9. CULTURAL HERITAGE

Introduction

9.1 This chapter of the ES assesses the likely significant effects of the Development on the environment in respect of Cultural Heritage.

9.2 The chapter describes the relevant planning policy context; the assessment methodology; the baseline conditions at the Site and its surroundings; the likely significant environmental effects; the mitigation measures required to prevent, reduce or offset any significant adverse effects; and the likely residual effects after these measures have been employed, as well as any cumulative effects arising in combination with other proposed developments surrounding the Site.

9.3 The chapter incorporates a summary of the baseline Archaeological and Heritage Assessment report (Appendix 9.1), which also includes the results of a geophysical survey of the Site).

9.4 The chapter has been prepared by The Environmental Dimension Partnership Ltd (EDP) (refer to Appendix 1.2: Statement of Expertise).

Policy Context

9.5 This section includes a brief review of legislation and policy relevant to Cultural Heritage matters, with a more comprehensive review provided in Appendix 9.1.

National Planning Policy Framework[i]

9.6 The National Planning Policy Framework (NPPF) sets out national guidance concerning archaeological remains and other elements of the historic environment in Section 16. Those policies which are of relevance to the Site are presented in Appendix 9.1. Of particular relevance to this chapter is the recognition in the NPPF that development proposals should be assessed in their totality, so that the public benefits which they deliver are weighed against any harm resulting from their implementation.

9.7 Whilst Paragraph 200 states that any harm to designated heritage assets requires clear and convincing justification, it and the subsequent paragraphs (Paragraphs 201 and 202) discriminate between substantial harm and less than substantial harm in respect of the

tests to be applied by the decision maker in weighing the acceptability of a particular development proposal where harm to designated heritage assets occur.

9.8 Paragraphs 206 and 207 of the NPPF address development that would potentially affect large and extensive designated heritage assets such as world heritage sites and conservation areas. Paragraph 203 provides the government's guidance for the determination of development proposals involving 'non-designated' heritage assets; in doing so requiring a balanced judgement to be made regarding the scale of any harm or loss and the significance of the heritage asset in question.

Planning Practice Guidance[ii]

9.9 Planning practice guidance (PPG) to support the NPPF, which is of relevance to this ES chapter, is contained within National Planning Practice Guidance: Historic Environment.

9.10 This guidance augments and provides clarification to the various heritage policies contained within the NPPF; in particular regarding the threshold for 'substantial harm' and evaluation of setting effects across the historic environment. The PPG has been used and applied in preparing the baseline assessments and drafting this chapter.

9.11 Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's heritage interest, or *significance*. It is the degree of harm rather than the scale of development that is to be assessed. Substantial harm is stated to be a high test, so it may not arise in many cases. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF.

9.12 Harm may arise from works to the heritage asset or from development within its setting. Setting is stated to include the surroundings in which a heritage asset is experienced and may be more extensive than its curtilage. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Local Planning Policy

9.13 Local historic environment policy of relevance to the Site is contained within the adopted Wealden District Core Strategy Local Plan (February 2013)[iii] and the 'Saved' policies of

the adopted Wealden Local Plan (1998)[iv], which include Policies EN20 EN22, EN23, EN24, EN25 and EN26. These policies, and the degree to which they align with the NPPF, are discussed in detail Appendix 9.1.

Legislative Context

9.14 There are two primary Acts governing the conservation and management of the historic environment in an English context; The Ancient Monuments and Archaeological Areas Act (1979) [v], and The Planning (Listed Buildings and Conservation Areas) Act (1990).[vi].

9.15 In summary, the 1979 Act covers the conservation and management of nationally important archaeological sites and remains, whilst in addition the 1990 Act details the designation and management of listed buildings and conservation areas, as well as the statutory duties of the Local Planning Authority (LPA) (or other decision makers) insofar as development is concerned. The aspects of the Acts of relevance to this Chapter are set out in detail in Appendix 9.1.

Assessment Methodology

9.16 The following paragraphs outline the assessment process which was employed in determining the archaeological and heritage interest of heritage assets within the Site and its wider environs, and in assessing the magnitude and significance of potential effects upon those assets.

9.17 Cultural Heritage, or the 'historic environment' and 'heritage assets' as termed under the NPPF, includes a wide range of features resulting from human intervention in the landscape, varying in scope from buried archaeological remains up to late 20th century industrial structures. In this case, archaeology and heritage receptors can be divided into the following categories:

- World Heritage Sites;
- Scheduled Monuments;
- Listed Buildings (Grades I, II* and II);
- Registered Parks and Gardens (Grades I, II* and II);
- Conservation Areas;
- Registered historic battlefields; and
- Non-designated buildings, archaeological finds and sites.

9.18 Relevant historic environment receptors are depicted on Figures 9.1 and 9.2, which identify the recorded designated and non-designated heritage assets located within the Site, or within its wider environs.

