APPENDIX 9.1
ARCHAEOLOGICAL AND HERITAGE ASSESSMENT

Downlands Farm, Uckfield

Archaeological and Heritage Assessment

Prepared by:
The Environmental Dimension Partnership Ltd

On behalf of:
Gleeson Land

June 2022
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Section 1
Introduction

1.1 This report has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Gleeson Land, to inform planning proposals for residential development on Land at Downlands Farm, Uckfield (hereafter referred to as 'the site').

1.2 The first aim of this assessment is to consider the available historical and archaeological resources for the site and to establish its likely potential in accordance with the requirements of the *National Planning Policy Framework* ((NPPF); MHCLG 2021) and Local Planning Policy.

1.3 In accordance with good practice and guidance, desktop sources have been augmented through the completion of walkover surveys, which were undertaken in 2020 and 2021.

1.4 The second aim of this assessment is to identify and assess possible changes to the setting of surrounding heritage assets as a result of the proposed development, and to determine whether, and to what extent, those changes will affect the assets' heritage significance.

Location, Boundaries, Topography and Geology

1.5 The site is located at Downlands Farm, Uckfield within the administrative boundary of Wealden District Council (WDC) in East Sussex County (ESC).

1.6 The site is located between the adjacent north-western edge of the town of Uckfield and the A22 Uckfield Bypass. It measures a total of approximately 46 hectares (ha) in area and is centred on National Grid Reference TQ 46775 22168. Its location and extents are illustrated on **Plan EDP 1**.

1.7 The site broadly comprises two parcels of agricultural land enclosed and divided by substantial areas of woodland containing deeply cut ravines, or 'gills'. The southern parcel is partially divided by a finger of woodland and a length of hedgerow that connects south to a tree lined pond (**Image EDP 1**). The eastern area of the smaller northern parcel includes an area of scrub and mature trees, while its western extents are pasture (**Images EDP 2** and **3**). In the south-east corner, the site extends through woodland and the grounds of Chicory Cottage to meet Snatt's Road.

1.8 The A22 Uckfield Bypass bounds the north-western boundary while Snatt's Road bounds part of the site on the south-eastern boundary, Snatt's Road is bounded by predominantly late 20th century development to the east with older, larger properties - some of which comprise former farm buildings in the Downlands Farm complex - in generous mature grounds to the west, between the road and the site (**Image EDP 4**).

1.9 The land immediately surrounding the north, west and south of the site largely comprises a mixture of agricultural land interspersed with areas of woodland. Beyond this lies

development at the western edge of Uckfield along London Road to the north-east, and beyond Rocks Road to the south. The wider area to the north of the site includes the villages of Maresfield, Cooper's Green and Five Ash Down.

1.10 The site slopes generally from east to west, from about 60m above Ordnance Datum (AOD) at Snatt's Road to about 25m AOD at the bypass. Owing to the gills, it has a rather complex detailed topography beyond the agricultural fields, in respect of the sharp variations in height within the woodland.

1.11 The British Geological Survey records bands of solid geology at the site which comprise, broadly from north to south, Sandstone of the Ardingly Sandstone Member, Mudstone of the Grinstead Clay Member and Interbedded Sandstone and Siltstone of Upper Tunbridge Wells Sand.

Current Land Use

1.12 The agricultural land within the site was down to grass at the time of the site visit in July 2020 (**Images EDP 1-3** and **5**). The majority of the woodland is classed as Ancient and Semi-Natural. The woodland contains a pond to the north-west and the gills draining to the west. The south-east corner of the site is defined by part of the residential curtilage of Chicory Cottage, bordered by woodland.

Proposed Development

1.13 The planning application for the site comprises a hybrid planning application for proposed residential development in outline and a full application for Sustainable Alternative Natural Greenspace (SANG) including associated landscaping and car parking, and demolition of existing residential property and other buildings and provision of pedestrian and cycle access from Rocks Road.

1.14 The built form of the development, which will provide for up to 424 dwellings, is proposed to be located within only the southern parcels of agricultural land, where it will remain enclosed and partially divided by the surrounding woodland, from which it would be separated by a network of formal and informal open spaces.

1.15 The agricultural land across the northern extents of the site is to be retained as undeveloped public open space as part of the SANG measuring 21.3 ha in area.

Planning Decisions of Relevance to the Development Proposals

1.16 This site has been the subject of a previous application for considerably more housing (750 units), which was refused and appealed as summarised below:

- A planning application was made to WDC, ref. WD/2006/2855/MEA, dated 29 November 2006 and was refused by notice dated 22 February 2007;

- An appeal against the refusal was made to the Planning Inspectorate, ref: APP/C1435/A/07/2046982 Downlands Farm, Snatt's Road, Uckfield TN22 2AP. The inspector reported on 27 November 2008 recommending that the appeal be dismissed; and

- The Secretary of State appeal decision of 24 February 2009 dismissed the appeal and refused planning permission.

1.17 The development proposed (as amended) was for:

"residential development for approximately 750 dwellings; a neighbourhood centre with employment uses (Class B1); community hall, land for community uses and small retail facilities; a primary school; creation of new vehicular access from the A22 and emergency and bus only accesses from Snatts Road; construction of estate roads and new cycle and footway connections; provision of a managed country park with warden's lodge/information point and education/ interpretative facility; public and amenity open space, playing fields and associated development and changes of use". (Inspectors report, 27/11/08)

1.18 It should be noted that the previous planning proposals differ in scale substantially from the current application, where the current proposals comprise a smaller scale development footprint and reduced quantum of development focussed across the southern extents of the previous site, with a clear buffer to sensitive woodland edges, as well as a larger area of open space and even larger area of on-site SANG.

1.19 Even so, the previous application and the appeal decision remain of relevance to historic environment matters, as they were determined under the same planning policy; i.e. the 'Saved' policies of the adopted Wealden Local Plan (1998).

1.20 Therefore, the conclusions in respect of the key historic environment sensitivities of the site and the potential impact of proposals for residential development on designated heritage assets in the wider environs of the site, remain valid.

1.21 In this regard, the Officer's Report to Planning Committee in respect of application WD/2006/2855/MEA, dated 08 February 2008, confirmed that the Conservation and Design Officer made no objection to the principle of development within the site, and no adverse effects were identified in respect of the impact on the settings of listed buildings and other designated heritage assets such as conservation areas in the wider landscape, of this substantially larger site.

1.22 The appeal decision, as set out in the Inspector's Report referenced above, similarly confirmed that there are no listed buildings on or in close proximity to the Downlands site, such that would be affected by the development proposals and that neither the Council nor

any other party suggested that the setting of any listed buildings would be materially harmed by the development proposals.

1.23 As such, the planning history makes clear that, despite refusal of the previous planning application, the settings of designated and non-designated heritage assets in the environs of the site have not represented an in-principle or over-riding constraint to its development, even in the context of a considerably larger scheme than is currently proposed.

1.24 The locations and extents of the previous development proposals, in combination with the results of this current assessment, have therefore shaped the design of the current proposals, in order that they are similarly sympathetic to the settings of relevant heritage assets, with particular emphasis on the eastern extents of the site, in proximity to two Grade II listed buildings: the Barn at Downlands Farm (National Heritage List for England (NHLE)) ref: **1262256**) and Oast Cottage (NHLE ref: **1028090**) located in the Downlands Farm complex to the east of the site.

Consultation

1.25 A request for a formal Scoping Opinion was submitted to the Council by the Applicants in October 2020. An informal pre-application response was issued by WDC on 28 November 2020, followed by a formal Scoping Opinion response on 30 November 2020.

1.26 It should be noted that, since the submission of the Scoping Opinion and the informal pre-application response, the redline of the site area has reduced in its extents; it no longer extends west to cover the strip of woodland west of the A22, and it no longer extends north to London Road, thereby excluding the woodland and agricultural land around Budletts Common.

Informal Pre-application Response

1.27 The informal pre-application response stated, under the heading, *Cultural Heritage*, that:

"careful consideration needs to be given to the effect any development would have on the setting of the nearest listed buildings" and identified "[f]*our listed buildings lie to the north and south of the proposed application site and therefore the potential impact on the setting of these listed buildings needs to be carefully considered".*

1.28 The pre-application response also identified the need for the application to be accompanied by a heritage statement including an archaeological assessment. It advised consultation with the East Sussex County Council (ESCC) archaeologist and indicated the likely requirement for a geophysical survey to accompany an outline application.

1.29 This assessment report has addressed all the above points set out in the informal pre-application response.

Scoping Opinion

1.30 The Scoping Opinion included comments from historic environment consultees which set out the requested scope of assessment in terms of heritage assets. The relevant points from each consultee, and how they have been addressed in the assessment, are set out below.

1.31 The response from the 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.

1.32 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 (HE). 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, Snatt's Road – listed Grade II, list entry number: **1028090**;
- Swallows Barn (formerly Barn at Downlands Farm), Snatt's Road – listed Grade II, list entry number: **1262256**; and
- Partridges Oast, Snatt's 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.

1.33 The response from HE 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."*

1.34 This assessment report addresses all the above matters and provides an assessment of all heritage assets identified by the consultees to the WDC Scoping Opinion in **Sections 4** and **5**.

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Section 2
Legislation and Planning Guidance

2.1 This section sets out existing legislation and planning policy, governing the conservation and management of the historic environment, of relevance to this application.

Current Legislation

2.2 Sections 66(1) and 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act* of 1990 set out the duties of Local Planning Authorities (LPA) in respect of the treatment of listed buildings and conservation areas through the planning process.

2.3 Section 66(1) of the 1990 Act sets out the statutory duty of the decision-maker, where proposed development would affect a listed building or its setting.

2.4 The "*special regard"* duty of the 1990 Act has been tested in the Courts and confirmed to require that "*considerable importance and weight*" is afforded by the decision maker to the desirability of preserving a listed building along with its setting. The relevant judgement is referenced as *Barnwell Manor Wind Energy Ltd v East Northants DC, English Heritage and National Trust* [2014] EWCA Civ 137.

2.5 However, it must be recognised that Section 66(1) of the 1990 Act does not identify that the local authority or the Secretary of State must preserve a listed building or its setting; and neither does it indicate that development that does not preserve them is unacceptable and should therefore be refused.

2.6 This point is made very clearly in paragraph 54 of the High Court judgement in respect of *Forest of Dean DC v Secretary of State for Communities and Local Government [*2013] EWHC 4052 (Admin), which sets out that:

"*…Section 66 (1) did not oblige the inspector to reject the proposal because he found it would cause some harm to the setting of the listed buildings. The duty is directed to* '*the desirability of preserving*' *the setting of listed buildings. One sees there the basic purpose of the* '*special regard*' *duty. It is does not rule out acceptable change. It gives the decision-maker an extra task to perform, which is to judge whether the change proposed is acceptable. But it does not prescribe the outcome. It does not dictate the refusal of planning permission if the proposed development is found likely to alter or even to harm the setting of a listed building*."

2.7 In other words, it is up to the decision maker (such as a local authority) to assess whether the proposal which is before them would result in "*acceptable change"*.

2.8 Furthermore, insofar as conservation areas are concerned, Section 72(1) of the 1990 Act identifies the following:

"In the exercise, with respect to any buildings or other land in a conservation area…special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

2.9 It must be recognised that there is no statutory duty to enhance the character or appearance of a conservation area, the Courts have confirmed that development that 'preserves' them is acceptable, and the statutory duty only covers development that is within a conservation area – the 'setting' of a conservation area is addressed by planning policy.

National Planning Policy Framework

2.10 Following its publication in July 2021, the NPPF sets out national planning guidance concerning archaeological remains and other elements of the wider historic environment (MHCLG, 2021).

2.11 The opening paragraph of Section 16 [189] emphasises the need for local authorities to set out a clear strategy for the conservation and enjoyment of the historic environment, where heritage assets are recognised as a *"irreplaceable resource"*, to be preserved in a manner appropriate to their significance.

2.12 Paragraph 194 addresses planning applications, stating that:

"…In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. 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."

2.13 Designated assets are addressed in paragraphs 199–200, which states that:

"…When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."*

2.14 Annex 2 of the NPPF (see MHCLG 2021) defines a 'designated heritage asset' as:

"…a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation".

2.15 Annex 2 of the NPPF defines 'significance' as:

"…the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting." (MHCLG 2021).

2.16 Paragraph 202 addresses the decision-making process in the event that "less than substantial harm" is identified to a designated heritage asset:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

2.17 With regard to non-designated heritage assets, paragraph 203 states that:

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

Local Planning Policy

Adopted Development Plan (Published)

2.18 The LPA's current statutory development plan includes, of relevance here:

- 'Saved' policies of the adopted Wealden Local Plan (1998); and
- The adopted Wealden District Core Strategy Local Plan (February 2013).

2.19 The Core Strategy is the overarching planning policy document setting out the vision for the future development of Wealden over the period to 2027. It sets down a number of strategic

objectives and key planning policies for the area together with the broad locations, amounts and types of development that will take place over the plan period.

2.20 These local plans include over-arching general development policies, against which the development proposals will be tested. Policies that are relevant to the site in historic environment terms are contained within the 'Saved' policies of the adopted Wealden Local Plan (1998) and are set out below:

"EN20 Proposals for development outside a Conservation Area, but which affect its setting or views into or out of it, should respect its character and appearance."

"EN22 In order to protect the character and appearance of buildings listed as being of special architectural or historic interest:

(1) proposals for any external or internal alteration, change of use, addition to a listed building, or display of signs and advertisements which would have an adverse effect on its character and appearance will be resisted;

(2) all building materials, doors, windows and other architectural features should respect the character and appearance of the listed building;

(3) proposals which would adversely affect the setting of a listed building will be resisted;

(4) in very exceptional cases and where demonstrated to be necessary in order to secure the retention of a listed building, the Council may relax normal development control policies.

EN23 Proposals which would adversely affect the site or setting of any registered Historic Park or Garden, as shown on the Proposals Map, will be resisted. In considering any development proposals affecting a registered Historic Park or Garden, the Council will seek to encourage their conservation and restoration.

EN24 There is a clear presumption against development proposals which would adversely affect scheduled Ancient Monuments and other sites of national archaeological importance and their settings.

EN25 In considering development proposals affecting archaeological sites or areas of interest, the Council will not normally grant planning permission in advance of an adequate examination and evaluation of the archaeological implications.

EN26 Where, exceptionally, permission is granted for development on sites of demonstrable archaeological importance, the applicant will normally be required to provide for the in situ preservation of valuable remains. On sites where the Council is satisfied that this preferred approach is not justified, proper provision should be made for the excavation and recording of archaeological remains prior to the development."

2.21 It is worth noting that the saved historic environment development policies EN20 to EN26 of the Local Plan do not align fully with the policy and guidance of the NPPF, in that they suggest that development that results in any 'adverse effects' to designated and non-designated heritage assets will be 'resisted'.

2.22 As set out above, the government guidance within the NPPF, rather than promoting 'resistance' to proposals which would adversely affect a heritage asset, establishes the requirement that any potential harm to heritage assets resulting from development would need to be balanced against the public benefits of the scheme to determine its acceptability.

2.23 The plans and policies listed above have all been considered in the preparation of this assessment.

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Section 3
Methodology

Archaeological Assessment Methodology

3.1 This report has been produced in accordance with the *Standard and Guidance for Historic Environment Desk-Based Assessment* issued by the Chartered Institute for Archaeologists (ClfA, 2020). These guidelines provide a national standard for the completion of desk-based assessments.

3.2 The assessment principally involved consultation of readily available archaeological and historical information from documentary and cartographic sources. The major repositories of information comprised:

- Information held by the East Sussex Historic Environment Record (HER) on known archaeological sites, monuments and findspots, within a minimum 1km study area of the site;
- Maps and documents held by East Sussex Record Office and the National Library of Scotland online archives;
- The National Heritage List for England curated by HE;
- Records made during site visits between 2020 and 2021;
- The results of an Environmental Impact Assessment of development proposals for the site and a wider development area dated from 2006 completed to inform application ref: WD/2006/2855/MEA; specifically *Chapter 9: Archaeology and Cultural Heritage*, which included an archaeological and heritage assessment of the site;
- The results of a geophysical survey of the site undertaken in November 2020 (SUMO 2020); and
- Other freely available published sources of relevance.

