Mockbeggars Farm, Uckfield, Wealden, East Sussex

Heritage Statement

Project: Mockbeggers Farm – Heritage Statement

Client: Obsidian Stretigic

Job Number: 489073

Revision: 001 September 2021

File Origin: 2. National\East Sussex/Mockbeggers Farn/Reports\Heritage Statement

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Abbreviations and Conventions used in the text			
c.	circa	km	kilometres
CA	Conservation Area	LB	Listed Building
ha	hectares	LPA	Local Planning Authority
HA	Heritage Asset	m	metres
HE	Historic England	NGR	National Grid Reference
HER	Historic Environment Record	NHLE	National Heritage List for England
aOD	Above Ordnance Datum	NPPG	National Planning Practice Guidance
		NPPF	National Planning Policy Framework

Assumptions and Limitations

This report is compiled using primary and secondary information derived from a variety of sources, only some of which have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

Compliance

This document has been prepared in accordance with the requirements stated within the National Planning Policy Framework (NPPF; (Ministry of Housing, Communities & Local Government, 2019) National Planning Practice Guidance (NPPG; (Ministry of Housing, Communities & Local Government, 2019) and the Chartered Institute for Archaeologists' Standard and guidance for historic environment desk-based assessment, and Standard and guidance for commissioning work on, or providing consultancy advice on, archaeology and the historic environment (Chartered Institute for Archaeologists, December 2017).

Executive summary

Project background

Savills Heritage and Townscape has been commissioned to produce a Heritage Statement to accompany a planning application for a proposed residential development consisting of up to 100 dwellings of various sizes. The Site lies to the south and east of Mockbeggers Farm, north of Uckfield, Wealden, East Sussex.

This report has been produced within the context and requirements of relevant legislation, national and local planning policy and guidance, including the NPPF, Historic England guidance on significance and setting, and guidance set out by the Chartered Institute for Archaeologists.

Below ground heritage considerations

The results of research from data held at the HER, as well as cartographic and archive sources, suggests that there is a high potential for encountering archaeological remains of post-medieval date related to agricultural practices (eg. former field boundaries) and a former road/trackway which passed through the centre of the Site on a north/south alignment. There is also a low potential for archaeological remains related to medieval agricultural practices, although the presence of the ancient (medieval) Round Wood adjacent to the Site suggests the Site may have been wooded during the medieval period. There is a negligible potential for encountering remains of prehistoric, Romano-British, and Anglo-Saxon date.

Previously unrecorded archaeological remains, if present, within the areas of the proposed development, are likely to be of no more than low local significance and would not require changes to the layout of the proposals. However, the implementation of archaeological mitigation measures may be required in order to ensure that any hitherto-unknown archaeological remains are preserved and recorded appropriately.

Any archaeological fieldwork mitigation considered necessary could be carried out under the terms of a standard archaeological planning condition set out under the granting of planning consent. Agreed archaeological mitigation works could then be undertaken prior to and/or during the construction phase.

The exact scope and extent of any mitigation will be agreed in discussions with the LPA archaeological advisor as necessary. Any mitigation fieldwork would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI).

Built heritage considerations

There are no nationally designated heritage assets, such as scheduled monuments and listed buildings within the area of proposed development and there will therefore be no material impact on any designated heritage assets.

Following the initial assessment one Grade II Listed Building, Budletts House, was assessed in more detail. The assessment concluded that the proposed development would have a negligible impact on the wider rural setting of the listed building and that development within the Site would cause no harm to the significance of the listed building (in regards to the NPPF).

1.0 Introduction

1.1 Project background

1.1.1 Savills Heritage and Townscape has been commissioned to produce a Heritage Statement to accompany a planning application for a proposed residential development consisting of up to 100 dwellings of various sizes. The Site lies to the south and east of Mockbeggers Farm, north of Uckfield, Wealden, East Sussex, centred on NGR 547545 122991 (hereafter 'the Site') as shown on **Figure 1**.



Figure 1 Aerial photograph detailing the Site (outlined in red) and its immediate environs

1.2 Proposed development

1.2.1 Awaiting full details from client

1.3 Scope

1.3.1 The report provides a baseline of known or potential buried heritage assets (archaeological remains) and above ground heritage assets (structures and landscapes of heritage interest) within or immediately around the Proposed Development. These are identified as having a degree of significance

meriting consideration in planning decisions and include designated heritage assets, assets identified by the local planning authority (including local listing), and non-designated assets.

1.4 Aims and objectives

1.4.1 Archaeology and built heritage has been a material consideration in the planning process since 1990 and its value is recognised in national and local planning policy. The aim of this report is to assess the impact of the proposed development and to provide recommendations to mitigate any adverse effects, if required, as part of a future planning application to develop the Site. The aim is achieved through six objectives:

- Identify the presence of any known or potential heritage assets that may be affected by the proposals;
- Describe the significance of such assets, in accordance with the National Planning Policy Framework (NPPF), taking into account factors which may have compromised asset survival;
- Determine the contribution that setting makes to the significance of any sensitive (i.e. designated) heritage assets;
- Assess the likely impacts upon the significance of the assets arising from the proposals,
- Assess the impact of the proposed development on how designated heritage assets are understood and experienced through changes to their setting; and
- Provide recommendations for further mitigation where required, aimed at reducing or removing completely any adverse effects.

1.4.2 Professional expert opinion has been used to assess heritage significance, based on historic, archaeological, architectural or artistic interest, taking into account past ground disturbance which may have compromised survival.

Awaiting Masterplan from client

Figure 2 Plan of proposed development

2.0 Methodology and sources

2.1 Heritage Statement

2.1.1 The assessment has been carried out in accordance with the requirements of the NPPF (MHCLG 2021) and to standards specified by the Chartered Institute for Archaeologists (CIfA 2020) and Historic England (HE 2016, HE 2017, HE 2019).

2.1.2 In order to determine the full historic environment potential of the Proposed Development, a broad range of standard documentary and cartographic sources, including results from any previous archaeological investigations within and/or adjacent to the Proposed Development Areas, and a 1km wider study area were examined in order to determine the likely nature, extent, preservation and significance of any known or possible buried heritage assets that may be present within or adjacent to the Proposed Development (**Figure 11**). In addition, designated heritage assets (such as scheduled monuments, listed buildings, and Conservation Areas) were also assessed for potential indirect impacts to their settings and significance (**Figure 12**).

2.1.3 The table below provides a summary of the key data sources. Occasionally there may be reference to assets beyond this study area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.

Table 1: Sources Consulted

Source	Data	Comment
Historic England	National Heritage List (NHL) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.
East Sussex Historic Environment Record	Historic Environment Record	Primary repository of archaeological information. Includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources.
Historic England	National Record of the Historic Environment (NRHE)	National database maintained by Historic England. Not as comprehensive as the HER but can occasionally contain additional information. Accessible via Pastscape website. This was consulted for the Site and its immediate vicinity only.
Local Planning Authority	Conservation area appraisals	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

Source	Data	Comment
Local Planning Authority	Locally listed buildings	Building of local importance designated by the local planning authority due to architectural and/or historic significance and a positive contributor to the character of an area. Whilst not statutorily protected, a building's inclusion on the list means that it is a material consideration in the planning process.
British Geological Survey (BGS)	Solid and drift geology digital map; online BGS geological borehole record data.	Sub-surface deposition, including buried geology and topography, can provide an indication of potential for early human settlement, and potential depth of archaeological remains.
Internet	Historic maps (eg tithe, enclosure, estate), published journals and local history	Baseline information on the historic environment.

2.2 Site visit

2.2.1 In order to inform this report a site visit was carried out on 28th September 2021 (**Appendix 6**). A walkover of the Proposed Development Area and immediate environs was completed, to confirm the topography and existing land use, the nature of the existing buildings and monuments, identify any visible heritage assets (e.g. structures, buildings and/or earthworks) and assess factors which may have affected the survival or condition of any known or potential assets.

2.2.2 The site visit also extended into an outer study area beyond the Proposed Development Area for the purposes of scoping designated heritage assets and their inter-visibility with the Proposed Development Area, as per Historic England guidance, and for the settings assessment itself.

2.3 Assessing heritage significance

2.3.1 The NPPF defines significance (Annex 2 Glossary) as *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be historic, archaeological, architectural or artistic.'* The determination of the significance is based on statutory designation and/or professional judgement against these values. They are identified in Historic England Conservation Principles (Advice Note 12 Statements of Significance):

> ***Historic interest****: the ways in which the asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated with the identity of a community. Historical interest considers whether the asset is the first, only, or best surviving example of an innovation of consequence, whether related to design, artistry, technology or social organisation. It also considers an asset's integrity (completeness), current use / original purpose, significance in place making, associative value with a notable person, event, or movement.*

> ***Archaeological interest****: the potential of the physical remains of an asset to yield evidence of past human activity that could be revealed through future archaeological investigation. This includes above-ground structures and landscapes, earthworks and buried or submerged remains, palaeoenvironmental deposits, and considers date, rarity, state of preservation, diversity/complexity, contribution to published priorities (research value), supporting documentation, collective value and comparative potential, and sensitivity to change.*
>
> ***Architectural and artistic interest****: derived from a contemporary appreciation of an asset's aesthetics. Architectural interest can include the design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in artwork. It can also include the skill and emotional impact of works of art that are part of heritage assets or assets in their own right.*

2.3.2 These values encompass the criteria that Historic England are obliged to consider when statutorily designating heritage assets. Each asset has to be evaluated against the range of criteria listed above on a case by case basis. Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, significance is often uncertain.

2.3.3 In relation to designated heritage assets, the assessment considers the contribution which the historic character and setting makes to the overall significance of the asset.

2.4 Assessing harm

2.4.1 Professional judgement is used to consider the impact of future development on the significance a known or potential heritage asset. This is assessed in NPPF terms as 'no harm', 'less than substantial harm', 'substantial harm' or 'total loss of significance'. The following levels of harm may be identified during this assessment:

> ***Substantial harm****: The Planning Practice Guide discusses 'substantial harm' (using listed buildings as an example) and states that 'an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed'.*
>
> ***Less than substantial harm****; and*
>
> ***No harm (or 'preservation')****, such that the attributes identified within the statement of significance of the heritage asset have not been harmed.*

2.5 Assessing the contribution of setting

2.5.1 In relation to designated heritage assets, the assessment takes into account the contribution that setting makes to the overall significance of the asset.

2.5.2 Setting is the way in which the asset is understood (i.e. archaeological and historical interests) and experienced (aesthetic interests). It is not an asset in itself. It differs from curtilage (historic/present property boundary); context (association with other assets irrespective of distance) and historic character (sum of all historic attributes, including setting, associations, and visual aspects).