Baseline Methodology and Best Practice Guidance

9.19 Preparation of the Archaeological and Heritage Assessment (Appendix 9.1) involved the consultation of readily available archaeological and historical information from documentary and cartographic sources augmented with a Site walkover.

9.20 As with the later stages of fieldwork (see below), the assessment was produced in accordance with relevant best practice guidance such as the Standard and Guidance for Historic Environment Desk-Based Assessment issued by the Chartered Institute for Archaeologists (CIfA, 2020) [vii].These guidelines provide a national standard for the completion of desk-based assessments.

9.21 Following the preparation of the baseline assessment, and in consultation with the East Sussex County Archaeologist, the Site was subject to a detailed geophysical survey (Appendix EDP 2 within Appendix 9.1 of this ES). This entailed magnetic survey of all available and suitable areas within the Site in line with a methodology set out in a Written Scheme of Investigation (WSI) approved in advance by the County Archaeologist.

9.22 The heritage setting assessment (within Appendix 9.1) of the heritage assets in the Site's wider environs was produced in accordance with guidance set out in the following documents:

- The NPPF;
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets Second Edition (HE 2017)[viii];
- Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management (HE 2016)[ix];
- Historic Environment Good Practice Advice in Planning, Note 2: Managing Significance in Decision-Taking in the Historic Environment (HE 2015)[x]; and
- Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (EH 2008)[xi].

9.23 With regard to the assessment of built and designated heritage assets beyond the Site, in accordance with the best practice guidance set out above, the heritage setting assessment in Appendix 11.1 undertook the following:

- Identified those heritage assets potentially affected by the Development and the manner in which they would be affected;
- Defined the contribution made to their 'significance' by their settings; and
- Assessed the likely impact upon their significance as a result of the form of Development proposed being implemented.

Consultation

9.24 The assessment was informed by consultation responses forming WDC's Scoping Opinion (Appendix 2.2).

9.25 The response from the East Sussex County Council (ESCC) archaeologist identified the requirement for an assessment of the potential impact of the proposals on archaeological remains, informed by a desk-based assessment and walkover survey.

9.26 The response from the WDC Senior Heritage Officer identified a number of designated and non-designated heritage assets in the vicinity of the Site requiring assessment, in line with Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets published by Historic England. They are as follows:

- Budletts House (Nizam), London Road – listed at Grade II, list entry number: 1028229;
- Spring Cottage, London Road – considered to be a non-designated heritage asset due to its age and the fact that it represents a traditional roadside cottage of the 18th or 19th century which has not had extensions and retains its original form and character;
- Oast Cottage, Snatts Road – listed Grade II, list entry number: 1028090;
- Swallows Barn (formerly Barn at Downlands Farm), Snatts Road – listed grade II, list entry number: 1262256; and
- Partridges Oast, Snatts Road – considered to be a non-designated heritage asset due to its age and the fact that it is part of the remains of the post-medieval farmstead, being a converted oast house.

9.27 The response from the Historic England identified:

> *"Development on this site has the potential to impact upon the setting of a number of designated heritage assets. These include Buxted Park - a Grade II* Registered Historic Park and Garden, the Medieval settlement site in Buxted Park - a Scheduled Ancient Monument, as well as a number of Listed Buildings (Grade II), Maresfield Conservation Area and undesignated archaeology."*

9.28 These consultation responses were accordingly considered in the baseline assessment in Appendix 9.1, and, where potential impacts upon heritage assets were identified, the likely significance of any effects is duly assessed in this chapter.

Assessment Criteria

9.29 Tables 9.1, 9.2 and 9.3 set out the criteria that have been employed in attributing 'sensitivity' to archaeological and cultural heritage assets, identifying the magnitude of any changes to them and assessing the likely significance of the resulting effects in EIA terms.

9.30 The sensitivity of the heritage assets identified has been assessed on the basis of Table 9.1. The magnitude and significance of potential effects on archaeological remains and cultural heritage resources, arising from the implementation of the Development, have been identified and appropriately assessed, based on Tables 9.2 and 9.3.

9.31 The significance of effect is assessed with reference to the receptor's (i.e. the heritage asset) sensitivity and the magnitude of impact. The criteria in Table 9.1 are based on criteria established by the Highways Agency in its Design Manual for Roads and Bridges (HA 2020) [xii].This is an industry standard assessment methodology, and the only one adopted by a Government agency. The attribution of the sensitivity is a question of professional judgement.

Table 9.1 Sensitivity of Receptor

Receptor	**Sensitivity of receptor**				
	Very High	High	Medium	Low	Negligible
World Heritage Site					
Scheduled Monument					
Grade I or II* listed building					
Grade I or II* registered park or *garden					
Other nationally important archaeological asset					
Grade II listed building					
Grade II registered park or garden					

Receptor	**Sensitivity of receptor**				
	Very High	High	Medium	Low	Negligible
Conservation area					
Other asset of regional or county importance					
Locally important asset with cultural or educational value					
Heritage site or feature with very limited value or interest					

9.32 The classification of the magnitude of change on heritage assets is rigorous and based on consistent criteria. This takes account of such factors as the physical scale and type of disturbance to them and whether features or evidence would be lost that are fundamental to their historic character, integrity and therefore significance. The magnitude of change is assessed using the criteria in Table 9.2.