3.3 This report provides a synthesis of relevant information for the site derived from a search area extending to over 1km from its boundary, hereafter known as the 'study area', to allow for additional contextual information regarding its archaeological interest or potential to be gathered.

3.4 The information gathered from the repositories and sources identified above was checked and augmented through the completion of a site visit and walkover. This walkover considered the nature and significance of known and/or potential archaeological assets within the site, identified visible historic features and assessed possible factors which may affect the survival or condition of known or potential assets.

3.5 The report concludes with an assessment of the site's likely archaeological potential, made with regard to current best practice guidelines.

Setting Assessment Methodology

3.6 Further to assessing the archaeological potential of the site, this report also considers the nature and significance of any effects arising on assets beyond the boundary of the site; i.e. through potential changes to the settings of heritage assets, as defined in Annex 2 of the NPPF.

3.7 Setting is defined in Annex 2 of the NPPF as 'the surroundings in which a heritage asset is experienced'. It must be recognised from the outset that 'setting' is not a heritage asset and cannot itself be harmed. Its importance relates to the contribution it makes to the *significance* of the designated heritage asset.

3.8 In that regard, 'significance' is defined in Annex 2 of the NPPF as "*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".*

3.9 As such, when assessing the impact of proposals through change to the setting of a heritage asset, it is not a question of simply determining whether its setting would be affected, but rather a question of whether change within an asset's setting would lead to a loss of 'significance' to the asset itself based on the above 'heritage interest' as defined in the NPPF.

3.10 The guidance identifies that change within a heritage asset's setting need not necessarily cause harm to that asset - it can be positive, negative or neutral.

3.11 The assessment of potential setting effects arising from the proposed development has followed the guidance set out in *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* published by HE in 2017.

3.12 The assessment gave due regard to the inclusion of the heritage assets highlighted by relevant consultees as part of the Scoping Opinion issued by WDC, as set out in **Section 1**.

3.13 As part of this work, the information from the accessible repositories was checked and used to inform the scope and direction of a site visit and walkover survey completed by a highly experienced surveyor that aimed to: (1) confirm those heritage assets which have the potential to be affected by the proposals; (2) assess whether, to what extent and in what way(s) the setting of those assets contributes to their heritage significance; and (3) consider whether and to what extent the land within the site makes a contribution.

3.14 The results from the desktop study and site walkover recommended in this guidance were fed back to the project team and accounted for in revisions to the masterplan before this assessment report was started.

3.15 Having identified the heritage assets that have the potential to be affected by the development proposals and provided inputs to any necessary design mitigation to the proposed development, the assessment subsequently identifies, where necessary, the nature and magnitude of potential effects on the significance of these heritage assets that would arise through the implementation of the proposals.

3.16 In light of the above, the heritage setting assessment that forms part of **Sections 4** and **5** of this report has been prepared in a robust manner, employing current best practice professional guidance and giving due regard to the methodology detailed above.

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Section 4
Existing Information

Introduction

4.1 The site does not contain any designated heritage assets, such as scheduled monuments, listed buildings, registered historic parks and gardens or registered battlefields; nor is it located within a conservation area.

4.2 Designated heritage assets within the wider environs of the site are shown on **Plan EDP 1**. The numerous listed buildings include former agricultural buildings closest to the site at Downlands Farm to the east, although the vast majority of listed buildings in the wider landscape are located within the historic cores of the surrounding settlements at Uckfield and Maresfield, which are also designated as conservation areas. The Registered Park and Garden of Buxted Park, which also contains a scheduled monument, is located east of the site and north-east of Uckfield.

4.3 There are no locally listed buildings identified within Wealden District.

4.4 **Plan EDP 2** identifies the historic environment sites, monuments and events recorded by the HER within the environs of the site and a wider study area. A single archaeological event is recorded in the site.

4.5 The HER data set out on **Plan EDP 2** also includes areas of potential archaeological interest identified as Archaeological Notification Areas by ESC Council. The site does not fall within or adjacent to any ANA. Relevant records within the site and wider area are discussed in the Non-designated Heritage Assets section below.

Designated Heritage Assets and Historic Built Form

Listed Buildings and Historic Built Form

4.6 There are over 75 listed buildings within a roughly 1km radius of the site, as illustrated on **Plan EDP 1**. Review of the previous planning application (WD/206/2855/MEA) and subsequent appeal decision (APP/C1435/A/07/2046982) in respect of the site established that only those listed buildings in closest proximity to the site were determined to be of relevance in respect of development proposals for that much larger site. In respect of the current application these are identified as The Grade II listed Barn at Downlands Farm (**1262256**), and Grade II listed Oast Cottage (**1028090**), which are both located immediately east of the site within the former Downlands Farm complex off Snatt's Road (**Images EDP 4–10**), which also includes the non-designated Patridges Oast, a converted oast house.

4.7 In light of the proximity of these buildings to the site, these assets are assessed in further detail in **Section 5**.

4.8 For all other listed buildings, the desk-based assessment and walkover survey of the site and its surroundings for the purposes of this assessment sought to verify whether the baseline position established in respect of the previous development scheme was still valid, or whether any additional listed buildings are sensitive to change resulting from the development of the site. This is in accordance with Step 1 of the HE guidance on setting (HE 2017).

4.9 The work also took account of the consultee responses to the WDC Scoping Opinion, which identified listed buildings considered to be of relevance to the development proposals. It should be noted that this assessment accounts for the reduced size of the site since both the previous application and the receipt of the Scoping Opinion for the current application.

4.10 In general terms, the vast majority of the listed buildings within the wider area are located within the historic core of the settlements of Uckfield to the east and Maresfield to the north-west or comprise former agricultural buildings that have since been incorporated into the modern expansion of these settlements, such that the buildings and spaces within these settlements consequently define their wider settings, as well demonstrated by the distributions on **Plan EDP 1**.

4.11 The listed buildings also include the former outlying country house of Buckwood Grange (**1194277**), located off Rocks Road to the south of the site, the grounds of which now form part of a private school. Its former associated parkland to the south has since been developed as part of the late 20th century expansion of Uckfield.

4.12 A scattering of Grade II listed buildings including former agricultural buildings and cottages is located north of the site, around Budletts Common, or occupying the main thoroughfares approaching Maresfield and Five Ash Down. They include Budletts House (**1028229**) (**Image EDP 11**) on London Road and Blackhouse Farmhouse (**1193172**) and former mill buildings (**1028227**) further north on London Road. These buildings' settings are principally experienced in the context of a mix of modern and historic built form and their immediately surrounding agricultural and woodland spaces.

4.13 Also on London Road, south of Budletts House, is the non-designated Spring Cottage (not identified by the HER but flagged as a consideration in consultation responses) (**Image EDP 12**). The building is a characteristic weather-boarded cottage whose setting is defined by its position on the road, where it is experienced in the context of modern development to the north and an expanse of agricultural land and woodland to the south.

4.14 In each case, consideration of these listed buildings (as well as the non-designated example noted above) during the course of the site walkover has established that they share no significant visual or functional connection or association to the site and there is no potential for their settings – or the surroundings in which they are experienced – to be adversely impacted by the proposed development.

4.15 All these listed buildings in the wider area are considered to have no significant historical association with the land within the site. Furthermore, the site is not experienced from, or in combination with, any of these assets due to their topographic and geographic locations, or the nature of their immediate settings, including the presence of substantial tracts of intervening woodland and modern residential development. This position has also been verified through the results of the Landscape and Visual Assessment (LVA) of the site (edp6170_r001).

4.16 The single exception, in visual terms, is the Grade I listed Parish Church of St Bartholomew (**1192995**) located c.1.4km north of the site, at the heart of the compact and well-defined medieval core of Maresfield.

4.17 As illustrated in **Image EDP 3**, the experience of the church in combination with the site is limited to a glimpsed view of the tower looking north from the higher parts of a single agricultural field within the north of the site, between Shermanreed Wood to the south and Paygate/Budletts Wood to the north and west. In this view, the distant church tower is experienced behind modern properties and nestled amongst the surrounding woodland.

4.18 This situation is not surprising, given that the scale of church towers mean they commonly form a local landmark and can been seen from many locations within and outside of their associated settlements.

4.19 Accordingly, while it is true that there is a glimpsed view looking north across part of the site towards the tower of the church, this view is not considered to represent a 'significant' view of the church of any relevance to an understanding or appreciation of its significance beyond the emphasis of its landmark qualities. This is because the view is an incidental glimpsed of the distant tower where the church is experienced in the context of neighboring modern residential properties.

4.20 The location of this view has no historical association or relevance to the church; the site was historically within the parish of Uckfield and not the parish of Maresfield administered by the church, such that there is not even an intangible historic or functional interrelationship of potential significance between the asset and the land forming the site.

4.21 Furthermore, neither does the view of the tower from the site allow an understanding of the church in the context of any of the other associated historic buildings in the core of the Maresfield settlement, which are all screened from view by modern development and surrounding woodland.

4.22 As such, this glimpsed view is not considered to make any contribution to the significance of the church nor the appreciation of its significance and as a result no key views or vistas of the church have the potential to be diminished. It is therefore considered that the proposals for the site have no potential to affect the elements of this asset's setting which contribute to its significance.

4.23 This finding is consistent with HE Guidance *The Setting of Heritage Assets* (HE 2017) which states:

"Being tall structures, church towers and spires are often widely visible across land- and townscapes but, where development does not impact on the significance of heritage assets visible in a wider setting or where not allowing significance to be appreciated, they are unlikely to be affected by small-scale development, unless that development competes with them, as tower blocks and wind turbines may. Even then, such an impact is more likely to be on the landscape values of the tower or spire rather than the heritage values, unless the development impacts on its significance, for instance by impacting on a designed or associative view."

4.24 Therefore, in each case it is considered that there is no potential for any listed buildings in the wider surrounds of the site - apart from the two listed buildings close to the site identified above – 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 proposed development.

4.25 As such, aside from the two listed buildings within the Downlands Farm complex identified above, the position verified during the course of the site visit and walkover of the wider surrounds of the site is that the land within the site does not make any contribution to the setting or significance of any listed buildings within the wider area (nor any non-designated built form beyond the Downlands Farm complex) and there is no potential for their special interest to be affected by development proposals for the site.

4.26 As these listed buildings are not considered to have any potential to be harmed by change resulting from the development of the site, they will not be considered further in this report.

4.27 The Chicory Cottage dwelling in the southern edge of the site (**Image EDP 13**), as set out later in this report, is not identified as a non-designated heritage asset.

Conservation Areas

4.28 Within the wider environs of the site there are two conservation areas, Uckfield to the south-east and Maresfield to the north-west.

Uckfield Conservation Area

4.29 The Uckfield Conservation Area is located, at its closest point, c.500m to the south-east of the site, where it defines the historic core of the settlement, set out along High Street and extending to Church Street and Belmont Road to the west and where it consequently includes the majority of Uckfield's notable historic buildings.

4.30 In terms of the potential for this heritage asset to be affected by the development of the site, the desk-based analysis and walkover survey established that the conservation area is separated from the site by intervening modern development and rising topography, such that the site does not form any part of the surroundings in which it is experienced.

4.31 Accordingly, this asset does not require detailed assessment in line with Steps 3 to 5 of the HE guidance because it is concluded that the setting of the conservation area will not

be affected by development of the form proposed within the site. This conclusion, with specific regard to the lack of any visual inter-relationships, is supported by the findings of the LVA of the site (edp6170_r001).

Maresfield Conservation Area

4.32 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, which comprise; the central medieval core of the village around the church; the graveyard and recreation ground to the south-east of the church; the later 18th and 19th century development on the eastern periphery within Underhill; and the medieval farmstead of Park Farm, located to the south of the village core and recreation ground.

4.33 In terms of the potential for this heritage asset to be affected by the development of the site, the desk-based analysis and walkover survey established that overwhelmingly the buildings and spaces of the conservation area are separated from the site by intervening development, woodland and rising topography, such that the site does not form any part of the surroundings in which they are experienced.

4.34 The exception to this is a small area of relatively open land around the recreation ground in the south-east portion of the conservation area, from where there is a view of parts of the northern extents of the site and its wooded fringes, forming part of filtered views of the landscape to the south of the conservation area. This view is presented as Photoviewpoint EDP12 in the LVA of the site ((edp6170_r001) and replicated at **Appendix EDP 1** of this heritage assessment.

4.35 The *Draft Conservation Area Character Appraisal, Maresfield, February 2019* (WDC 2019) identifies that the surrounding landscape 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. In this respect the appraisal notes that the recreation ground has significant long-distance views across the landscape to the south, as far as the South Downs, identified as "*a particularly important view and maintains the historic open setting of the village within the countryside to the south".*

4.36 Accordingly, the Maresfield Conservation Area requires more detailed assessment in line with HE guidance in specific respect of the potential for the development proposals to affect the experience of the views south towards the site from the recreation ground. This aspect of the asset is therefore assessed in further detail in **Section 5**.

Registered Parks and Gardens and Scheduled Monuments

4.37 There are no registered parks and gardens or scheduled monuments within or adjacent to the site. The closest such assets comprise the Grade II* Registered Park and Garden of Buxted Park (**1000308**), an extensive 18th century park containing significant 17th century

features and 19th century formal and woodland gardens, located c. 600m to the north-east of the site's northern extents.

4.38 The park contains a scheduled monument (**1002236**) that defines the remains of a former medieval settlement.

4.39 In terms of the potential for the Heritage Assets at Buxted Park to be affected by the development of the site, the desk-based analysis and walkover survey established that they are separated from the site by intervening landform, modern development and woodland, including extensive woodland belts that enclose the park itself, such that the site does not form any part of the surroundings in which they are experienced. This conclusion is supported by the findings of the LVA of the site (edp6170_r001).

4.40 Accordingly, these assets do not require detailed assessment in line with HE guidance because it is concluded that the setting of Buxted Park and the assets within have no potential to be affected by development of the form proposed within the site. As such, they will not be considered further in this report.

Non-designated Heritage Assets

4.41 The known sites and monuments within the study area recorded by the East Sussex HER are identified on **Plan EDP 2**. The records provided by the HER were refined in order to narrow the research focus to those of relevance to the present assessment. As such, not all HER records are therefore referred to, discussed or illustrated within the body of this report.

Palaeolithic - Iron Age (c.500,000 BC–AD 43)

4.42 There are no finds, features or sites of prehistoric date recorded within the site by the East Sussex HER.

4.43 The site walkover undertaken for a previous desk-based assessment of the site (**EES15787**), identified fire-cracked flint on the surface of the site's southern field, which was interpreted as potential evidence for prehistoric activity. However, these flints remain undated and they are not in themselves evidence for the presence of any prehistoric below-ground remains within the site.

4.44 The earliest dated activity in the study area relates to a Mesolithic settlement site which exploited rock shelters c. 200m south of the site (**MES4826** and **EES9120**). This evidence reflects the general pattern of activity in the Weald during the Mesolithic, where hunter-gatherer communities appear to have moved across the fertile landscape, exploiting its wild resources and occupying seasonal camps. The findspot of a single Mesolithic flint blade (**MES4827**) is recorded east of the site at Downlands Farm and again reflects the evidence for humans moving across the landscape around the site during this period.

4.45 Similarly, evidence of later prehistoric activity in the area is also mainly represented by spot finds, including Bronze Age pottery sherds, worked flints and stone tools. There are hints of late prehistoric activity from limited investigations in the core of Uckfield (**EES15533** and **EES18989**), although more recent investigations in the study area have also provided evidence for more substantive later prehistoric farming and settlement.

4.46 **EES16954** records an evaluation in 2014 over an area of c. 78ha at Ridgewood Farm, 1km south of the site and immediately south of Uckfield. The work included a geophysical survey which identified a series of anomalies subsequently targeted by evaluation trenches. The geophysical survey proved accurate, and three areas produced archaeological features including activity of Mesolithic and Bronze Age date and late prehistoric and possibly Romano-British boundaries and pits.