2.5.3 Guidance produced by Historic England (The Setting of Heritage Assets. Historic Environment Good Practice Advice (GPA) in Planning Note 3, 2017a) and has been used to adopt a stepped approach for settings assessment. The former sets out five steps, of which the first four are relevant:

> ***Step 1: asset identification**. The NPPF requires an approach that is proportional to the significance of the asset, and for this reason only the settings of the most sensitive (i.e. designated) heritage assets are considered in this assessment. A scoping exercise filters out those assets which would be unaffected, typically where there are no views to/from the site.*
>
> ***Step 2: assess the contribution of setting**. This stage assesses how setting contributes to the overall significance of a designated asset.*
>
> ***Step 3: assess change**. This considers the effect of the proposals on asset significance. It is noted however that it can be difficult to quantify such change to the overall significance of a designated heritage asset (for example, significance would rarely be downgraded from 'high' to 'medium' due to changes in setting). For this reason, the impact is reported in this assessment in terms of the extent to which the proposals would change how the asset is understood and experienced (in terms of no harm, less than substantial harm, substantial harm or total loss of significance).*
>
> ***Step 4: mitigation**. This explores the way to maximise enhancement and avoid or minimise harm. This is typically considered at the design stage (i.e. embedded design mitigation).*
>
> ***Step 5: reporting**. Making and documenting decisions and outcomes. This reports the assessment of effects.*

2.5.4 In accordance with Historic England guidance (The Setting of Heritage Assets. Historic Environment Good Practice Advice (GPA) in Planning Note 3, 2017a), this assessment has taken into account the physical surroundings of the asset, including topography and intervening development and vegetation. It also considers how the asset is currently experienced and understood through its setting, in particular views to and from the asset and the Site, along with key views, and the extent to which setting may have already been compromised.

3.0 Historic environment baseline

3.1 Introduction

3.1.1 The following section provides a summary of the historical development of the areas of the two proposed solar arrays, cable route, and their environs, compiled from sources as listed in the References and drawing on previous studies in the area surrounding the route.

3.2 Topography, geology, and soils

3.2.1 The level site stands at an elevation of approximately 40mOD. The underlying geology consists of Wealden Group (Ardingly Sandstone Member – Sandstone) with no superficial deposits recorded (BGS), and the predominant soil type within the vicinity of the Site is recorded as slightly acidic loamy soils with impeded drainage (magic.defra).

3.3 Overview of past archaeological investigations

3.3.1 No archaeological investigations have been undertaken within the Site or its immediate environs, and Twenty-five (both desk-based and fieldwork) have been undertaken within the wider study area (**Figure 13**). A full gazetteer of all past investigations from within the study area is given in **Appendix 1**.

3.4 Archaeological and historic background

3.4.1 The following is a description by period of the application site, with reference to the Historic Environment Record (HER) where appropriate.

3.5 Prehistoric 900,000 BC – AD 43

3.5.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic period saw alternating warm and cold phases and intermittent (seasonal) occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that England first saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. No Archaeological finds or features of Palaeolithic date are recorded on the HER within the Site or the wider study area.

3.5.2 The Mesolithic hunter-gather communities of the post-glacial period (10,000–4000 BC) inhabited a largely wooded environment. The river valleys and coast would have been favoured in providing a predictable source of food (from hunting and fishing) and water, as well as a means of transport and communication. No heritage assets of Mesolithic date are recorded within the Site and a single tranchet axe (MES2915) was found at "Blantyre", Highamswood Road, c. 905m to the north-east of the Site.

3.5.3 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as the time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land. No Archaeological finds or features dating to these periods are recorded on the HER within the Site or the wider study area.

3.5.4 Shallow gullies, struck and fire-cracked flint, loosely dated to the prehistoric period (MES34680), were recorded in 2016 during an archaeological trench evaluation (EES18037) on land at London Road, Maresfield, c. 755m to the north-west of the Site.

3.6 Romano-British AD 43 – 410

3.6.1 There are no heritage assets of Romano-British date recorded within the Site, but two areas of Romano-British activity are recorded within the wider study area (MES2847 & MES34682).

3.6.2 A 1st century corn-drying kiln (MSE2847) was discovered in 1968 during building operations on the former Buxted Estate, at the edge of where Views Wood once stood, c. 715m to the south-east of the Site. Archaeological investigations (EES18037 & EES18725) on land at London Road, Maredfield in 2016, recorded a number of archaeological features, including ditches suggestive of field systems and/or possible settlement activity, c. 755m to the north-west of the Site.

3.7 Anglo-Saxon (early medieval) AD 410 – 1066

3.7.1 No archaeological finds, features, or deposits of Anglo-Saxon date are recorded on the HER within the Site or the wider study area, and neither Uckfield nor Maresfield are recorded in the Domesday Book of 1086.

3.8 Medieval AD 1066 - 1540

3.8.1 The name Uckfield is recorded from 1220 and is likely to relate to the area and to predate any nucleated settlement. The first element appears to derive from a personal name, so that the place-name probably means Ucca's field. In the Weald, the field (Old English feld) element is strongly associated with ridges and, more specifically, areas of later medieval 'downland' or common. The 'open country' sense of feld suggests that woodland was thinner than elsewhere in the Weald or had been cleared and kept so by grazing. A medieval farmstead, Downland Farm (MES32152) is recorded on the northern outskirts of present day Ukfield, c. 940m to the south-west of the Site.

3.8.2 The village of Maresfield, c. 830m to the north-west of the Site, was not mentioned in the Domesday Book of 1086. Settlement at Maresfield was present by the 13th century, and there is documentary evidence for the name 'Mersfelde' in 1234, thought to derive from the old English word for open land with a pond or pool: Mere-feld. To the east of Marefield an extant medieval farmstead, Gatehouse Farm (NHLE 1028219, MES32187), including a 15th century timber-framed farmhouse (MES24322) is recorded on the HER c. 920m to the north of the Site. There is also documentary evidence for the site of the 13th century Baroniual manor house complex and chapel (MES4597) c. 780m to the north-west of the Site. The, partially extant medieval (15th century) farmstead of Blackhouse Farm and cottage (NHLE 1193182, NHLE 1353575, & MES32189, MES24297) is also recorded on the HER c. 450m to the north-west of the Site.

3.8.3 The Scheduled Monument of Busted deserted medieval settlement (NHLE 1002236, MES2851) lies c. 500m – 1.2km to the east of the Site, with the main area of medieval activity c. 900m east of the Site. The medieval remains survive as earthworks, consisting of a hollow way and house platforms, adjacent to the 13th century St Margaret the Queen Church (NHLE 1028437, MES37402).

3.8.4 The site of the moated Medley House (MES2196), which likely had medieval origins, lay c. 215m to the south of Buxted medieval settlement, c. 1km to the east of the Site, and scatter of 13th -16th century pottery (MES2910) was discovered c. 300m to the north of the medieval settlement at Lapham's Bridge.

3.8.5 Immediately to the east of the southern part of the Site lies Round Wood. Round Wood is recorded on the Historic Landscape Characterisation records as an area of ancient, semi-natural, medieval woodland dating from 1066 AD to 1499 AD. (HES35279).

3.9 Post-medieval and Modern AD1540 – present

3.9.1 The majority of post-medieval and modern records on the HER relate to the sites of former or extant buildings and farmsteads not relevant to the assessment of archaeological potential of the Site, and are not discussed further here. The relevant Listed Buildings of post-medieval date are discussed in more detail in Section 5 below. Mockbeggers Farm (MES32192) lies immediately adjacent to the Site. The farm dates to the 19th century and is formed of a loose courtyard with two sides of the yard formed of agricultural buildings and additional detached elements to the main plan. The farmhouse is set away from the yard, lies in an isolated location, with all the traditional buildings remaining extant.

3.9.2 The first readily available historic map to show the area of the proposed residential development is the Tithe maps of 1841 for the parishes of Uckfield and Buxted (**Figures 3 & 4**). These maps show the proposed development area covering two agricultural fields within Uckfield parish (Barn Field, Upper Barn Field – Plots 5 & 27) and three within Buxted Parish (Three acres field, Rocky Field, and Footway Field - Plots 955 - 957). All were under meadow or arable cultivation and formed part of Mockbeggers Farm, which was owned and occupied by James Knight. The parish boundary is shown as a road/track dividing the two sets of fields. A single dwelling is also shown to the west of London Road, opposite the entrance to Mockbeggers Farm.



Figure 3 Extract from the 1841 Tithe map for Uckfield Parish with the Site outlined in red.

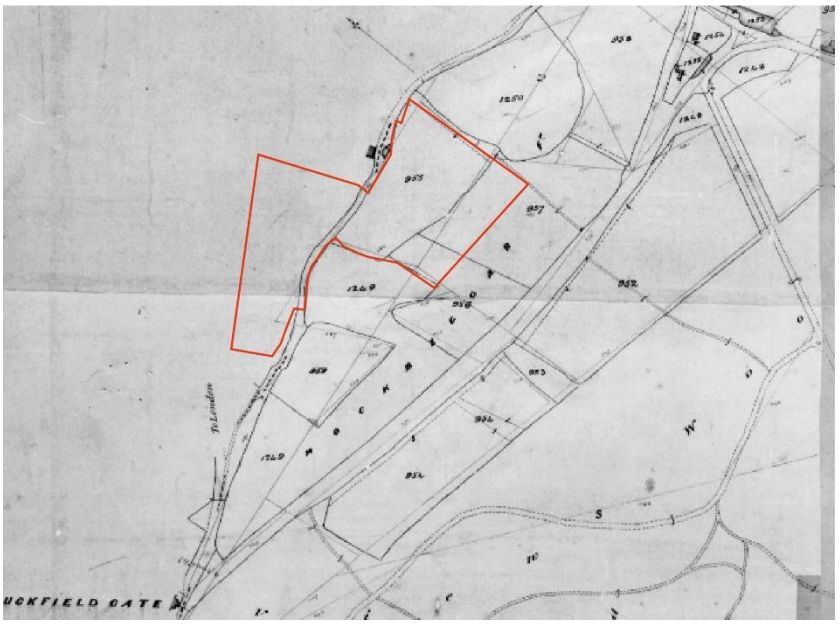


Figure 4 Extract from the 1841 Tithe map for Buxted Parish with the Site outlined in red.

3.9.3 The Ordnance Survey map of 1874/5 (**Figure 5**) shows the fields in Ukfield Parish as they appeared on the Tithe map of 1841. Field boundaries dividing those fields in Buxted Parish appear to have been removed, resulting in one large field on the eastern side of the Site. The parish boundary is still shown as a road/trackway and is annotated 'C of Old Rd'. Within the wider area, Budletts House (NHLE 1028229) is shown to the north of the Site, to the west of London Road, as are the listed buildings at Coopers Green and Blackhouse Farm, and Buxted Park (NHLE 1000308) and associated listed buildings are shown to the east. Woodland covers much of the landscape to the south, south-west and south-east of the Site, and the ancient 'Round Wood' is depicted to the immediate east of the parish boundary. Marshy ground is also shown to the north-west of the Site, to the east of London Road, adjacent to which lies a further circular area of woodland; later called The Warren – presumably a rabbit warren?

3.9.4 By the time of the Ordnance Survey map of 1897/8 (**Figure 6**) the east/west field boundary between the two fields on the western side of the Site, in Uckfield parish, had been removed, and trees/woodland had also been removed to either side of Copp Lane to the east of the Site.

3.9.5 No changes are shown within the Site or its immediate environs on the Ordnance Survey map of 1908 (not illustrated), and the only changes of note on the Ordnance Survey map of 1932 (**Figure 7**) were the beginning of development on the west side of Copp Lane, to the south-east of Round Wood.