Table 9.2 Magnitude of Change

Magnitude of Change				
Large	Medium	Small	Negligible	None
Change to the significance of a heritage asset so that it is completely altered or destroyed				
	Change to the significance of a heritage asset so that it is significantly modified			
		Change to the significance of a heritage asset so that it is noticeably different		
			Change to the significance of a heritage asset that hardly affects it	
				No change to the significance of an asset

9.33 Following the evaluation of sensitivity for specific archaeology and cultural heritage receptors and the magnitude of impact, the significance of effect is assessed using the criteria shown in Table 9.3 below.

Table 9.3 Significance Matrix

Magnitude of Change		Sensitivity of receptor				
		Very High	High	Medium	Low	Negligible
	Large	Severe	Major	Moderate	Moderate or Minor	Minor
	Medium	Major	Major or Moderate	Moderate or Minor	Minor	Negligible
	Small	Moderate	Moderate or Minor	Minor	Negligible	Neutral
	Negligible	Moderate or Minor	Minor	Negligible	Neutral	Neutral
	None	Neutral	Neutral	Neutral	Neutral	Neutral

9.34 The assessment matrix defined in Table 9.3 is not intended to be 'prescriptive', but rather it allows for the employment of professional judgement to determine the most appropriate level of effect for each heritage asset that is identified.

9.35 Effects are categorised with regard to their nature (adverse, beneficial or neutral) and their permanence (permanent, temporary or reversible). For all forms of heritage asset (receptor); including archaeological sites and remains; historic buildings, places and areas; and historic landscapes; the sensitivity of the receptor is combined with the predicted magnitude of change to arrive at the significance of effect.

9.36 The combination of sensitivity and magnitude of change is undertaken with reference to the matrix in Table 9.3, with those effects defined as severe or major being deemed significant. All other effects are determined to be not significant in EIA terms.

Limitations and Assumptions

9.37 The desktop sources consulted in the preparation of the baseline at Appendix 9.1 were limited to those accessible at the time of writing because of the UK Government's response to the ongoing COVID-19 pandemic. This meant that it was not possible to review aerial photographs held by the Historic England Archive in Swindon. However, this is not considered to represent any limitation to the robustness of the conclusions of the baseline assessment or this ES Chapter.

Baseline Conditions

9.38 This section identifies the relevant archaeological and built heritage receptors (heritage assets) within the extents of the Site and its wider environs. It draws upon the results of

the supporting baseline assessment and investigative fieldwork reports (geophysical survey) set out in Appendix 9.1.

9.39 A detailed description of the baseline situation at and around the Site is set out in Appendix 9.1. Provided below is a summary of the baseline assessment with regard to archaeology and built heritage, with the relevant receptors identified on Figures 9.1 and 9.2.

Designated Heritage Assets

9.40 No designated heritage assets are located within the Site. However, the baseline assessment (Appendix 9.1) identifies a number of assets (The Grade II listed Barn at Downlands Farm (**1262256**), Grade II listed Oast Cottage (**1028090**) and Maresfield Conservation Area) that, although not situated within the Site, were considered to have the potential to experience a change to their wider 'settings' as a result of the Development. These assets and their relationship to the Site are summarised below, with full assessment detailed in Appendix 9.1.

Grade II Listed Barn at Downlands Farm (1262256) and Grade II listed Oast Cottage (1028090)

9.41 These listed buildings are both located immediately to the east of the Site, within the extents of the former late medieval to post-medieval farmstead of Downlands Farm, to the north of Snatts Road, which also includes the non-designated Partridges Oast, a converted oast house with attached building range that is located in between the two listed buildings.

9.42 Oast Cottage (1028090) is the most northerly of the listed buildings and is formed by two former cottages of 17th century origins. The Barn at Downlands Farm (1262256) is located south of Oast Cottage and immediately south of the Partridges Oast converted oast house. It comprises a timber-framed and weatherboarded barn with a plain tiled roof which has 16th and 17th century origins, but is now converted to residential use.

9.43 In each case, the significance of the listed Barn and Oast Cottages is overwhelmingly derived from the special historic and architectural interest of each building's fabric and built form, where each represents a good example of a vernacular agricultural barn or dwellings of the period.

9.44 Each building also derives a degree of significance from elements of its setting, although because most of their significance is derived from their form and fabric, it stands to reason that their setting makes a lesser contribution.

9.45 The immediate setting of each of the listed buildings, and indeed Partridges Oast in between, is defined by its own private residential gardens, neatly enclosed variously by mature trees, hedges, brick walls and post and rail fences to the east towards Snatts Road, while being defined by robust woodland planting to the west. The grounds of each building contain various outbuildings and ancillary structures that support their present residential use, some of which comprise converted agricultural buildings. The group of buildings is accessed from a shared trackway off Snatts Road to the southeast, beyond which to the east is the 19th century Charlbury Manor and more recent developments on Snatts Road.

