High |
| 300.5.1 | Reconfigure signals at junction | Low | Low |
| 300.5.2 | Install traffic calming | High | Medium |
| 300.5.3 | Tighten junction radii | Medium | Low |
| 300.5.4 | Deliver segregated cycle facilities | High | High |
| 300.6.1 | Improve pedestrian access | High | High |
| 301 New Town - Ridgewood 2,020m | | | |
| 301.1.1 | Segregated cyclists through junction | High | High |
| 301.2.1 | Deliver segregated cycle facilities | High | High |
| 301.2.2 | Install continuous footways | Medium | Medium |
| 301.2.3 | Install pedestrian crossing | High | Medium |
| 301.2.4 | Widen footway when under 2m | Low | Medium |
| 301.3.1 | Widen footway to shared-use/ Install crossings | High | Medium |
| 301.4.1 | Deliver segregated cycle facilities | Medium | High |
| 301.4.2 | Tighten radii and install continuous footway | Medium | Medium |
| 301.4.3 | Install additional pedestrian crossings | High | Medium |
| 301.5.1 | Deliver walking and cycling links through development | High | Low |
| 301.6.1 | Deliver segregated cycle facilities | Low | High |
| 301.6.2 | Reduce speed limit of road to 30mph | High | Low |
| 301.6.3 | Install new parallel zebra | High | Low |
| 201: Mallard Drive 399m | | | |
| 201.1.1 | Install new crossing and speed table | Medium | Medium |
| 201.2.1 | Reduce speed limit to 20mph | Medium | Low |
| 201.3.1 | Install new zebra crossing | High | Medium |
| 231: Bellfarm Road Greenway 856m | | | |
| 231.1.1 | Install dropped kerb/ raised table | Medium | Low |
| 231.1.2 | Upgrade footpath to 3m wide shared use path | High | Medium |
| 231.2.1 | Adapt lighting columns to lower level | Medium | Low |
| 231.2.2 | Resurface and widen path | Medium | Medium |
| 231.3.1 | Widen path to 3 metres | Medium | Medium |
| 231.3.2 | Install continuous footway treatment/ zebra crossing over side junction | High | Medium |
| 232: Belmont Road – Manor Way 629m | | | |
| 232.1.1 | Resurface and install traffic calming | Low | High |
| 232.1.2 | Widen footway | Medium | Medium |
| 232.1.3 | Reduce speed limit of road to 15mph | Medium | Low |
| 232.2.1 | Install pedestrian priority crossing | High | Medium |

| Item | Brief Description | Priority | Cost |
|---|---|---|---|
| 232.3.1 | Reduce speed limit of road to 15mph | Medium | Low |
| 232.4.1 | Widen and resurface path | Medium | Medium |
| 241: Batchelor Way - Rocks Park 1,157m | | | |
| 241.1.1 | Install signage | High | Low |
| 241.2.1 | Reconfigure closure to enable cycle track | High | Medium |
| 241.3.1 | Reduce speed limit to 20mph with traffic calming | Medium | Low |
| 241.4.1 | Install new zebra crossing facilities to school | High | Medium |
| 241.5.1 | Install signalised toucan | High | Medium |
| 243: Hempstead Lane 927m | | | |
| 243.1.1 | Create shared vehicle and pedestrian area | Medium | Medium |
| 243.1.2 | Allow contraflow cycling | High | Low |
| 243.2.1 | Reduce speed limit to 20mph | High | Low |
| 243.2.2 | Widen and resurface footway | High | Medium |
| 243.3.1 | Remove access control gates | High | Low |
| 243.3.2 | Resurface path | Medium | High |
| 251: Lime Tree Avenue 411m | | | |
| 251.1.1 | Resurface path and widen at access | Medium | Medium |
| 251.2.1 | Reconfigure entrance and zebra crossing. | Medium | Medium |
| 251.2.2 | Install cycle parking at leisure centre. | High | Low |
| 261: North Row 210m | | | |
| 261.1.1 | Reduce speed limit of road to 15mph | Medium | Low |
| 261.2.1 | New crossing to link schools and leisure centre | High | Medium |
| 262: Southview Drive/ Downsview Crescent 724m | | | |
| 262.1.1 | Tighten corner radii and install speed table and crossings | High | Medium |
| 262.2.1 | Reduce speed limit to 20mph with traffic calming | High | Medium |
| 262.3.1 | New crossing to link schools and leisure centre | High | Medium |
| 262.3.2 | Introduce school zone | High | Medium |
| 271: Browns Lane 751m | | | |
| 271.1.1 | Tighten corner radii and install speed table and crossings | High | Medium |
| 271.2.1 | Reduce speed limit to 20mph | High | Low |
| 271.2.2 | Install traffic calming | High | Medium |
| 271.3.1 | Install new zebra crossing | High | Medium |