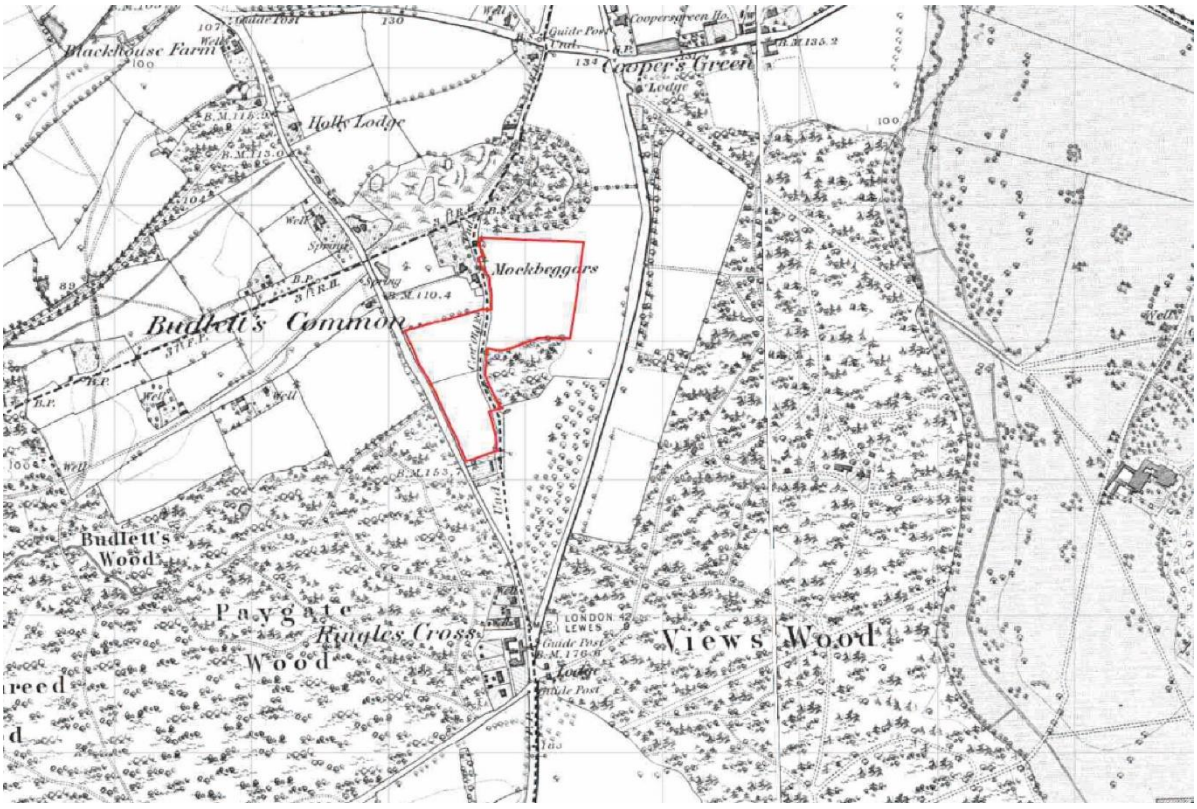


Figure 5 Ordnance Survey map of 1874/5 with the Site outlined in red.



Figure 6 Ordnance Survey map of 1897/8 with the Site outlined in red

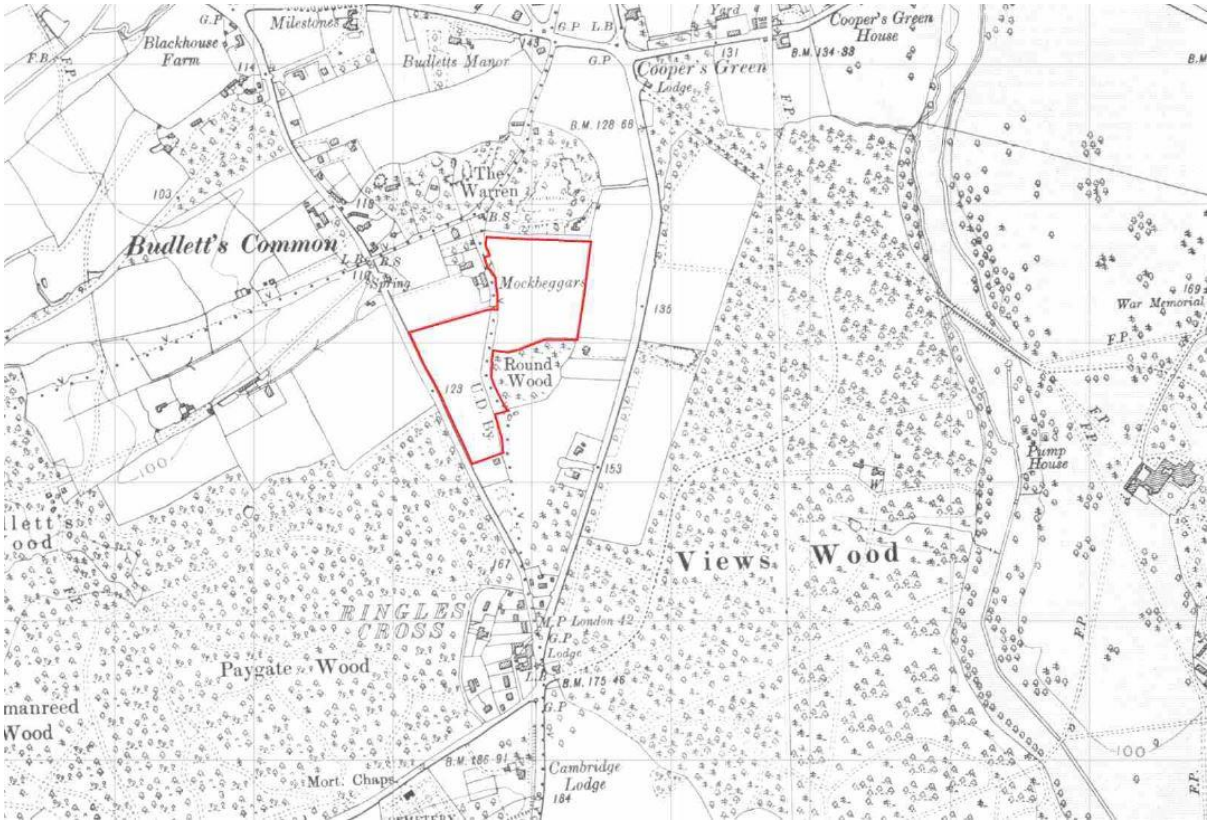


Figure 7 Ordnance Survey map of 1932 with the Site outlined in red.

3.9.6 The Ordnance Survey map of 1957 (**Figure 8**) shows further development along the west side of Copp Lane, with buildings set back off the street frontage and gardens to the rear, extending to the eastern site boundary. New development is also shown to the south of the Site towards Ringles Cross, and to the north-west of Mockbeggers Farm, fronting London Road. By 1973 (**Figure 9**) the road/track following the parish boundary appears as a footpath dividing the Site in two, and further infill development is shown to the west of Copp Lane, and to the west of Mockbeggers Farm, fronting London Road.

3.9.7 Further infill development is also shown to the south of the Site on the Ordnance Survey map of 1992 (**Figure 10**), which also shows a change to the size and configuration of the buildings fronting London Road to the west of Mockbeggers Farm.

3.9.8 No further changes are shown within the Site or its immediate environs on aerial photographs of the late 20th/early 21st centuries (not illustrated).

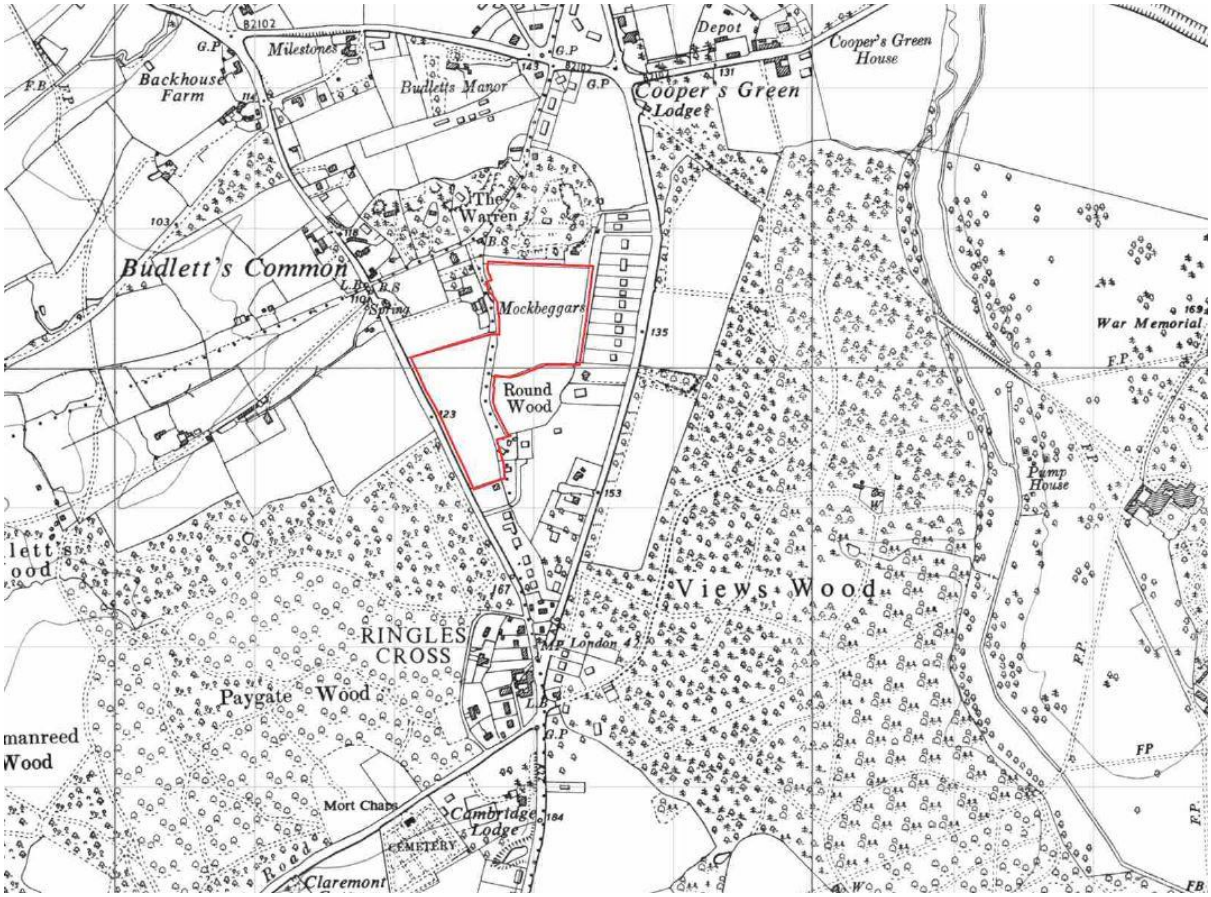


Figure 8 Ordnance Survey map of 1957 with the Site outlined in red.