4.47 Archaeological investigations at London Road, Maresfield, including a geophysical survey (**EES17310**) and evaluation (**EES18037**) in 2016 and subsequent excavation in 2018 (**EES18725**) revealed late Iron Age to early Roman features (**MES34680-4**).

4.48 An early Bronze Age field system and late Iron Age to early Roman settlement features are also recorded from investigations at Park Farm, Maresfield (**MES25878/9**).

4.49 With the Iron Age period came the first use of the Weald as an industrial area, through the exploitation of its ironstone deposits and extensive timber resources. The Wealden iron industry continued through the Roman period into the 19th century. However, no such sites of prehistoric or Roman date are record within the study area.

4.50 No evidence of prehistoric activity has been recorded within the site. While there is some limited potential for finds and features of this date to survive within it, there is no indication that the site was the focus of significant activity during the prehistoric period and rather it is likely that it remained as woodland throughout this period.

4.51 The geophysical survey of the agricultural fields within the site undertaken to inform this assessment (SUMO 2020) does not indicate the presence of any anomalies indicative of either prehistoric settlement, nor industrial or agricultural activity of this date in the surveyed areas and therefore the potential for features and deposits of this date to survive within it is considered low.

Romano-British (AD 43–410)

4.52 The evidence for Roman occupation in Wealden District ranges from spot finds of pottery and coins, through to excavated remains of settlements and roads, although there are no records of Romano-British activity within the site.

4.53 Within the study area, the notable features of this date include the course of the London to Ouse Valley Roman Road (**MES5138**) (an Archaeological Notification Area (**DES9296**) which is identified some distance to the west, and the location of a Roman corn dryer at Views Wood, Uckfield (**MES2847**).

4.54 As previously mentioned, Romano-British settlement activity has been recorded through more recent investigations south of Uckfield (**EES16954**) and around Maresfield to the north-west, **MES34680-4**, **MES25878/9** and **MES33745** (**EES17647**).

4.55 In summary, it is clear that the environs of the site were occupied to varying degrees during the Roman period, although there is no indication that remains of this date are located in the site. The geophysical survey of the agricultural fields within the site undertaken to inform this assessment (SUMO 2020) does not indicate the presence of any anomalies indicative of Romano-British activity.

4.56 Again, it is likely that the site remained largely as woodland throughout this period and was not subjected to any intensive exploitation that would have left a trace in the archaeological record. While there is therefore some potential for finds and features relating to the Roman period to be present within the site, any such remains would be of only low importance and no doubt truncated to a degree by subsequent agricultural activity from later periods.

Early Medieval (AD 410–1066)

4.57 The occupation of the Weald during this period is poorly understood, although it is known that the entire Weald was originally heavily forested; 'Weald' 'is derived from Old English, meaning 'forest' and in the Anglo-Saxon period the area had the name 'Andredes weald', meaning 'the forest of Andred', reflecting that the area remained ostensibly wooded during this period.

4.58 There are no recorded finds of features associated with the early medieval period within or close to the site. The focus of activity in this period is likely to have remained on the earlier Romano-British settlements and the nascent settlements at Maresfield and Uckfield that expanded in the later medieval period.

4.59 It is likely that the site formed part of the wider wooded hinterland of the scattered settlements during this period, used mainly as a resource by people living on its fringes, although there is no evidence to suggest that the site was subject to any agricultural practice that would result in remains of any greater than low significance surviving in the site.

Medieval (AD 1066–1485)

4.60 During the medieval period, settlements on the High Weald were widely scattered and villages evolved from small settlements in the wood clearings, such as is likely to be the case for Maresfield and Uckfield.

4.61 There is no evidence for any confirmed medieval activity within the site, although in light of its location between the medieval settlements of Maresfield and Uckfield, it is likely that it continued to form part of their wider wooded hinterland, experiencing only a degree of limited agricultural exploitation, or use of its woodland resources, during the period.

4.62 A previous desk-based assessment of the site (**EES15787**) has identified the presence of a possible moated site (**MES23706**) to the north around Budletts Common, defined by a low D-shaped earthwork enclosure, along with apparently associated drainage ditches. These features were identified through aerial photographs and verified as extant features formed by low earthworks within the scrubby vegetation. However, the true date and function of these features has not been verified through any form of intrusive investigation and therefore the presence of a medieval moated site in this location remains tentative.

4.63 Immediately east of the site is Downlands Farm (**MES32152/3**), which is understood to have medieval origins, although the extant buildings are not of this period. The presence of a medieval farmstead in proximity to the site indicates that it was during this period that the site may have first experienced clearance of woodland that eventually led to the establishment of agricultural fields around the wooded gills. The fieldscapes within the site are however recorded by the Historic Landscape Characterisation (HLC) data provided by East Sussex HER as dating from the 19th to 20th centuries, reflecting their subsequent reorganisation in the modern period.

4.64 The HER data for the medieval period beyond the main settlements of the market town of Uckfield and village of Maresfield is limited, and unsurprisingly characterised by evidence of agricultural activity in the form of a scattering of farmsteads with medieval origins. The HER records medieval settlement to the east of the site at Lake Wood Rocks (**EES9119**) while medieval farmsteads are identified at Blackhouse Farm, Uckfield (**MES32189**) and Park Farm, Maresfield (**MES8049**).

4.65 In the wider study area, evidence of the late medieval iron industry is recorded north-west of the site and south-west of Maresfield, including the notable site of the Maresfield Forge (**MES4576**) and an iron forge in use from 1574-1788, with an associated furnace (**MES36193**).

4.66 Other indicators of medieval iron working in the study area include an undated bloomery identified through documentary evidence at Furnacebank Wood south-west of Maresfield (**MES34853**), an ironworking bloomery named Grove Wood (**MES23702**) close to Maresfield, and quantities of bloomery slag identified in Uckfield (**MES7132**).

4.67 However, there is no evidence to indicate the presence of any medieval, or indeed earlier or later, iron working activity in the site itself.

4.68 As such, it is considered that the site has limited potential to contain any significant remains of medieval date. Any remains that are present are likely to relate to low-level agricultural or woodland exploitation.

4.69 The geophysical survey of the agricultural fields within the site undertaken to inform this assessment (SUMO 2020) does not indicate the presence of any anomalies indicative of medieval iron working activity in the surveyed areas, but rather identifies anomalies more consistent with agricultural exploitation.

Post-medieval to Modern (AD 1485–present)

4.70 No records of post-medieval date are recorded by the HER within the site. However, the location of the site in the hinterland of the settlements of Uckfield and Maresfield, combined with the presence of the Downlands Farm complex immediately east – which includes buildings that have their origins in the 16th and 17th centuries – indicates that throughout the post-medieval period the site is likely to have formed a mix of woodland and agricultural land, similar to its current character.

4.71 Downlands Farm **MES32152/3** is recorded by the HER as a partially extant late medieval and post-medieval farmstead. The farmstead was formed of a loose courtyard with three sides of the yard formed of agricultural buildings and the farmhouse set away from the yard, although there has been a loss of up to half of the former buildings. The farmstead contains two listed buildings, Oast Cottage and Barn at Downlands Farm, which are the earliest in the complex, in addition to other associated 19th century former farm buildings in the complex including an oast house, Partridges Oast, that has since been converted to residential use, like the other surviving buildings. To the east is the 19th century Charlwood Manor, previously called Downland House (**MES35125**) and an associated barn (**MES35126**).

4.72 During the early 19th century the 1841 Tithe Map of Uckfield (**Plan EDP 3**) indicates that the land within the site was in agricultural use as a mixture of pasture and arable fields enclosed by woodland, with the land parcels broadly resembling the layout that currently exists.

4.73 At that time, the tithe apportionment indicates that the land within the site was owned by Richard Shuttleworth Streatfield, who possessed an extensive landholding across the wider parish of Uckfield - including the Rocks Estate to the south of Rocks Road - as well as across the parishes of Maresfield, Buxted, Framfield, Little Horsted and Pevensey. The agricultural land within the site appears to have been farmed from the Downlands Farm complex to the east at that time.

4.74 In the 20th century, the farmstead and its historic buildings were all converted to residential use, and therefore, while it is clear they share an historical functional association with the site, this is no longer tangible on the ground, particularly given the subsequent establishment of landscaped residential grounds and woodland around the buildings of the former farmstead, which purposefully encloses them and separates them from the agricultural land in the site.

4.75 There are further examples of post-medieval farmsteads across the surrounding landscape, including Whitehouse Farm (**MES32194**) and Budletts Farm (**MES32193**), both 19th century farmsteads, to the north of the site.

4.76 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. The feature is described as a circular structure cut into the sandstone outcrop and is identified as being built to service Buckswood Grange (formerly The Rocks) to the south (see

Plan EDP 4). 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.

4.77 In terms of Chicory Cottage itself, the building is understood to have been constructed in the 1890s, and a small rectangular building is present on the 1899 OS map in this location (see **Plan EDP 4**). However, the current building has since been substantially extended, modified, and modernised throughout (**Image EDP 13**), and is accordingly not considered to be a heritage asset.

4.78 Evidence of the post-medieval iron and gunpowder industry is recorded to the west of the site (**EES15177**) at Powder Mill, Furnace Bank Wood. There is no evidence for any comparable form of industrial activity in the site.

4.79 More widely, the HER records for the post-medieval period mostly reflect the growth of the settlements around Maresfield and Uckfield and the agricultural use of the wider area.

4.80 In light of the above, any surviving archaeology within the site related to this period is likely to reflect only its agricultural use, as evidenced by the results of the geophysical survey of the agricultural fields. As such, it is considered that the site has a low potential to contain any significant remains associated with activity during these periods.

Previous Archaeological Investigation

4.81 The HER records 38 archaeological events within the study area (**Plan EDP 2**). The vast majority of these are focused within the main settlement area of Uckfield to the south-east of the site. These include the Extensive Urban Survey of Uckfield (**EES14696**) and numerous episodes of desk-based assessment, watching briefs, evaluation and building recording within the historic core of the settlement, along with some small-scale excavations, in advance of limited schemes of development. A number of comparable investigations have also taken place within the core of Maresfield to the north.

4.82 Prior to the completion of the geophysical survey undertaken in association with this assessment (SUMO 2020) (see below), no archaeological investigations had been undertaken within the site, other than the collection of some stray finds during a site walkover, as discussed below.

4.83 Within the site, a single record of previous archaeological investigation (**EES1578**) is recorded by the HER, which relates to the desk-based assessment undertaken to accompany the previous 2006 planning application for the site, WD/2006/2855/MEA.

4.84 The results of that assessment have been referred to in the paragraphs above and are summarised as the identification of a possible moated site and associated earthworks (**MES23706**) to the north of the site at Budlett's Common, and the identification of undated burnt flint in the site's southern field.

4.85 More recent larger scale archaeological investigations in the wider area have also been discussed in the paragraphs above, with the most notable comprising the series of investigations over an area of c. 78ha at Ridgewood Farm, 1km south of the site and immediately south of Uckfield (**EES16954**), which identified multi-period settlement activity from the prehistoric and Romano-British periods.

4.86 In general terms, the investigations recorded by the HER in the surroundings of the site attest to the evidence for prehistoric to modern activity within the wider environs. While unsurprisingly the main focus of this activity has been identified through investigations within the modern settlements, there is nonetheless some evidence for prehistoric and Romano-British settlement and agricultural exploitation, as well as medieval agriculture and industrial activity, across what is now the agricultural land surrounding these settlements.

4.87 The consideration of these investigations has not revealed any evidence that suggests that significant archaeological features extend into the site. Even so, a review of the results of modern investigations suggests a trend for a generally positive correlation between the results of geophysical survey and trial trenching in the wider area, such as at the Ridgewood Farm site south of Uckfield (**EES16954**). This suggests that the results of the geophysical survey of the site (see below) may be deemed an accurate reflection of its below-ground archaeological potential.

Cartographic Sources

4.88 Historical maps and plans for the site have previously been examined in detail and published in the previous desk-based assessment of the site (**EES1578**) and a wider development area.

4.89 The findings of the previous assessment were reviewed and the map resources reconsidered, where relevant, for the purposes of the current assessment, in order to understand the past land uses of the site since the earliest available maps in the 18th century.

4.90 The earliest map covering the site is the Robert Morden 1701 Map of Sussex, which does not depict the site and surrounding area in any useful detail, other than depicting the agricultural/wooded character of the landscape beyond the main settlements.

4.91 Surveys of the Rocks Farm Estate, owned by the Streatfield family, date to 1768 and 1829 and cover parts of the site. These maps, while not presenting accurate detail, essentially confirm that the land within the site was in agricultural use by the late 18th century, albeit the woodland cover surrounding the agricultural land was more extensive than at the present time.

4.92 The 1841 Tithe Map of Uckfield (**Plan EDP 3**) shows the whole site in good detail, illustrating how the woodland around the gills was more extensive within the site at this time. Beyond the site to the east, the Downlands Farm complex is clearly depicted and the

accompanying tithe apportionment indicates that the agricultural land within the site was under the control of the farmstead. This map shows the Downland Farm complex had at this time an open setting to the west, in contrast to the current situation where it is now enclosed from the site by woodland (**Plan EDP 1** and **2**).

4.93 Subsequent Ordnance Survey maps from the 19th to 20th centuries show no notable changes within the site, aside from the appearance of Chicory Cottage in the south of the site and north of Snatt's Road, which is thought to have been built in the 1890s as the butler's house for Buckswood Grange (formerly The Rocks).

4.94 Across the rest of the site, the gradual loss of internal field boundaries is shown on late 19th century Ordnance Survey maps and the receding of the woodland surrounding the agricultural fields. The network of tracks through the woodland within and surrounding the site are depicted on these maps.

4.95 Beyond the site to the south, the extents of the landscaped grounds associated with the large houses at The Rocks, White Cottage and Combe Bank are clearly depicted on the late 19th century Ordnance Survey maps (**Plan EDP 4**).

4.96 By the time of the 1971 Ordnance Survey map publication, the Downlands Farm complex appears to have experienced its 'domestication' through the establishment of the landscaped gardens and woodland blocks around it, which now separate it from the site. New dwellings were also present east of the site and south of Downlands Farm at Downlands Cottages by this time. By the end of the 1970s the residential expansion of Uckfield had also been established along Snatt's Road to the east of the site.

4.97 In general terms, the historic maps attest to the persistence of the agricultural land within the site, much the same as its current form, since the 18th century. Similarly, they evidence the persistence of the long-established wooded gills and surrounding woodland within and beyond the site, connected by a network of tracks.

Historic Landscape Characterisation

4.98 The HLC data for the site provided by the East Sussex HER records the agricultural fields within it as informal fieldscapes deriving from a mixture of regular piece meal enclosure (**HES28057**) and modern field amalgamation (**HES28060**). These fieldscapes are recorded as 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'.

4.99 The buildings and land east of the site around the Downlands Farm complex are identified by the HLC as forming part of a large farmstead with origins in the medieval/post-medieval period (**HES28095**), while also recording the presence of orchards in this area and the extensive landscaped gardens dating to the 20th century that now surround these former agricultural buildings and Downland House further to the east.

4.100 The finger of the site that protrudes towards the southern edge of the Downlands Farm complex, which carries an informal track leading to Snatt's Road, is recorded as an area of 19th century to modern expansion of the farmstead.

Site Walkover

4.101 The site was visited in the summer of 2020 and 2021 to assess the current ground conditions and topography within it, as well as to confirm the continuing survival of any known archaeological remains and to identify any hitherto unknown remains of significance.

4.102 The agricultural land within the site was observed to be under long pasture at this time, while the woodlands were accessible through the informal tracks within them (**Images EDP 1-3**, **5**, **7**, **9** and **10**).

4.103 No evidence for the presence of any significant archaeological remains was noted within the site.

4.104 The settlement-edge context of the site was readily apparent from within the north-east edge of the site adjacent the developments on Snatt's Road. The wooded nature of the site's environs to the north, south and west was also readily apparent on the site visit.