9.46 The listed buildings form the earliest surviving elements of the former Downlands Farm farmstead complex, of which only a few of the farmstead buildings survive and where all have since been converted to residential use and are now under separate ownership. Despite this change to their historic settings, the proximity and character of the associated former farm buildings is such that their former historical associations as part of an historic farmstead can still be appreciated.

9.47 Together, the former buildings and spaces of the farmstead (which all lie outside the Site) are the elements of the wider surrounds of the listed buildings that presently best define their setting. These elements contribute to the significance of the listed buildings by illustrating the historical associations and functions of the various components of the historical farmstead.

9.48 The current character of the former farm complex, where the various buildings now have their own well-established residential curtilages defined by generous landscaped grounds enclosed by woodland, individual trees and high boundary treatments, illustrates the domestication and 'gentrification' of the buildings of the farm complex in the 20th century.

9.49 This enclosure, in combination with their position set back from Snatts Road, means that these buildings are difficult to experience from the public realm, and the former farm complex therefore retains an intimate and 'inward-looking' character, as illustrated in the images accompanying the assessment at Appendix 9.1.

9.50 Analysis of historic sources set out in the baseline assessment at Appendix 9.1 indicates that the setting of the listed buildings has experienced progressive change since the

construction of the earliest buildings in the 16th/17th century, not least through the residential conversion of the buildings and the establishment of dense woodland to the west of the former farm complex in the 20th century.

9.51 The 1840s Tithe map of Uckfield indicates that the agricultural land within the Site was in use as pasture and arable fields at that time and formed part of a wider agricultural landholding associated with the Downlands farmstead.

9.52 However, they are no longer under the same ownership and, due to the establishment of the enclosing woodland around the listed buildings (which screen them from the Site) only an historical association now remains, rather than any tangible functional and visual association.

9.53 Therefore, while the agricultural land within the Site is acknowledged to have a past, historical association with the listed buildings at Downlands Farm, the Site visit confirmed that it does not now readily form part of the surroundings in which they are experienced.

9.54 As such, the Site contributes to the significance of the listed buildings through providing an understanding of their historical context, although it presently does not form part of their experience, which is instead formed by the buildings and spaces within the historic Downlands Farm complex, which have since been converted to residential use and are now enclosed from the Site by dense woodland vegetation.

Maresfield Conservation Area

9.55 The Maresfield Conservation Area is located, at its closest point, c.900m to the north of the Site, where it defines the historic core of the settlement. The conservation area is subdivided into four character areas although, as set out in Appendix 9.1, it is only the recreation ground area in the southeast that is of relevance to this chapter.

9.56 In terms of the potential for this heritage asset to be affected by the Development, the desk-based analysis and walkover survey set out in Appendix 9.1 established that this is in respect of a small area of relatively open land around the recreation ground in the southeast portion of the conservation area.

9.57 From this location there is a view of parts of the northern extents of the Site and its wooded fringes, which form part of a view of the landscape to the south of the conservation area. This is identified as an important view in the Draft Conservation Area Character Appraisal, Maresfield, February 2019 (WDC 2019) because it provides an

important backdrop to the village landscape around the conservation area with the rural character of fields, hedges and trees to the south providing a clear visual separation between the village and Uckfield. This view is presented as Photoviewpoint EDP 12 in the Landscape and Visual Assessment of the site (refer to ES Chapter 6) and replicated in Appendix 9.1.

9.58 Accordingly, the baseline assessment identifies the potential for the Development to affect the experience of the views south towards the Site from the recreation ground, with potential resultant effects on the significance of the conservation area.

9.59 The Maresfield Conservation Area is deemed to be a heritage receptor of medium sensitivity based on the criteria set out in Table 9.1.

Other Designated Heritage Assets in the Wider Area

9.60 The baseline assessment in Appendix 9.1 explains the rationale for the scoping out of all other designated heritage assets, including, where relevant, those designated heritage assets specifically identified in consultation responses, as set out in the preceding paragraphs.

9.61 In summary, the completion of the baseline assessment (Appendix 9.1) determined that the positions of the remaining designated heritage assets situated within the wider area (including the remaining listed buildings, conservation areas, scheduled monuments and registered parks and gardens); in relation to the Site and the surrounding environs, including the presence of intervening topography, settlement, woodland and tree cover; are such that their settings are not sensitive to change as a result of the Development being implemented. In each case, their functions, forms and locations are such that they do not possess any significant inter-relationships with the Site.

9.62 Accordingly, as none of these designated heritage assets are considered to represent a potentially sensitive receptor, in terms of the form of the Development, they are not considered further in this chapter.

Non-Designated Heritage Assets

Non-Designated Heritage Assets Within the Site

9.63 Non-designated heritage assets of relevance to this assessment are discussed in detail in Appendix 9.1 and are summarised below.