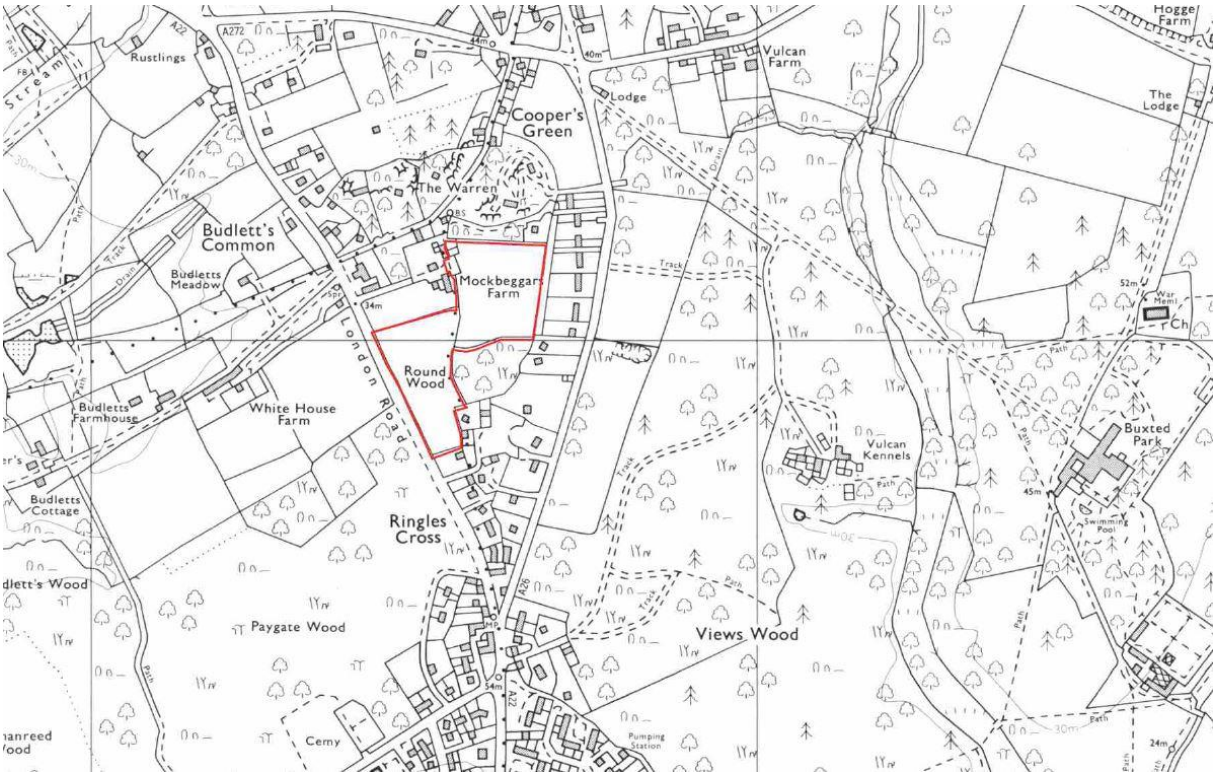


Figure 9 Ordnance Survey map of 1973 with the Site outlined in red.

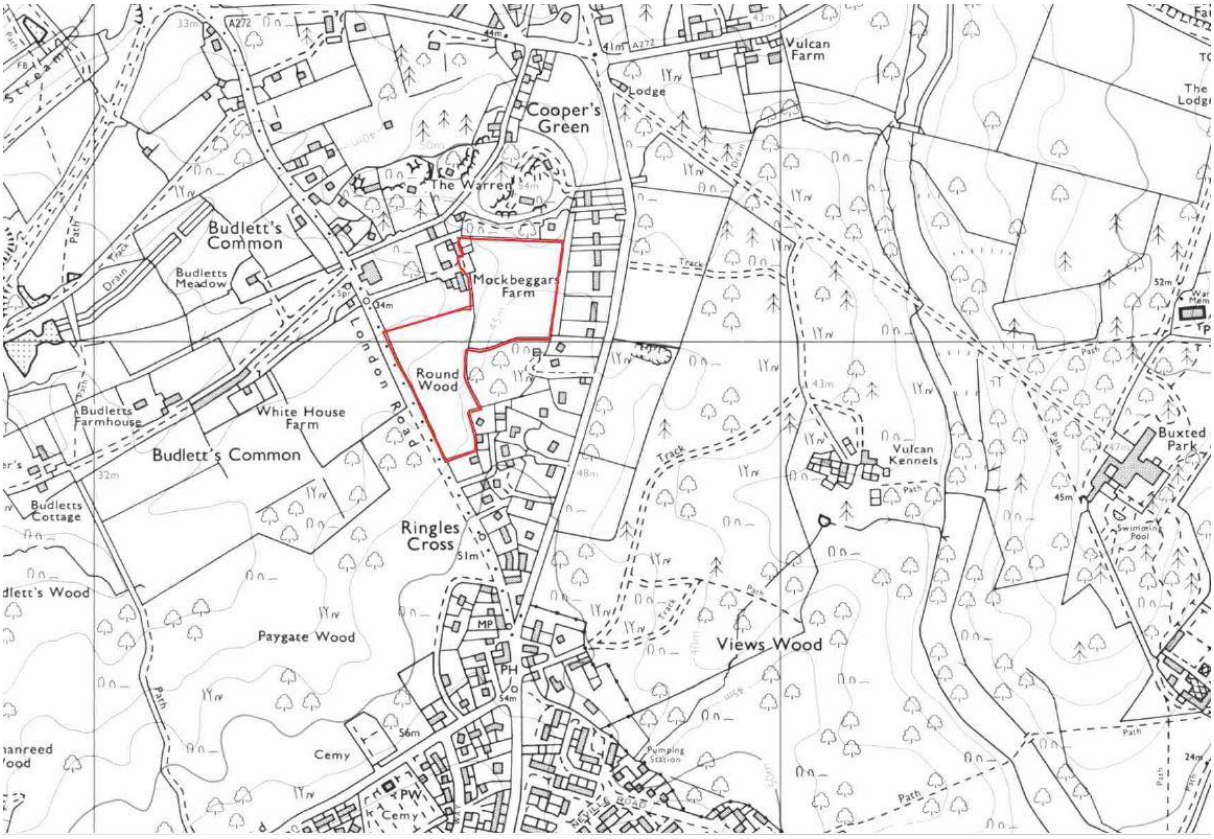


Figure 10 Ordnance Survey map of 1992 with the Site outlined in red.

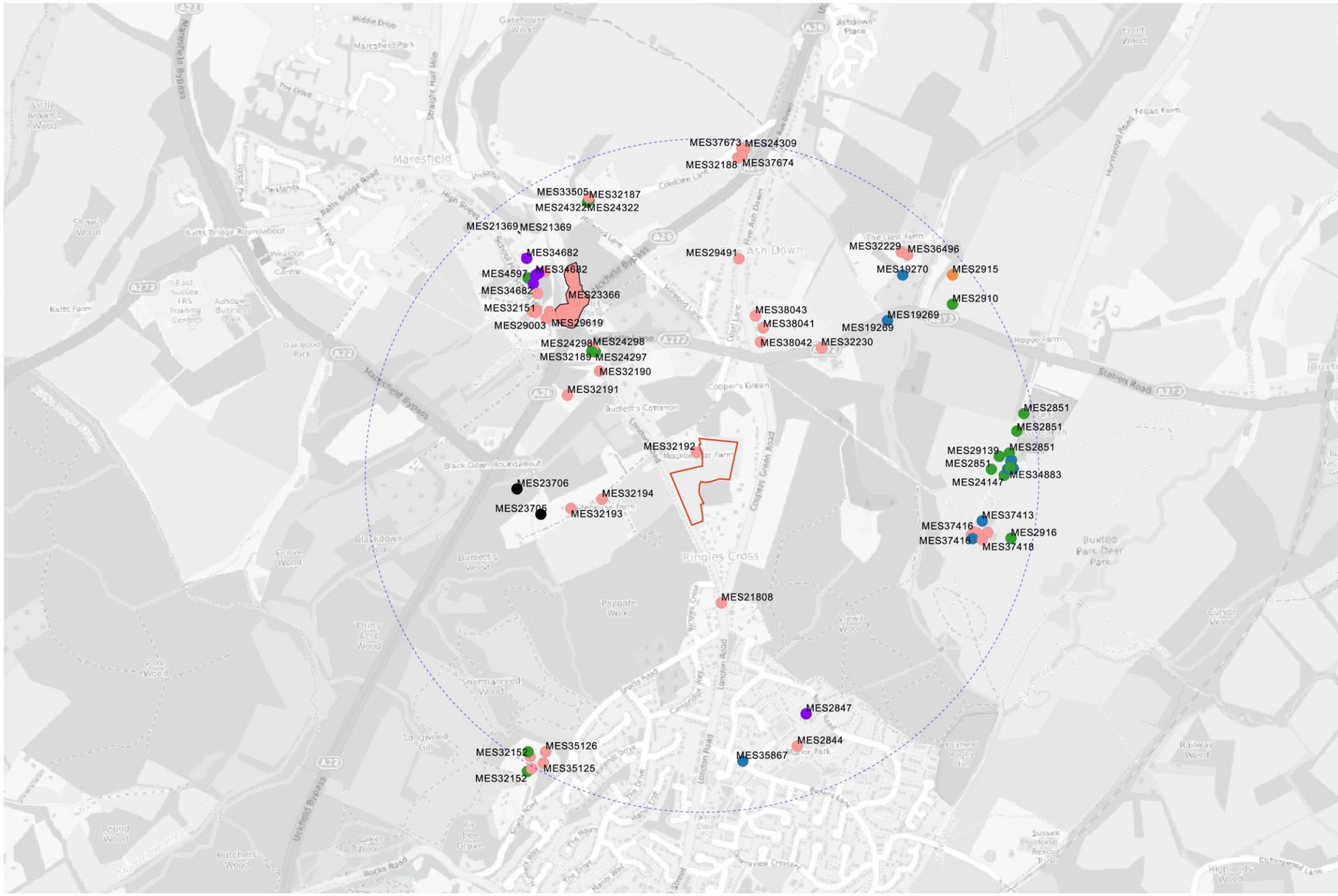
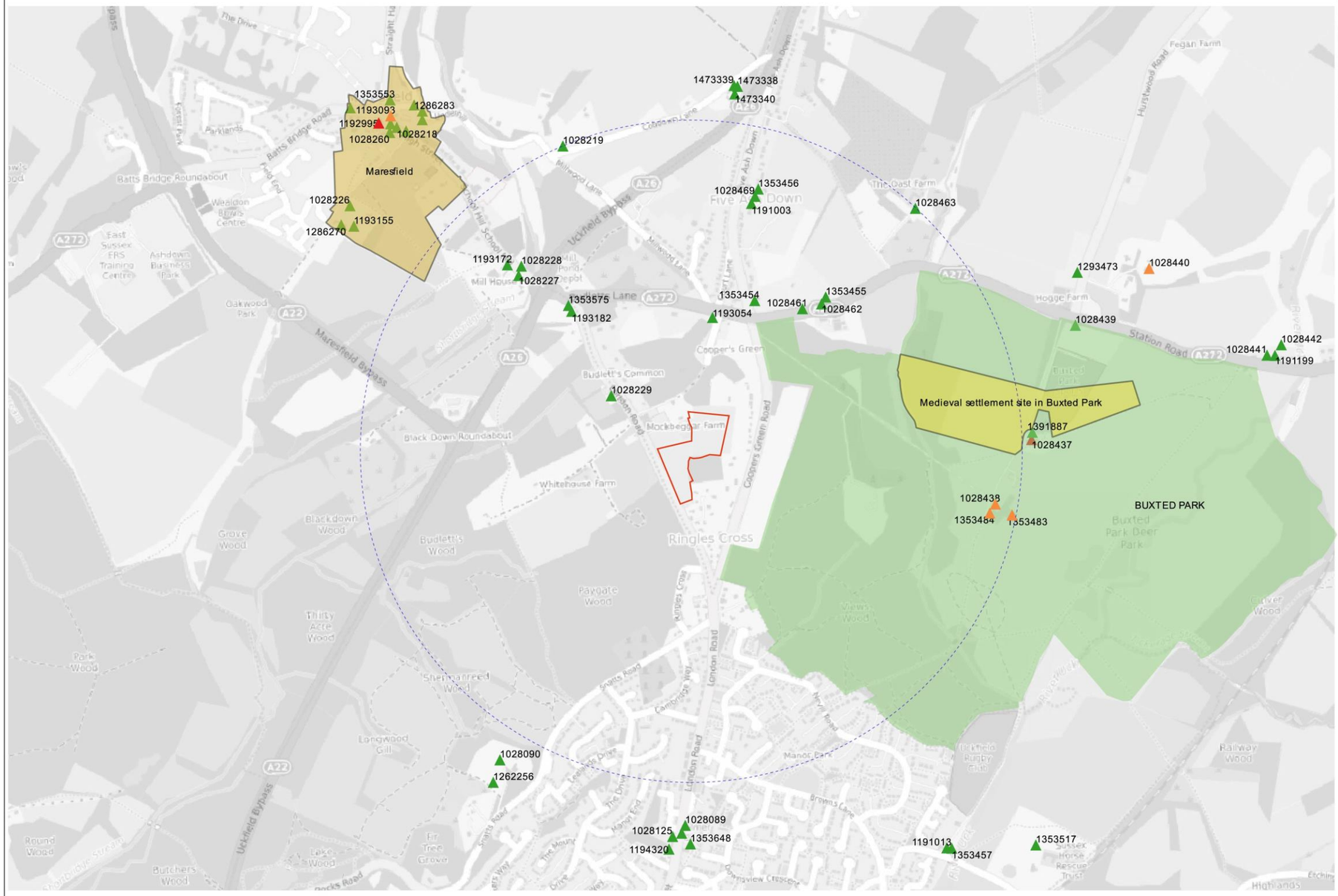