## East Sussex Delivery Methodology

The following methodology draws upon the Active Travel Act (Wales) and LCDS to provide a sequential process for the ESCC Walking and Cycling Strategy (NB. This is for cycling only, a separate process will be used for walking based on Wales guidance)

| Stage | Purpose | Inputs | Outputs | Tools/ Guidance | Stakeholders Engaged |
|---|---|---|---|---|---|
| **1. Network Criteria** | To identify and agree network aims of client and local authority, in order to focus route scoping, planning and engagement. This should be in line with project brief and local policy and should include:<br><br>- Type of journeys the route should cater for<br>- Density of the network<br>- Specific network requirements<br>- Quality criteria | Engagement and research to understand existing and future aspirations through:<br><br>- Review of existing plans and strategies (including transport strategy)<br>- Review of relevant quality criteria<br>- Review of project brief<br>- Engagement with client | One page document outlining agreed aims and requirements around:<br><br>- Priority journey types (e.g. utility/ leisure journeys)<br>- Aspirational network density (mesh widths and clustering of destinations)<br>- Network requirements (coherence, directness, safety, comfort, attractiveness)<br>- Levels of Service measurement to be applied | - LCDS – Section 2.1.2, Cycle Network Strategy<br>- Active Travel Wales Design Guide – Section 5.7, Network Planning For Cycling<br>- Active Travel Wales Design Guide – Section 5.8.4, Network Aims and Requirements | - East Sussex County Council<br>- District/Borough Councils (Planning Policy, Environment & Sustainability) |
| **2. Information Gathering** | To gather the information required to plan and scope network routes that connect to key trip generators, make best use of existing and planned active travel infrastructure, and reflect future aspirations of local authorities and stakeholders.<br><br>It will also highlight future opportunities for investment and delivery, by identifying future highways, regeneration, housing, and business developments. | 1. Desktop research to identify the following:<br>- Employment and residential areas<br>- Local amenities (shopping centres, schools, leisure centres, council offices)<br>- Transport interchanges<br>- Greenspace and leisure routes<br>- Existing cycle and walking routes (classified by type)<br>- Plans within wider strategies (e.g. town centre regeneration, traffic management plans, Local Development Plans, active travel plans)<br>- ONS data on travel patterns (Propensity to Cycle)<br>- Collision data<br>- Existing PRoW, walking paths<br><br>2. Stakeholder engagement to identify the following:<br>- Cycle and walking routes currently planned or in delivery<br>- Aspirational cycle and walking routes<br>- Future highways upgrades<br>- Future regeneration, housing, business development projects<br>- Traffic volumes and speeds<br>- Local land use constraints and opportunities<br>- Barriers to movement | Comprehensive base map containing:<br><br>- All existing trip generators within study area<br>- Future developments and projects that will influence demand<br>- Overview of existing road network, classified by accessibility<br>- Existing and planned cycle and walking network<br>- Aspirational networks defined by stakeholder group | - Sustrans GIS Earthlight mapping<br>- Wales Active Travel Act: Design Guidance – Section 5.8.21, Information Gathering<br>- LCDS – Section 2.3.3, Mesh Density Analysis<br>- LCDS – Section 2.3.4, Accessibility classification | - East Sussex County Council<br>- Local Cycle Groups<br>- Local Walking Groups/Ramblers<br>- District/Borough Councils (Planning Policy, Environment & Sustainability)<br>- South Downs National Park Authority<br>- Local Access Forum |