9.64 The results of the desk-based assessment of the Site set out in Appendix 9.1, incorporating the evidence for known archaeological features and deposits in the wider environs, a Site walkover, and the results of a geophysical survey, do not indicate the presence of any significant archaeological remains within the Site. The evidence suggests that since the prehistoric period the Site was ostensibly wooded, before experiencing a degree of woodland management and agricultural exploitation from the late medieval period onwards.

9.65 No archaeological features or deposits have been identified that might constrain or inhibit its development; it is likely that the Site's archaeological potential is limited to evidence of low value remains associated with woodland and agricultural practice. Indeed, the geophysical survey of the Site (contained within Appendix 9.1) does not indicate the presence of any anomalies of definitive archaeological origin, but rather appears to illustrate evidence only of the Site's more recent agricultural exploitation.

9.66 As a result, there is no reason to believe or expect that the Site contains archaeology of any greater than low sensitivity, in line with the definitions in Table 9.1.

9.67 The Historic Landscape Characterisation (HLC) data for the Site provided by the East Sussex HER (see Appendix 9.1) records the agricultural fields within it as informal fieldscapes deriving from a mixture of regular piece meal enclosure and modern field amalgamation dating from the 19th to 20th century, reflecting the loss of historic field boundaries through their more recent reorganisation. The woodland blocks and gills that fringe the fields are recorded as 'semi-natural ancient woodland'.

9.68 The woodland blocks, which have more historic origins, are considered to represent historic landscape character features of medium sensitivity, while the agricultural land across the Site, having experienced considerable modern reorganisation, is considered to be of negligible sensitivity.

9.69 The results of the desk-based assessment of the Site set out in Appendix 9.1 established that the Chicory Cottage dwelling in the southern portion of the site has its origins in the late 19th century, but has since been substantially extended, modified, and modernised throughout and is accordingly not considered to be a heritage asset.

9.70 The HER records the location of a mid-19th century ice house (MES6903) in the southern extreme of the Site, where the Site incorporates the curtilage of Chicory Cottage. However, no evidence for the ice house was identified in this location, or within the

curtilage of Chicory Cottage during the site visit, and it is therefore likely that the feature has been mislocated by the HER and is therefore not sensitive to change in respect of the implementation of the Development.

Non-Designated Heritage Assets in the Wider Area

9.71 The baseline assessment in Appendix 9.1 explains the rationale for the scoping out of non-designated heritage assets within the wider area, including those heritage assets specifically identified in consultation responses, as set out in the preceding paragraphs; i.e. the non-designated Partridges Oast building to the east of the Site, and the non-designated Spring Cottage to the north of the Site on London Road.

9.72 In summary, for all non-designated heritage assets in the wider environs of the Site the baseline assessment established that in each case there is no potential for these assets to experience any form of change to their settings that would result in adverse effects on their significance, or the ability to appreciate that significance, as a result of the implementation of the Development.

Future Baseline

9.73 The future baseline in respect of Cultural Heritage is not expected to result in any material change from the current baseline set out above, should the Development not proceed. The baseline in respect of any potential archaeological features in the Site would remain the same, while the setting of relevant heritage assets beyond the Site would similarly remain unchanged, aside from the potential for future, as yet unidentified development proposals in the wider area to change their settings.

Likely Significant Effects

9.74 The following paragraphs identify and describe each effect that is likely to arise as a result of the Development on designated and non-designated heritage assets, in the absence of any additional mitigation beyond that inherent in the design of the Development. These have been assessed in terms of effects during construction, where direct impacts may be anticipated, and also the operational phase where impacts, in terms of an asset's setting, may be anticipated; and whether these effects are adverse, beneficial or neutral.

Construction Phase

9.75 The following section provides an assessment of the effects on archaeological and built heritage receptors likely to arise as a result of the construction phase of the Development.

9.76 It addresses only the direct, physical effects of construction activities contained within the boundary of the Site and does not cover potential changes to the wider settings of heritage assets. These are addressed under the operational phase because, even though it is recognised that they will first arise during construction (with the potential installation of cranes etc.), they will emerge over time and will ultimately reach their fullest extent following the completion of the Development.

9.77 Therefore, whilst the potential for construction activities at the Site to have setting effects on both designated and non-designated heritage assets is not dismissed, the chapter identifies and assesses them at the operational phase in order to capture the worst-case scenario; in other words when they have reached their maximum extent.

9.78 In short, it is expected that any setting effects during construction will either be short-lived because of the temporary nature of the activity or lower magnitude versions of effects which will be captured and assessed in respect of the completed development anyway.

Designated Heritage Assets

9.79 There would be no direct physical impacts on any designated heritage asset during the construction phase. Any effects arising from the Development are likely to arise through changes within their setting, and as such, are described within the operational effects section. On this basis, there will be no change and the potential significance of the effect of the construction phase on designated heritage assets has been assessed as 'neutral' and not significant.