4.105 The site visit also analysed the relationship of the site to the Grade II listed buildings within the former Downlands Farm complex to the east, and the findings are explored in detail in **Section 5**.

4.106 The site visit also sought to establish the survival of the ice house recorded by the HER within the grounds of Chicory Cottage in the south of the site. No evidence of this structure was identified during this exercise in the location recorded by the HER or within the wider grounds of the Chicory Cottage property, which suggests that the HER entry has mislocated the feature.

Geophysical Survey

4.107 A geophysical survey was undertaken across the agricultural fields within the site in November 2020 (**Appendix EDP 2**), in accordance with a methodology agreed in advance through consultation with the ESC Council Archaeologist.

4.108 No anomalies could be interpreted as being of definite archaeological interest by the survey. A wide range of responses have been detected and have been classified as being of uncertain origin. Most of these anomalies are likely to be due to modern agricultural or natural processes. A zone of increased response in the south-west edge of the site which encompasses a number of discrete pit-like responses and linear trends has also been interpreted as uncertain. While they may be archaeological in origin, they form no coherent pattern and a combination of geological and agricultural origins is likely. Several former

field boundaries, modern ploughing and land drains are also visible in the dataset, indicating the effectiveness of the geophysical survey in identifying verifiable below-ground remains.

4.109 Therefore, on the basis of the geophysical survey, the archaeological potential of the site is mostly assessed to be low and locally moderate in the vicinity of the possible archaeological anomalies.

4.110 A review of the results of modern investigations in the wider area suggests a trend for a generally positive correlation between the results of geophysical survey and trial trenching in the wider area, such as at the Ridgewood Farm site south of Uckfield (**EES16954**). This suggests that the results of the geophysical survey of the site (see below) may be deemed an accurate reflection of its below-ground archaeological potential.

4.111 Therefore, on the basis of these results, there is no reason to believe or expect that the site contains archaeology of such significance that it would require preservation *in situ* and prejudice its delivery for the form of development proposed.

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Section 5
Heritage Impact Assessment

5.1 In accordance with paragraph 194 of the NPPF, this section identifies those heritage assets that may be affected by the proposed development.

5.2 In terms of designated heritage assets and non-designated built form, this section sets out any potential direct or indirect impacts.

5.3 This section also sets out the archaeological potential of the site based on the evidence presented in **Section 4**.

Designated Heritage Assets and Historic Built Form

5.4 There will be no direct physical effects on any designated heritage assets or historic built form as a result of the proposed development proceeding. However, **Section 4** has identified those designated heritage assets which could *potentially* receive an effect in terms of development within their setting.

5.5 This section assesses the likely impact of the implementation of the proposed development upon the significance of the heritage assets whose settings it is determined are capable of being affected, specifically addressing **Steps 2**, **3** and **4** of the five-step approach to setting assessment described in the guidance (HE 2017).

5.6 The locations and extents of the designated heritage assets identified in this section are detailed on **Plan EDP 1**.

5.7 As identified in **Section 4**, the assets identified for assessment comprise:

- The Grade II listed Barn at Downlands Farm (**1262256**), and Grade II listed Oast Cottage (**1028090**) and built from in the former farm complex, which are both located immediately east of the site, off Snatt's Road; and

- The Maresfield Conservation Area (specifically the potential change to the view south-east from the recreation ground towards the site).

Grade II Listed Barn at Downlands Farm and Grade II listed Oast Cottage and the Non-designated Partridges Oast

The Assets and their Setting

5.8 The listed buildings are both located 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 Snatt's 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 (**Images EDP 4**–**10**).

5.9 Oast Cottage (**1028090**) is the most northerly of the listed buildings. The *National Heritage List for England* listing citation describes the building as follows (reproduced in its entirety):

"Formerly two cottages. C17. Two storeys. Four windows. Colour-washed brick on ground floor tile hung above with colour-washed modillion cornice between. Tiled roof. Casement windows. Modern brick porch."

5.10 The Barn at Downlands Farm (**1262256**) is located south of Oast Cottage and immediately south of the *Partridges Oast* converted oast house. The *National Heritage List for England* listing citation describes the building as follows (reproduced in its entirety):

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

5.11 The listing description, dated to 1984, appears to have been written prior to the barn's conversion to a residential dwelling, so it does not account for the various modern insertions to the fabric of the building.

5.12 Nonetheless, in each case, as would be expected for listed buildings of this type, 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.

5.13 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.

5.14 The same can also be said for the non-designated *Partridges Oast* that is located in between the listed buildings (**Image EDP 8**). This brick built and clay-tiled building, while not of special architectural or historic interest, nonetheless represents a recognisably characteristic vernacular agricultural building, despite its conversion to residential use, whose attached range to the south-east may have been the former 19th century farmhouse.

5.15 In each case, the immediate setting 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 Snatt's Road, while being defined by robust woodland planting to the west (**Images EDP 4**–**10**). The grounds of each building contain various outbuildings and ancillary structures that support their present residential use, some of which comprise converted agricultural buildings.

5.16 The group of buildings is accessed from a shared trackway off Snatt's Road to the south-east, beyond which to the east is the 19th century Charlbury Manor.

5.17 The Downlands Farm farmstead is recorded by the HER as a partially extant late medieval and post-medieval farmstead originally formed of a loose courtyard with three sides of the yard formed of agricultural buildings and the farmhouse set away from the yard, although there has been a loss of up to half of the former buildings.

5.18 While all the surviving buildings in the former farm complex (i.e. the listed barn at Downlands Farm, the non-designated Partridges Oast and the listed Oast Cottage and their ancillary structures) have since been converted to residential use and are now under separate ownership, their proximity and character is such that their former historical associations as part of an historic farmstead can still be appreciated.

5.19 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, and indeed the non-designated Partridges Oast, that presently best define their setting and that contribute to their significance by illustrating the historical associations and functions of the various components of the historical farmstead.

5.20 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.

5.21 This enclosure, in combination with their position set back from Snatt's 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 accompanying images.

5.22 Analysis of historic sources set out in **Section 4** 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.

5.23 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.

5.24 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.

5.25 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.

5.26 As such, the site contributes to the significance of the listed buildings through providing an understanding of their historic 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.

Impact Assessment

5.27 Notwithstanding the above, the Downlands Farm listed buildings have been a key consideration in terms of the evolution of an appropriate scheme for the site. Their presence has necessarily influenced the masterplanning process, which has, in the design of the illustrative masterplan and parameters for the site, 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.

5.28 Accordingly, the proposals have 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 to the south-west on the agricultural land beyond the woodland enclosing the former farmstead.

5.29 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.

5.30 Furthermore, to the south of the former farm complex, the proposals are for 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 proposals and this listed building.

5.31 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 (**Image EDP 7**), while at the same time providing landscape screening to ensure that the built form of the proposals (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.

5.32 In this context, it is not expected that the proposals 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 and non-designated buildings as a distinct historic farm group.

5.33 In light of the above assessment, it is considered that, while the development proposals would result in the loss of agricultural land formerly associated with the listed building, this

change would be so peripheral to the current experience of the listed buildings, that the implementation of the proposed development would nonetheless preserve the character of the listed buildings' setting. There would therefore be no harm to the Grade II listed Barn at Downlands Farm or Grade II listed Oast Cottage through the implementation of the development proposals.

5.34 As such, the development proposals set out in the Illustrative Masterplan and Design and Access Statement (DAS) accompanying the outline planning application are considered to respond positively in terms of s66 of the *Planning (Listed Buildings and Conservation Areas) Act* 1990, national policy governing the conservation of the historic environment set out in Chapter 16 of the NPPF and the relevant policies of the adopted Local Plan.

Maresfield Conservation Area

5.35 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 and, as set out in **Section 4**, it is only the recreation ground area that is of relevance to this assessment.

5.36 In terms of the potential for this heritage asset to be affected by the development of the site, the desk-based analysis and walkover survey set out in **Section 4** established that this is in respect of a small area of relatively open land around the recreation ground in the south-east portion of the conservation area.

5.37 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 view is presented as Photoviewpoint EDP 12 in the LVA of the site (edp6170_r001) and replicated at **Appendix EDP 1** of this heritage assessment.

The Significance of the View

5.38 The *Draft Conservation Area Character Appraisal, Maresfield, February 2019* (WDC 2019) identifies that the surrounding landscape 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. In this respect the appraisal notes that the recreation ground has significant long-distance views across the landscape to the south, as far as the South Downs, identified as "*a particularly important view and maintains the historic open setting of the village within the countryside to the south".*

5.39 Accordingly, this assessment considers the potential for the development proposals to affect the experience of the views south towards the site from the recreation ground and the resultant effect on the significance of the conservation area.

Impact Assessment

5.40 The view illustrated in the LVA (edp6170_r001) and (replicated at **Appendix EDP 1**), is described as a view across the recreation ground which is predominantly enclosed by mature vegetation and development. It is noted how there is a limited, partially filtered view over a section of lower vegetation and across the Longford stream valley toward the well treed settlement edge on the western ridge of Uckfield, in the vicinity of Downlands Farm.

5.41 The LVA notes that visibility to the site land is restricted, by intervening vegetation and topography, to the more elevated south-eastern end of the southern land parcel. This area of the site is seen below the wooded grounds of properties along the northern ridgeline at Uckfield.

5.42 In terms of the change to the view that would result from the implementation of the proposed development, the LVA identifies that the proposed 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.

5.43 The LVA notes that in the medium-term, mitigation planting of substantial tree species along the contours within the development will begin to protrude above the roofscape integrating the proposals within the well treed edge of settlement location, reducing the visibility of the proposals.

5.44 In terms of the impact on the conservation area, it is clear that the proposals 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 visible in the distance of this backdrop to the village.

5.45 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.

5.46 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 the very low end of 'less than substantial harm', in terms of the NPPF.

Non-designated Heritage Assets

5.47 As set out in **Section 4**, the results of a desk-based assessment of the site - 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. No archaeological features or deposits have been identified that might constrain or inhibit the development of the site and there is no reason to believe or expect that the site contains archaeology of such significance that it would require preservation *in situ* and prejudice its delivery for the form of development proposed.

5.48 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.

5.49 As a result, 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 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.

5.50 Given that the woodland within the site will remain largely unaffected by the development proposals, with the development focussed in the agricultural fields of the site's interior, it is considered that there is a low potential for significant archaeological features or deposits to be impacted by the proposed development.

5.51 No evidence for the presence of a late 19th century ice house was noted in the south of the site, so no impacts are expected in this respect. Similarly, Chicory Cottage itself is a heavily altered late 19th century dwelling that is not considered to possess significant heritage interest to be considered a heritage asset.

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Section 6
Conclusions

6.1 This archaeological and heritage assessment concludes that the application site does not contain any world heritage sites, scheduled monuments, registered parks and gardens, registered battlefields, listed buildings or conservation areas, which would potentially either constrain development or require preservation in *situ*.

6.2 Potential impacts upon the settings of the designated heritage assets and non-designated built form within the wider area have been considered, and this assessment concludes that the implementation of the proposed development will not result in an adverse impact on, harm to, or loss of significance from the vast majority of the identified heritage assets, either in terms of an effect on their physical fabric or through changes to their wider setting.

6.3 The assessment has established that the agricultural land within the site has an historical association with the listed buildings and non-designated buildings that form part of the former Downlands Farm complex to the east of the site. These include the Grade II listed Barn at Downlands Farm, the Grade II listed Oast Cottage, and the non-designated Partridges Oast.

6.4 However, the assessment has concluded that the proposals would not diminish the setting of the Downlands Farm buildings and would instead allow for the retention of the legibility of the listed and non-designated buildings as a distinct historic farm group.

6.5 The DAS accompanying the planning application demonstrates how an appropriately designed development can be carefully integrated into the site to positively address the wider historic environment context. The sensitive development of the southern portion of the site would maintain a spatial gap between the listed buildings, buffered by a generous provision of open space around the farm complex within which these buildings sit. This includes a woodland park to the north and enhanced orchard planting to the south that would be in keeping with the historical agricultural character of the setting of the farmstead. These measures ensure that there would be no adverse change to the current experience of the listed buildings from within their historical farmstead setting.

6.6 In light of the above assessment, it is considered that the implementation of the proposed development would preserve the character of the listed buildings' setting. There would therefore be no harm to the Grade II listed Barn at Downlands Farm or Grade II listed Oast Cottage through the implementation of the development proposals.

6.7 However, it is considered that development will result in a very limited degree of harm to the Maresfield Conservation Area through change to a single view south from this designated area.

6.8 The harm would arise from the loss of rural character to a single field through the introduction of new built form, which would be visible in the distance in an important view from Maresfield Recreation Ground.

6.9 The impact would be contained to only a very small location within what is an expansive heritage asset, and therefore it is concluded that there would only be a very minimal loss of significance to the Maresfield Conservation Area, equating to the very low end of 'less than substantial harm', in terms of the NPPF. This very low level of harm will be required to be balanced against the wider public benefits of the development proposals, in accordance with Paragraph 202 of the NPPF.

6.10 Potential impacts upon the settings of the remaining designated heritage assets and built form within the wider study area have been considered, and this assessment concludes that the implementation of the proposed development will not result in an adverse impact on, harm to, or loss of significance from these heritage assets, either in terms of an effect on their physical fabric or through changes to their wider setting.

6.11 As such, the development proposals are considered to respond positively in terms of s66 of the *Planning (Listed Buildings and Conservation Areas) Act* 1990, national policy governing the conservation of the historic environment set out in Chapter 16 of the NPPF and the relevant policies of the adopted Local Plan.

6.12 In terms of non-designated heritage assets and the archaeological potential of the site, historic sources indicate that the site remained wooded for much of its recorded history, before experiencing a degree of woodland management and agricultural exploitation from the late medieval period onwards.

6.13 As a result, it is considered that the site's archaeological potential is limited to evidence of low value remains associated with agricultural and woodland management practice. Indeed, the geophysical survey of the site 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.

6.14 Therefore, it is considered that there is a low potential for significant archaeological features or deposits to survive within the site and be adversely affected by the development proposals.

6.15 As such, this assessment, including the accompanying geophysical survey of the site, should provide sufficient information to determine an outline planning application and satisfy the requirement of Paragraph 194 of the NPPF. If any further archaeological investigations are deemed to be necessary by the LPA to inform the planning process, they could most appropriately be dealt with by a suitably worded planning condition.

6.16 Only a single non-designated heritage asset is recorded within the boundary of the application site by the East Sussex HER. However, this assessment concludes that the late 19th century ice house to which this record relates is likely to be mislocated. No evidence for the presence of the ice house was recorded within the site in the vicinity of the location identified by the HER, and therefore there is expected to be no impact on this feature through the implementation of the development proposals for the site.

6.17 Based on the above, the development proposals are considered to respond positively in terms of national policy set out in Chapter 16 of the NPPF, as well as in terms of the adopted local policy governing the conservation of the historic environment.

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Section 7
References

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Images



Image EDP 1: Representative image looking south across the agricultural fields in the southern part of the site, illustrating the finger of woodland extending into the agricultural field and the wooded fringes.



Image EDP 2: Representative image looking north-west across the scrub within the north-east extents of the site. This part of the site is proposed to form part of the Downlands Woodland Park.



Image EDP 3: The view across the western extents of the site's northern field, where there is a glimpsed view of the tower of the Grade I listed Church of St Bartholomew in Maresfield (right of image). This part of the site is proposed to remain undeveloped and form part of the Downlands Woodland Park.



Image EDP 4: View west from Snatt's Road towards the buildings of the former Downlands Farm complex, which are located east of the site. This image illustrates the enclosed, inward-looking nature of the setting of the buildings in the former farmstead, defined by their residential curtilages.



Image EDP 5: The view east towards the Downlands Farm complex from the site's southern fields. The buildings of the historic farm complex are screened by intervening woodland in the left of the image, while modern properties further south of Downlands Farmstead are visible in the centre-right of the image.