| Stage | Purpose | Inputs | Outputs | Tools/ Guidance | Stakeholders Engaged |
|---|---|---|---|---|---|
| **3. Network Mapping** | To identify the geographic locations that will form the strategic trip generators of the network, and the types of route required to connect them.<br><br>Identify if/ where new cycle and walking connections are required to deliver a cycle network that meets the requirements of client aims. | 1. Identification of trip generators across the study area, plotting links, and designating route type. This will involve:<br>- Plot departure and destination trip generators using base mapping<br>- Clustering trip generators to reduce complexity of connections (e.g. larger employment sites)<br>- Identify desire lines between trip generators<br>- Classification of route type (primary, secondary, local routes)<br><br>2. Assess connectivity of existing and proposed network<br>- Overlay network desire lines with existing and proposed routes<br>- Assess suitability of existing and proposed routes against network requirements (coherence, directness etc.), and route type<br><br>3. Identify gaps in network to be resolved in stage four. | Revised network map(s) to share with stakeholders showing:<br><br>- Clusters of departure and destination points/ trip attractors<br>- Existing, planned and aspirational routes classified by route type (primary, secondary, local)<br>- Gaps within the network shown as desire lines, and type of route requirements to meet network criteria<br>- Options to resolve gaps for site assessment | - Sustrans GIS Earthlight mapping<br>- Wales Active Travel Act: Design Guidance – Section 5.8.49 – Assessment of Routes<br>- LCDS – Figure 2.3, Cycling Levels of Service Assessment | - East Sussex County Council<br>- District/Borough Councils (Planning Policy, Environment & Sustainability) |
| **4. Route Assembly & Assessment** | To scope and identify deliverable routes and infrastructure that will complete strategic connections to meet network requirements.<br><br>To identify routes to be included within network plan based on ability to meet network criteria and deliverability. | 1. Desktop review of potential route connection to resolve gaps within network<br><br>2. Audit of existing routes and planned routes<br><br>3. Engagement with local stakeholders to seek local knowledge around connections (if insufficient information at Stage 2)<br><br>4. Survey and assess potential routes against network requirements and level of service criteria.<br>- Classify type of connection<br>- Route ride with stakeholders<br>- Undertake levels of service assessment to review directness, coherence, safety, comfort, attractiveness<br>- Identify upgrades required to deliver routes, and major barriers to delivery<br>- Assess deliverability of route options<br><br>5. Select routes to be included within Network Map | Draft network map to be shared with project stakeholders for validation, including:<br><br>- Proposed network routes, classified by type (primary, secondary, local), and by stage of delivery (existing, planned, new)<br>- Key trip generator clusters (including existing and planned destinations) | - Wales Active Travel Act: Design Guidance – Section 5.8.49 – Assessment of Routes<br>- LCDS – Figure 2.3, Cycling Levels of Service Assessment | - Local Cycle Groups<br>- Local Walking Groups/Ramblers<br>- District/Borough Councils (Planning Policy, Environment & Sustainability)<br>- South Downs National Park Authority<br>Local Access Forum |
| **5. Validation** | To validate the draft network map with community and local authority stakeholders to ensure aspirations and comments are captured correctly, | 1. Engagement with stakeholders involved through the project as agreed with client to attain comments and approval of map. Engagement to be conducted through face to face meetings, or submission of draft map as required. | Agreed network map to be submitted to client for review. | - Wales Active Travel Act: Design Guidance – Chapter 5.8.58, Validation of Integrated Map | - East Sussex County Council<br>- Local Cycle Groups<br>- Local Walking Groups/Ramblers<br>- District/Borough Councils (Planning Policy, |

## Glossary of Terms

(taken from London Cycling Design Standards)

### Advisory cycle lane

A dashed white line marking an area of the carriageway designated for the use of cyclists. Motor vehicles may need to cross the markings but generally should not enter the lane unless it is unavoidable.