Figure 11 HER Monuments within the Site and wider study area



KEY

= Site

= Wider Study Area

= Scheduled Monument

= Grade I Listed Building

= Grade II* Listed Building

= Grade II Listed Building

= Conservation Area

= Registed Park & Garden

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HER Designated Heritage Assets

Figure 12 Designated Heritage Assets within the Site and wider study area



Figure 13 Archaeological Events and archaeological Priority Areas within the Site and wider study area

4.0 Buried heritage assets: statement of significance

4.1 Introduction

4.1.1 This section discusses the potential of the Site for each chronological period, based on the archaeological and historical background of the area, its geology, topography and hydrology, the likelihood for evidence of past activity, and taking into account past disturbance which may have affected survival.

4.1.2 Archaeological potential is measured as either 'negligible', 'low', 'moderate' or 'high' This section also includes professional opinion on the likely heritage significance of such remains, where there is low to moderate, or higher, potential for such to be present. For each chronological period where the potential is assessed as low or negligible the likely heritage significance is not included, as this implies that significant remains from the period are not likely to present on the Site.

4.2 Past impacts and factors affecting archaeological survival

4.2.1 Archaeological survival across the proposed development area is anticipated to be moderate. The land in across the proposed development area is currently in use for agricultural purposes and documentary sources, historic maps and aerial photographs suggest that this has been so since at least the post-medieval period. It is possible that medieval/post-medieval ridge and furrow ploughing and modern ploughing may have truncated earlier archaeological remains within the Site, if present.

4.3 Prehistoric

4.3.1 No archaeological remains of prehistoric date are recorded within the Site. There are only two known heritage assets of prehistoric date recorded within the wider study area and these consist of an isolated Mesolithic hand axe discovered c. 905m to the north-east of the Site, and some shallow gullies and fire-cracedk flint c. 755m to the north-west of the Site. The potential for encountering archaeological remains of prehistoric date during groundworks associated with the proposed development has been assessed as **negligible**. If present, any archaeological remains of prehistoric date would likely be of **low local** significance.

4.4 Romano-British

4.4.1 There are no known archaeological remains of Romano-British date recorded within the Site and two within the wider study area. These consist of a corn dryer recorded c. 700m to the south-east of the Site and remnants of an agricultural field system recorded c. 750m to the north-west. The potential for encountering archaeological remains of Romano-British date during groundworks associated with the proposed development has been assessed as **negligible**. If present, any remains of Romano-British date would likely be of **low local** significance.

4.5 Anglo-Saxon (early medieval)

4.5.1 There are no known archaeological remains of Anglo-Saxon date recorded within the Site or the wider study area. The potential for encountering archaeological remains of Anglo-Saxon date during groundworks associated with the proposed development has been assessed as **negligible**.

4.6 Medieval

4.6.1 There are no known archaeological remains of medieval date recorded within the Site and eleven within the wider study area. The Site lies adjacent to 'Round Wood', and area of ancient woodland thought to date from the medieval period, and it is likely that the Site was either also under woodland during the medieval period, or in agricultural use; although the known medieval farmsteads/settlement areas are at quite a distance from the Site. The potential for encountering archaeological remains of medieval date associated with agricultural practices during groundwork associated with the proposed development has been assessed as **low**. The potential for encountering archaeological remains of related to settlement activity has been assessed as **negligible**. If present, archaeological remains of medieval date would likely be of **low local** significance.

4.7 Post-medieval & modern

4.7.1 The area of the proposed development is likely to have been in agricultural use throughout much of the post-medieval and modern periods, especially since the construction of Mockbeggers Farm in the early 19th century. Historic maps show former field boundaries within the Site boundary, along with a former road/trackway of probable post-medieval date. There is a **high** potential for encountering the former field boundaries and other features relating to post-medieval/modern farming activity, and evidence of the former road/trackway across the Site, during groundworks associated with the proposed

development. If present, these remains are likely to be of **low local** significance.

5.0 Above ground heritage assets: statement of significance

5.1 Introduction

5.1.1 Understanding the history and context of the relevant heritage assets is important to establishing their setting and the contribution that their setting makes to their significance. Historic England guidance on the setting of heritage assets advises that while this matter is primarily a visual assessment, there are other factors, such as historical associations and relationships that define settings and contribute to significance.

5.1.2 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that *"…heritage assets are an irreplaceable resource…"* (NPPF para. 189). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.

5.1.3 Setting is the surroundings in which an asset is experienced: all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral. Although views of or from an asset will play an important part to its setting, other environmental factors such as noise, dust, vibration, as well as spatial associations, and the understanding of the historic relationship between places.

5.1.4 Change, including development, can sustain, enhance or better reveal the significance of an asset, as well as detract from it or leave it unaltered. The design of a development affecting the setting of a heritage asset may play an important part in determining its impact. The contribution of setting to the historic significance of an asset can be sustained or enhanced if new buildings are carefully designed to respect their setting by virtue of their scale, proportion, height, massing, alignment and use of materials.

5.2 Scoping

5.2.1 In accordance with **Step 1** of the methodology recommended by the Historic England guidance (GPA

3), some designated heritage assets within the wider environs of the Site have been scoped out of this assessment as they would not be affected by the Proposed Development, in terms of material changes or changes to their setting and significance. This has been based on the distance of the asset from the Site; the asset's location, scale and orientation, and the nature, extent and scale of intervening built form, vegetation and topography between asset and the Site.

5.2.2 The initial assessment utilised modern and historic mapping, aerial photography, Google Earth, the National Heritage List, and the Historic Environment Record to identify which designated above ground heritage assets identified within the wider study area which may include the Proposed Development areas as part of their setting.

5.2.3 Following this initial assessment, the following designated heritage assets have been scoped out of this report due to the topography, existing built form and vegetation which screen these heritage assets from the Proposed Development. In addition, no historical or functional connections have been identified between the Proposed Development areas and such assets. As such, it is considered that the land which constitutes the development does not form part of the setting of these assets and therefore does not contribute to their heritage significance.

Table 2: Designated built heritage assets scoped out

Designated built heritage assets	List Number	Grade	Significance	Reason For Scoping Out	Location
Medieval settlement site in Buxted Park	1002236	Scheduled Monument	High	Distance / no inter-visibility or historic or functional connections	TQ4855823110
Maresfield	DES9807	Conservation Area	High	Distance / no inter-visibility or historic or functional connections	TQ4663023860
Buxted Park	1353483	II*	High	Distance / no inter-visibility or historic or functional connections	TQ4853722810
Courtyard With Terms, Balustrade And Fountain West Side of Buxted Park	1028438	II*	High	Distance / no inter-visibility or historic or functional connections	TQ4848622844
The Stables Adjoining Buxted Park on the South West	1353484	II*	High	Distance / no inter-visibility or historic or functional connections	TQ4846822816
Blackhouse Farmhouse	1193182	II	High	Distance / no inter-visibility or historic or functional connections	TQ4718023437
Stone Cottage	1353575	II	High	Distance / no inter-visibility or historic or functional connections	TQ4717023455
The Mill House	1028227	II	High	Distance / no inter-visibility or historic or functional connections	TQ4701723548
Mill Cottage	1028228	II	High	Distance / no inter-visibility or historic or functional connections	TQ4702523576

Designated built heritage assets	List Number	Grade	Significance	Reason For Scoping Out	Location
Barn To The North Of Mill House Farmhouse	1193172	II	High	Distance / no inter-visibility or historic or functional connections	TQ4698223580
Gatehouse Farmhouse	1028219	II	High	Distance / no inter-visibility or historic or functional connections	TQ4715323946
Kiona	1353456	II	High	Distance / no inter-visibility or historic or functional connections	TQ4775523814
West View	1028469	II	High	Distance / no inter-visibility or historic or functional connections	TQ4774523791
Ashdown Cottage	1191003	II	High	Distance / no inter-visibility or historic or functional connections	TQ4773423769
Five Wents	1193054	II	High	Distance / no inter-visibility or historic or functional connections	T4761423418
Coopers Cross House	1353454	II	High	Distance / no inter-visibility or historic or functional connections	TQ4774423470
Treleaven	1028461	II	High	Distance / no inter-visibility or historic or functional connections	TQ4789123445
Pottery To The South West Of Coopers Green House	1028462	II	High	Distance / no inter-visibility or historic or functional connections	TQ4795023460
Coopers Green House	1353455	II	High	Distance / no inter-visibility or historic or functional connections	TQ4796323481
Buxted Park	1000308	Grade II* Registered Park & Garden	High	Distance / no inter-visibility or historic or functional connections	TQ4795522945

5.2.4 As a result of this sifting process, there is one Listed Buildings whose settings and significance could potentially be impacted by the development. This asset was evaluated further during the Site Visit and is assessed further below.