Image EDP 6: Typical view of the Grade II listed Barn at Downlands Farm, from the access track to the south-east of the farm complex, east of the site. This image illustrates the typical experience of the listed building within its well enclosed setting defined by the buildings, spaces and boundaries of its residential curtilage.



Image EDP 7: View of the rear of the Grade II listed Barn at Downlands Farm from the trackway within the scrub that defines the finger of the site that extends to the south of the Downlands Farm complex. The proposals seek to provide enhanced orchard planting in this location, in order to both screen the areas of proposed development to the west and better reflect the agricultural character of the listed building's wider setting than the extant ruderal scrub.



Image EDP 8: Typical view of the buildings within the former Downlands Farm complex from the access track to the south-east of the farm complex, east of the site. This image illustrates the experience of the non-designated Partridges Oast, which, like the listed barn to the south and listed Oast Cottage to the north, is experienced in an intimate, inward-looking setting defined by the buildings, spaces and boundaries of its residential curtilage, with woodland to the west, in the direction of the site. Oast Cottage is not visible from the public realm, in any of the images from the site walkover, due to the enclosed nature of its setting.



Image EDP 9: The view east towards the Downlands Farm complex from the site's southern fields. This image illustrates a glimpsed view of part of the roof of the listed barn in the left of the image, visible in the break of vegetation along the track, where the experience of the building is limited to an inserted modern window in part of the clay tile roof. This is the only glimpse of any part of the listed building from the site, but this experience does not allow any appreciation or understanding of the significance of the listed building or its special interest. The building in the right of the image is a 20th century dwelling located north of Snatt's Road and south of the historic farmstead.



Image EDP 10: View north-east from the southern extents of the site looking towards the Downlands Farm complex. This image illustrates the screening effect of the woodland on and beyond the eastern site boundary that now encloses the historic farmstead and its listed buildings.



Image EDP 11: The Grade II listed Budletts House to the south of London Road. The site does not form part of the surroundings in which this asset is experienced and there is no potential for the development proposals to change the setting of this listed building.



Image EDP 12: The non-designated Spring Cottage to the south of London Road. The site does not form part of the surroundings in which this asset is experienced and there is no potential for the development proposals to change the setting of this building.



Image EDP 13: Chicory Cottage in the southern edge of the site, which is proposed for demolition. The building is a late 19th century dwelling that has subsequently experienced significant modern alteration and modification, such that it is not considered to be a heritage asset.

Appendix EDP 1
Photoviewpoint EDP 12 of the Landscape and Visual Assessment

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Photoviewpoint EDP 12: Maresfield Recreation Ground



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Grid Coordinates:	546634, 123921	Horizontal Field of view:	90°	Direction of view:	SSW
Date and Time:	16/06/2020 @ 15:54	Height of Camera:	1.6m	Distance:	811.1m
Projection:	Cylindrical	Make, Model, Sensor:	Canon 5D MK2, FFS	aOD:	50m
Visualisation Type:	1	Enlargement Factor:	96% @ A1 width	Focal Length:	50mm

date:	07 DECEMBER 2020
drawing number:	edp6370_d015a
drawn by:	RD
checked:	TR
QA:	

client:	Gleeson Strategic Land
project title:	Downlands Farm, Uckfield
drawing title:	Photoviewpoint EDP 12

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Appendix EDP 2
Geophysical Survey (SUMO 2020)

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GEOPHYSICAL SURVEY REPORT

Land at Downlands Farm, Uckfield, East Sussex

Client

The Environmental Dimension Partnership

For

Gleeson Strategic Land

Survey Report

SUMO-00943

Date

November 2020

Survey Report 00943: Land at Downlands Farm, Uckfield, East Sussex

Survey dates	02 – 06 November 2020
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Field Team	Oliver Thomas James Lorimer BA Liam Brice-Bateman BA Jasmin Folland MA James Hunt BA
Report Date	19 November 2020
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Appendix A Technical Information: Magnetometer Survey Methods, Processing and Presentation

Appendix B Technical Information: Magnetic Theory

1. LIST OF FIGURES

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Figure 03	1:6000	Magnetometer Survey Interpretation
Figure 04	1:2000	Magnetometer Survey - Greyscale Plots (Area 1 - 5)
Figure 05	1:2000	Magnetometer Survey – Interpretation (Area 1 - 5)
Figure 06	1:3000	Magnetometer Survey - Greyscale Plots (Area 6 - 8 / 2nT to -1nT)
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Figure 08	1:3000	Magnetometer Survey – Interpretation (Area 6 - 8)
Figure 09	1:6000	1953 Ordnance Survey Mapping
Figure 10	1:6000	LiDAR Data Plot
Figure 11	1:6000	Minimally Processed Data - Greyscale Plots

2. SURVEY TECHNIQUE

Detailed magnetic survey (magnetometry) was chosen as the most efficient and effective method of locating the type of archaeological anomalies which might be expected at this site.

Bartington Grad 601-2 Traverse Interval 1.0m Sample Interval 0.25m

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3 SUMMARY OF RESULTS

3.1 A magnetometer survey of 38 ha of land at Downlands Farm, Uckfield has not revealed any anomalies that could be interpreted as being of definite archaeological interest. A wide range of responses have been detected and have been classified as being of uncertain origin. Most of these anomalies are likely to be due to modern agricultural or natural processes. A zone of increased response in Area 9 which encompasses a number of discrete pit-like responses and linear trends has also been interpreted as uncertain; however, an archaeological origin should not be entirely ruled out. Several former field boundaries, modern ploughing and land drains are also visible in the dataset.

4 INTRODUCTION

4.1 **SUMO Geophysics Ltd** were commissioned to undertake a geophysical survey of an area outlined for development. This survey forms part of an archaeological investigation being undertaken by **The Environmental Dimension Partnership** on behalf of **Gleeson Strategic Land**.

4.2 Site details

NGR / Postcode	TQ 47250 23104 / TN22 2EA (Areas 1-5) TQ 46695 22234 / TN22 5EP (Areas 6-9)	
Location	The site is located 5km east of Newick and is located on the north-western outskirts of Uckfield. Survey Areas 1-5 are bounded to the east by London Road, to the south by a farm track and by trees to the north and west. Survey Areas 6-9 are bounded to the west by the A22, to the south by Rocks Road and to the east by houses off Snatts Road.	
HER	East Sussex County Council	
District	Wealden	
Parish	Uckfield Civil Parish	
Topography	Areas 1-5 are generally flat Areas 6-9 slope from west down to east	
Current Land Use	Pasture	
Geology (BGS 2020)	Bedrock:	Upper Tunbridge Wells Sand - sandstone and siltstone, interbedded Grinstead Clay Member - mudstone Ardingly Sandstone Member - sandstone Lower Tunbridge Wells Sand - sandstone, siltstone and mudstone
	Superficial:	None recorded
Soils (CU 2020)	Soilscape 8: Slightly acid loamy and clayey soils with impeded drainage.	
Archaeology	No designated heritage assets or scheduled monuments are recorded in the East Sussex County Council HER within any of the survey areas.	
Survey Methods	Magnetometer survey (fluxgate gradiometer)	
Study Area	38 ha (Survey Areas 5 and 8 are both overgrown which rendered them unsurveyable)	

4.3 **Aims and Objectives**

To locate and characterise any anomalies of possible archaeological interest within the study area.

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5 RESULTS

The survey has been divided into eight survey areas (Areas 1-8) and specific anomalies have been given numerical labels [1] [2] *which appear in the text below, as well as on the Interpretation Figure(s).*

5.1 *Probable / Possible Archaeology*

5.1.1 No magnetic responses have been recorded that could be interpreted as being of definite archaeological interest.

5.2 *Uncertain*

5.2.1 In Area 9 a zone of increase magnetic response [1] has been detected which encompasses a number of discrete pit-like responses and linear trends. Two well defined linear responses are also visible in close proximity, one of which is located partially within the area of increased response. The anomalies do not form any distinct patterns that would indicate an archaeological origin. They could be due to a combination of natural and agricultural processes and have therefore been assigned to the category of *Uncertain*. However, an archaeological provenance cannot be entirely dismissed.

5.2.2 Two roughly parallel discrete linear responses [2] have been detected in Area 6 in close proximity to a couple of curvilinear trends. They lack the defined morphology of anomalies that would normally be interpreted as being of archaeological interest and they form no discernible pattern. These anomalies could be the result of agricultural processes.

5.2.3 Several discrete pit-like responses have been detected in Areas 3 and 4 and have been assigned to the category of *Uncertain*. They could be due to modern processes or be deeply buried ferrous debris.

5.2.4 In Areas 4 and 9 two broad linear anomalies [3 and 4] have been detected and categorised as *Uncertain*. They lack definition and are likely to be due to natural or agricultural processes.

5.2.5 A number of other magnetically weak pit-like responses, linear and curvilinear trends have been recorded throughout the survey areas and have been assigned to the category of *Uncertain*.

5.3 *Former Field Boundary (Corroborated / Conjectural)*

5.3.1 Several linear anomalies have been recorded in Areas 1 and 9 that correspond to the locations of former field boundaries that are recorded on historic mapping (see Figure 09). Therefore, these responses have been categorised as corroborated former field boundaries.

5.3.2 In Area 9 a linear anomaly has been recorded could be a continuation of boundary to the east [5]. However, the response has been assigned to the category of conjectural former field boundary as it doesn't appear on historic mapping.

5.4 *Agricultural – Ploughing / Land Drains*

5.4.1 Numerous closely spaced magnetically weak linear anomalies on two differing orientations have been recorded in Area 9 and are evidence of relatively modern ploughing.

5.4.2 A series of near parallel linear responses have been detected in the north of Area 9 and are likely to be due to land drains.

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5.5 *Natural / Geological / Pedological / Topographic*

5.5.1 A number of amorphous and sinuous anomalies have been recorded in Areas 6, 7 and 9 which vary in magnetic strength. The anomalies have been assigned to the category of natural and are likely to be due to underlying pedological or topographical variations (see Figure 10).

5.6 *Ferrous / Magnetic Disturbance*

5.6.1 A small zone of magnetic disturbance is visible in the dataset in the east of Area 9. Historic mapping (see Figure 09) shows the disturbance coincides with the location of a former pond and trees. The uprooting of these tree and the backfilling of the pond is likely to be the cause of the magnetic disturbance. Magnetic disturbance has also been recorded in the north of Area 9 and 6 which is likely to be due to modern processes.

5.6.2 Ferrous responses close to boundaries are due to adjacent fences and gates. Smaller scale ferrous anomalies ("iron spikes") are present throughout the data and are characteristic of small pieces of ferrous debris (or brick / tile) in the topsoil; they are commonly assigned a modern origin. Only the most prominent of these are highlighted on the interpretation diagram.

6 DATA APPRAISAL & CONFIDENCE ASSESSMENT

6.1 Historic England guidelines (EH 2008) Table 4 states that the typical magnetic response on the local soils / geology is variable. The results from this survey indicate the presence of discrete ditch-like and pit-like; as a consequence, there is no *a priori* reason why archaeological features would not have been detected, if present.

7 CONCLUSION

7.1 The magnetometer survey has not recorded any anomalies that could be interpreted as being of definite archaeological interest. A zone of increased response in Area 9 which encompasses a number of discrete pit-like responses and linear trends has also been interpreted as uncertain; however, an archaeological origin should not be entirely ruled out. A number of magnetic responses have been categorised as uncertain throughout the survey areas, most are likely to be due to modern or natural processes. Several corroborated and one conjectural field boundaries are visible in the dataset. Relatively modern ploughing and a series of land drains have also been detected.

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8 REFERENCES

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Appendix A - Technical Information: Magnetometer Survey Method, Processing and Presentation

Standards & Guidance

This report and all fieldwork have been conducted in accordance with the latest guidance documents issued by Historic England (EH 2008) (then English Heritage), the Chartered Institute for Archaeologists (CIfA 2014) and the European Archaeological Council (EAC 2016).

Grid Positioning

For hand held gradiometers the location of the survey grids has been plotted together with the referencing information. Grids were set out using a Trimble R8 Real Time Kinematic (RTK) VRS Now GNSS GPS system.

An RTK GPS (Real-time Kinematic Global Positioning System) can locate a point on the ground to a far greater accuracy than a standard GPS unit. A standard GPS suffers from errors created by satellite orbit errors, clock errors and atmospheric interference, resulting in an accuracy of 5m-10m. An RTK system uses a single base station receiver and a number of mobile units. The base station re-broadcasts the phase of the carrier it measured, and the mobile units compare their own phase measurements with those they received from the base station. This results in an accuracy of around 0.01m.

Technique	Instrument	Traverse Interval	Sample Interval
Magnetometer	Bartington Grad 601-2	1m	0.25m

Instrumentation: Bartington *Grad* 601-2

Bartington instruments operate in a gradiometer configuration which comprises fluxgate sensors mounted vertically, set 1.0m apart. The fluxgate gradiometer suppresses any diurnal or regional effects. The instruments are carried, or cart mounted, with the bottom sensor approximately 0.1-0.3m from the ground surface. At each survey station, the difference in the magnetic field between the two fluxgates is measured in nanoTesla (nT). The sensitivity of the instrument can be adjusted; for most archaeological surveys the most sensitive range (0.1nT) is used. Generally, features up to 1m deep may be detected by this method, though strongly magnetic objects may be visible at greater depths. The Bartington instrument can collect two lines of data per traverse with gradiometer units mounted laterally with a separation of 1.0m. The readings are logged consecutively into the data logger which in turn is daily down-loaded into a portable computer whilst on site. At the end of each site survey, data is transferred to the office for processing and presentation.

Data Processing

Zero Mean Traverse	This process sets the background mean of each traverse within each grid to zero. The operation removes striping effects and edge discontinuities over the whole of the data set.
Step Correction (De-stagger)	When gradiometer data are collected in 'zig-zag' fashion, stepping errors can sometimes arise. These occur because of a slight difference in the speed of walking on the forward and reverse traverses. The result is a staggered effect in the data, which is particularly noticeable on linear anomalies. This process corrects these errors.

Display

Greyscale/ Colourscale Plot	This format divides a given range of readings into a set number of classes. Each class is represented by a specific shade of grey, the intensity increasing with value. All values above the given range are allocated the same shade (maximum intensity); similarly, all values below the given range are represented by the minimum intensity shade. Similar plots can be produced in colour, either using a wide range of colours or by selecting two or three colours to represent positive and negative values. The assigned range (plotting levels) can be adjusted to emphasise different anomalies in the data-set.

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Presentation of results and interpretation

The presentation of the results includes a 'minimally processed data' and a 'processed data' greyscale plot. Magnetic anomalies are identified, interpreted and plotted onto the 'Interpretation' drawings.

When interpreting the results, several factors are taken into consideration, including the nature of archaeological features being investigated and the local conditions at the site (geology, pedology, topography etc.). Anomalies are categorised by their potential origin. Where responses can be related to other existing evidence, the anomalies will be given specific categories, such as: Abbey Wall or Roman Road. Where the interpretation is based largely on the geophysical data, levels of confidence are implied, for example: Probable, or Possible Archaeology. The former is used for a confident interpretation, based on anomaly definition and/or other corroborative data such as cropmarks. Poor anomaly definition, a lack of clear patterns to the responses and an absence of other supporting data reduces confidence, hence the classification Possible.

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Interpretation Categories

In certain circumstances (usually when there is corroborative evidence from desk-based or excavation data) very specific interpretations can be assigned to magnetic anomalies (for example, *Roman Road, Wall,* etc.) and where appropriate, such interpretations will be applied. The list below outlines the generic categories commonly used in the interpretation of the results.