### ASL – Advanced stop line

Stop line for cyclists at traffic signals ahead of the stop line for general traffic, with a waiting area marked with a large cycle symbol and extending across some or all of the traffic lanes.

### Bus lane

Lane designated for bus use during the signed hours of operation. Signs also advertise whether other vehicles, such as cycles, are permitted in the lane during those times.

### Bus stop bypass

A bus stop layout in which through-movement for cycles is away from the carriageway and from the bus stop cage. Can be achieved with shared use or partially separated footway around the bus stop but usually features a dedicated cycle track passing behind the bus shelter.

### Carriageway

That part of a road or highway constructed for the use of vehicular traffic (including cycles).

### Chicane

A horizontal deflection in the carriageway used as a speed-calming measure.

### Continuous footway

Technique used at priority junctions and other vehicular accesses to assert visual priority for pedestrians over turning vehicles by continuing the footway material across the access or the mouth of the junction. A 'continuous cycleway' can be added in a similar way if a cycle lane or track is present.

### Contraflow or Cycle contraflow

A facility allowing cyclists to travel in the opposite direction to one-way motor traffic. Requires a Traffic Order and can be implemented using lane markings, which may or may not have some other form of physical protection, or by using signing only.

### Courtesy crossing

Location designed to invite pedestrians (or cyclists) to cross and to encourage vehicles on the carriageway to give way – although there is no legal obligation to do so. Often used as part of a design approach aimed at reducing vehicle speeds.

### Cycle bypass

Form of physical separation for cycles enabling them to avoid a controlled feature for other road users – e.g. traffic signals or a pinch-point requiring 'give way' to oncoming traffic.

### Cycle street

A street where the carriageway is dominated by cyclists and, by virtue of the width and design of the street, all motor traffic moves at the speed of the slowest cyclist.

### Cycle track

A cycle facility physically separated by kerbs, verges and/or level changes from areas used by motorists and pedestrians. It may be next to the road or completely away from the carriageway and may either be at footway level, carriageway level or in-between.

### Decluttering

Rationalisation of street furniture, signs and signals aimed at minimising the amount of such objects in the street environment, thereby reducing visual and physical clutter.

### Dropped kerb

Feature to facilitate access, usually between the footway and the carriageway. Must be flush when provided for pedestrians, wheelchair users or cyclists.

### 'Dutch-style' roundabout

A type of roundabout where cyclists are physically separated from other road users with orbital cycle tracks. It is one of many types of roundabout seen in the Netherlands.

Entry treatment or Raised entry treatment

Raised carriageway surfacing at a side road junction, taking the form of a hump with ramps on either side and usually provided at footway level. The purpose is principally to slow vehicle movements at the junction.

### Filtered permeability

An area-based network planning approach to improving conditions for cycling by removing through motorised traffic in zoned areas. Cyclists can pass freely through motorised traffic restrictions between zones and so are favoured in terms of journey time and convenience.

### Footway build-out

Area of footway that extends out further than the previous kerb edge and narrows the carriageway.

### Greenways

Various shared use route types largely or entirely off-highway – generally designed for people of all abilities to use on foot, cycle or horseback, for leisure, local connection or commuting.

### Homezone

A group of streets and spaces designed primarily to meet the needs of non-motorised users and where the speed and dominance of motorised traffic is reduced. A 10mph limit normally applies.