5.3 Heritage assets for assessment

5.3.1 The Proposed Development has the potential to impact upon the setting and therefore heritage significance of one designated heritage asset. This asset is summarised in **Table 3** below.

Table 3: Summary of designated built heritage assets for assessment

Designated built heritage assets	Reference Number	Grade	Significance	Location
Budletts House	NHLE 1028229	II	High	TQ4730223177

5.3.2 The following section will assess the significance of this listed building, including the contribution setting makes to its significance, in accordance with **Step 2** of the methodology recommended by the Historic England guidance (The setting of heritage assets. Historic Environment Good Practice Advice (GPA)

in Planning Note 3, 2017a).

Budletts House (NHLE 1028229)

5.3.3 Budletts House was listed Grade II on 31 December 1982 and is located c. 120m to the north-west of the Site at NGR TL 547328 123135, and is considered to be of **high** Significance. Its significance is primarily derived from its historic and architectural interests. Its Historic England listing description is given below:

MARESFIELD UCKFIELD ROAD 1. 5320 Budletts House TQ 42 SE 26/696 II 2. Early C19. Two storeys. Three windows. Faced with grey headers with quoins and vertical strips flanking the windows of red brick. Tiled roof. Glazing bars intact. Doorway with flat hood on brackets.

5.3.4 The contribution of setting to the significance of the listed building is primarily derived from its immediate setting which consists of its location fronting London Road and surrounding gardens. The area of the Site lies within the wider rural setting of the Listed Building, but there is no historical connection between the two.

6.0 Assessment of change

6.1 Introduction

6.1.1 This section assesses the likelihood for the project to have an impact on the significance of buried heritage assets and the likelihood for the project to have an impact (change) on the significance of above ground (built) heritage assets, in accordance with **Step 3** of the methodology recommended by the Historic England guidance (The Setting of Heritage Assets. Historic Environment Good Practice Advice (GPA) in Planning Note 3, 2017a). Such impacts include anything that would cause harm to the significance of the asset (physical impacts which would remove or change building fabric, or changes to the historic character and setting of designated above ground heritage assets within the site or outside it) or better reveal its significance (material change, such as building restoration and conservation, removal of unoriginal fabric and positive change to the setting of the asset, for example restoration of key views).

6.2 Outline of the proposed scheme relevant to the assessment

6.2.1 Awaiting full details from client

6.3 Impact on buried heritage assets (archaeology)

6.3.1 The results of research from data held at the HER, as well as cartographic and archive sources, suggests that there is a **high** potential for encountering archaeological remains of post-medieval date related to agricultural practices (eg. former field boundaries) and a former road/trackway which passed through the centre of the Site on a north/south alignment. There is also a **low** potential for archaeological remains related to medieval agricultural practices, although the presence of the ancient (medieval) Round Wood adjacent to the Site suggests the Site may have been wooded during the medieval period. There is a **negligible** potential for encountering remains of prehistoric, Romano-British, and Anglo-Saxon date. If present, archaeological remains would likely be of no more than **low local** significance.

6.3.2 Previously unrecorded archaeological remains, if present within the Site, are likely to be of no more than **low local** significance, and would not require changes to the layout of the proposals. However, the implementation of archaeological mitigation measures may be required in order to ensure that any

hitherto-unknown archaeological remains are preserved and recorded appropriately.

6.4 **Impact on above ground heritage assets (built heritage)**

6.4.1 This stage of the assessment will consider both the impact of the Proposed Development on the significance of each of the heritage assets in turn (**Step 3**), and will then examine the potential for maximising enhancement and/or minimising harm, where identified (**Step 4**). In examining the impact of the Proposed Development on the significance of the identified heritage assets, consideration is given to the scale, massing, design, materials, location, and topography of the Site and the proposed scheme, and the degree to which these may alter the way in which the Site contributes, or otherwise, to the significance of the identified heritage assets.

6.4.2 As part of this application there will be no direct physical impacts on any designated heritage assets, with only indirect impacts, through changes to the wider setting of the assets, possibly resulting in harm to the assets significance.

6.4.3 **Budletts House (NHLE 1028229)**

6.4.4 The significance of both Budletts House is drawn from their architectural and historic interest an early nineteenth-century house. The contribution of setting to the significance of the listed building is primarily derived from its immediate setting which consists of its location fronting London Road and surrounding gardens. The area of the Site forms a small part of the wider rural setting of the building.

6.4.5 It was noted during the Site Visit that there is some intervisibility between Budletts House and the Site (**Appendix 6**). Views towards the Site are possible from the southern side of the house at both ground level and first floor window level. In these views it is possible to see the north-eastern end of the western field, albeit over the modern buildings of the car and caravan stores to the north of the access track to Mockbeggers Farm. Where visible, the Proposed Development would be experienced within a section of the building's wider setting which has been altered and already includes an appreciable modern development context.

6.4.6 There would be no material impact on the listed building and the proposed development would have a negligible impact on the wider rural setting of the listed building. It is thereby concluded the scheme would cause **no harm** to the significance of the listed building (in regards to the NPPF).

7.0 Conclusion and recommendations

7.1 Conclusion

7.1.1 Savills Heritage and Townscape has been commissioned to produce a Heritage Statement to accompany a planning application for a proposed residential development consisting of up to 100 dwellings of various sizes. The Site lies to the south and east of Mockbeggers Farm, north of Uckfield, Wealden, East Sussex.

7.1.2 This report has been produced within the context and requirements of relevant legislation, national and local planning policy and guidance, including the NPPF, Historic England guidance on significance and setting, and guidance set out by the Chartered Institute for Archaeologists.

7.1.3 The historic development of the Proposed Development area, in addition to an appraisal of the significance of the designated heritage assets within the vicinity of the Proposed Development, has been used to inform the assessment of the proposals' potential impact on the historic environment (inclusive of both above and below ground heritage assets).

7.2 Below ground heritage considerations

7.2.1 There are no designated heritage assets of importance, such as scheduled monuments, within the proposed development area.

7.2.2 The results of research from data held at the HER, as well as cartographic and archive sources, suggests that there is a **high** potential for encountering archaeological remains of post-medieval date related to agricultural practices (eg. former field boundaries) and a former road/trackway which passed through the centre of the Site on a north/south alignment. There is also a **low** potential for archaeological remains related to medieval agricultural practices, although the presence of the ancient (medieval) Round Wood adjacent to the Site suggests the Site may have been wooded during the medieval period. There is a **negligible** potential for encountering remains of prehistoric, Romano-British, and Anglo-Saxon date.

7.2.3 If present, archaeological remains would likely to be of no more than **low local** significance, and would not require changes to the layout of the proposals. However, the implementation of archaeological

mitigation measures may be required in order to ensure that any hitherto-unknown archaeological remains are preserved and recorded appropriately.

7.2.4 Any archaeological fieldwork mitigation considered necessary could be carried out under the terms of a standard archaeological planning condition set out under the granting of planning consent. Agreed archaeological mitigation works could then be undertaken prior to and/or during the construction phase.

7.2.5 The exact scope and extent of any mitigation will be agreed in discussions with the East Sussex archaeological advisor as necessary. Any mitigation fieldwork would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI).

7.2.6 All archaeological fieldwork would be monitored by the LPAs archaeological advisor to ensure that the works comply with the agreed WSI. The LPA archaeological advisor would also review all reporting on the archaeological fieldwork.

7.3 Built heritage considerations

7.3.1 There are no nationally designated heritage assets, such as scheduled monuments and listed buildings within the area of proposed development and there will therefore be no material impact on any designated heritage assets.

7.3.2 Following initial assessment, the majority of the designated heritage assets were scoped out of further assessment due to the topography, existing vegetation and or built form, which screen these heritage assets from the Proposed Development. In addition, no historical or functional connections were identified between the area of the Proposed Development and these assets. As a result it is considered that the land which constitutes the Proposed Development does not form part of the setting of these assets and therefore the development would have **no adverse impact** on the setting of these assets and would cause **no harm** to their significance.

7.3.3 Following the initial assessment one Grade II Listed Building, Budletts House was assessed in more detail. The assessment concluded that the proposed development would have a negligible impact on the wider rural setting of the listed building and that development within the Site would cause **no harm** to the significance of the listed building (in regards to the NPPF).

8.0 References

8.1 Documentary sources

CIfA [Chartered Institute for Archaeologists] Dec 2014a, Standards and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment, Reading.

CIfA [Chartered Institute for Archaeologists] Dec 2020, Standards and guidance for historic environment desk-based assessment, Reading

CIfA [Chartered Institute for Archaeologists] Dec 2014c 2020, Standards and guidance for the archaeological investigation and recording of standing buildings or structures, Reading

Historic England, 2017 The setting of heritage assets. Historic Environment Good Practice Advice in Planning Note 3.

Historic England, 2019, Advice note 12: Statements of significance, Swindon

MHCLG 2021 [Ministry of Housing, Communities and Local Government], July 2021 Conserving and Enhancing the Historic Environment: Planning Practice Guide

8.2 Cartographic sources

1841 Tithe Map for the Parish of Ickfield

1841 Tithe Map for the Parish of Buxted

Ordnance Survey Maps of 1874/5, 1897/8, 1932, 1957, 1973 & 1992

9.0 Appendix 1: Gazetteer of known heritage assets

9.1.1 The tables below represents a gazetteer of known historic environment sites and finds along the pipeline route, wider study area, and immediate vicinity. The gazetteer should be read in conjunction with the historic environment features shown of **Figures 11 – 13.**

Table 4: Designated built heritage assets within the study area

Designated built heritage assets	List Number	Grade	Location
Medieval settlement site in Buxted Park	1002236	Scheduled Monument	TQ4855823110
Maresfield	DES9807	Conservation Area	TQ4663023860
Buxted Park	1353483	II*	TQ4853722810
Courtyard With Terms, Balustrade And Fountain West Side of Buxted Park	1028438	II*	TQ4848622844
The Stables Adjoining Buxted Park on the South West	1353484	II*	TQ4846822816
Blackhouse Farmhouse	1193182	II	TQ4718023437
Stone Cottage	1353575	II	TQ4717023455
The Mill House	1028227	II	TQ4701723548
Mill Cottage	1028228	II	TQ4702523576
Barn To The North Of Mill House Farmhouse	1193172	II	TQ4698223580
Gatehouse Farmhouse	1028219	II	TQ4715323946
Kiona	1353456	II	TQ4775523814
West View	1028469	II	TQ4774523791
Ashdown Cottage	1191003	II	TQ4773423769
Five Wents	1193054	II	T4761423418
Coopers Cross House	1353454	II	TQ4774423470
Treleaven	1028461	II	TQ4789123445
Pottery To The South West Of Coopers Green House	1028462	II	TQ4795023460
Coopers Green House	1353455	II	TQ4796323481
Budletts House	1028229	II	TQ4730223177
Buxted Park	1000308	Grade II* Registered Park & Garden	TQ4795522945