Archaeology / Probable Archaeology	This term is used when the form, nature and pattern of the responses are clearly or very probably archaeological and /or if corroborative evidence is available. These anomalies, whilst considered anthropogenic, could be of any age.
Possible Archaeology	These anomalies exhibit either weak signal strength and / or poor definition, or form incomplete archaeological patterns, thereby reducing the level of confidence in the interpretation. Although the archaeological interpretation is favoured, they may be the result of variable soil depth, plough damage or even aliasing as a result of data collection orientation.
Industrial / Burnt-Fired	Strong magnetic anomalies that, due to their shape and form or the context in which they are found, suggest the presence of kilns, ovens, corn dryers, metal-working areas or hearths. It should be noted that in many instances modern ferrous material can produce similar magnetic anomalies.
Former Field Boundary (probable & possible)	Anomalies that correspond to former boundaries indicated on historic mapping, or which are clearly a continuation of existing land divisions. Possible denotes less confidence where the anomaly may not be shown on historic mapping but nevertheless the anomaly displays all the characteristics of a field boundary.
Ridge & Furrow	Parallel linear anomalies whose broad spacing suggests ridge and furrow cultivation. In some cases, the response may be the result of more recent agricultural activity.
Agriculture (ploughing)	Parallel linear anomalies or trends with a narrower spacing, sometimes aligned with existing boundaries, indicating more recent cultivation regimes.
Land Drain	Weakly magnetic linear anomalies, quite often appearing in series forming parallel and herringbone patterns. Smaller drains may lead and empty into larger diameter pipes, which in turn usually lead to local streams and ponds. These are indicative of clay fired land drains.
Natural	These responses form clear patterns in geographical zones where natural variations are known to produce significant magnetic distortions.
Magnetic Disturbance	Broad zones of strong dipolar anomalies, commonly found in places where modern ferrous or fired materials (e.g. brick rubble) are present.
Service	Magnetically strong anomalies, usually forming linear features are indicative of ferrous pipes/cables. Sometimes other materials (e.g. pvc) or the fill of the trench can cause weaker magnetic responses which can be identified from their uniform linearity.
Ferrous	This type of response is associated with ferrous material and may result from small items in the topsoil, larger buried objects such as pipes, or above ground features such as fence lines or pylons. Ferrous responses are usually regarded as modern. Individual burnt stones, fired bricks or igneous rocks can produce responses similar to ferrous material.
Uncertain Origin	Anomalies which stand out from the background magnetic variation, yet whose form and lack of patterning gives little clue as to their origin. Often the characteristics and distribution of the responses straddle the categories of *Possible Archaeology / Natural* or (in the case of linear responses) *Possible Archaeology / Agriculture*; occasionally they are simply of an unusual form.

Where appropriate some anomalies will be further classified according to their form (positive or negative) and relative strength and coherence (trend: weak and poorly defined).

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Appendix B - Technical Information: Magnetic Theory

Detailed magnetic survey can be used to effectively define areas of past human activity by mapping spatial variation and contrast in the magnetic properties of soil, subsoil and bedrock. Although the changes in the magnetic field resulting from differing features in the soil are usually weak, changes as small as 0.1 nanoTeslas (nT) in an overall field strength of 48,000 (nT), can be accurately detected.

Weakly magnetic iron minerals are always present within the soil and areas of enhancement relate to increases in *magnetic susceptibility* and permanently magnetised *thermoremanent* material.

Magnetic susceptibility relates to the induced magnetism of a material when in the presence of a magnetic field. This magnetism can be considered as effectively permanent as it exists within the Earth's magnetic field. Magnetic susceptibility can become enhanced due to burning and complex biological or fermentation processes.

Thermoremanence is a permanent magnetism acquired by iron minerals that, after heating to a specific temperature known as the Curie Point, are effectively demagnetised followed by re-magnetisation by the Earth's magnetic field on cooling. Thermoremanent archaeological features can include hearths and kilns; material such as brick and tile may be magnetised through the same process.

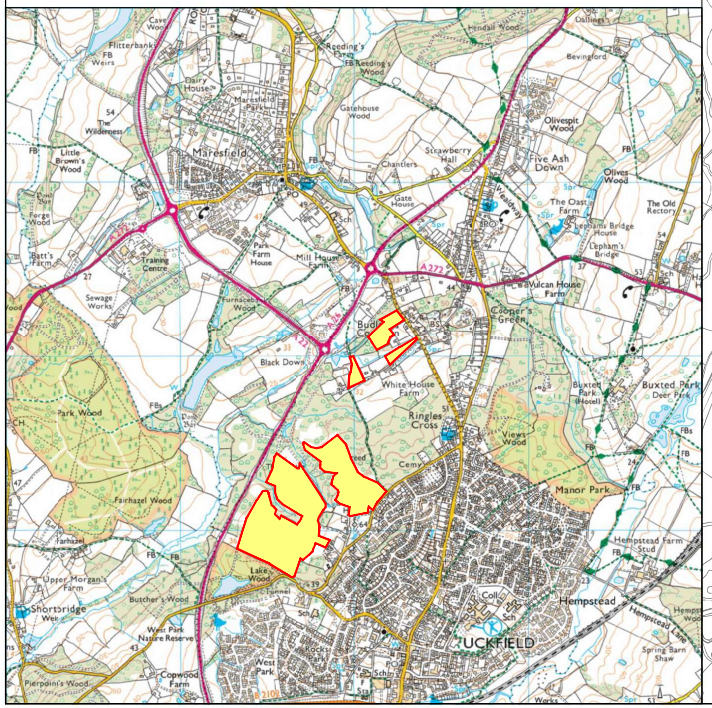
Silting and deliberate infilling of ditches and pits with magnetically enhanced soil creates a relative contrast against the much lower levels of magnetism within the subsoil into which the feature is cut. Systematic mapping of magnetic anomalies will produce linear and discrete areas of enhancement allowing assessment and characterisation of subsurface features. Material such as subsoil and non-magnetic bedrock used to create former earthworks and walls may be mapped as areas of lower enhancement compared to surrounding soils.

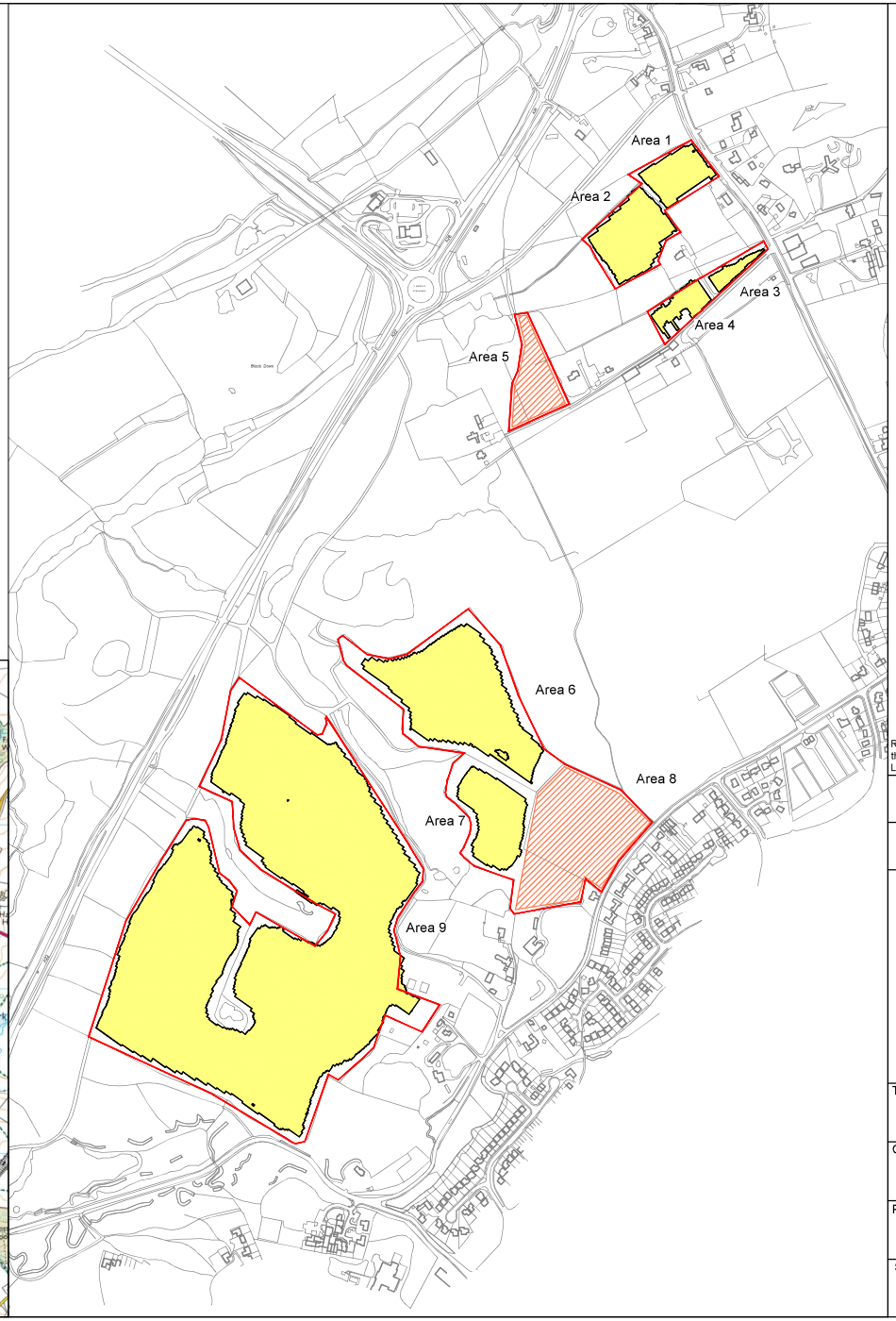
Magnetic survey is carried out using a fluxgate gradiometer which is a passive instrument consisting of two sensors mounted vertically 1m apart. The instrument is carried about 30cm above the ground surface and the top sensor measures the Earth's magnetic field whilst the lower sensor measures the same field but is also more affected by any localised buried feature. The difference between the two sensors will relate to the strength of a magnetic field created by this feature, if no field is present the difference will be close to zero as the magnetic field measured by both sensors will be the same.

Factors affecting the magnetic survey may include soil type, local geology, previous human activity and disturbance from modern services.

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	Unsurveyable
	Survey Areas

N

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GEOPHYSICS FOR ARCHAEOLOGY & ENGINEERING

Title:
Site Location

Client:
The Environmental Dimension Partnership

Project:
00943 - Land at Downlands Farm, Uckfield

Scale:
NOT TO SCALE

Fig No:
01



N

+2nT

-1nT

sumo Survey

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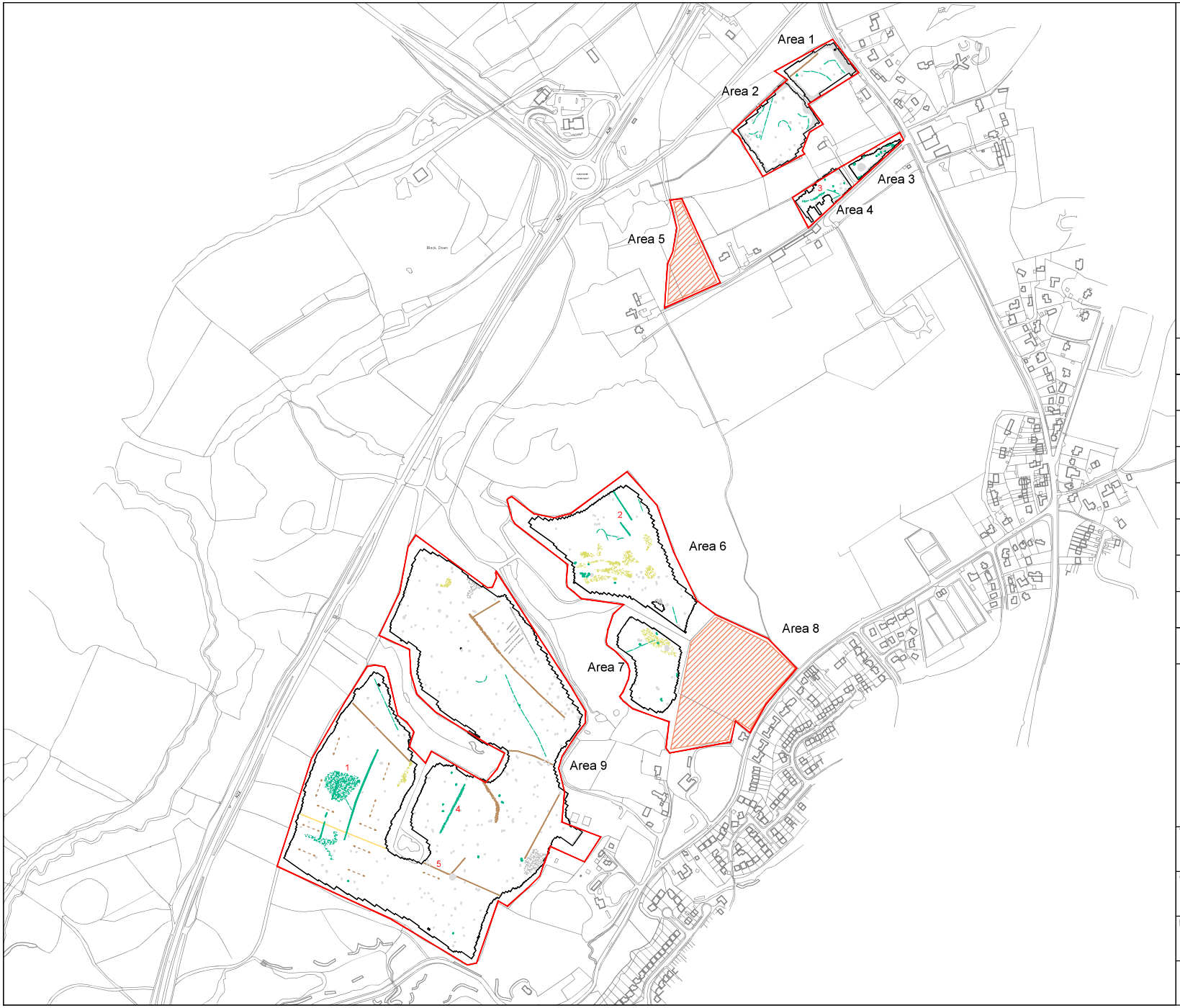
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Client:
The Environmental Dimension Partnership

Project:
00943 - Land at Downlands Farm, Uckfield

Scale:
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Fig No:
02



N

KEY

	Uncertain Origin (Discrete / Trend / Increased Response)
	Former Field Boundary (Corroborated)
	Former Field Boundary (Conjectural)
	Agriculture (Plough)
	Land drain
	Natural (Discrete / Zone)
	Magnetic Disturbance
	Ferrous