### Horizontal traffic calming

Forms of traffic calming that work by changing the width available for driving. Typically these take the form of static elements such as build- outs or traffic islands, but they may also utilise car parking or temporary features.

### Junction table or Raised table

Raised carriageway surface (often to footway level) at a junction, used as a speed control measure and a way of supporting pedestrian movement and pedestrian priority.

### Light segregation

The use of intermittently placed objects to separate and protect a cycle facility (usually a marked cycle lane) from motorised traffic.

### Mandatory cycle lane

A section of the carriageway marked by a solid white line that is designated for the exclusive use of cyclists during the advertised hours of operation.

### Parallel priority crossings or 'parallel crossing'

A cycle crossing next to a zebra crossing where users of the main carriageway have to give way to both pedestrians and cyclists crossing that carriageway.

### Pedestrian crossings

One of various crossing types for pedestrians that do not allow cycle access. Includes signal-controlled types (Pelican, Puffin and Ped-X crossings) and priority crossings (Zebra crossings).

### Pedestrian Zone

Area closed to vehicles, including cycles – often marked with exceptions for loading. Cycles may also be specifically exempted, or they may be included by designating a 'Pedestrian and Cycle Zone'.

### Pinch point

Locations where the carriageway narrows, often as a result of traffic calming measures or addition of refuge islands. Unless well designed, they can add to collision risk and discomfort for cyclists by forcing them into close proximity with motorised traffic.

### Point closure

Method of closing a street to through-traffic, ideally in the form of a modal filter (i.e. allowing access for cyclists).

### Priority junction

A junction where the priority is shown by 'give-way' road markings – i.e. the minor arm gives way to the major arm.

### Quietway

A branded cycle route type established by the London Mayor's Vision for Cycling (2013). Quietways are strategic routes using less heavily trafficked local streets and off-carriageway facilities.

### Raised delineator

A raised strip, between 12 and 20mm high, that separates areas used by cycle and pedestrians when they are at the same level. It is defined in TSRGD (diagram 1049.1) and therefore has legal status as a road marking.

### Refuge islands

Islands in the carriageway to support either pedestrian crossing or vehicle right turns (which may include cycle-only turning pockets). Their placement and design should avoid creating hazardous pinch-points for cyclists.

### Segregated cycle lane/track

Cycle facility separated by a continuous or near-continuous physical upstand along links (usually verges or kerbed segregating islands).

### Shared use area, footway or path

A footway, footpath or part of any public space shared between pedestrians and cyclists but where motorised vehicles are not permitted. It is identified by the shared use sign – a blue circle with white pedestrian and cycle symbols. In these spaces, pedestrians have priority.

### Shared space

A design approach that seeks to change the way streets operate by reducing the dominance of motor vehicles, primarily through lower speeds and encouraging drivers to behave more accommodatingly towards pedestrians and cyclists.

### Shared surface (level surface)

A street or space either with no distinction between footway and carriageway or no kerb upstand between the two.

### Speed cushions

Small speed humps installed across the road with gaps at distances that, ideally, allow certain users such as buses and large emergency service vehicles to pass easily, but force most other motorised vehicles to slow down to negotiate the humps.

### Speed humps

Raised areas, typically placed horizontally across the carriageway, designed to reduce traffic speeds. The ramps either side of the hump should have a sinusoidal profile so as to minimise discomfort to cyclists.

### Tactile paving

Textured paving that helps people with sight impairments to read the street environment around them by feeling the change in surface underfoot and/ or seeing the change in material.

### Two-stage turn

A manoeuvre allowing cyclists to make an opposed turn at a junction in two stages, without having to move across lanes of moving traffic. Between two traffic signal stages, the cyclist waits in the junction, away from the traffic flow.

### Uncontrolled crossing

A pedestrian and/or cycle crossing where vehicles do not legally have to give way but may do so out of courtesy. They are used where vehicle flows and speeds give safe opportunities for crossing the street without the need for a controlled facility.