Table 5: Historic Environment data within the solar array sites, cable route, and wider study area

HER Identifier	Name	Type
MES28995	Mill House Farm, Maresfield : Late C17 barn	Timber Framed Barn; Building; Weatherboarding; Hipped Roof; Thatched Roof; Outshot; Shelter Shed; Farmyard; Shop
MES28996	Mill House Farm, Maresfield: C19 barns (sites of)	Timber Framed Barn

HER Identifier	Name	Type
MES2847	Views Wood, Uckfield : RB corn dryer	Corn Drying Oven; Site
MES2851	Buxted Park: C13 DMV	Deserted Settlement; Building?
MES2851	Buxted Park: C13 DMV	Deserted Settlement; Building?
MES2851	Buxted Park: C13 DMV	Deserted Settlement; Building?
MES29139	Buxted Park Hotel, Buxted : Med Slag	Findspot
MES2915	Highamswood Road: meso axe	Findspot; Site
MES2916	Medley House, Buxted : med moated house	Moat; Manor House; Site
MES29491	Post Office, Five Ashes Down : C19 building	Post Office; Building
MES29002	Mill Cottage, Maresfield : C18 building	Building; House
MES29003	The Mill House, Maresfield : C19 building	Building; House
MES2910	Lapham's Bridge: med pottery	Findspot
MES29138	Buxted Park Hotel, Buxted : C18/C19 Finds	Findspot
MES37413	Service Courtyard, Buxted Park, Buxted : C20 Courtyard	Courtyard
MES37414	Harcourt Building, Buxted Park, Buxted : Mid C18 Building	Building; Stable; Coach House
MES37415	The Bungalow, Buxted Park : Late C18 - C19 Building	Building
MES37416	Briar and Dawn Cottages, Buxted Park, Buxted : Late C18 - C19 Cottages	Building
MES34682	Land at London Road, Maresfield : LIA/RB features	Gully; Ditch; Hollow Way; Pit; Ring Ditch?
MES34684	Land at London Road, Maresfield : PM features	Robber Trench; Linear Feature; Ditch
MES36496	The Oast alias Leavens Bridge, Buxted : C17-18 farmstead (site of)	Farmstead
MES37402	St Margaret The Queen Church, Buxted : Med Church	Building; Church; Parish Church
MES37674	Oast house and stowage at Strawberry Hall Farm, Maresfield : Mid-C19 Oasthouse	Building; Oasthouse; Storage Building
MES38041	West of The Walled Garden, Uckfield : C19 Building	Building
MES38042	Coopers Cross House, Buxted : C18 Building	Building; Farmhouse?
MES38043	Land at The Walled Gardens, Buxted, Uckfield : ?PM Road	Road
MES37416	Briar and Dawn Cottages, Buxted Park, Buxted : Late C18 - C19 Cottages	Building
MES37417	Vernon House, Buxted Park, Buxted : C20 Building	Building
MES37418	Buxted Park, Buxted : C18 Building (Site of)	Building
MES37673	Bakehouse at Strawberry Hall Farm, Maresfield : Late C19 Building	Building; Bakehouse; Barn
MES32152	Downland Farm, Uckfield : Medieval Farmstead	Farmstead
MES38142	Patridges Oast, Downland Farm, Uckfield : C19 or earlier Oasthouse	Building; Oasthouse
MES32188	Strawberry Hall Farm, Maresfield : C19 Farmstead	Farmstead
MES32189	Blackhouse Farm, Uckfield : Med Farmstead	Farmstead
MES32190	Hoops Bridge Barnyard, Uckfield : C19 Outfarm	Outfarm
MES32191	Blackhouse Barn, Uckfield : C19 Outfarm	Outfarm
MES29619	Maresfield Mill, Maresfield : C18-C19 building (site of)	Building; House; Watermill
MES32151	Mill House Farm, Maresfield : C18 Farmstead	Farmstead
MES32152	Downland Farm, Uckfield : Medieval Farmstead	Farmstead
MES32187	Gatehouse Farm, Maresfield : Med Farmstead	Farmstead
MES32230	Coopersgreen Farm (Vulcan House Farm), Buxted : C17 Farmstead	Farmstead; Timber Yard
MES33505	Gate House Farm, Maresfield : C19 Building (site of)	Building
MES33506	Gate House Farm, Maresfield : C19 Building	Building
MES33507	Gate House Farm, Maresfield : C19 Building	Building

HER Identifier	Name	Type
MES32192	Mockbeggar Farm, Buxted : C19 Farmstead	Farmstead
MES32193	Budletts Farm, Uckfield : C19 Farmstead	Farmstead
MES32194	Whitehouse Farm, Uckfield : C19 Farmstead	Farmstead
MES32229	Oast Farm, Buxted : C19 Farmstead	Farmstead
MES34681	Land at London Road, Maresfield : Undated features	Ditch; Pit; Gully; Post Hole
MES34682	Land at London Road, Maresfield : LIA/RB features	Gully; Ditch; Hollow Way; Pit; Ring Ditch?
MES34684	Land at London Road, Maresfield : PM features	Robber Trench; Linear Feature; Ditch
MES34880	St Margarets and High Hurstwood : Memorial Cross	WAR MEMORIAL; CROSS; CARVING; Roll Of Honour
MES33508	Gate House Farm, Maresfield : C19 Pond	Pond
MES33785	Ringles Cross, Uckfield : C18 Toll House (site of)	Toll House
MES4597	Moat Field, Maresfield : baronial manor house (site of)	Manor House; Site; Chapel
MES34680	Land at London Road, Maresfield : ?PH Gully	Gully
MES35126	Charlwood Manor, Uckfield : C19 building	Building; Barn; Stable; Coach House; House
MES35867	Water Tower, Uckfield: C20 Water Tower	Water Tower
MES34682	Land at London Road, Maresfield : LIA/RB features	Gully; Ditch; Hollow Way; Pit; Ring Ditch?
MES34682	Land at London Road, Maresfield : LIA/RB features	Gully; Ditch; Hollow Way; Pit; Ring Ditch?
MES34881	St Margaret the Queen Church,Buxted : PO P L Gossage RAF Tablet	War Memorial; Structure; Plaque
MES34882	St Margaret's Church : Lt T D OBrien WW1 Memorial Plaque	War Memorial; Structure; Plaque
MES34883	St Margaret's church, Buxted : WW1 Men of the Parish memorial	War Memorial; Structure; Plaque
MES35125	Charlwood Manor, Uckfield : C19 building	Building; House
MES21808	A22 Ringles Cross, Uckfield : C18 Mile post	Milepost
MES23366	C19 mill pond	Mill Pond
MES23705	North East of Old Keeper's House: Undated enclosure	Enclosure
MES23706	SE of Blackdown Roundabout: Undated enclosure	Enclosure
MES19269	Lephams Bridge, Buxted : WW11 Pillbox	Pillbox
MES19270	Lephams Bridge: Pillbox	Pillbox
MES21369	Bonners School: C19 Linear Features	Linear Feature
MES21369	Bonners School: C19 Linear Features	Linear Feature
MES24309	Strawberry Hall, Maresfield : Mid-C18 building	Building
MES24322	Gatehouse Farmhouse, Underhill : C15 building	Timber Framed Building; Chimney Stack; Catslide Roof
MES2844	The Dene: undated mound	Mound; Pillow Mound
MES2845	'Church Of Buxted': C15 hospital	Hospital; Hospital
MES23708	Oast Cottage, Uckfield : C17 Building	Building
MES24147	Buxted park, Uckfield : PM buildings (site of)	Deserted Settlement; Building
MES24297	Blackhouse Farmhouse & Cottage, Maresfield : ?Early/Mid C15 building	Timber Framed Building; Building; Farmhouse
MES24298	Stone Cottage : C18 building	Building
MES2851	Buxted Park: C13 DMV	Deserted Settlement; Building?
MES2852	Buxted Park, Buxted : C18 house	Building; Country House

Table 6: Historic Environment Events within the solar array sites, cable route, and wider study area

HER Identifier	Name	Type
EvUID	Name	Eventtypes
EES15537	Buxted Park, Buxted : Desk Based Assessment & Brief Historical Interpretation	Desk Based Assessment; Building Survey

HER Identifier	Name	Type
EES15787	Downlands: Desk Based Assessment	
EES15923	Buxted Park: Walkover Survey	Walkover Survey
EES16076	Buxted Park, Buxted: Geophysical Survey	Geophysical Survey
EES13918	BUXTED PARK, BUXTED: Survey	Topographic Survey
EES13970	Buxted Park Hotel, Buxted : Watching Brief	Watching Brief
EES14196	Buxted Park, Buxted: Watching Brief	Watching Brief
EES14858	Bonners Primary School: Evaluation	Trial Trench
EES17763	Turnpikes to Lewes and Newhaven : Desk Based Assessment	Desk Based Assessment
EES17763	Turnpikes to Lewes and Newhaven : Desk Based Assessment	Desk Based Assessment
EES9114	VIEWS WOOD,BUXTED ESTATE	Excavation
EES9118	UCKFIELD MANOR - BUILDING ESTATE	Excavation
EES17310	London Road, Maresfield: Geophysical Survey	Geophysical Survey
EES17329	Barn at Mill House Farm, Maresfield : Historic Building Recording	Architectural Survey
EES17489	Buxted Park : Walkover Survey	Walkover Survey
EES17723	East Sussex Deserted Medieval Villages : Survey	Desk Based Assessment
EES18037	Land at London Road, Maresfield : Evaluation	Trial Trench
EES19576	Blackhouse FarmHouse & Cottage, Maresfield : Historic Building Recording	Architectural Survey
EES19949	Mill House Farm, London Road, Maresfield : Desk Based Assessment	Desk Based Assessment
EES19979	Land at The Walled Gardens, Uckfield : Desk Based Assessment & Heritage Statement	Desk Based Assessment; Heritage Assessment
EES9512	BUXTED PARK	Watching Brief
EES18150	The Gate House, Underhill, Maresfield : Historic Building Survey	Building Survey
EES18210	The Gatehouse, Underhill, Maresfield : Desk Based Assessment	Desk Based Assessment
EES18725	Land at London Road, Maresfield : Excavation	Excavation
EES20020	Charlwood Manor, Snatts Road, Uckfield : Heritage Statement & Impact Assessment	Heritage Assessment