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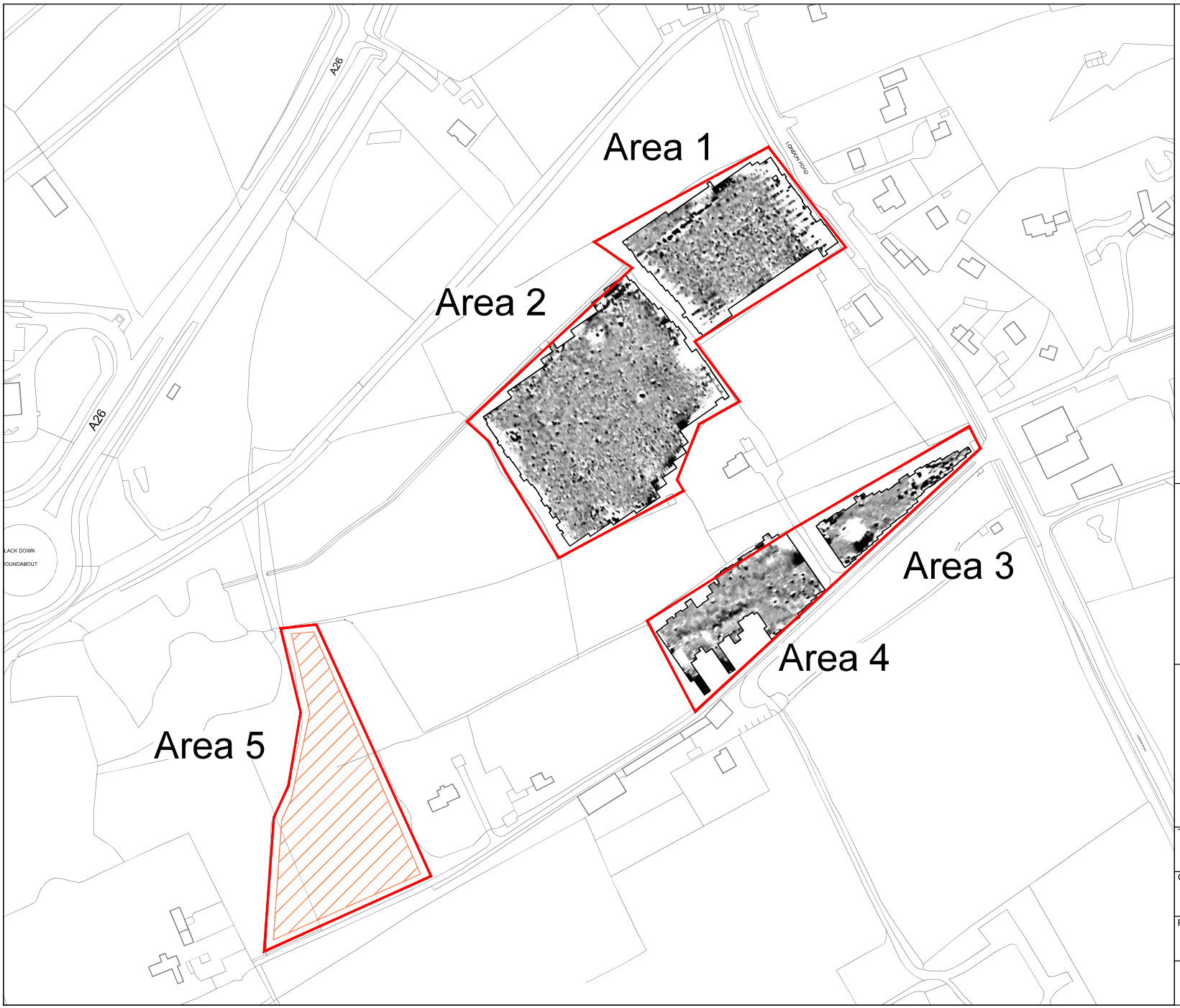
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The Environmental Dimension Partnership

Project:
00943 - Land at Downlands Farm, Uckfield

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Fig No:
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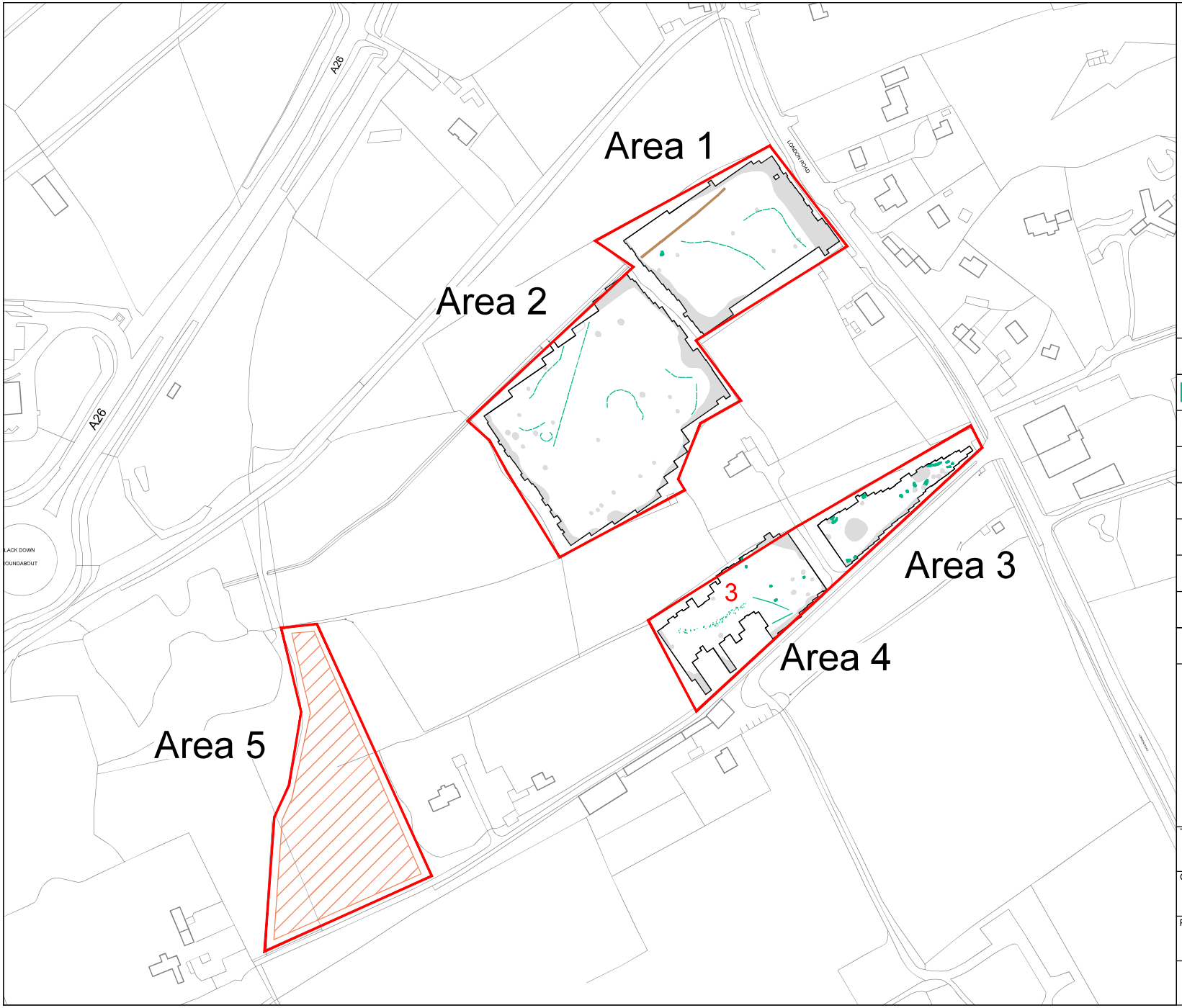
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Client: The Environmental Dimension Partnership

Project: 00943 - Land at Downlands Farm, Uckfield

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KEY

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	Former Field Boundary (Corroborated)
	Former Field Boundary (Conjectural)
	Agriculture (Plough)
	Land drain
	Natural (Discrete / Zone)
	Magnetic Disturbance
	Ferrous

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GEOPHYSICS FOR ARCHAEOLOGY & ENGINEERING

Title:
Magnetometer Survey - Interpretation
(Area 1 - 5)

Client:
The Environmental Dimension Partnership

Project:
00943 - Land at Downlands Farm, Uckfield

Scale:
0 metres 100
1:2000 @ A3

Fig No:
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N

+2nT

-1nT

sumo Survey
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Magnetometer Survey - Greyscale Plots
(Area 6 - 8 / 2nT to -1nT)

Client:
The Environmental Dimension Partnership

Project:
00943 - Land at Downlands Farm, Uckfield

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Fig No:
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N

+4nT

-3nT

sumo Survey

GEOPHYSICS FOR ARCHAEOLOGY & ENGINEERING

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Magnetometer Survey - Greyscale Plots
(Area 6 - 8 / 4nT to -3nT)

Client:
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Project:
00943 - Land at Downlands Farm, Uckfield

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KEY

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	Former Field Boundary (Conjectural)
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	Magnetic Disturbance
	Ferrous

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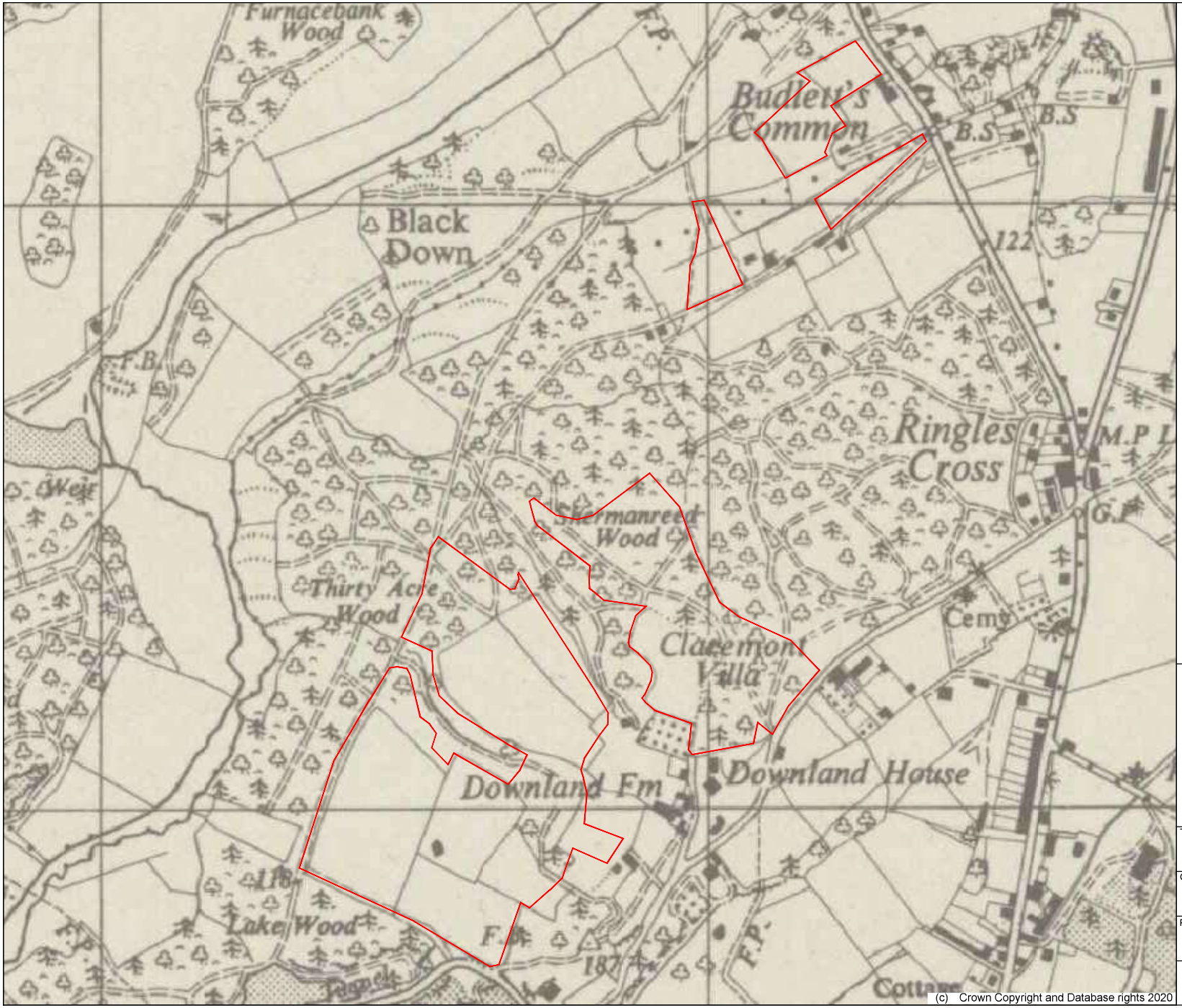
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N

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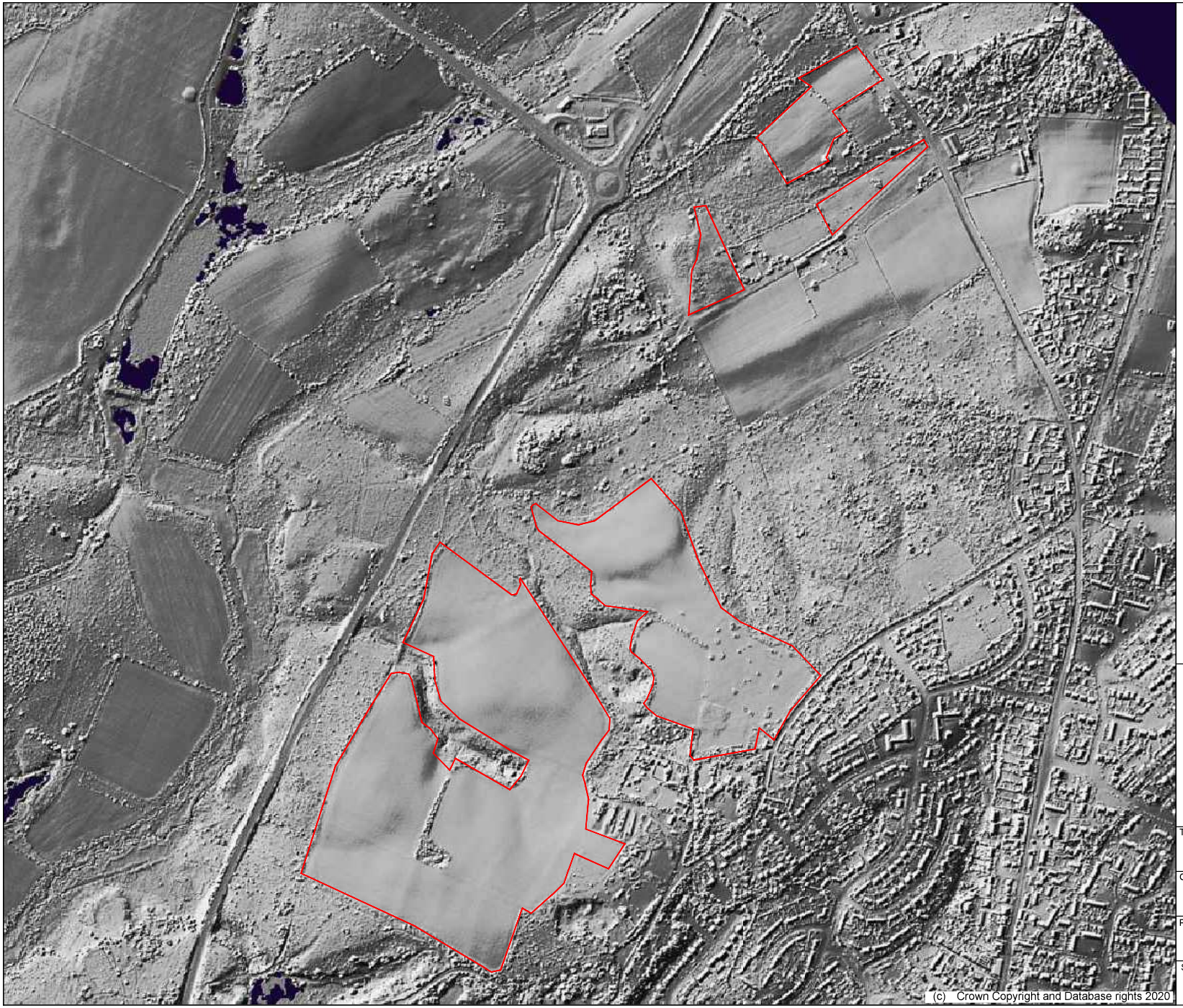
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Project:
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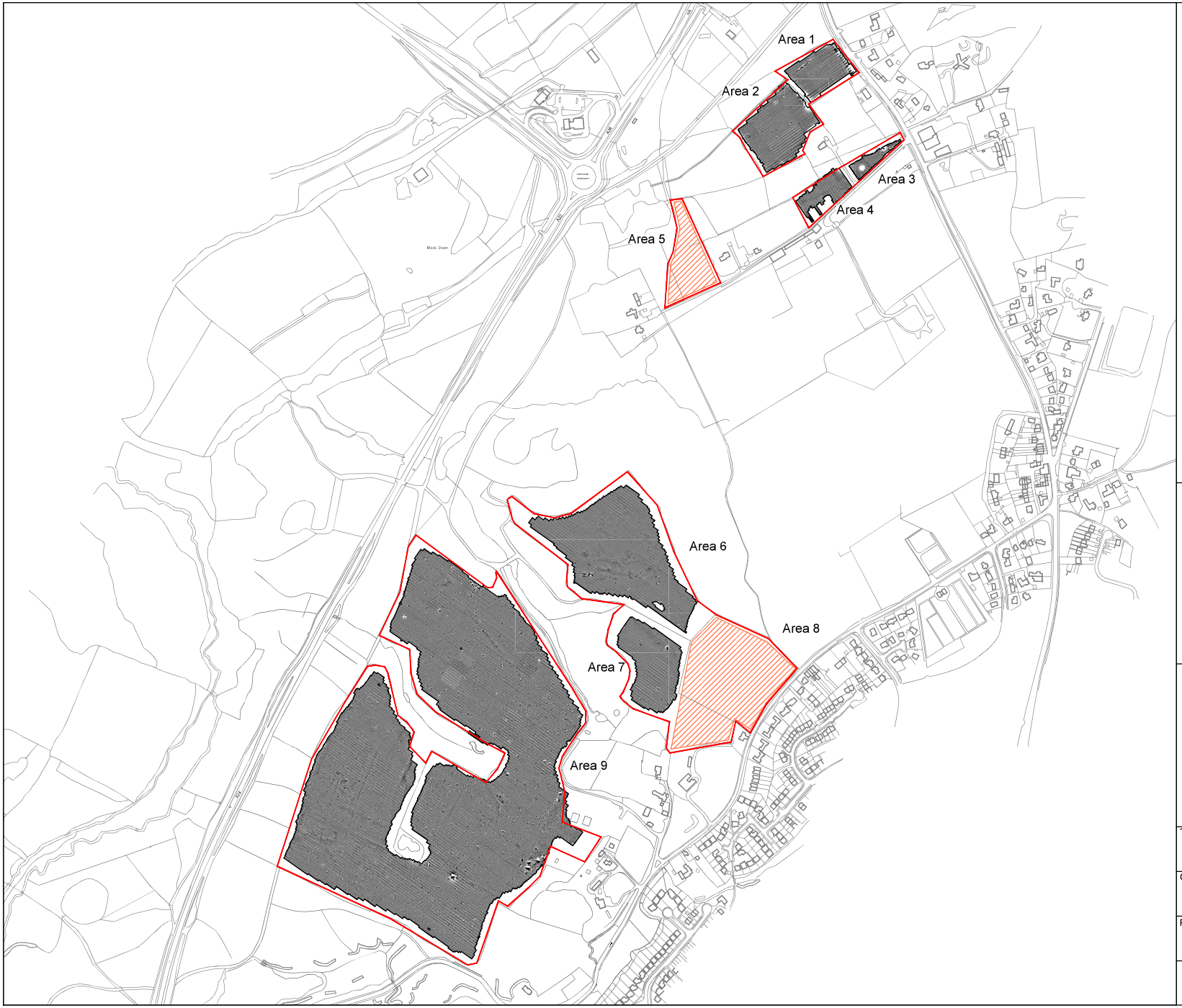
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Client:
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N