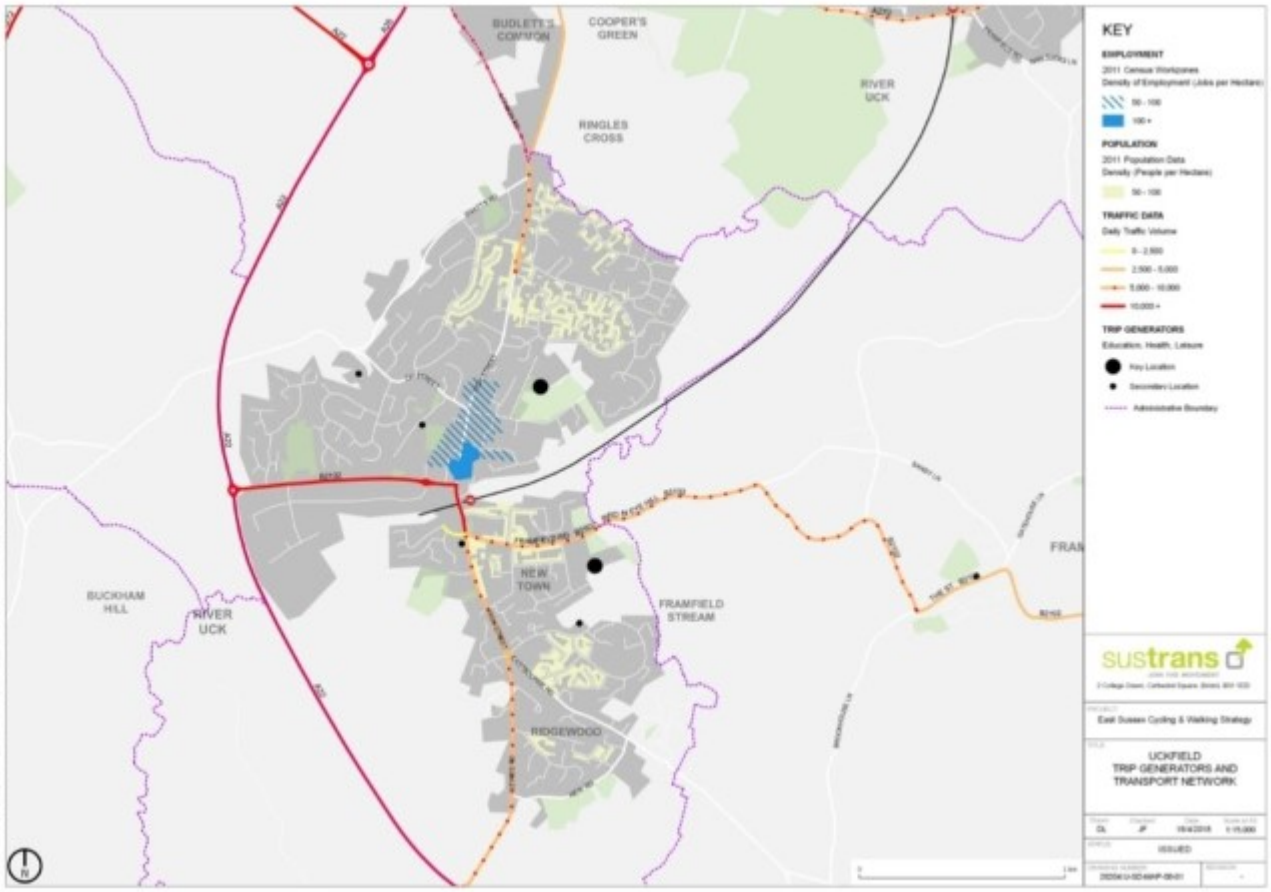
### Vertical traffic calming

Forms of traffic calming that rely on a change of level in the carriageway for slowing effect – typically speed humps or speed cushions.