Non-designated Heritage Assets

9.80 The primary effect of the Development on the archaeological resource within the Site is likely to result from direct truncation and/or removal of remains during groundworks. No significant archaeological remains have thus far been identified in the Site and there is considered to be the potential for only remains of no greater than low sensitivity to survive within it.

9.81 Nonetheless, any hitherto unidentified archaeological remains within the agricultural land within the southern extents of the Site are potentially subject to direct impacts during development, as this area is the focus of construction activity. This activity will be likely to result in substantial or total destruction of any archaeological remains, which is considered a large magnitude of change.

9.82 As previously established, any hitherto unidentified archaeological assets present within the Site are expected to be of no greater than low sensitivity. As such the large magnitude of change to the no more than low sensitivity receptors, if left unmitigated, would result in a minor adverse effect, which is not significant.

9.83 The land use change of the Site from open fields to a principally residential Development will alter its character, albeit this change is restricted to only the southern agricultural fields. The agricultural land within this part of the Site is of negligible sensitivity in terms of its historic landscape character and those elements of historic landscape character of greater value comprise the woodland on the margins of the agricultural land, which is of medium sensitivity.

9.84 The Development would result in a negligible magnitude of change to the heritage significance of the woodland, resulting in a negligible adverse effect, which is not significant.

9.85 The Development would result in a medium magnitude of change to the agricultural fields in the Site, acknowledging that only the southern fields would be affected, resulting in a negligible adverse effect, which is not significant.

Operational Phase

Designated Heritage Assets

Grade II Listed Barn at Downlands Farm (1262256) and Grade II listed Oast Cottage (1028090)

9.86 The Downlands Farm listed buildings have been a key consideration in terms of the evolution of the Development. Their presence has necessarily influenced the masterplanning process, which has, in the design of the parameters of the Development, sought to respect the setting of the listed Barn and Oast Cottage and preserve the

essential character and experience of the listed buildings in their enclosed historical farmstead group.

9.87 Accordingly, the Development has sought to retain a buffer of undeveloped open space within the parts of the Site closest to the listed buildings. Built form is instead located within the southwest of the Site on the agricultural land beyond the woodland enclosing the former farmstead.

9.88 The northern parts of the Site to the north of Oast Cottage are proposed to remain undeveloped as part of the proposed Downlands Woodland Park, where the land will retain its informal, naturalistic character. The retention of the dense woodland to the west of the former farm complex similarly ensures the intimate, enclosed setting of the historical farmstead is preserved.

9.89 Furthermore, to the south of the former farm complex, the Development proposes enhanced orchard planting within the finger of land that extends to the south of the listed Barn, which will ensure that a generous buffer of open space is maintained between the built form of the Development and this listed building.

9.90 The proposed orchard in this location therefore serves a dual purpose; to reinstate an element of the landscape in proximity to the listed barn that is more in keeping with its historical agricultural character than the current scrub, while at the same time providing landscape screening to ensure that the built form of the Development (set back within the Site further to the west) does not materially change the current experience of the listed building from within its historical farmstead setting.

9.91 In this context, it is not expected that the Development would diminish the setting of the Downlands Farm buildings in any tangible way and would instead allow for the retention of the legibility of the listed buildings and adjoining non-designated buildings as a distinct historic farm group.

9.92 In light of the above assessment, it is considered that, while the Development would result in the loss of agricultural land formerly associated with the listed buildings, this change would be so peripheral to the current experience of the listed buildings, that the operational phase of the Development would nonetheless preserve the character of the listed buildings' setting.

9.93 On this basis, it is considered that the operational phase of the Development, employing the mitigation inherent within the design of the Development, would result in no change

to the significance of the Grade II listed Barn at Downlands Farm or Grade II listed Oast Cottage, resulting in a neutral effect on these receptors.

Maresfield Conservation Area

9.94 In terms of the change to the view from the Maresfield Conservation Area that would result from the operation of the Development, the assessment at Appendix 9.1 established that aspects of the Development would be apparent across the limited area of the Site that is visible. The Development would form a recognisable element, due to the wooded nature of its valley side context, but from the recreation ground it would be seen in the context of foreground development at the edge of Maresfield. In the medium-term, planting of substantial tree species along the contours within the Development will begin to protrude above the roofscape integrating the built form within the well treed edge of settlement location, reducing the visibility of the Development.

9.95 In terms of the impact on the conservation area, it is clear that the Development would introduce new built form into the acknowledged important view from Maresfield Recreation Ground and there would be an adverse effect through the loss of rural character to a single field which is visible in the distance of this backdrop view to the conservation area.

9.96 However, the new built form visible in this view would be located at a distance of over 1.5km from the recreation ground and separated from it by intervening agricultural land and woodland. As such, it is considered that the key significance of this view to the conservation area, set out in the Draft Conservation Area Character Appraisal, Maresfield i.e. that it "maintains the historic open setting of the village within the countryside to the south" and provides a clear visual separation between the village and Uckfield, would be preserved.