+10nT

-10nT

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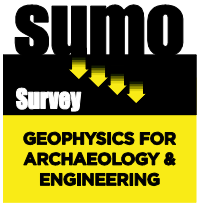
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Scale:
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Fig No:
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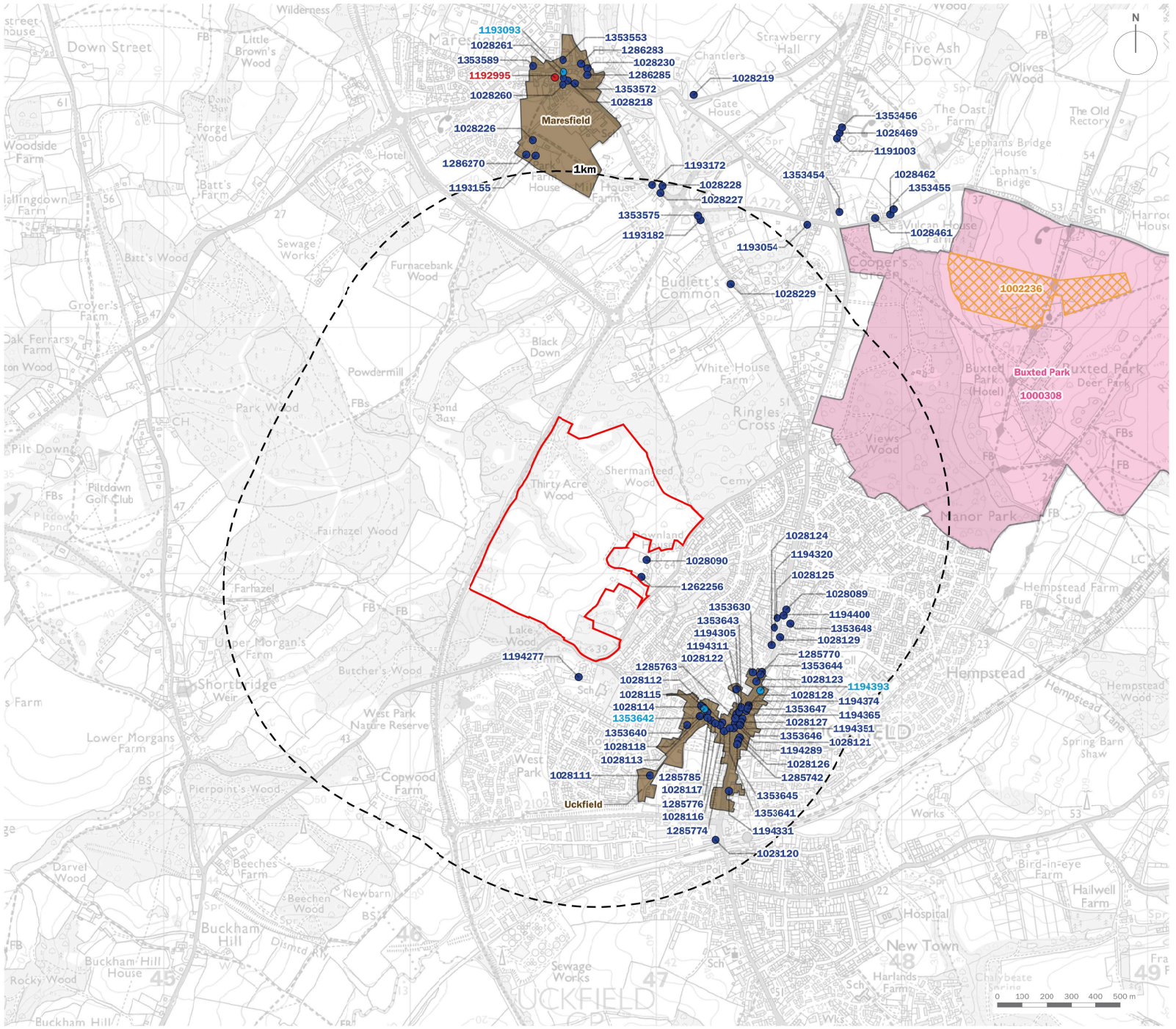
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Plans

Plan EDP 1	Designated Heritage Assets (edp6170_d005b 07 June 2022 GY/ES)
Plan EDP 2	Non-designated Heritage Assets (edp6170_d006b 07 June 2022 GY/ES)
Plan EDP 3	Extract of Uckfield Tithe Map 1841 (edp6170_d017b 07 Juney 2022 EJ/ES)
Plan EDP 4	Extract of Second Edition Ordnance Survey Map, 1899 (edp6170_d018b 07 June 2022 EJ/ES)

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Site Boundary

1km Study Area

Grade I Listed Building

Grade II* Listed Building

Grade II Listed Building

Scheduled Monument

Registered Park and Garden

Conservation Area

client

Gleeson Strategic Land

project title

Downlands, Uckfield

drawing title

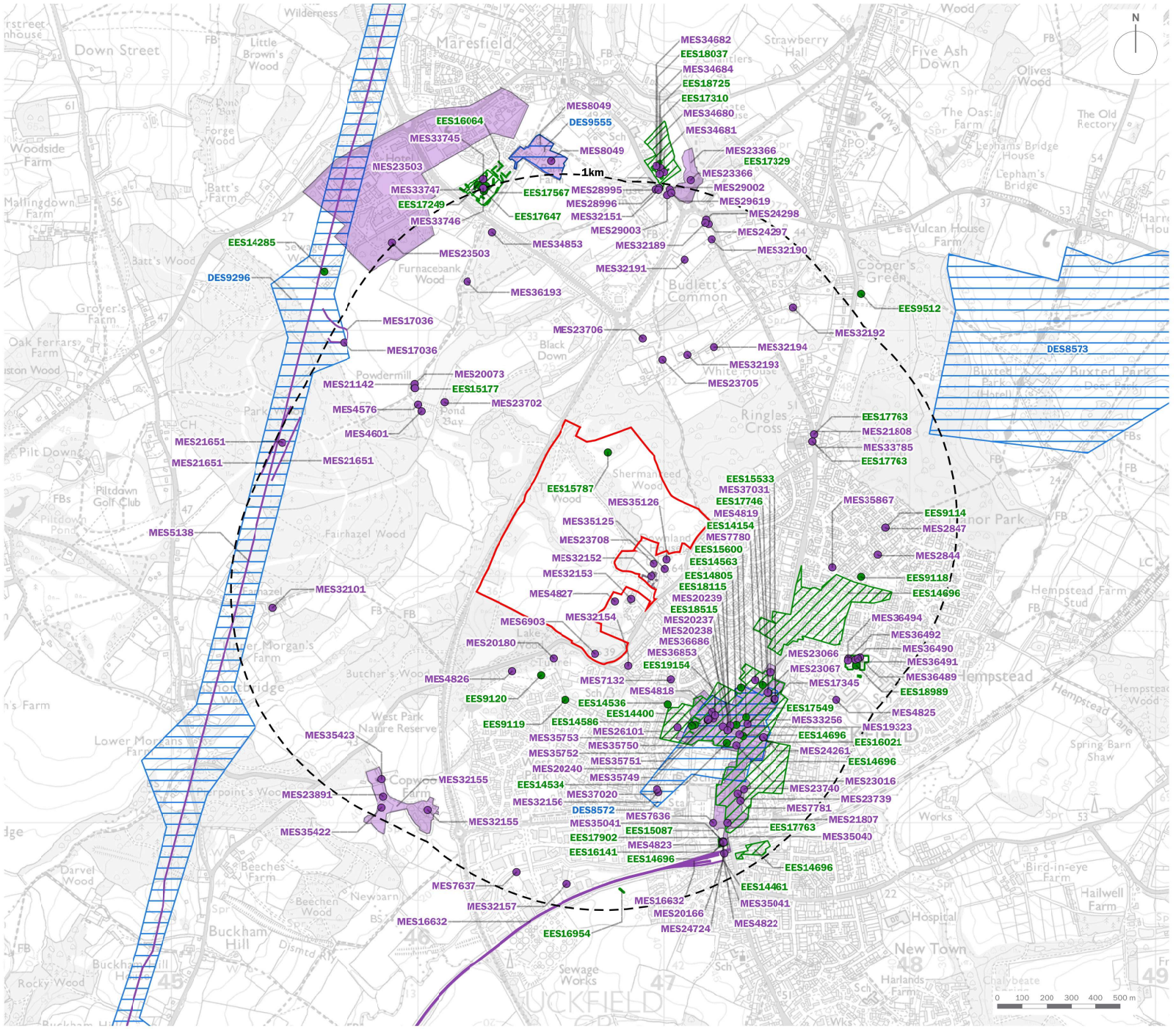
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scale	1:15,000 @ A3	QA	RB

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client

Gleeson Strategic Land

project title

Downlands, Uckfield

drawing title

Plan EDP 2: Non-designated Heritage Assets

date	07 JUNE 2022	drawn by	GY
drawing number	edp6170_d006b	checked	ES
scale	1:15,000 @ A3	QA	RB

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Approximate Site Boundary

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project title

Downlands, Uckfield

drawing title

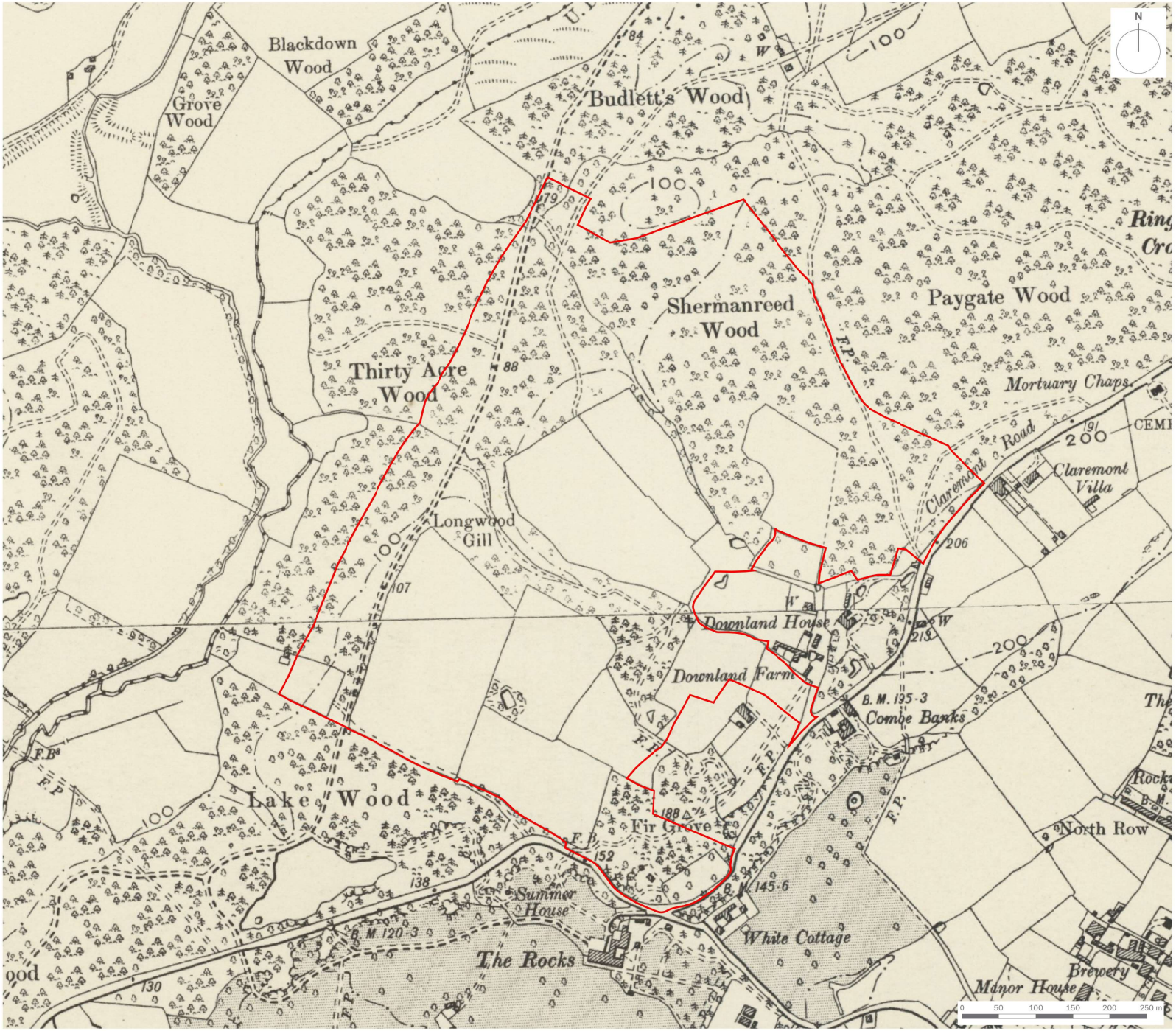
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scale	1:5,000 @ A3	QA	RB

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Approximate Site Boundary

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project title

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drawing title

Plan EDP 4: Extract of Second Edition Ordnancy Survey Map, 1899

date	07 JUNE 2022	drawn by	EJ
drawing number	edp6170_d018b	checked	ES
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