### Visibility splay

The physical space at an access or junction through which a road user exiting from the minor arm needs good, clear visibility in order to see potential conflicts or dangers in advance of the distance they need in order to brake and come to a stop.

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BUDLETTS COMMON
COOPER'S GREEN
RINGLES CROSS
RIVER UCK
NEW TOWN
FRAMFIELD STREAM
RIDGEWOOD
BUCKHAM HILL
RIVER UCK
KEY
EMPLOYMENT
2011 Census Workplaces
Density of Employment (Jobs per Hectare)
50 - 100
100 +
POPULATION
2011 Population Data
Density (People per Hectare)
50 - 100
TRAFFIC DATA
Daily Traffic Volume
0 - 2,500
2,500 - 5,000
5,000 - 10,000
10,000 +
TRIP GENERATORS
Education, Health, Leisure
Key Location
Secondary Location
Administrative Boundary
sustrans
East Sussex Cycling & Walking Strategy
UCKFIELD
TRIP GENERATORS AND
TRANSPORT NETWORK
ISSUED

## LUDDESHAM

Andrew de Luddesham holds ½ virgate of about 32 acres of which 1 acre is meadow.

Richard at Hoth holds ½ virgate of about 28 acres of which 2 acres are meadow.

Ralph Stukele holds ½ virgate of about 15 acres.

## CHERYCHYARD

William Ruter holds 1 ferling of about 14 acres of which 1 acre is meadow.

Robert de Nywenham holds 1 ferling of about 14 acres of which 1 acre is meadow.

William de Dytton holds 1 ferling of about 14 acres of land and 3 roods of meadow.

Mabel Busse holds ½ ferling of 7 acres of which ½ acre is meadow.

Isabel de Ponte holds ½ ferling containing as much.

## STONE

Robert de Hempsted holds ½ virgate of about 40 acres.

Roger at Stone holds 1 ferling of about 16 acres of land.

Nicholas at Lethebroke holds 1 ferling of about 14 acres.

## BUSSE

Andrew le Busse holds ½ virgate of about 28 acres of which 1 acre is meadow.

Robert Goscelyn holds ½ virgate of about 28 acres of which 2 acres are meadow.

## VYLE

Gunnilda de Werth holds ½ virgate of about 40 acres.

The widow of Hugh Wlmer holds ½ virgate of about 24 acres of which 2 acres are meadow.