9.97 In light of the above, and acknowledging that the impact would be contained to only a very small location within what is an expansive heritage asset, it is concluded that there would only be a very minimal loss of significance to the Maresfield Conservation Area, equating to a negligible change to the conservation area and, in accordance with Table 9.3, a negligible adverse effect, that is not significant.

Other Designated Heritage Assets

9.98 The Site does not contribute in any way to the significance of any of the remaining designated heritage assets within the wider area, as discussed above and in the

Archaeological and Heritage Assessment (Appendix 9.1). The operational phase will not directly impact upon these designated heritage assets either in terms of their physical remains or their settings. The operational phase will result in no change to any of these designated heritage assets or their significance, which will result in no change and a neutral effect.

Non-designated Heritage Assets

9.99 All effects on non-designated archaeological assets and the historic landscape within the Site will occur during the construction phase; therefore, there are no potential effects anticipated during the completed/ operational phase of the Development in this respect (i.e. neutral).

9.100 As set out in Appendix 9.1, the operational phase will not directly impact upon any non-designated heritage assets beyond the boundary of the Site, either in terms of their physical remains or their settings, including the Partridges Oast and Spring Cottage dwellings. The operational phase will therefore result in no change and a neutral effect in this respect.

Mitigation Measures

9.101 The following section principally identifies those assets within and beyond the Site where adverse effects are anticipated, as defined in the sections above, and consequently, where some form of mitigation or compensation beyond that inherent in the design of the Development, may be required to eliminate, reduce or offset the adverse effects.

9.102 In addition to mitigation and compensation, this section also identifies any additional enhancement measures that the Development offers to archaeology and built heritage receptors at the construction and operational phases of the Development, as appropriate.

Construction Phase

Designated Heritage Assets

9.103 As there are no effects identified on any designated heritage assets either within the Site or in its wider zone of influence during the construction phase, there is no requirement for further mitigation or enhancement in this respect.

Non-Designated Heritage Assets

9.104 It has been established that the construction phase of the Development has the potential for adverse effects on hitherto unidentified archaeological features or deposits likely to result from direct truncation and/or removal of remains during groundworks. This is likely to result in substantial or total destruction of archaeological remains considered a large magnitude of change to assets of no greater than low sensitivity which, if left unmitigated, will result in a minor adverse effect (not significant).

9.105 Proposed mitigation upon the archaeological receptors detailed above, will comprise the completion of further archaeological investigation and recording, secured by a suitably worded planning condition and implemented by the Applicant in advance of construction.

9.106 The precise scope of the mitigation works outlined above will be determined, in advance, through consultation with the ESCC archaeological advisor, but will be completed in accordance with an approved WSI, and will be likely to extend to field investigation, publication of the results and deposition of the archive with the appropriate collecting museum, as appropriate.

9.107 It is considered that mitigation already incorporated into the design of the Development, by retaining the woodland within the Site's boundaries wherever possible, in addition to the extant field boundaries, has already limited the effect of the construction phase on the historic landscape, so no further mitigation is considered appropriate to mitigate the negligible adverse effect in this respect.

Operational Phase

Designated Heritage Assets

9.108 It is considered that the operational phase of the Development, would result in an adverse effect on the significance of the Maresfield Conservation Area by introducing modern built form into an identified important view from within the designated area.

9.109 This will potentially result in a negligible change to this receptor of medium sensitivity, resulting in a negligible adverse effect (not significant).

9.110 Mitigation has already been incorporated into the design of the Development to limit the effects of the operational phase on this receptor, through the provision of landscape

planting to reduce the visibility of built form in the medium term. Therefore, no further mitigation is required in this respect.

Non-Designated Heritage Assets

9.111 The impacts of the Development on non-designated heritage assets (i.e. any hitherto unidentified archaeological remains) will be mitigated at the construction phase, as such no further mitigation is required during the operational phase of the Development.

Residual Effects

Construction Phase

Designated Heritage Assets

9.112 There are not expected to be any adverse residual effects on surrounding designated heritage assets at the construction phase, so the residual effect will be neutral.

Non-Designated Heritage Assets

9.113 It is likely that all hitherto unidentified archaeological remains in the Site will be removed through the construction process, an impact which will be mitigated through an appropriate level of archaeological recording; therefore, there will be a residual significance of effect assessed as neutral in this respect.

9.114 No further mitigation or enhancement to offset or otherwise reduce the negligible adverse effect of the Development on the historic landscape of the Site in relation to non-designated heritage assets is proposed. The residual effect will be negligible adverse.

Operational Phase

Designated Heritage Assets

9.115 No further mitigation is required, beyond that inherent in the design of the Development, in respect of the negligible adverse effect on the Maresfield Conservation Area. Therefore the residual effect will be negligible adverse and not significant.

9.116 No residual effects have been identified on any of the surrounding designated heritage assets in the wider area as a result of the operation of the Development.

Non-Designated Heritage Assets

9.117 All the effects on the non-designated heritage assets within the Site will be mitigated at the construction phase, as such there will be no residual effects on the non-designated archaeological sites, features and remains, or built form within or around the Site at the operational stage.