10.0 Appendix 2: Definitions of heritage significance/importance

Heritage significance/ importance	Criteria
Very High **Of International Importance**	• World Heritage Sites and the individual attributes that convey their Outstanding Universal Value. • Areas associated with intangible historic activities as evidenced by the register and areas with associations with particular innovations, scientific developments, movements or individuals of global importance.
High **Of National Importance**	• Scheduled Monuments • Listed Buildings (All Grades) • Registered Historic Parks and Gardens (Grade I, II*). • Conservation Areas • Registered Battlefields. • Non-designated sites and monuments of schedulable quality and/or importance discovered through the course of assessment, evaluation or mitigation. • Unlisted assets that can be shown to have exceptional qualities or historic association, and may be worthy of listing at Grade II* or above. • Designated and undesignated historic landscapes of outstanding interest, or high quality and importance and of demonstrable national value. • Well-preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factors.
Medium **Of Regional Importance**	• Grade II Registered Historic Parks and Gardens • Historic townscapes and landscapes with reasonable coherence, time-depth and other critical factor(s). • Unlisted assets that can be shown to have exceptional qualities or historic association, and may be worthy of Grade II listing. • Designated special historic landscapes. • Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value. • Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factors. • Archaeological features and deposits of regional importance.
Low **Of Local Importance**	• Locally Listed Buildings • Sites of Importance within a district level. • Heritage Assets with importance to local interest groups or that contributes to local research objectives • Robust undesignated assets compromised by poor preservation and/or poor contextual associations. • Robust undesignated historic landscapes. • Historic landscapes with importance to local interest groups. • Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.
Negligible	• Assets with little or no archaeological, architectural or historical interest

11.0 Appendix 3: Factors for determining the importance of known and potential heritage assets

Interest		Factors determining the relative importance
Archaeological	High	There is a high potential for the heritage assets to provide evidence about past human activity and to contribute to our understanding of the past. This potential relates to archaeological sites that are likely to survive (both below and above ground) and, in the absence of written records, provide the only source of evidence about the past, resulting in enhanced understanding of the development of the area. It also relates to other physical remains of past human activity, such as historic fabric within buildings and surviving elements in the historic landscape which contribute to its historic character.
	Medium	The potential for heritage assets to yield physical evidence contributing to the understanding of the development of the area is recognised, but there may be fewer opportunities for new insights to be deduced due to the nature of the heritage assets in question, our knowledge of the past of the area or subsequent changes to the development of the area throughout history. The potential for archaeological deposits to contribute to an understanding of the development of area may not be fully recognised due to the current level of understanding of the local and regional history. The potential may also be impacted, in a limited way, by later development.
	Low	The physical remains are preserved in a limited way: limited assets survive, very few are recorded or assets are known to have been partially or significantly damaged. Low evidential value of archaeological deposits may be affected by the current lack of research within the area, but this does not preclude for further remains of higher value to be discovered.
	None	There are no surviving physical remains from which evidence about past human activity could be derived (assets are known to have been removed or destroyed by later activity).
Architectural and artistic	High	The architectural interest of the heritage assets are visually perceptible within sympathetic surroundings, developed through conscious design or fortuitously, throughout prehistory and history. The completeness or integrity of the heritage assets within the landscape is clear and their contribution to the aesthetics of the surrounding area is significant.
	Medium	The architectural or artistic qualities of the individual assets or landscapes are legible, but there may have been considerably impacted upon by the modern, unsympathetic development.
	Low	The aesthetic qualities of the individual assets or landscapes have been significantly impacted upon by the modern development as a result of which the aesthetic value is not clear, however, there may be a possibility for improvement.
	None	Assets have no aesthetic or artistic interest as they have been removed by inconsiderate later or modern development or interest was never held. Buried archaeological remains are not ascribed aesthetic values as, whilst buried, they are not visible/perceptible in their context.

Interest		Factors determining the relative importance
Historic	High	The legible heritage assets are clearly perceptible in the landscape/townscape and the links between the assets and the history or prehistory of the area (illustrative value) or to historical events or figures associated with the area (associative value) are easily visible and understandable. The high value is not precluded by some degree of later/modern alterations to the historic buildings and landscapes. Heritage assets which provide a sense of togetherness for those who experience it. Assets that hold the ability for people to feel a sense of collective experience or memory, and in which a collective identity can be understood.
	Medium	The legible heritage assets are present in the area, but their legibility may have been compromised by some form of alteration to the asset or its surroundings (e.g. rural parish church now situated within a suburban residential development). Even in their present form, such assets enable the local community to visualise the development of the area over time as there are potential associations between assets. The presence of these assets may contribute to an understanding of the development of the area. Further research, including archaeological investigations, may clarify these associations and elucidate the contribution of these assets to the history of the wider area. The process of time has lessened the meaning of the event or asset for the community or that meaning may be limited to specific groups or at a regional or local level.
	Low	The historical associations of the asset are not clearly understood, as a result of severe changes to the asset or its surroundings or any associations were of only of a low degree at local level. Any illustrative interest may have been eroded through alteration or loss of key elements. The ability of the asset to create or reinforce a sense of togetherness for a community may be limited by later development which has encroached upon the asset or its setting.
	None	There are no legible heritage assets and their associations are not understood. Heritage assets that do not bring people together by providing a shared experience, memory or place of commemoration.

12.0 Appendix 4: Criteria to determine the level of impact

Level of impact	Archaeological Remains	Historic Buildings	Historic Landscapes
Major	Changes to most or all key archaeological materials, such that the resource is totally altered. Comprehensive changes to setting and consequential impact on setting.	Change to key historic building elements such that the resource is totally altered. Comprehensive changes to setting and consequential impact on significance.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset and impact some aspects of the assets significance.	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting that affect the character of the asset and impact some aspects of the assets significance.	Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.
Minor	Changes to key archaeological materials, such that the resource is slightly altered but remains understandable. Slight changes to setting that are tangible but without impact on significance.	Change to key historic building elements, such that the asset is slightly different but remains appreciable. Change to setting of an historic building, such that it is noticeably changed but without impact on significance.	Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.
Negligible	Very minor changes to key archaeological materials, or setting without consequential effect on significance.	Slight changes to historic building elements or setting without consequential effect on significance.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.
No change	No change	No change to fabric or setting	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.

13.0 Appendix 5: Planning Policy and Guidance

13.1 Legislation

13.1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that with regard to applications for planning permission affecting Listed buildings and /or Conservation Area or their setting:

> *"s.16(2) In considering whether to grant Listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"*
>
> *"s.66(1) In considering whether to grant planning permission for development which affects a Listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*
>
> *"s.72 In considering development which affects a Conservation Area or its setting, the LPA shall pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area."*

13.1.2 Scheduled Monuments are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as amended) and the consent of the Secretary of State (Department of Digital, Culture, Media and Sport), as advised by Historic England, is required for any works affecting a scheduled monument. Historic England is a statutory consultee in relation to schemes which may directly or indirectly affect a scheduled monument.

13.2 National Planning Policy Framework

13.2.1 National planning policies on the conservation and enhancement of the historic environment are set out in the National Planning Policy Framework (NPPF, July 2021). Section 16, 'Conserving and Enhancing the Historic Environment' specifically deals with historic environment policy and includes the following policy text relevant to the proposals:

> ***Proposals affecting heritage assets***

***Para 189**. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value (footnote: Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance). These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (Footnote: The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making).*

***Para 1905**. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

c) the desirability of new development making a positive contribution to local character and distinctiveness; and

d) opportunities to draw on the contribution made by the historic environment to the character of a place.

***Para 191**. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:*

a) assess the significance of heritage assets and the contribution they make to their environment; and

b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

***Para 192**. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.*

***Para 194**. 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.*

***Para 195**. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

***Para 196**. Where there is evidence of deliberate neglect of, or damage to, a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.*

***Para 197**. In determining applications, local planning authorities should take account of:*

> *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conversation;*
>
> *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
>
> *the desirability of new development making a positive contribution to local character and distinctiveness.*

Considering potential impacts

***Para 199**. 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.*

***Para 200**. 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:*

> *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
>
> *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and grade II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional. (footnote: Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets).*

***Para 201**. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

> *the nature of the heritage asset prevents all reasonable uses of the site; and*
>
> *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
>
> *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*

the harm or loss is outweighed by the benefit of bringing the site back into use.

***Para 202**. 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.*

***Para 203**. 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 directly or indirectly affect 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.*

***Para 205**. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible (footnote: Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository). However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

13.3 Local Planning Policy and Guidance – Wealden District Council

13.3.1 As of 27 September 2007 a number of policies in the Wealden Local Plan were saved:

- EN19 Within Conservation Areas, proposals which do not preserve or enhance their existing character, scale and visual amenity will be resisted. In particular: (1) the Council will not normally grant outline planning permission for development in a Conservation Area. A full detailed application showing siting, design, external appearance, landscaping and means of access will normally be required; (2) proposals to demolish a building or part of a building will be resisted unless it can be shown that it is wholly beyond repair, incapable of reasonable beneficial use, of inappropriate structure or design, or where its removal or replacement would enhance the character or appearance of the Conservation Area. Where development is envisaged demolition will only be permitted where there are approved detailed plans for new development; (3) any proposals for development should respect the character of the existing buildings, important views and spaces and the historic settlement pattern in terms of scale, height, form, grouping and density, and should preserve or enhance the character or appearance of the Conservation Area; (4) in considering any proposals for development, the Council will require the use of building materials appropriate to the locality and sympathetic to those of nearby buildings. Walls, gates and fences should be of a kind traditionally used in the immediate locality; (5) the Council will seek to retain, require the reinstatement and encourage the use of traditional features which contribute to the character and appearance of the area. In addition to buildings and groups of buildings, these features will include trees, hedges, walls, fences, gates, open spaces, ground surfaces, lamp posts and other appropriate street

furniture; (6) proposals that would generate traffic, car parking, noise or other activities which would adversely affect the character of the Conservation Area will be resisted; (7) applications for advertisement consent will only be granted where the advertisement respects the character and appearance of the area and meets highway safety considerations; (8) the felling or extensive lopping of trees will be resisted. Where consent is exceptionally given, replacement planting with the same species or others in keeping with the character of the area will be required.

- 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.

- EN21 There is a general presumption in favour of the preservation of Listed Buildings, and proposals for their total or substantial demolition will not be permitted unless the Council is convinced that:- (1) all reasonable efforts have been taken to sustain existing, or to find new, uses; (2) preservation in charitable or community ownership is not possible or suitable; (3) redevelopment would provide substantial community benefits which would decisively outweigh the loss.

- 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.

14.0 Appendix 6: Site Walkover Photographs



Looking east across the eastern field towards the site boundary



Looking north-east across the eastern field towards the site boundary



Looking north-west across the eastern field towards Mockbeggers Farm



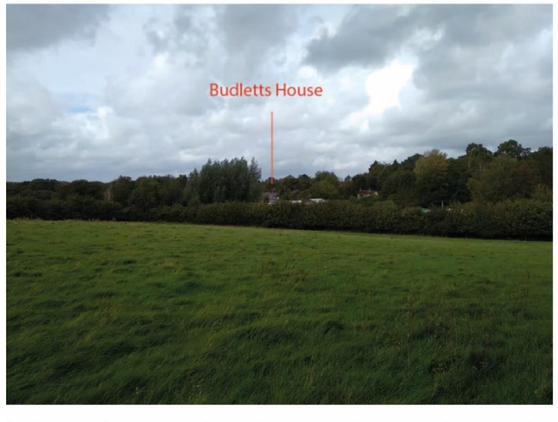
Looking south across the eastern field



Looking north across the eastern side of the western field towards Mockbeggers Farm



Looking south across the western field with Round Wood to the left



Looking north-west from the northern end of the western field towards Budletts House



Zoomed view towards Budletts House from the north end of the western field



Looking south-east towards the Site from the patio area on the south side of Budletts House



Wessex House
Priors Walk
East Borough
Wimborne
BH21 1PB