## STUKELES FERLING

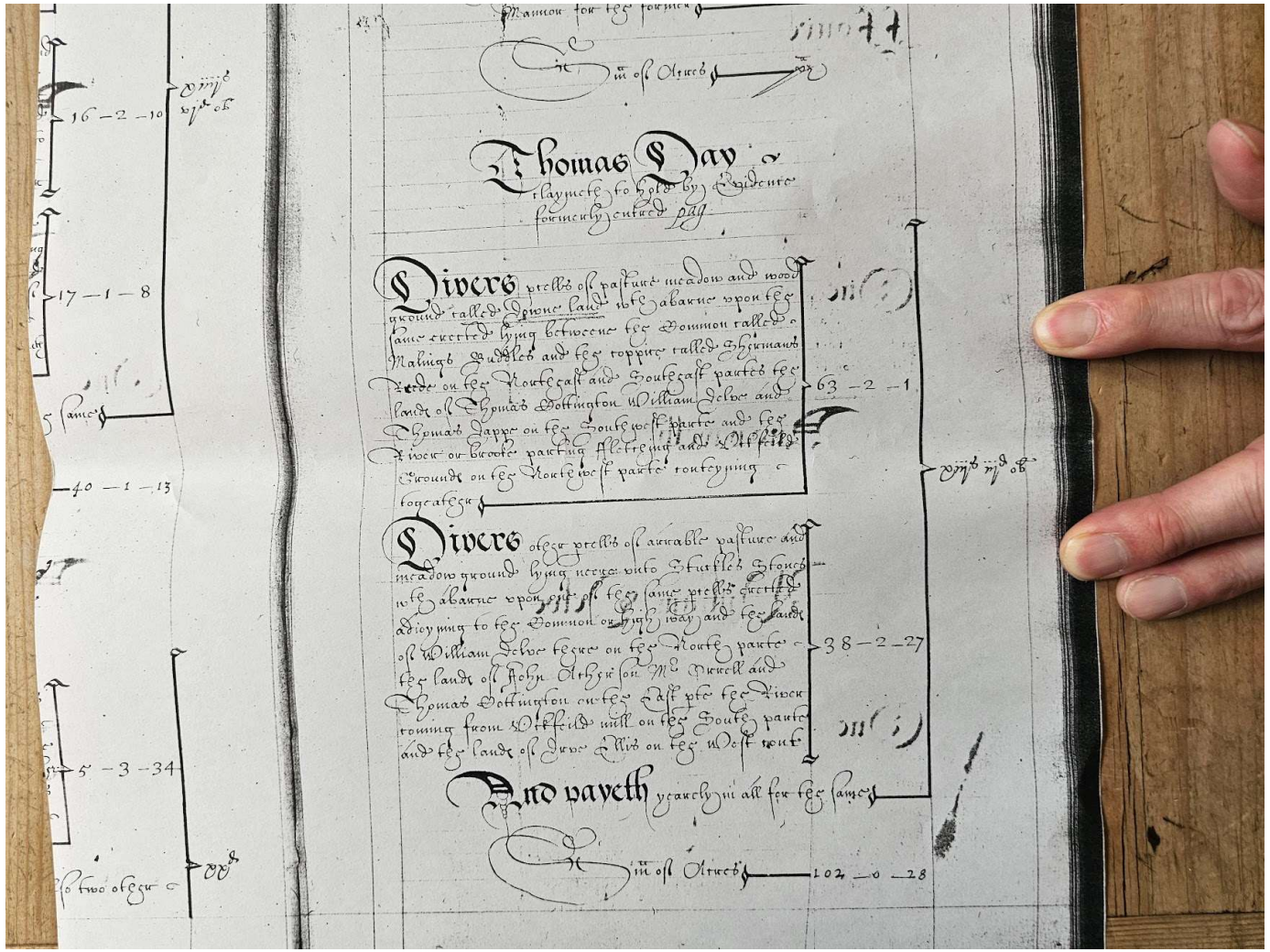
John de Crocsted holds 1 ferling of about 13 acres of which 2½ acres are meadow.

[*136r*][1]

## DROFLOND

John at Regge holds 1 ferling containing 40 acres of which 2 acres are meadow and renders yearly 2s. ½d. and ½ farthing, paying at the four yearly terms; namely, at Christmas 8d. and ½ farthing, and at Easter, Midsummer and Michaelmas 5½d. He must sow

[1] This and the following folio 143 have been bound up wrongly. *See* Introduction.



Thomas Day

claymeth to hold by Coppie
formerly entred pay

Diuers pcells of pasture meadow and wood
ground called Downe land wth abarne vpon the
same erected lying betweene the Common called
Malings Puddles and the toppine called Shirmans
Lerde on the Northeast and Southeast parted the
lands of Thomas Dottington William Delue and
Thomas Sapp on the Southwest parte and the
River or Brooke parting Altreyne and Ditfield
Ground on the Northwest parte containing
fourcaters

63 — 2 — 1

Diuers other pcells of arrable pasture and
meadow ground lying neere vnto Hurtles Stones
wth abarne vpon part of the same pcells erected
adioyning to the Common or high way and the lands
of William Delue heire on the North parte
the lands of John Atherson Mr Dixell and
Thomas Dottington on the East pte the River
running from Ditfield mill on the South parte
and the lands of Irue Ellis on the West north

38 — 2 — 27

And payeth yearely in all for the same

iiii^li of Atwell

102 — 0 — 28