Cumulative Effects

9.118 Cumulative effects have been considered, based upon the list of schemes provided in Chapter 2, and are only discussed where applicable to designated and non-designated heritage assets discussed in this chapter.

Designated Heritage Assets

9.119 Only a single negligible adverse effect is identified to a single designated heritage asset, Maresfield Conservation Area, as a result of the operational phase of the Development. However, no significant cumulative effects on the Marefield Conservation Area are considered likely to arise in combination with any other committed developments under consideration. This is because there are anticipated to be no effects on the Maresfield Conservation Area arising from the other committed developments under consideration.

Non-Designated Heritage Assets

9.120 Effects on non-designated heritage assets resulting from the Development are confined to the Site and therefore are not susceptible to cumulative change resulting from other schemes.

9.121 As such, neither the construction nor operation of the Development is expected to result in any cumulative effects on Cultural Heritage in combination with the other committed developments under consideration.

Summary

9.122 This chapter assesses the likely significant effects of the Development in terms of Cultural Heritage and has been prepared by EDP.

9.123 A baseline assessment, in the form of desk-based assessment, a Site walkover and investigative fieldwork (geophysical survey) has identified potentially sensitive cultural heritage receptors (heritage assets) within the Site and its wider zone of influence. The assessment established that, while the Site contains no designated heritage assets, the Grade II listed Barn at Downlands Farm, the Grade II listed Oast Cottage and the Maresfield Conservation Area; which lie beyond the Site, are considered to be potentially sensitive heritage assets.

9.124 The assessment has confirmed that the Site does not contribute in any way to the setting or significance of any of the remaining designated heritage assets within the wider area, and as such they are not considered to be potentially sensitive receptors.

9.125 The Site does not contain any known non-designated assets or archaeological deposits and there is considered to be only the potential for hitherto unidentified remains of no greater than low sensitivity to survive within the Site.

9.126 The historic landscape of the Site is considered to be of no greater than medium sensitivity in the areas of the woodland, and of negligible sensitivity in the areas of agricultural land.

9.127 In terms of the Grade II listed Barn at Downlands Farm and the Grade II listed Oast Cottage, mitigation has been incorporated into the design of the Development to remove the potential for any adverse impacts and, therefore, there is predicted to be a neutral effect on each of these heritage assets.

9.128 In terms of the Maresfield Conservation Area, the visibility of built form in a part of the Site, in an important view from part of the conservation area, is considered to result in a negligible adverse effect on this receptor, which is not significant.

9.129 In terms of the potential impact of the Development on non-designated archaeological receptors within the Site, further mitigation, in the form of archaeological investigation and recording, will be undertaken as a condition of planning permission in advance of or during construction. This will extend to a programme of appropriate field investigation, publication of the results and deposition of the archive with the appropriate museum.

9.130 There will be a negligible residual effect on the historic landscape character elements within the Site.

9.131 The implementation of the construction and operational phases of the Development, incorporating mitigation, is therefore predicted to have no significant effects in EIA terms on any archaeology or built heritage receptors identified within the Site and wider area.

9.132 Table 9.4 contains a summary of the likely significant effects of the Development.

Table 9.4: Table of Significance – Cultural Heritage

Potential Effect	Nature of Effect (Permanent/Temporary)	Significance (Severe/Major/Moderate/Minor/Negligible/Neutral) (Beneficial/Adverse/Neutral)	Mitigation / Enhancement Measures	Geographical Importance*							Residual Effects Severe/Major/Moderate/Minor/Negligible/Neutral) (Beneficial/Adverse/Neutral)
				I	UK	E	R	C	D	L	
Construction											
All Designated Heritage Assets Beyond the Site	temporary	Neutral	None		X						Neutral
Non-designated Archaeological Assets within the Site	permanent	Minor adverse	A phased programme of archaeological investigation					X			Neutral
Historic Landscape	permanent	Negligible adverse	None				X				Negligible Adverse
Completed Development											
Grade II listed Barn at Downlands Farm and Grade II listed Oast Cottage	permanent	Neutral	None			X					Neutral
Maresfield Conservation Area	permanent	Negligible adverse				X					Negligible Adverse
All Remaining Designated Heritage Assets Beyond the Site	permanent	Neutral				X					Neutral
Non-designated Archaeological Assets within the Site	permanent	Neutral						X			Neutral
Historic Landscape	permanent	Neutral					X				Neutral
Cumulative Effects											
Construction	n/a	neutral	n/a								neutral
n/a											
Operation	n/a	neutral	n/a								neutral
n/a											

*** Geographical Level of Importance**
I = International; UK = United Kingdom; E = England; R = Regional; C = County; D = District; L = Local

REFERENCES

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[iv] WDC (September 2007) *Saved Policies of the Wealdon Local Plan 1998*
[v] Office of Public Sector Information (OPSI) *The Ancient Monuments and Archaeological Areas Act (1979)*
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